



















# RECORDS SECTION

of the

## REAL ESTATE BUILDERS' RECORD AND GUIDE.

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"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CII

No. 2625

New York, July 6, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 &amp; 3.

**Baxter st, 112-6**, see Canal, 221-7.  
**Bleeker st, 289** (2:590-53), es, 54.1 s Barrow, 28.3x75, 6-sty bk lft & str bldg; Laura E Walker, 538 W 179, to Jas Hopkins, 106 W 69; mtg \$17,000; Nov 28/17; July 2/18; A\$12,500-20,000. O C & 100  
**Broome st, 126** (2:342-60), nwc Pitt (No 19 1/2), 25x59.6, 6-sty bk tnt & str; Meyer & Rose Greenberg, heirs of Ettie Greenberg, to Dora Rosenblum, 250 Schenectady av, Bklyn; mtg \$23,500; July 1; July 2/18; A \$15,500-28,500 (R S \$150). O C & 100  
**Broome st, 161-3**, see 117th, 4-10 W.  
**Canal st, 221-7** (1:237-20), nwc Baxter (Nos 112-6), 104.10x39.1x100x71.10, 6-sty bk lft & str bldg; Bank for Savgs in the City N Y to John W Whitestone, Plainfield, NJ; mtg \$—; May 31; July 3/18; A \$78,000-100,000 (R S \$95). O C & 100  
**Columbia st, 98** (2:334-51), es, 300 n Rivington, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Eugene L Bushe, ref, to Grace D Thorne & Saml F Cowdrey, both of New Rochelle, NY, EXRS Lydia W Thorne, plffs; 1/2 pt; FORECLOS June 26; June 27; June 29/18; A\$14,000-18,000 (R S \$425). S,500  
**Columbia st 98**; same to Grace D Thorne of New Rochelle, NY, plff; 1/2 pt; June 27; June 29/18 (R S \$425). S,500  
**Duane st, 187 1/2** (1:142-1), nwc Greenwich (No 322), 20x50, 3-sty bk tnt & str; Melville H Bears of Bklyn to Chas A Ruffer, 112 Kensington av, Jersey City, N J; mtg \$20,000; June 19; July 2/18; A\$21,000-28,000 (R S \$850). O C & 100  
**Dyckman st** (8:2149-237-241-245 & pt lt 309 & pt lt 335), sws, 37.10 e St Nicholas av, runs se256.7xsw73.11xse398.1xne50xse233.3 to Ft George ter xs463.9 to Ft George av xsw279.11xnw381.11 to St Nicholas av xnt709.5xne6.3xne15.8 to beg, vacant; Fort George Realty Co to Mutual Life Ins Co of N Y, 32 Nassau; mtg \$—; June 28; July 2/18; A\$—\$. nom  
**East Broadway, 256** (1:286-59), ns, 23 w Montgomery, 23x56.6, 3-sty bk tnt; Jacob Eskolsky to Rebecca Eskolsky, his wife, both at 256 East Bway; 1/2 pt; mtg \$19,925 & AL; June 25; June 29/18; A\$8,500-10,000. nom  
**Elizabeth st, 168** (2:478-14), es, abt 45 n Kenmare, 25x100, 6-sty bk tnt & str; John Aspinwall to Maria Livoti, 286 Elizabeth; mtg \$18,000; June 25; July 3/18; A\$16,500-24,000 (R S \$150). omitted  
**Essex st, 49** (1:310-21), ws, 50.8 s Grand, 25x87.6, 5-sty bk tnt & str; Geo W & Mark Goldberg, EXRS Annie Goldberg, to Peter W Hudtwalker, 462 Willoughby av, Bklyn, & Ferdinand W Keller, 78 Prospect Park W, Bklyn, EXRS Ernst J Gehben (this deed given to avoid foreclosure proceedings, etc); mtg \$25,000; June 25; June 28/18; A\$21,500-32,000 (R S \$1). nom  
**Essex st, 49**; Geo W Goldberg et al to same (this deed given to avoid foreclosure proceedings, etc); mtg \$25,000; June 25; June 28/18 (R S \$1). nom  
**Forsyth st, 43** (1:302-25), ws, 150.2 n Canal, 25x99.8x24.10x100, 5-sty bk tnt & str; Simon Katz, 479 New Jersey av, Bklyn, to Anna Verschleiser, 205 E 67; 1/2 pt; mtg \$34,000; June 29; July 3/18; A\$13,000-34,000. nom  
**Ft George ter**, see Dyckman, sws, 37.10 e St Nicholas av.  
**Greene st, 52** (2:474-6), es, 109.2 s Broome, 25x75, 5-sty bk lft & str bldg; Anna S Wilson, Port Chester, NY, to Old Holding Corp, 217 Bway; June 11; July 2/18; A\$11,000-15,000 (R S \$1150). 1,000  
**Greenwich st, 322**, see Duane, 187 1/2.  
**Henry st, 168** (1:271-50), ss, abt 75 w Jefferson, 26.1x100, 5-sty bk tnt & str; Wilton Holding Corp to Land Estates, Inc, 135 Bway; June 26; July 3/18; A\$17,000-32,000. nom  
**Hoboken st, rear 11**, see Washington, 466-70.  
**Ludlow st, 175** (2:412-28), nws, abt 175 s Houston, 25x87.6, 5-sty bk tnt & str; Rabinowitz Realty Co, 356 Bway, Bklyn, to Louis Smolowitz, 203 Rochester av, Bklyn; mtg \$22,000; June 25; June 28/18; A \$14,500-21,000 (R S \$1). nom

### THE SUPREME COURT

has permitted real estate appraisers to qualify as experts and testify in court proceedings from their knowledge of real estate values obtained from the records as published in the Record and Guide. Why? Because, they are absolutely authentic, for these records are carefully abstracted from the original instruments, verified and edited by experts with years of experience, thus making them accurate, dependable and reliable, having no equal, and their value never decreasing.

With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

**Maiden Ln, 45** (1:67-16), ns, 171.11 e Nassau, 20.10x134.7x20.11x132.2, 5-sty bk lft & str bldg; Henry B Auchincloss, West Orange, NJ, to Jeremiah F Donovan, 124 South Oxford st, Bklyn; mtg \$75,000; June 20; July 2/18; A\$95,000-105,000 (R S \$10). nom

**Mercer st, 153** (2:513-30), ws, abt 150 n Prince, 25x100, 5-sty bk lft & str bldg; Denison Realty Corp to Dolland Warehouse & Storage Co, 11 Bway; mtg \$13,000; June 17; July 3/18; A\$17,000-21,000 (R S \$10). O C & 100

**Norfolk st, 107** (2:353-34), ws, 150 n Delancey, 25x100, 5-sty bk tnt & str; Harris D Colt & Lucius H Beers, TRSTES Richd S Ely, to Jos Aronauer, 1295 Fulton av; mtg \$—; June 28; July 1/18; A\$20,500-35,000 (R S \$25). 25,000

**Orchard st, 86** (2:408-9), es, 22.9 s Broome, 21x60, 3-sty bk tnt & str; Wm Goldstone to Deal Realty Co, 115 Bway; mtg \$11,000; July 1; July 2/18; A\$8,500-11,000. O C & 100

**Pitt st, 19 1/2**, see Broome, 126.

**Pitt st, 60** (2:338-7), es, abt 200 n Delancey, 25x100, 5-sty bk tnt & str; Eva Rose et al to Geo W Goldberg, 122 E 82; June 19; June 29/18; A\$16,000-31,000. nom

**Washington st, 466-70** (2:595-16), ws, 60 s Canal, 70x100, 8-sty bk storage, all; also HOBOKEN ST, rear 11 (2:595-assessed with Washington st, 466-70), begins at point 60 fr ss Canal or Hoboken & 100 fr ws Washington, runs s24xw20x24x20 to beg, vacant; 1/2 pt; Coastwise Warehouses, Inc, 534 Washington, to Theo Southard, 1624 University av; mtg \$100,000; June 29; July 1/18; A\$47,000-100,000. O C & 100

**Water st, 386** (1:251-53), ns, 67.10 e Oliver, 16.7x60.2, 2-sty bk tnt & str; Antonio Borelli, 52 Roosevelt, to Rosa Borelli, 52 Roosevelt; June 25; July 3/18; A \$4,000-4,000. nom

**West st, 420** (2:637-48), es, 73.3 n Perry, 23x71.6x23.6x71.1, 4-sty bk tnt & str; Theo H Friend, ref, to Jos Roth, 338 3d st, Jersey City, NJ, & Isidore Yarmark, 276 Grand; FORECLOS June 11; June 27; July 2/18; A\$12,500-16,000 (R S \$3). 2,975

**3D st, 357-9 E** (2:357-90-91), ns, 193 e Av D, runs e39.6xw19xw19x17.4xw27.2x36.6x— to beg, vacant; Adam Muller, 44 E 87, to Simon Fogel Co, 357 E 3; July 1; July 2/18; A\$14,500-14,500 (R S \$12). O C & 100

**6TH st, 408 E** (2:433-11), ss, 125 e 1 av, 25x97, 5-sty bk tnt & str; Michael Josephsohn, 105 Stanton, to Eva Finkel, 201 E 10; mtg \$26,000; May 2; July 3/18; A\$14,000-18,000. 4,500

**6TH st, 633 E** (2:389-44), ns, 468 e Av B, 25x90.10, 5-sty bk tnt; Michael Josephsohn, 105 Stanton, to Eva Finkel, 201 E 10; mtg \$23,000; May 2/17; July 3/18; A\$14,000-19,000. 4,500

**7TH st, 215-215 1/2 E** (2:390-46-47), ns, 216.4 w Av C, 33.4x97.6, 2-5-sty bk tnts & str; Harris Joseph of Bklyn or Mountalndale Station, Sullivan Co, NY, to Meyer Edelstein, 215 1/2 E 7; mtg \$23,750 & AL; Dec 29/17; June 28/18; A\$15,000-23,000. nom

**9TH st, 441-7 E**, see Av A, 145.

**11TH st, 333 E** (2:453-51), ns, 196.9 w 1 av, runs w28.7xw140.5 to cl former Stuyvesant at xne0.8xse91.2xsw22.9xe57.8 to beg, 4-sty bk tnt & str; A\$7,500-9,500; also INTERIOR LOT (2:453-50), 40 n 118th & 225.4 w 1 av, runs ne25.2xne3.8xse6.3xne39.6xw25x24.4xse100.5 to beg, vacant; Israel Schlachetzky to Philip Schlachetzky, 1853 Mad av; July 1; July 2/18 (R S \$2). nom

**11TH st, 529 E** (2:405-48), ns, 295.6 w Av B, 25x103.3, 4-sty bk tnt & str & 2-sty bk rear tnt; Ortus Realty Co to Jennie Alterman, 226 W 97; mtg \$15,000; June 20; July 2/18; A\$11,000-15,000 (R S 50c). O C & 100

**19TH st, 238-56 W** (3:768-59), ss, 343.5 w 7 av, 154.2x92, 2-sty bk garage; West 19th St Garage Corp to Isaac Freedman, 340 Pulaski, Bklyn; mtg \$—; June 29; July 1/18; A\$85,000-\$. nom

**19TH st, 519 W** (3:691-22), ns, abt 290 e 11 av or Marginal st, 25x91.11, pt 4-sty bk lft bldg; Jas P Eadie & ano, EXRS Kath E Moore, to Gertrude H Ogden, temporarily at 61 Eaton pl, London, Eng; Geo E Ogden, 122 E 72, & Wm Harrison, 157 Franklin st, Astoria, B of Q, TRSTES will Francis L Ogden; Apr 3; July 28/18; A\$12,500-17,000 (R S \$15.50). 15,500







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**19TH st, 238-56 W** (3:768-59), ss, 343.5 w 7 av, 154.2x92, 2-sty bk garage; West 19th St Garage Corp to Isaac Freedman, 340 Pulaski, Bklyn; mtg \$—; June 29; July 1/18; A\$85,000-\$. (R S \$77). nom

**19TH st, 519 W** (3:691-22), ns, abt 290 e 11 av or Marginal st, 25x91.11, pt 4-sty bk lft bldg; Jas P Eadie & ano, EXRS Kath E Moore, to Gertrude H Ogden, temporarily at 61 Eaton pl, London, Eng; Geo E Ogden, 122 E 72, & Wm Harrison, 157 Franklin st, Astoria, B of Q, TRSTES will Francis L Ogden; Apr 3; June 28/18; A\$12,500-17,000 (R S \$15.50). 15,500



20TH st, 242 W (3:769-61), ss, 554.2 w 7 av, runs s93xw5x20xw17x70.10xe 22 to beg, 3-sty bk tnt; Jas A Foley, ref, to Farmers Loan & Trust Co, ADMR Edwin O Brinckerhoff, 22 William; FORECLOS July2; July3'18; A\$9,500-10,000 (R S \$9).

21ST st, 511-19 W (3:693-23-27 & pt lot 40), ns, 150 w 10 av, runs w125xw98.9xe50 x98.9 to 22d (Nos 510-14) xe 75 ss 197.6 to beg, 1 & 3-sty bk & fr factory; Emma Down, Hotel Seville, Mad av & 29th, 2-5 pt; Saml Down, 65 W 184, 1-15 pt; May D Donaldson, New Rochelle, NY, 1-15 pt, & Annie A Johnson, 40 Morningside av, 1-15 pt, to Anton & Josephine Louy, 224 8 av, tenants by the entirety; mtg \$—; June 20; July1'18; A\$— (R S \$65). nom

21ST st, 511-19 W; also 22D ST, 510-14 W; Saml D McGoukey, EXR Charlotte J McGourkey; ½ pt, to Anton Louy & Josephine Louy, as tnants by entirety, 224 8 av; mtg \$—; June29; July1'18 (R S \$36). 36,000

21ST ST, 511-19 W; also 22D ST, 510-14 W; Wm H Down, 600 W 165, 1-30 pt, to Anton Louy & Josephine Louy, tenants by entirety, 224 8 av; Mar8; July1'18 (R S \$4). O C & 100

21ST ST, 511-19 W; also 22D ST, 510-14 W; Norma Down, 559 W 164, by Farmers Loan & Trust Co, GDN, to Anton Louy & Josephine Louy, as tenants by entirety, 224 8 av; AT; mtg \$—; June27; July1'18 (R S \$4). 3,600

22D st, 412 W (3:719-50), ss, 85.8 w 9 av, 14x72, 4-sty bk dwg; Mary E Wells, Mt Vernon, NY, to Ida L Englehart, 21 Grandview av, Plainfield, NJ; mtg \$5,590; July 1; July2'18; A\$6,000-8,000. nom

22D st, 412 W; Ida L Englehart, Plainfield, NJ, to Mary E Wells & Anna H Wells, joint tenants, 126 Oakley av, Mt Vernon, NY; mtg \$5,590; July1; July2'18. nom

22D st, 510-4 W, see 21st, 511-9 W.

24TH st, 249 W (3:774-11), ns, 200 e 8 av, 20x88, 3-sty & b bk dwg, ½ pt; Emma Rosenthal, individ, Emma Rosenthal & Arthur J Rosenthal, EXRS Jesse Rosenthal, to Jeanne D'Arc Home for Friedless French Girls, 243 W 24; June20; July2'18; A\$10,500-11,500. 3,666.66

24TH st, 249 W, ½ pt; Saml Rosenthal & Jerome Rosenthal to Jeanne D'Arc Home for Friedless French Girls, 243 W 24; June17; July2'18. 7,333.34

26TH st, 329-39 E, see 1 av, 447-51.

27TH st, 334-42 E, see 1 av, 447-51.

33D st, 500 W, see 10 av, 411.

36TH st, 34 W (3:837-65), ss, 415 w 5 av, 20x98.9, 3-sty stn tnt & str; Madeleine W Ely, 1070 Mad av, 1-6 pt, to Wm J Wright, Forest Hill, Maryland; mtg \$—; June27; July1'18; A\$51,500-55,000. nom

36TH st, 407-9 W (3:734-27-28), ws, 125 w 9 av, 50x98.9, 3-sty bk loft bldg & 1 & 2-sty fr & bk shop; 407-9 West 36th St Corp'n to Diamond Carbonating Co, 240 E 37; mtg \$27,000; June8; July3'18; A\$22,000-26,000 (R S \$8). nom

48TH st, 2 W, see 5 av, 592-4.

49TH st, 442 W (4:1058-53), ss, 275 e 10 av, 25x117.5, 4-sty stn tnt & 2 & 3-sty bk rear shop; Broadway-225th St Realty Corp'n to Margt Casey, 540 W 165; mtg \$10,000 & AL; June26; June28'18; A\$14,000-19,000 (R S \$6). O C & 100

51ST st, 131 W (4:1004-16), ns, 400 w 6 av, 25x100.5, 3-sty bk shop; Chas Falkenberg to Jos Holt, 132 Locust Hill av, Yonkers, NY; Feb27'15; July3'18; A\$30,000-34,000 (R S \$35). O C & 100

51ST st, 131 W; Jos Holt, Yonkers, NY, to Franbro Realty Co, 318 E 32; mtg \$—; June26; July3'18 (R S \$35). O C & 100

51ST st, 366-72 W, see 9 av, 756.

53D st, 158-60 E (5:1307-41-42), ss, 97 w 3 av, runs s75.5xw3.9xsw— to cl blk xw 42.10xw100.5 to st xe48 to beg, 2-5-sty bk tnts & str; Bernard J Morse of Bklyn to Wm G Green, 39 Claremont av; ½ pt; B & S; mtg \$40,000; Apr25'16; June28'18; A\$31,000-49,000 (R S 50c). nom

53D st, 158-60 E; same to Jos W Sandford, 443 Stelle av, Plainfield, NJ; ½ pt; B&S; mtg \$40,000; Apr25'16; June28'18 (R S 50c). nom

58TH st, 135 W (4:1011-18), ns, 316.8 w 6 av, 50x100.5, 9-sty stn tnt; Saml L Ayres, of Dedham, Mass, to Tobba Realty Corp'n, 30 Broad; mtg \$231,600; May13; July3'18; A\$120,000-260,000 (R S \$17). O C & 1,000

59TH st, 201-3 E, see 3 av, 991.

62D st, 236 W (4:1153-53), ss, 275 e West End av, 25x100.5, 5-sty bk tnt & str; Board of Foreign Missions of the Reformed Church in America to Saml Ellis, 16 S 10, Bklyn; mtg \$6,500; June29; July1'18; A\$8,000-14,000 (R S \$8.50). 8,500

63D st, 22-S W (4:1115-43-46), ss, 148.4 e Bway, 100x100.5, 10-sty bk studio & 3-sty bk church; A Walker Otis, ref, to Wm F Clare, TRSTE Wm Brennan, 317 W 108, et al; FORECLOS June14; July1; July3'18; A\$190,000-305,000 (R S \$200). 200,000

69TH st, 42 E (5:1383-44), ss, 175 w Park av, 25x100.5, 4-sty & b stn dwg, 3-sty ext; Isaac N Heidelberg to Nora H Herzberg, 42 E 69, & Stella H Abrahamson, 156 E 79; B&S; June28'18; A\$66,000-78,000. gift & 100

70TH st, 322-4 E (5:1444-37-38), ss, 269 w 1 av, 50x100.4, 4-sty stn tnt & str; Chas Lentino, of Bklyn, to City Real Estate Co, 176 Bway; mtg \$10,000; June21; July1'18; A\$18,000-32,000 (R S \$2). O C & 10

72D st, 131 W (4:1144-20), ns, 300 w Columbus av, 22x102.2, 4-sty & b bk dwg; Geo C Kobbe, 108 E 82, to Jeremiah F Donovan, 124 S Oxford, Bklyn; mtg \$—; May 15; July3'18; A\$44,000-51,000 (R S \$42.50). 42,500

72D st, 131 W; Jeremiah F Donovan, 124 S Oxford st, Bklyn, to Walter H Merrill, 2211 Bway; mtg \$40,000; July2; July3'18. O C & 100

74TH st, 48 E (5:1388-42), ss, 260 e Mad av, 20x102.2, 5-sty bk dwg, 1-sty ext; Howard Lilienthal to Alice Stein, 11 E 68; mtg \$20,000; June21; July1'18; A\$38,000-59,000 (R S \$55). nom

74TH st, 24-6 E (5:1428-30-31), ss, 133.4 w 2 av, 33.4x102.2, 2-4-sty bk dwgs; Henry F Miller, ref, to German Savings Bank, 157 4 av, pff; FORECLOS June18; June 27; June29'18; A\$13,000-17,000 (R S \$12). 12,000

81ST st, 444-6 W (5:1560-30), ss, 113.3 w Av A, 43.3x102.2, 6-sty bk tnt & str; Winston Realty Co, 122 Bowery to Manhattan Ave Holding Co, 71 Bway; July1; July2'18; A\$14,500-35,000 (R S \$1). O C & 100

82D st, 344-52 E (5:1544-30½-32½), ss, 67 w 1 av, 83x102.2, 4-3 & 1-4-sty bk & stn tnts, str in No 352; Elsie Boyd to Eliz Winter, 350 E 82; mtg \$—; July2; July 3'18; A\$30,000-45,500 (R S \$2). nom

83D st, 116 E (5:1511-64), ss, 200.7 e Park av, 24.5x102.2, 2-sty & b fr dwg; Service Realty Co, 7 E 42, to Fannul Furst, 650 E 182, Bronx; B&S; mtg \$15,000; May 15; June29'18; A\$19,500-20,000 (R S \$2). nom

85TH st, 301-7 W, see West End av, 521-9.

88TH st, 183 W (4:1219-5), ns, 100 e Ams av, 16.8x100.8, 3-sty & b stn dwg; Conde B Pallon, New Rochelle, NY, to Margaret C Fellows, 202 W 79; mtg \$10,000; July1; July2'18; A\$11,000-14,000 (R S \$13). O C & 100

88TH st, 250 W, see Bway, 2389-95.

93D st, 166 W (4:1223-57), ss, 171.6 e Ams av, 17.6x100.8, 3-sty & b stn dwg; Geo B McEntyre to Amelia McEntyre, 166 W 93; mtg \$15,000; June12; July3'18; A\$12,000-16,500. nom

98TH st, 172 W (7:1852-60½), ss, 74 e Ams av, 26x100.11, 5-sty stn tnt & str; Ethel Lipschutz, 611 W 158, to Simon L Bresler, 66 Ft Washington av; June28; July1'18; A\$14,500-21,000. O C & 100

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.11, 5-sty bk tnt; H W G Realty Co, 50 Union sq, to Jos A Waterman, 1223 Renee av, Bronx; mtg \$10,000; July1; July3'18; A\$7,000-17,000 (R S \$1). O C & 100

101ST st, 343-5 E (6:1673-24), ns, 40 w 1 av, 40x100.11, 6-sty bk tnt & str; Lincoln Trust Co, 204 5 av, to Circle Concrete Corp'n, 1622 Ams av; June20; July3'18; A\$12,000-37,000 (R S \$34). 34,000

102D st, 224 E (6:1651-34), ss, 360 e 3 av, 25x100.11, 4-sty bk tnt & str; Gussie Starkman, 64 E 106, to Jos Teitelbaum, 224 E 102; AL; June21; June28'18; A\$7,000-13,500. nom

104TH st, 180-4 E (6:1631-41), ss, 100 w 3 av, 50x100.11, 6-sty bk tnt & str; Noah S Sheffer & Julia, his wife, 124 W 114, to J & N S Holding Co, 170 Bway; AL; June25; June28'18; A\$19,000-53,000 (R S \$150). O C & 100

105TH st, 343 W (6:1677-20), ns, 150 w 1 av, 25x100.9, 5-sty bk tnt & str; Assunta Baratta to Teresa Ferro, 346 E 104; mtg \$9,000; June29; July2'18; A\$6,000-18,000 (R S \$3.50). O C & 100

108TH st, 63 W (7:1844-9), ns, 200 e Col av, 25x100, 5-sty bk tnt; Matilda Merklen, 321 Hancock, Bklyn, to Lydia Johanning, 328 W 113; Nov1'15; July3'18; A\$13,000-24,000. nom

110TH st, 27 E (6:1616-12), ns, 276.3 e 5 av, 46.10x100.11, 6-sty bk tnt & str; Henry M Bloch et al to Riverview Constn Co, 170 Bway; AL; June24; June28'18; A\$25,500-60,000 (R S 50c). O C & 500

111TH st, 162 E (6:1638-48), ss, 106.3 e Lex av, 18.9x100, 3-sty stn tnt; Edith X Frank to Emma Schlesinger, Yonkers, N Y; mtg \$—; May29; July2'18; A\$6,000-8,000 (R S \$1.50). O C & 100

111TH st, 521 W (7:1883-18), ns, 275 w Ams av, 100x100.11, 6-sty bk tnt; Olds Holding Corp'n to Harry Hirschfeld, 518 W 111; mtg \$145,000 & AL; June28'18; A\$83,000-172,000 (R S \$45). O C & 100

113TH st, 244 W (7:1828-47), ss, 334 w 7 av, 17x100.11, 3-sty & b stn dwg; Martin Dienst, 244 W 113, to Mary Robinson, 533 Hudson; mtg \$8,000; July1; July2'18; A\$8,000-10,000 (R S \$3.50). O C & 100

114TH st, 554 W (7:1885-58), ss, 125 e Bway, 20x100.11, 5-sty & b bk dwg; Frances H Griscom, Arlington, NJ, to Helen W Foster, 501 W 121; mtg \$12,000; June3; July2'18; A\$15,000-24,000. 500

114TH st, 554 W; Helen W Foster to Wm C Lester, 40 Hamilton ter; mtg \$12,000; July1; July2'18 (R S \$7). nom

114TH st, 554 W (7:1885-58), ss, 125 e Bway, 20x100.11, 5-sty & b bk dwg; Wm C Lester, 40 Hamilton ter, to Cella Schlesinger, 287 Edgcombe av; mtg \$15,000; July1; July3'18; A\$15,000-24,000. nom

115TH st, 124-6 W, see 117th, 4-10 W.

116TH st, 11-17 E (6:1622-9-11), ss, 110 w Mad av, 100x100.11, 2-6-sty bk tnts & str; Clarence J & Beulah Horwitz, by Essie Harris, GDN, to Jos Horwitz, 270 Riverside dr; ½ pt; AT; B&S; mtg \$115,000 & AL; Apr23; June28'18; A\$71,000-150,000. allotted in partition

116TH st, 218 E (6:1665-43), ss, 225 e 3 av, runs w17x84x8e0.4xsl6.2xe1.0xse9.6xs 30.2xe8x100.10 to beg, 4-sty stn tnt & str; Francesco Annigoni, 2052 E 17, Bklyn, to Henrietta Serphos, 151 Central Park W; mtg \$—; June28; July2'18; A\$7,000-10,000 (R S 50c). nom

117TH st, 4-10 W (6:1600-39-41), ss, 45.6 w 5 av, 79.6x100.11, 2-5-sty bk tnts; mtg \$50,000; A\$44,000-75,000; also 115TH ST, 124-6 W (7:1824-52-53), ss, 400 w Lenox av, 50x100.11, 2-5-sty stn tnts; mtgs \$37,500; A\$28,000-48,000; also 118TH ST, 35 W (6:1717-16), ns, 260 e Lenox av, 25x100.11, 5-sty bk tnt; mtg \$17,499; A\$12,000-22,000; also BROOME ST, 161-3 (1:346-51), ss, 20 w Attorney, 40x50, 6-sty bk tnt & str; mtg \$23,000; A\$19,000-31,000; Jos Horwitz & Lilian, his wife, to Clarence J & Beulah Horwitz, 108 W 121; ½ pt; AT; sub to life estate of Essie Harris to ½ pt of ½ RT&I; Apr22; June28'18. allotted in partition

117TH st, 4-10 W; mtg \$50,000; also 115TH ST, 124-6 W; mtg \$37,500; also 118TH ST, 35 W; mtg \$17,499; also BROOME ST, 161-3; mtg \$23,000; same to Essie Harris, 108 W 121; life tsate to ½ pt of ½ RT&I; Apr22; June28'18. O C & 100

118TH st, 152 E, see Lex av, 1885-95.

118TH st, 35 W, see 117th, 4-10 W.

119TH st, 125 W (7:1904-19), ns, 305 w Lenox av, 20x100.11, 3-sty & b stn dwg; Peter Zucker, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; mtg \$—; FORECLOS June19; June28; July3'18; A\$8,800-12,000 (R S \$13). 13,000

122D st, 405 E (6:1810-4½), ns, 98 e 1 av, 20x100.11, 4-sty bk tnt; Carl Remsen, 1052 Park av, to Gilbert A Robertson Home, a corp'n, 14 Wall; AL; Apr1; June28'18; A\$4,400-7,500 (R S \$8). O C & 100

122D st, 431 E (6:1810-14), ns, 250 w Pleasant av, 25x100.11, 5-sty bk tnt; Jonas Scheuer to Saml Panzer, 1500 Vyse av, Bronx; mtg \$13,500 & AL; June17; June28'18; A\$5,500-16,000 (R S \$3.50). nom

126TH st, 248 E, see 2 av, 2459.

129TH st, 56 W (6:1726-66), ss, 135 e Lenox av, 27.6x100.11, 5-sty stn tnt; Saml Schlaue to Pauline Levy, 470 Coney Island av, Bklyn; mtg \$—; June28; July3'18; A\$7,700-23,000. nom

129TH st, 56 W; Pauline Levy of Bklyn to Chas Reichardt, 2006 Washington av; mtg \$17,200; July1; July3'18 (R S \$3). O C & 100

129TH st, 116-20 W (7:1913-40), ss, 150 w Lenox av, 75x99.11, 2-5-sty bk tnts; N Y Sayes Bank, 81 8 av, to Louis Chas-kin, 515 W 124; mtg \$—; July2; July 3'18; A\$26,000-70,000 (R S \$75). O C & 100

130TH st, 107 W (7:1915-26), ns, 130 w Lenox av, 20x99.11, 3-sty & b stn dwg; Geo H Kauffeld, Bertha K Limpert, Anna A Riesenber & Adelina H Rogers to Bridgetown Realty Co, 156 W 35; mtg \$5,000; June7; July2'18; A\$5,200-6,500 (R S \$1.50). O C & 100

130TH st W, see Old Broadway, see Old Broadway, 49.

134TH st, 43 E, see Madison av, 2141-7.

134TH st, 121 W (7:1919-18), ns, 325 w Lenox av, 25x99.11; Louis E Miller, ref, to Dorothy M Symes, 294 Magnolia av, Jersey City, NJ; FORECLOS June5; June26; July 1'18; A\$6,500-15,500 (R S \$13). 13,000

136TH st, 161 W (7:1921-9½), ns, 175 e 7 av, 12x99.11, 4-sty bk tnt & str; Mary Foley to Marie McDowell, 21 W 136; mtg \$4,500; June28; July1'18; A\$3,000-5,200 (R S \$2.50). O C & 100

136TH st, 206 W (7:1941-39), ss, 134.2 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Margt Furlong, 16 E 126, to Ellen Grehy, 374 Manhattan av; mtg \$9,000; June29; July2'18; A\$4,600-6,700. O C & 100

137TH st, 30 W (6:1734-50), ss, 335 w 5 av, 37.6x99.11, 6-sty bk tnt & str; Wm N Cohen, ref, to Martha G Reid, 300 Leland av, Plainfield, NJ; FORECLOS June11; June14; July3'18; A\$9,000-34,000 (R S \$25). 25,000

137TH st, 32 W (6:1734-52), ss, 372.6 w 5 av, 37.6x99.11, 6-sty bk tnt & str; Wm N Cohen, ref, to Martha G Reid, 300 Leland av, Plainfield, NJ; FORECLOS June 11; June14; July3'18; A\$9,000-34,000 (R S \$25). 25,000

137TH st, 218 W (7:1942-43), ss, 242 w 7 av, 16x99.11, 3-sty & b stn dwg; Guardian Life Ins Co of America (formerly Germania Life Ins Co) to John P Leo, 529 W 142; mtg \$—; June19; July2'18; A\$4,400-7,000 (R S \$9). O C & 100

137TH st, 218 W; John P Leo, 529 W 142, to Edw H Lee, Shawnee, Pa; mtg \$7,500; June26; July2'18 (R S \$9). O C & 100

139TH st, 243 W (7:2025-12), ns, 277 e 8 av, 18.2x99, 4-sty bk dwg; Sydney M Gould, 114 E 71, to Paul C Foxlocher, 315 8 av, Astoria, LI; mtg \$17,000; June25; July2'18; A\$5,100-7,000 (R S \$1.50). 500

140TH st, 273 W (7:2026-5), ns, 100 e 8 av, 25x100, 5-sty bk tnt; Matilda Henry to Wm J Cox, 1422 Gherardi av, Woodhaven, LI; mtg \$25,000; May21; July3'18; A\$8,000-20,000. nom

140TH st, 500 W, see Ams av, 1616-20.

141ST st, 73 W (6:1739-8), ns, 150 e Lenox av, 25x99.11, 2-sty fr dwg & 2-stv fr rear stable; Jas N Fitzpatrick & Cath M Conlan to Mary L Fitzpatrick, 576 Mott av; July1; July2'18; A\$3,000-3,200. nom

141ST st, 73 W; Mary L Fitzpatrick, 576 Mott av, to David Baskind, 3 E 105; July 1; July2'18. nom

143D st, 101 W, see Lenox av, 665-7.

144TH st, 200 W, see 7 av, 2474.

147TH st, 614 W (7:2093-38½), ss, 117.6 w Bway, 16.8x99.11, 3-sty & b bk dwg; Emma L Lockwood, 92 Danforth av, Jersey City, NJ, to Sarah M Smyth, 802 W 181; July1; July2'18; A\$8,000-10,000 (R S \$8.50). nom

151ST st W, nve Convent av, see Convent av, 480-2.

157TH st, 553-61 W, see Bway, 3780-98.

158TH st, 554-6 W (8:2116-9), ss, 75 e Bway, 50x99.11, 2-sty bk office & str bldg; A\$30,000-40,000; also 158TH ST, 544-52 W (8:2216-11), ss, 125 e Bway, 150x99.11, 6-sty bk tnt; A\$55,000-155,000; Gross & Herbener Realty Operating Co to Melville H Bearn, 195 Joralemon, Bklyn; mtg \$144,000; July1; July2'18; A\$30,000-40,000 (R S \$81). O C & 100

158TH st, 544-52 W, see 158th, 554-6 W.

158TH st, 558 W, see Bway, 3780-98.

163D st, 535-41 W (8:2122-127-130), ns, 210 e Bway, 155x99.11, 2-5-sty bk tnts; Berent Gerken to Malex Realty Corp'n, 170 Bway; mtg \$183,000; July1; July3'18; A\$72,000-180,000 (R S \$20.50). O C & 100

189TH st, 558-62 W (8:2158-43-45), ss, 150 e St Nicholas av, 100x100, 2-5-sty bk tnts; Wm F Connor, 202 W 74, to H & M Building Corp'n, 1138 St Nicholas av; mtg \$36,000 & AL; June28; June29'18; A\$30,000-104,000 (R S \$22.50). O C & 100



**192D st W (8:2161-103)**, ns, 100 e St Nicholas av, 75x100, vacant; Delta Holding Corp., 217 Bway, to Wm F Connor, 202 W 74; mtg \$16,500; June28; June29'18; A\$23,000-23,000 (R S \$850). O C & 100

**207TH st, 606-12 W**, see Bway, sec 207th.

**Av A, 145 (2:437-31)**, nwc 9th (Nos 411-7), 26.4x113, 6-sty bk tnt & str; Broome Clinton Co, 17 Av A, to Jennie Sohn, 3708 12 av, Bklyn; mtg \$100,500; June10; June 29'18; A\$36,000-55,000 (R S \$1). O C & 100

**Amsterdam av, 1616-20 (7:2071-36)**, swc 140th (No 500), 99.4x125, 7-sty bk tnt & str; Circle Concrete Corp to Adele Kneeland, 154 E 71; mtg \$175,000; June17; July 3'18; A\$90,000-270,000 (R S \$85). O C & 100

**Broadway, 2389-95 (4:1235-52)**, swc 88th (No 250), 100.8x100, 7-sty bk tnt & str; Oceanic Investing Co to Abel Smith, 256 W 85; July1; July2'18; A\$350,000-413,000 (R S \$450). O C & 100

**Broadway, 2389-95 (4:1235)**, swc 88th (No 250); Abel Smith to Orinoco Realty Co, 119 W 40; mtg \$350,000; July1; July 2'18 (R S \$40). O C & 100

**Broadway, 2867 (7:1894-49)**, ws, 50.5 n 111th, runs w70.7xne83.1 to Bway xs30.6 to beg, gore, 2-sty bk str; Mary E Ensko et al, heirs Andrew Bleakley, to Morris Mindel, 1927 Washington av, Bronx; June 21; June28'18; A\$36,000-40,000. nom

**Broadway, 3780-98 (8:2116-1 & 64)**, nec 157th (Nos 553-61), runs n99.10 to 157th (No 558) xef5xsn99.1xne50xsn99.1 to 157th xw125 to beg, 3-2-sty bk office & str bldgs; Gross & Herbener Corp to Melville H Bears, 195 Joralemon, Bklyn; mtg \$310,000; July1; July2'18; A\$320,000-365,000 (R S \$173.50). O C & 100

**Broadway (8:2235-20)**, sec 207th (Nos 606-12), 100x100.2x100x100, 2-sty bk tnt & str; Melville H Bears, of Bklyn, to Gross & Herbener Corp, 553 W 158; mtg \$—; June19; July3'18; A\$55,000-80,000 (R S \$90). O C & 100

**Central Park W, 464 (7:1842-31)**, ws, 57.11 n 106th, 18x100, 5-sty bk tnt; Margaret Furlong, 16 E 126, to John Furlong, Mt Vernon, NY; mtg \$16,500; June29; July 1'18; A\$15,000-23,000. O C & 100

**Convent av, 480-2 (7:2066-17)**, nwc 151st, 54.6x84.8x50x62.11, 5-sty bk tnt; Olds Holding Corp to Sophie L Malby, 1203 Putnam av, Plainfield, NJ; mtg \$46,000; July1; July2'18; A\$— (R S \$18). O C & 100

**Lenox av, 665-7 (7:2012-29)**, nwc 143d (No 101), 40x100, 6-sty bk tnt & str; Jacob Wenner, 207 Pine st, Freeport, LI, to Sabina Wenner, 207 Pine st, Freeport, LI; mtg \$56,000; July2; July3'18; A\$21,000-55,000. nom

**Lexington av, 1885-95 (6:1645-51-52½)**, s ec 118th (No 152), 100.11x92.9, 6-3-sty & b stn dwgs; Phoenix Ingraham, ref, to Greenwich Savings Bank, 246 6 av, plff; FORECLOS June 27; June29; July1'18; A \$39,500-46,500 (R S \$60). 60,000

**Madison av, 1997 (6:1752-21½)**, es, 33.7 n 127th, 16.7x60, 3-sty & b stn dwg; A\$5,400-7,000; also MADISON AV, 1999 (6:1752-21), es, 50.2 n 127th, 16.4x60, 3-sty & b stn dwg; A\$5,400-7,000; Ernest Tapper, 341 Lex av, Bklyn, to Alfons Cloos, 335 Lex av, Bklyn; mtg \$13,500; Mar8; June28'18 (R S \$250). nom

**Madison av, 1999**, see Madison av, 1997.

**Madison av, 2141-7 (2:137) (6:1759-21)**, ne c 134th (No 43), 99.11x35, 6-sty bk tnt & str; Danl H Holloway, Madison, NJ, to Pearl Niles, Town of Union, NJ; mtg \$44,000 & AL; June22; June28'18; A\$14,000-38,000. nom

**Old Broadway, 49 (7:1985-12)**, nec 130th, 50.5x100; also OLD BROADWAY (7:1985), es, 50.5 n 130th, 52.11x99.11x53.11x100, 3-sty bk garage; Manhattanville Garage, Inc, 130th & Old Bway, to Michl F Loughman, 320 W 86; mtg \$70,000; June27; June 29'18; A\$37,000-110,000 (R S \$60). nom

**Old Broadway, es, 50.5 n 130th**, see Old Bway, 49.

**Pleasant av, 357 (6:1806-27)**, ws, 34.3 s 119th, 16.8x75, 3-sty & b stn dwg; Michael J Ryan, Cedarhurst, LI, to Giovanni Arestia, 210 1 av, & Emanuela De Stefano, 359 Pleasant av; mtg \$5,200; July2; July3'18; A\$3,600-4,800. O C & 100

**St Nicholas av, 720 (7:2053-71)**, es, 262.4 n 145th, 18.6x100, 3 & 4-sty & b stn dwg; Wm C Lester, 40 Hamilton ter, to Helen W Foster, 501 W 121; mtg \$10,000; June27; July2'18; A\$8,000-11,000 (R S \$7). nom

**St Nicholas av, 1601-5 (8:2169-48)**, swc 191st (No 600), 103x100, 1-sty bk str; Melville H Bears, of Bklyn, to Philip J Curry, 423 Convent av; mtg \$75,000; June 19; July2'18; A\$90,000-110,000 (R S \$52). O C & 100

**St Nicholas av, es, 44 s Dyckman**, see Dyckman, sws, 37.10 e St Nicholas av.

**West End av, 521-9 (4:1247-29)**, nwc 35th (Nos 301-7), 102.2x150, 13-sty bk tnt; West End-Eighth-Fifth Co, 20 W 34, to Saml Borchardt, 349 W 86; mtg \$735,000; July1; July2'18; A\$285,000-975,000 (R S \$240). O C & 100

**1ST av, 447-51 (3:932-18-21 & 26 & 38)**, w s, 24.9 n 26th, runs w100xs24.9 to 26th (Nos 329-39) xw150xn98.9 xe25 xn98.9 to 27th (Nos 334-42) xel30xs74.1xw5xs24.8xel100 to 1 av xs74 to beg, 3-4 & 5-sty bk factory; Bowery Savings Bank to Sev Realty Corp, 1476 Bway; mtg \$—; June26; July1'18; A \$154,000-208,500 (R S \$165). O C & 100

**2D av, 2450 (6:1790-29)**, swc 126th (No 248), 24.11x105, 3-sty fr tnt & str, 1-sty bk ext; John M Ward, ref, to P Chauncey Anderson of N Y, but sojourning at the Highlands, Connecticut & California avs, Wash, DC, EXR Rosalie R Ford (this deed given to correct address of the EXR in foreclosure deed rec June14'18); June26; June28'18; A\$14,000-18,000. 10,000

**3D av, 991 (5:1414-1)**, nec 59th (Nos 201-3), 20.1x80, 5-sty bk tnt & str; Melville H Bears, of Bklyn, to Alfred L Anderson, Closter, NJ; mtg \$48,000; June19; July2'18; A\$63,000-75,000 (R S \$18). O C & 100

**3D av, 991, nec 59th (Nos 201-3)**; Alfred L Anderson, Closter, NJ, to Esther W Dryfoss, 144 E 83; mtg \$54,000; July1; July2 '18. nom

**3D av, 1150-62 (5:1402-36-39)**, ws, 25.5 s 68th, 100x100, 4-5-sty bk tnts & str; Bella Glaser, of Bronx, to Monrobel Realty Corp, 111 Nassau; mtg \$—; May29; July2'18; A\$84,000-144,000 (R S \$16). O C & 100

**5TH av, 592-4 (5:1263-41)**, ws, 155.5 n 47th, runs w100xs55xw25xn100.5 to 48th (No 2) xel25 to 5 av xs45.5 to beg, 6 & 7-sty stn loft & str bldg; Black, Starr & Frost Corp to Oceanic Investing Co, 49 Wall; mtg \$1,000,000; June29; July2'18; A\$1,010,000-1,265,000 (R S \$675). O C & 100

**5TH av, 1487 (6:1746-4)**, es, 75.10 n 119th, 25x91, 5-sty bk tnt & str; Emma D Gardner of Bklyn to David R Daly, 188 Lex av; mtg \$20,000; July1; July3'18; A \$13,000-22,000 (R S \$550). nom

**7TH av, 2474 (7:2029-36)**, swc 144th (No 200), 24.11x75, 5-sty bk tnt & str; Jacob Wenner, 207 Pine st, Freeport, LI, to Sabina Wenner, 207 Pine st, Freeport, LI; mtg \$24,200; July2; July3'18; A\$15,000-28,000. nom

**9TH av, 756 (4:1041-61)**, sec 51st (Nos 366-72), 25.5x100, 2-sty fr tnt & str; Jacob Wenner, 207 Pine st, Freeport, LI, to Sabina Wenner, 207 Pine st, Freeport, LI; mtg \$26,000; July2; July3'18; A\$34,000-35,000. nom

**10TH av, 411 (3:704-40)**, swc 33d (No 500), 19.7x54.7, 4-sty bk tnt & str; Cath Meagher, 430 W 35, to N Y Central Railroad Co, 575 Bway; mtg \$—; June26; July2'18; A\$11,500-14,000 (R S \$750). nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Pearl st, 302 (1:112)**, ses, 128.6 n Franklin sq, runs el35.11xn11.9xw122 to st xsw 27 to beg; consent to 3d track; United States Trust Co of N Y, TRSTE under deed of trust of Smith Ely, to Manhattan Railway Co & ano, 165 Bway; mtg \$—; May10; July2'18. 500

**19TH st, 519-21 W (3:691)**, ns, 50x91.11; agmt as to party wall or boundary line; Margt Van C McNutt, owner of No 521 W, with Jas P Eadie, 121 Barclay st, Flushing, B of Q, & Jno B Robinson, 39 Blvd Haussman, Paris, Fr, EXRS Kath E Moore, owners of 519 W; Feb16; June28'18. nom

**80TH st, 146 W (misc)**; power of atty to execute deed & bond & mtg, etc; Agnes G W Bertieri, 16 Victoria rd, Kensington, London, Eng, & John S Wilson, now temporarily at Rome, Italy, to Edw McK Whiting, 56 Pine; Mar12; June29'18. —

**116TH st, 11-17 E (6:1622-9-11)**, ns, 110 w Mad av, 100x100.11, 2-6-sty bk tnts & str; re dower; Essie Harris (formerly Essie Horwitz) relict of Meyer Horwitz to Jos Horwitz, 270 Riverside dr; ½ pt; AT; QC; Apr23; June28'18; A\$71,000-150,000. nom

**144TH st, 116-8 W (7:2012)**, ss, 325 w Lenox av, 50x99.11; asn rents to secure \$2,000; Margt A Balet to Atlantic Finance Corp, 192 Bway; June27; June28'18. nom

**9TH av, 769 (4:1061)**, ws, 75.5 s 52d, 25 x100; consent to 3d track; Wm T Innes & Francis Speir, EXRS & TRSTES H Livingston Center, South Orange, NJ, to Manhattan Railway Co; mtg \$—; June15; July2'18 (R S \$1). 950

**9TH av, 813 (4:1063)**, ws, 25.1 s 54th, 25x80; consent to 3d track; John Camathios to Manhattan Railway Co; mtg \$—; June6; July2'18 (R S \$1). 950.21

**Power of atty (misc)**; Saul Edelson, 794 Col av, to Chas & Jos M Edelson, 695 St Nicholas av; May27; June29'18. —

**Power of atty (misc)**; Anna F Bronson to Fredk W Yates; Feb6'14; July2'18. —

**Power of atty (misc)**; Eugenia Kelly Davis, Syosset, NY, to Wm H P Oliver, Morristown, NY; Jan31'—; July3'18. —

**Power of atty (misc)**; Henry S Sternberger to Maurice M Sternberger; June27; July3'18. O C & 100

**Power of atty (misc)**; Meta Weber to Arthur L K Volkman, Chestnut Hill, Mass; Dec5'17; July1'18. O C & 100

**Power of atty (misc)**; Arthur Payne of San Mateo, Cal, to M Pauline Payne of San Mateo, Cal; July9'17; July1'18. O C & 100

**Damage Parcels 3, 13, 15 & 16 (8:2123)**, matter widening W 165th from Ams av to St Nicholas av; re mtg; Andw T McKegney to City N Y; mtg \$—; June5; July2'18. omitted

**Three certified copies (misc)** of adjudication of the account of Philadelphia Trust Co as GDN of Harriet, Wm B, Jr, & Eugenia Chaplin; Apr22; July2'18. —

**Wills (misc)**; Adoniram Clark of White Plains, NY; Aug15'17; July3'18. —

## WILLS.

### Borough of Manhattan.

**Gouverneur st, 27 (1:268-48)**, ws, abt 95 n Madison, —x—, 3-sty bk dwg; A\$7,000-8,000; Thos McCabe est, Lewis H McCabe, EXR, 27 Gouverneur; filed May17'18. —

**18TH ST, 115 E (3:874-11)**, ns, abt 125 w Irving pl, —x—, 4-sty stn tnt & str; A \$18,500-22,500; also 136TH ST, 254 W (7:1941-55½), ss, abt 215 e 8 av, —x—, 3-sty & b bk dwg; A\$4,600-6,700; also 131ST ST, 138 W (7:1915-50½), ss, abt 320 e 7 av, —x—, 3-sty & b stn dwg; A\$4,200-5,600; also LENOX AV, 206 (6:1720-3), es, abt 62 n 120th, —x—, 4-sty bk tnt & str; A\$13,000-15,500; Edw L Radcliff est, Harrie S Lines, EXR, 3 Prospect pl, New Rochelle, NY; (A) De Witt, Lockman & De Witt, 88 Nassau; filed May21'18. —

**75TH st, 115 W (4:1147-23)**, ns, abt 220 w Col av, —x—, 4-sty & b stn dwg; A\$13,500-27,000; Agnes R Wilcox est, Clermont H Wilcox, EXR, 115 W 75; (A) Putney, Twombly & Putney, 2 Rector; filed May 16'18. —

**118TH st, 281 W (7:1924-4½)**, ns, abt 85 e 8 av, —x—, 5-sty bk tnt; A\$7,500-14,000; Bella Silverberg est, Maude Goldberg, ADMTRX, 2880 Bway; (A) Marx & Snyder, 256 Bway; letter of admr filed May16'18. —

**126TH st, 29 W (6:1724-24½)**, ns, abt 335 w 5 av, —x—, 3-sty & b stn dwg; A\$6,300-8,200; also 72D ST, 163 W (4:1144-7), ns, abt 160 e Ams av, —x—, 4-sty & b stn dwg; A\$48,000-55,000; Bettie Rothfeld est, Florette R Steindler, EXTRX, 210 Riverside dr; (A) Kurzman & Frank, 25 Broad; filed Apr29'18. —

**Amsterdam av, 941 (7:1861-1)**, nec 106th (No 161), —x—, 5-sty bk tnt & str; A\$38,000-57,000; also COLUMBUS AV, 787 (7:1834-4), es, abt 75 n 98th, —x—, 5-sty bk tnt & str; A\$17,500-25,000; also 7TH AV, 2271-3 (7:1918-61-62), es, abt 25 s 134th, —x—, 2-5-sty bk tnts & str; A\$22,000-38,000; Nelson Riger est, Magdalena Riger, EXTRX, 133 W 129; (A) Banton, Ferguson & Moore, 1 Liberty; filed Mar6'18. —

**Madison av, 797 (5:1382-22½)**, es, abt 45 n 67th, —x—, 4-sty & b stn dwg; A \$42,500-50,000; Forrest H Parker est, Mary A Parker, EXTRX, 797 Madison av; (A) A C Reeves, 165 Bway; filed May3'18. —

**St Nicholas av, 1363 (8:2162-19)**, ws, abt 20 n 178th, —x—, 3-sty bk tnt & str; A \$14,000-17,500; Bertha H Rath est, Gustav C Rath, admr, 1363 St Nicholas av; (A) Homes, Rogers & Carpenter, 20 Broad; letter of admr filed May7'18. —

**2D av, 2302 (6:1795-1)**, nec 118th (No 301), —x—, 5-sty bk tnt & str; A\$13,500-24,500; Geo Von L Meyer est, Philip Dexter, EXR, Boston, Mass; (A) Cadwalader, Wickersham & Taft, 40 Wall; filed May 18'18. —

## CONVEYANCES.

### Borough of Bronx.

JUNE 28, 29, JULY 1, 2 & 3.

**Barretto st (10:2722)**, sec Fox (No 900), 105x52, 5-sty bk tnt; Hunts Point Realty Co to Fannie Lehr, 656 W 162; mtg \$44,000; June27; June28'18 (R S \$15.50). O C & 100

**Cannon pl, es, see Giles pl**, ws, 200 n Cannon pl.

**Crotona Park S, 652**, see Crotona av, 1421-9.

**Eden ter (17:4939)**, being all lands lying within the line s of Eden ter as shown on final maps of Borough of Bronx; also EDEN TER, es, being strip extending along said s Eden ter part of distance bet ss Nelson pl & ns Schieffelin av as on final maps; Effingham L Schieffelin et al to City N Y; B&S; Apr26; July2'18 (R S 50c). nom

**Elsmere pl (11:2956)**, ss, 300 w Mar-mion av, 25x100, vacant; Gertrude, wife of & Julius Schwarze, to Abr Stuermann, Jersey City, NJ; Jan24'05; June 29'18. 2,000

**Elsmere pl (11:2956)**, same prop; Ida Stuermann & ano, EXRS Abraham Stuer-mann, to Jas Wylie, 799 Elsmere pl; June 28; June29'18 (R S \$250). 2,500

**Fox st, 000**, see Barretto, sec Fox.

**Giles pl (12:3258)**, ws, 200 n Cannon pl, runs w23.4xn—x—xw00 to es Cannon pl xnl75xel100xs—xel14.3 to Giles pl xs 155.3xs25 to beg, 2-sty fr dwg & vacant; Matthew S Eylar, Syracuse, NY, to Leonid Dounaew, 286 Ft Wash av; June3; July 2'18 (R S \$2750). O C & 100

**Giles pl (12:3258)**, ws, 380.6 n Cannon pl, 25.11x111.11x25.4x114.3, vacant; Mat-thew S Eylar, 611 Comstock av, Syracuse, NY, to Leonid Dounaew, 286 Ft Wash av; June25; July2'18 (R S \$1). O C & 100

**Odell st, 1346 (15:3934)**, es, 25x108; Odell St Realty Co, 1346 Odell, to Peter Soren-sen, 993 Boston rd; mtg \$1,000; June28; June29'18 (R S \$2). O C & 100

**Parkview pl (11:3219)**, nws, 232.2 e Webb av, runs nw47.4xw10xn60.11xe83.6 to pl xs w50 to beg, vacant; Maurice M Casey, 549 W 165, to Margt Casey, 540 W 165; Apr4 '17; June29'18 (R S 50c). O C & 100

**Parkview pl (11:3219)**, same prop; Margt Casey, 540 W 165, to Broadway-225th Realty Corp, 382 Wadsworth av; June28; June 29'18 (R S \$3). nom

**Rogers pl, 976 (10:2699)**, es, 552.2 ne Westchester av, 30x81x23.2x86, 3-sty bk tnt & str & 1-sty fr rear bldg; Ralphine A Lane to Geo G Altman, 984 Jackson av; mtg \$5,000; June27; June28'18 (R S \$150). O C & 100

**Simpson st (10:2723)**, es, at ses 163d (Nos 1010-30), 198.6xne, e— & se— to ws So Blvd (Nos 921-39) xs399.3xw105xn75xw105 to st xnl72.4 to beg, 6-sty bk tnt & str; Hy Morgenthau Co to Jash-Lap Realty Corp, 1018 E 163; June1; July3'18 (R S \$140). O C & 100

**Tiffany st (10:2717)**, sec 167th (No 914), 39.3x94.4x69.10x74.3, 5-sty bk tnt & str; Annie Scol to Globe Realities Operating Corp, 201 Bway; mtg \$42,750; June26; June28'18 (R S 50c). O C & 100

**Timpon pl, 515-9 (10:2600)**, nws, 283.3 sw 149th, 100x100, 3-4-sty bk tnts; Wm F Kenny Co, 841 Bway, to Barnes Realty Co, 147 4 av; B&S; mtg \$33,000; July1; July 3'18 (R S \$7). O C & 100

**Wilcox st, es, 100 n Barkley av**, see Barkley av, nwc Dean.

**140TH st, 618 E (10:2552)**, ss, 543.3 e St Ann's av, 37.6x100, 5-sty bk tnt; Benen-son Realty Co, 401 E 152, to Barne't Wein-berg, 683 E 138; mtg \$16,000; June26; June 28'18 (R S \$10). O C & 100

**117TH st, 433 E (9:2292)**, ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk tnt; Wm Rankin, 119 W 77, to Benenson Realty Co, 401 E 152; June14; June24'18 (R S \$350). O C & 100



147TH st, 466 E (9:2291), ss, 90 w Brook av, 25x100, 5-sty bk tnt; Lena E Batchis, Bklyn, to Emil E Achren, 464 51st, Bklyn; mtg \$17,000; June24; July1'18 (R S \$2).

152D st, 419 E (9:2374), ss, abt 155 w 3 av, 25x100, 2-sty fr dwg; Grace E Brady to Louise Erlenkoetter, 130 Highpoint av, Weehawken, NJ; AL; June17; June28'18.

158TH st, 315-7 E (9:2418), ns, 148 w Courtlandt av, 50x101.6, 5-sty bk tnt; Mary H Bunt to E Theo I Thygeson, 148 84th, Bklyn; mtg \$36,225; June28; June29'18 (R S \$7).

163D st, 1010-30 E, see Simpson, es, at ses 163d.

163D st, 96-S W (9:2511), ss, 115 e Ogden av, 50x100, 5-sty bk tnt; Wynne Co to Dorothy A Reilly, 96 W 163; mtg \$52,000; June28; June29'18.

166TH st W, nec Woodycrest av, see Woodycrest av, 1116.

167TH st, 818 E, see 167th, 822 E.

167TH st, 822 E (10:2680), ss, 140 w Prospect av, 40x100, 5-sty bk tnt; also 167TH ST 818 E (10:2680), ss, 180 w Prospect av, 40x100, 5-sty bk tnt; Press Impt Corp, 60 Wall, to Ray Friedman, 428 Lewis av, Bklyn; mtg \$58,000; June26; June28'18 (R S \$10).

167TH st, 914 E, see Tiffany, sec 167.

168TH st, 460 E, see Washington av, 1217.

168TH st, 631 E, see Boston rd., 1211-23.

171ST st E (11:2911), ss, 172 w 3 av, 72x100, vacant; Edw D Dowling, ref, to Hy Hill, 257 W 136; FORECLOS June12; July2; July3'18 (R S \$7.50).

173D st, 920-S E, see So Blvd, 1600-8.

173D st E, nwc Fordham rd, see Fordham rd, nwc 173.

173D st E, nwc 3 av, see Fordham rd, nwc 173.

173D st E, nwc Longfellow av, see Longfellow av, 1661.

174TH st E (11:3020), ss, 39.1 e West Farms rd, runs e164.5 to ws Bronx River xs36.5xw184.9xns1.9 to beg, vacant; also 174TH ST E (11:3020), ss, 35.10 e West Farms rd, runs e106 to ws Bronx River xn w153.3xw62.10 to es West Farms rd xs 105.11xe35.11xs8.11 to beg, 1 & 2-sty fr dwg & vacant; also all RT&I to any riparian rights in Bronx River; Hirsch Lumber Co to Quay St Dock Corp, 1016 Putnam av, Bklyn; mtg \$29,000; June27; June28'18 (R S \$6).

174TH st E, ns, 35.10 e West Farms rd, see 174th E, ss, 39.1 e West Farms rd.

178TH st, 166 E (11:2808), ss, 117.1 w Grand Blvd & concourse, 25x94.6x25x94.7, 2-sty & b fr dwg; Julia A Vivie, 140 Wadsworth av, to Carrie L Wood, 151 E 176; mtg \$5,000; July1; July3'18 (R S \$2.50).

179TH st, 163 E (11:2808), ns, 79.8 w Grand Blvd & concourse, 50x100, 2-sty & b fr dwg; Charlotte Koch, 163 E 179, to Jewel L Russell, 460 W 147; mtg \$7,000; June28; July1'18 (R S \$6.50).

179TH st, 501 E, see Bathgate av, 2030-2.

181ST st, 945 E (11:3129), ns, 100 w Vyse av, 61.4x114.9x58.10x110, 5-sty bk tnt; Markstone Realty Co to Isaac Lowenfeld Realty Corp, 37 Liberty; mtg \$51,500; July2; July3'18 (R S \$12).

181ST st E (11:3133), ss, 100.8 e Vyse av, runs e100x105.4xw75x6.8xw25 xn 99.11 to beg, vacant; Margt Furlong, 16 E 126, widow, to John Furlong, Lorraine av, Mt Vernon, NY; mtg \$6,000; June29; July3'18.

182D st E (11:3082), ss, 135.3 w Belmont av, runs s81xw50 to es Hughes av (No 2174) xn55x— on curve 54.4 to st xse 13.3 to beg, 5-sty bk tnt & str; Anthony Fenninger, 2463 Belmont av, to Caroline Fenninger, 2463 Tiebout av; AT; mtg \$932,700; July2; July3'18.

191ST st, 558-60 E (12:3273), ss, 100 w Hoffman, 50x83, 5-sty bk tnt; Leon Leibowitch, Bklyn, to Eastern Realty Co, 192 Keap, Bklyn; mtg \$25,500; June28'17; July2'18.

197TH st, 329 E, see Marion av, nwc 197th.

203D st E, see Post av, see Post av, sec 203.

204TH st, 360-4 E, see Decatur av, ses, at sws 204th.

205TH st, 331 E, see Hull av, 3186.

223D st E (17:4837), ns, 330 e White Plains av, 25x114, Wakefield; Maria Colonna, 3525 Barnes av, to Vincenza Ribando, 1167 2 av; June27; June28'18 (R S \$1).

236TH st, 508 E (12:3397), ss, 72.8 e Verio av, 20x100, 2-sty fr dwg; Maria V Hill, 79 Myrtle av, Bklyn, to Margaret Wagner, 1635 Blvd. Jersey City, NJ; mtg \$3,500; June28'18 (R S \$2).

239TH st, 415 E (12:3393), ns, 125 e Marsha av, 25x100, 2-sty fr dwg; Carrie Fallowitz to John Dudash, 1876 Arthur av; mtg \$4,000; June28; July1'18 (R S \$3).

Andrews av, 2302 (11:3218), es, 539.11 n 183d, 29x100, 2-sty & a fr dwg; Mary Boyland to Clementina Fanning, 60 E 93; mtg \$6,000; June27; June28'18 (R S \$4.50).

Anthony av, 1727 (11:2891), ws, 42.1 n 174th, 25.8x73.3x25x67.4, 2-sty & b bk dwg; Sparta Realty Co, 406 E 149, to Cecile Singer, 1373 Wash av; mtg \$6,000; July1; July2'18 (R S \$1.50).

Bailey av (12:3263A), es, 108.4 n from n s of curve at Bailey av & Cannon pl, 52.8 x105.2x55.6x88, vacant; Jos H Bennis, 676 Riverside dr, to Pearl D Bennis, 676 Riverside dr; Apr24; June28'18.

Barkley av, nwc Clarence, see Barkley av, nwc Dean.

Barkley av (15:3929-3930-3931-3932), nwc Dean, 100x100; also BARKLEY AV, nwc Clarence, 100x375; also WILCOX ST, es, 100 n Barkley av, 125x100; John W Cornish to Wm H Harden, —; mtg \$9,338; Aug20'06; June28'18.

Bathgate av, 2030-2 (11:3045), nec 179th (No 501), 108x35, except part for av, 3-sty fr tnt & str & 2-sty fr dwg; Wm C Mauch, 582 8 av, to Olds Holding Corp, 217 Bway; mtg \$8,000; June11; June29'18 (R S \$1).

Beekman av, 332 (10:2554), es, 140 n 141st, 40x105.6 x 40 x 106.11, 5-sty bk tnt; Frida M Krollpfeiffer, 113 W 118, indivd & as EXTRX Hy Krollpfeiffer, to Christian & Elisabeth Botscheller, 475 E 185; mtg \$29,000; June25; July2'18.

Boston rd, 1211-23 (10:2615), nws, at nes 168th (No 631), 137x100x136.3x100, 6-sty bk tnt & str; Milton M Silverman, 207 W 110, et al, EXRS & Clementine M Silverman, to See Em Holding Co, 555 W 151; B&S & CaG; July2; July3'18.

Boston rd, 113 (10:3004), ss, 238.11 e on curve from ns 176th 25x172.2x29.4x152.2, vacant; Carmine Di Majo, at Massa Lubrenza, Italy, to Raffaele Di Majo, New Berlin, Conn; Apr15; July2'18 (R S \$3).

Brook av, 502 (9:2274), es, 70 n 147th, 30 x100, 4-sty bk tnt & str, 1-sty ext; John Diehl & ano, Yonkers, NY, to Frank Barker, 19 W 54; mtg \$15,000; May2; July1'18 (R S 50c).

Bruner av, nwc Nereid av, see Nereid av, nwc Bruner av.

Bryant av, 1429 (11:2994), ws, 300 n Freeman, 50x100, 5-sty bk tnt; Bertha Sandground & ano to Benenson Realty Co, 401 E 152; July1; July3'18 (R S \$4.50).

Bryant av, 1429; One Hundred and Seventy-Third St Bldg & Constn Co to Bertha Sandground, 518 W 151, & Henrietta Jacobs, widow, 291 Edgecombe av; B&S & correction deed; June29; July3'18.

Calhoun av, 1137 (18:5306), ws, 439.5 n Eastern Blvd, 25x99.5x25x100; Ely Neumann, ref, to Marie F Gerz, 732 Van Nest av; FORECLOS June14; June25; July2'18 (R S 50c).

Clarence av, nwc Barkley av, see Barkley av, nwc Dean.

Courtlandt av, 566 (9:2328), es, 50 s 150th, 25x100, 3-sty bk tnt & str; I & S Co et al to Gross & Herbener, a corp, 558 W 158; mtg \$15,000; June20; July3'18 (R S \$3.50).

Cromwell av, 1421 (11:2872), nws, 405 s w Devoe as on map Claremont, 25x125, except part for av, 3-sty fr dwg; Jeremiah D Brennan, Hollonville, NY, to Raffaele Giannone, 1410 Cromwell av; June22; July1'18.

Crotona av, 1421-9 (11:2936), swc Crotona Park S (No 652), 105.5x54.5x100.5x23.1, 5-sty bk tnt; Regina Bernstein et al to Fannie Bernstein, 1186 Lex av; B&S; June12; June29'18 (R S \$15.50).

Cruger av (16:4568), ws, 275 s 205th, 50x100; Wm Miller, 3027 Cruger av, to Frank Petrilli, 441 E 119; July2'18 (R S \$3.50).

Davidson av, 2056 (11:3192), es, 119.9 n Burnside av, 56.6x90, 6-sty bk tnt; Freybell Realty Co, 30 E 42, to Stark, Spitzer & Co, 2517 7 av; mtg \$35,000; June28; July3'18 (R S \$21).

Davidson av, 2056, see Grand av, 2056-62.

Dean av, nwc Barkley av, see Barkley av, nwc Dean.

Decatur av (12:3331), ses, at sws 204th (Nos 360-4), 100x50, 1-sty fr str; Melville H Bears, Bklyn, to I & S Co, 446 Westchester av, & David Haber, 1027 Hoe av; mtg \$10,000; June19; July3'18 (R S \$5).

Eagle av, 636 (10:2624), es, 155.8 n Westchester av, 19x115, 2-sty & b bk dwg; Philip Lewerth to Antonietta Tolosi, 688 Eagle av; mtg \$5,000; June27; June28'18 (R S \$7).

Faraday av (13:3421G), nws, 180.8 sw Fieldston rd, 92.3x123.4x164.7x100, vacant; Anthony J Mackey to Mary R Mackey, 308 E 13, his wife; B&S & CaG; June28; July1'18.

Findlay av, 1129 (9:2434), ws, 262 n 166th, 38x100, 5-sty bk tnt; Chas H Muller to J Philip Held, 727 E 165; mtg \$20,000; July2; July3'18 (R S \$12).

Fordham av or rd (11:2921), nwc 173d, as on map Central Morrisania, runs ne50x e1.7 to ws 3 av xse50 to 173d xw1.7 to beg; Wm H Caldwell to Howard Cooper, 452 9th, Bklyn; QC; June26; June29'18 (R S 50c).

Grand av, 2056-62 (11:3193), es, 175 s 180th, 113x90, 2-6-sty bk tnts; Freybell Realty Co, 30 E 42, to Stark, Spitzer & Co, 2517 7 av; mtg \$70,000; June28; July3'18 (R S \$42).

Grand av, 2056-62 (11:3192), es, 175 s 180th, 113x90, 2-6-sty bk tnts; also DAVIDSON AV, 2056 (11:3192), es, 119.9 n Burnside av, 56.6x90, 6-sty bk tnt; Stark, Spitzer & Co to Starzer Realty Corp, 2519 7 av; mtg \$141,000; July2; July3'18 (R S \$1).

Hall av, nwc 203d, see Post av, sec 203.

Hoe av, 1235 (11:2979), ws, 50 s Freeman, 18.7x65.2 x 18.8 x 63.9, 2-sty fr dwg; Danl V Sullivan, ref, to Belinda T Lytle, 1224 Hoe av; FORECLOS June12; June28; July2'18 (R S \$4).

Hoe av, 1542 (11:2989), es, 350 s 173d, 25x100, 2-sty & b fr dwg; Regina Maymon, 293 E 2 Bklyn, to Wm Burnham, Central Park, LI; mtg \$5,500; July1; July3'18 (R S \$3.50).

Hughes av, 2174, see 182d E, ss, 135.3 w Belmont av.

Hull av, 3186 (12:3350), nec 205th (No 331), 55.4x100x59.1x100.1, 5-sty bk tnt; also HULL AV (12:3350), es, 55.4 n 205th, 52x100, 5-sty bk tnt; Margt Baglan to Harsin Bldg Corp, 1478 Vyse av; mtg \$95,200; June27; June29'18 (R S 50c).

Hull av, 3228 (12:3350), es, 432.4 n 205th, 25x100, 2-sty & a fr dwg; Richd L & Ella Fischer, tenants by the entirety, to Julius Goebel, Jr, So Highland av, Nyack, NY; mtg \$6,000; June22; June29'18 (R S \$3.50).

Hull av, es, 55.4 n 205th, see Hull av, 3186.

Longfellow av, 1661 (11:3002), nwc 173d, 55.10x100.11 x 41.9 x 100, 5-sty bk tnt; Jos Strenger, 1138 Longfellow av, to R & Z Realty Corp; mtg \$36,000; July2; July3'18 (R S \$1).

Marion av (12:3289), nwc 197th (No 329), 50x104.4 x 50.6 x 111.5, 2-sty fr club house & vacant; John Davis, ref, to Sophia M Moody, 122 W 80, pff; FORECLOS June21; July1; July2'18 (R S \$5).

Mohegan av, 1830 (11:2958), es, 120 s 176th, 25x100, 2-sty & a fr dwg; John F Fetzter to Caroline Pfau, 1830 Mohegan av; mtg \$3,090; June29; July1'18 (R S \$1.50).

Morris av, 1053 (9:2448), ws, 200.10 n 165th, 25x101.7x25x101.9, 2-sty & b bk dwg; Saml Stein to Saml Blaustein, 1053 Morris av; mtg \$6,500; June25; June28'18 (R S \$1.50).

Moshulu av (13:3423D), ns, 219.2 w Old Post rd, 25x100, vacant; John H Thorn, EXR Wm F Thorn, to John A Ryan, 45 W 34; June24; July3'18 (R S \$3.50).

Nereid av (17:5090), nwc Bruner av, 48.10x100; Rosina Dietzel to Maria V Hill, 79 Myrtle av, Bklyn; June28; June29'18 (R S \$1.50).

Post av (16:4548), sec 203d, runs e200 to Hall av xs100xw100xs104.10xw116.2 to Post av xn156.8 to beg; John Knewitz, 3537 Willett av, to Orville Realty Co, 3424 Olinville av; AL; June26; June28'18 (R S 50c).

Powell av (14:3802), ns, 355 w Olmstead av, 25x108, Unionport; Jacob F Gohner to Chas A Weber, 2453 Valentine av; mtg \$2,500; June27; June29'18 (R S \$1).

Prospect av, 2073 (11:3094), ws, 84 n Oakland pl, 19.9x100x22.9x100, 2-sty fr dwg; Chas Kuhn to Geo Wollmerscheiser, 642 10 av; mtg \$4,500; June28; June29'18 (R S \$1.50).

St Anns av, 126 (10:2546), es, 33 n So Blvd, 25x100, 5-sty bk tnt & str; Jennie Tackney, 355 E 135, to Jacob O Pedersen, 1269 College av; mtg \$12,000; Mar1; July3'18.

Seofield av, 37 (18:5628), ns, 223 e from w shore City Island, 50x100; Hy J Webster to Georgianna J O'Grady, 1477 Commonwealth av; mtg \$3,000; July2'18 (R S \$3.50).

Stebbins av, 1006-S (10:2698), es, 188.9 s 165th, 50x80, 5-sty bk tnt; Jas Hebron to Jacob Fox, 1006 Stebbins av; QC; July1; July3'18.

Stebbins av, 1006-S; Jacob Fox to Fannie Maibach, 1009 Prospect av; mtg \$33,750; June28; July3'18 (R S \$8.50).

Southern Blvd, 921-39, see Simpson, es, at ses 163d.

Southern Blvd, 1011 (10:2725), ws, 443 s Westchester av, 40x129.8x40x128.2, 2-sty bk tnt & str; 173d St Realty Co to Esther Shevell, 720 Riverside dr; mtg \$29,300; July1; July3'18 (R S \$9).

Southern Blvd, 1600-8 (11:2982), sec 173d (Nos 920-8), 57.4x101.10x38.3x100, 2-sty bk str; Adele S Dodd to Bainbridge P Clark, 193 Madison av; B&S & CaG; June28; July2'18 (R S \$5).

Tiebout av, 2490 (11:3023), es, 258.3 n 188th, 65x106.9, 5-sty bk tnt; No 2490 Tiebout Av Co, 2490 Tiebout av, to Saml Langenthal, 68 W 117; mtg \$43,000; June20; July2'18.

Theriot av, 1718 (11:2915), es, 135.1 s 174th, 41.3x109.5, 5-sty bk tnt; Sarah Fatowsky, 495 Claremont Pkwy, to Abr Eisenberg, 1718 Wash av; 3/4 pt; mtg \$29,000; July1; July2'18 (R S \$1).

Whitlock av, 884 (10:2731), sec Tiffany, runs s100xe55xn58xn42.3 to st xw50.3 to beg, 5-sty bk tnt & str; Multiads Realty Corp to Harris Schwartz, 920 Av St John; mtg \$44,500; June13; June14'18 (R S \$3.50); corrects error in issue June22 as to size of lot.

Williamsbridge rd (15:4307), es, 100.4 s Lydig av, 25.1x106.5x25x104.1; Margt F Reilly, 35 Sherman av, Yonkers, NY, to Emil Fleisch, 305 E 161; mtg \$450; June27; July2'18.

Williamsbridge rd (15:4307), es, 100.3 s Lydig av, 25.1x106.5x25x104.1; Frank C Blackman to Margt F Reilly, 35 Sherman, Yonkers, NY; mtg \$450; May24; June29'18 (R S \$1.50).

Woodycrest av, 1116 (9:2509), nec 166th, 62.6x100x50x100.9, 6-sty bk tnt; Hy Morgensthan Co to Jennie Rudinsky, 409 W 129; B&S; June28; June29'18 (R S \$15).

Zerega av, 1433 (Green la) (15:3970), ws, 150 s Lyon av, 25x100; Magdalena Hamann, 151 Eldert, Bklyn, to Odell St Realty Co, 1346 Odell; mtg \$3,800; June20; June29'18 (R S \$1).

3D av, 3651-3 (11:2910), ws, 549.10 n 169th, as on map Morrisania, 50x136, except part for av, 6-sty bk tnt & str; Jennie Rudinsky, 409 W 129, to Benenson Realty Co, 401 E 152; mtg \$50,000; June28; June29'18 (R S \$3.50).



3D av, 4072-4 (11:2930), es, 100.9 s 175th, 38x108.8x34.7x110, 6-sty bk tnt & str; Field Realty Co to Hattie Postman, 67 St Nicholas av; mtg \$30,000; July1; July3'18 (R S \$4). O C & 100

3D av, nwc 173d, see Fordham rd, nwc 173.

Lots 6 & 11 (11:2876), map Century Realty Co; J Clarence Davies to Wm H Chesbrough, Spring Lake, NJ; 1/2 pt; B&S & CaG; mtg \$7,025; Dec30'10; July3 '18. 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

Fletcher st, nec Washington av, see Washington av, 2230.

145TH st, 542 E (9:2271), ss, 150 w St Anns av, 24.6x99.11; assign rents to ext of \$1,250; Sedge-Morris Realty Co to Bronx Security & Brokerage Co, 258 E 138; July 1; July3'18. nom

Belmont av (11:3088), es, 150 n 183d, 50 x100; certf as to satisfaction of asn of rents; Elted Corp to Margt E Rich, —; June24; June29'18. —

Courtlandt av, 566 (9:2328), es, 50 s 150th, 25x100, 3-sty bk tnt & str; re mtg; Smada Realty Co to Pasquale Reale, 192 Bleecker; June28; July3'18. nom

Washington av, 2230 (11:3050), nec Fletcher, 36.7x86.5x36x93, 5-sty bk tnt & str; re mtg; Wm V Simpson, Matawan, NJ, to Riverdale Holding Corp, 150 Nassau; May16; June25'18. (Corrects error in last issue when av No was 2250). nom

Lots 6 & 91 (13:3417), blk 3417, land map grant of easement to construct sewer; Stadacona Co, 99 John, to City N Y; Nov 19'17; July2'18. nom

Power of atty to transfer, sell, lease or mortgage any & all real estate; Hugh A O'Brien, 1221 Theriot av, to Hugh J O'Brien, 1221 Theriot av; June26; June28 '18. —

## LEASES.

### Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 & 3.

Bedford st, 23-27 (2:528), all; Wm Lustgarten & Co to Pauline Ciruzzi, 27 Bedford; 1 & 2-12y from Jan1; Jan9; July1'18. 2,040

East Broadway, 7 (1:279), 1st fl & b; Saml Kahn & ano, TRSTES will Jos Kahn, to Moses Stoll, 1227 42d, Bklyn; 3yf May1; June8; June28'18. 1,650

East Broadway, 27 (1:280); str & b, 2d, 3d, 4th & 5th flrs; Mazo & Seideman, Inc, 27 East Bway, to Commercial Outfitting Co, 27 East Bway; 5yf July1; June14; July3'18. 5,900 & 6,233

Madison st, 270-4 (1:209); assign Ls; Marx Schulman & Eva Schulman, 270 Mad, to Elias Schulman, New Haven, Conn; June18; July2'18. O C & 100

Rivington st, 125 (2:353), all; Israel Suchman to Nathan Schulman & Jacob Rovenger, 125 Rivington; 7 5-12yf May1; June10; July1'18. O C & 100

Spring st, 261-73, see Varick, 137-41.

Varick st, 137-41 (2:579), nwc Spring (Nos 261-73), 72x160, all (also agmt dated June14'18 as to modification of Ls dated Nov9'17 affecting parts of Hudson st, 304-322 as to electric wiring, etc, nom); Rector, etc, of Trinity Church to Garvin Machine Co; 10yf May1'16; June19'16; June 28'18. 28,000

Water st, 622-4 (1:260), all; Jacob W & Benj A Jackson to Globe Forwarding Corp; 3yf May1; 2y ren; Mar29; June29 '18. 10,000

Water st, 678-80 (1:260), all; John A Bingham & Annie Bingham to A L Gosse-lin Corp, 233 Bowery; 10yf Aug1; June 24; July3'18. 7,000

14TH st, 2A W (2:577), swc 5 av, ground fl str; Schulte Realty Co, 386 Bway, to Morris Farbstein, 246 Hart, Bklyn, & Harry Rakofsky, 884 Whitlock av; Apr1 '18 to Mar1'23; July2'18. 4,500

18TH st W, swc Av B, see Av B, 300.

19TH st, 238-56 W (3:768); sur Ls; Oak Garage Corp to West 19th St Garage Corp, 26 Court st, Bklyn; May25; July1 '18. nom

25TH st 7 W, see Bway, 1121-3.

25TH st, 105 W, see 6 av, 423-7.

26TH st, 104-8 W, see 6 av, 423-7.

42D st, 215-23 W; also 43D ST, 228-32 W (4:1014); sur Ls; Sol Bloom to Sperry & Hutchinson Co, 2 W 45; June28; July1'18. nom

42D st, 215-23 W; also 43D ST, 228-32 W (4:1014); sobrn of Ls to 3 mtgs aggregating \$525,000; Sperry & Hutchinson Co & Selwyn & Co to Bowery Savings Bank, 128 Bowery; June28; July1'18. nom

42D st, 215-23 W (4:1014), ns, 220 w 7 av, runs w105xn100.5xw8.4xn100.5 to ss 43d (Nos 228-32 W), xe50xsl00.5xe63.4xs 100.5 to beg, all; also 43D ST, 234 W, ss, 16.8x100.5, all; landlord to erect two theatre bldgs, stores & offices; Sperry & Hutchinson Co to Selwyn & Co, 1451 Bway; from completion of bldgs to May1 '38; option to 21y ren; June28'18. taxes, &c, & 75,000

43D st, 228-34 W, see 42d, 215-23 W.

43D st, 234 W (4:1014); asn Ls; Old School Realty Co to Sperry & Hutchinson Co, 2 W 45; June27; July1'18. nom

46TH st, 201 W, see Bway, 1551.

48TH st, 2 W, see 5 av, 592-4.

88TH st W (4:1235), swc Bway, 100x 100.8; assign Ls; Oceanic Investing Co, 49 Wall, to Abel Smith, 256 W 85; July1; July2'18. nom

88TH st W (4:1235), swc Bway, 100x 100.8; assign Ls; Abel Smith, 170 W 85, to Orinoco Realty Co, 119 W 40; mtg \$—; July1; July2'18. nom

122D st, 515 W (7:1977), all; Sauer Realty Co, 464 4 av, to Meister Builders, Inc, 220 Bway; 5yf Mar1; Feb26; June29'18. 8,000

122D st, 515 W; asn above Ls; Meister Builders Inc to Chas Kimmelman, 522 W 175; May1; June29'18. nom

129TH st, 102 W (7:1913), swc Lenox av, 2d, 3d & 4th flrs & bs; Louise G Crabbe, Edw Crabbe, Eleanor C Gardner, Linda R Crabbe, Ida C Post & Marguerite C Greeff to Max Levitt, 106 W 126; 10yf Oct1; June 4; July3'18. 1,200

183D st W, swc Wadsworth av, see Wadsworth av, swc 183.

Av B, 300 (3:975), swc 18th; assign Ls; Harry Katz, 233 Monroe, to Good Garage, Inc; July1; July2'18. O C & 100

Broadway, 1121-23 (3:827), nwc 25th (No 7), all; Elizabeth A Bend, Mary A Sackett, Amy C Townsend, Isaac Townsend, Henry L Winthrop & Marie Kellogg to Public National Bank of N Y; 10 4-12y from Oct1; May31; July1'18. 12,500 & 15,000

Broadway, 1551 (4:1018), nwc 46th (No 201), top fl; Park-Taylor, Inc, to Wal Wilson, 59 W 39; 5yf Sept1; July1; July2'18. 3,250

Broadway, swc 88th, see 88th W, swc Bway.

Lenox av, swc 120th, see 129th, 102 W.

Wadsworth av, 188-90 (8:2164), swc 183d, 104.11x100, all; Giovanni B Raffetto to A Z Realty Co, 170 Bway; 5yf June1; May24; June28'18. —

5TH av, 592-4 (5:1263), ws, 155.5 n 47th, runs w100xs55xw25xn100.5 to 48th (No 2) xe125xs45.5 to beg, all; Oceanic Investing Co, 49 Wall, to Black, Starr & Frost Corp, 594 5 av; 21yf July1 2-21y renewal; July1; July2'18. 94,500

5TH av, swc 14th, see 14th, 2A W.

6TH av, 423-7 (3:801); also 26TH ST, 104-8 W; also 25TH ST, 105 W; sur Ls; Wm F Hencken & Nicholas W Haaren to Lionel Suto & ano, TRSTES Wm Scholle; June27; July2'18. nom

## LEASES.

### Borough of Bronx.

JUNE 28, 29, JULY 1, 2 & 3.

Fox st, 881 (10:2711), apartment No 2; Jacob Lewis to Bernard Adorjan, 881 Fox; 5yf Aug1'16; July24'16; July2'18. 384

172D st, 886 E (11:2977); cancellation of Ls; Public Service Pharmacy, Inc, to Anne Codwise, Kingston, NY; May1; July3'18. nom

## MORTGAGES.

### Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 & 3.

Baxter st, 112-6, see Canal, 221-7.

Broome st, 126 (2:342), nwc Pitt (No 19 1/2), 25x59.6; July2'18; 3y6%; Dora Rosenblum, 250 Schenectady av, Bklyn, to Meyer & Rose Greenberg, 1640 University av. 1,000

Broome st, 127-31 (2:341); ext of mtg for \$41,000 to June23'21, 5%; Apr22; June 28'18; 127 to 131 Broome St Realty Corp, 245 W 130, with John A Brown, Jr, of Newtown Township, Delaware Co, Pa (R S \$20.50). nom

Broome st, 290 (2:414), nec Eldridge (No 132), 20x102.6; pr mtg \$38,500; July1; July 2'18; installs, 6%; Aborn Real Estate Co to Celia Kirsh, 123 W 118. 5,000

Broome st, 290 (2:414); certf as to mtg \$5,000; July1; July2'18; Aborn Real Estate Co to Celia Kirsh, 123 W 118. —

Canal st, 221-7 (1:207), nwc Baxter (Nos 112-6), 104.10x39.1x100x71.10; PM; pr mtg \$—; July1; July3'18; 3y5%; John W Whitstone, Plainfield, NJ, to Bank for Savgs in City N Y, 250 4 av. 80,000

Clinton st, 49 (2:349), ws, 175 s Stanton, 25x100; pr mtg \$—; June27; July3'18; 3y6%; Harris Mines, of Bklyn, to Sofie Grostein, 590 Blake av, Bklyn. 4,000

East Broadway, 111 (1:282), ss, abt 70 w Pike, runs w23.2xs75xe7.3xs10xe15.11xn 85 to beg; pr mtg \$—; July1; July3'18; 3y5%; Spencer Holding Corp to Mary Golub, 200 Mad. 10,000

East Broadway, 111; certf as to above mtg; July1; July3'18: same to same. —

Eldridge st, 132, see Broome, 290.

Greene st, 52 (2:474), es, 109.2 s Broome, 25x75; pr mtg \$—; June28; July2'18; due &c as per bond; Olds Holding Corp to Markham Realty Corp. 11,500

Henry st, 168 (1:271), ss, abt 75 w Jefferson, 26.1x100; PM; June26; July3'18; 5y 5 1/2%; Wilton Holding Corp to N Y Title & Mtg Co, 135 Bway. 25,000

Ludlow st, 169 (2:412), ws, 125 n Stanton, 25x87.6; June26; July2'18; due July1 '21, 5 1/2%; Helen C Mostyn, 178 E 70, & Eliz W Stevens, 31 Elm st, Chicago, Ill, to Phebe A Brower, 1386 Union, Bklyn. 5,000

Malden la, 45 (1:677); ext of mtg for \$75,000 to July1'21, 5%; June24; July2'18; Jeremiah F Donovan, 124 S Oxford, Bklyn, with Mary E Blodgett, 5 E 62 (R S \$37.50). nom

Mercer st, 153 (2:513), ws, abt 150 n Prince, 25x100; PM; July1; July3'18; installs, 6%; Dolland Warehouse & Storage Co to Denison Realty Corp, 92 William. 8,500

Norfolk st, 107 (2:353), ws, 150 n Delancey, 25x100; PM; June28; July1'18; 5y4 1/2%; Jos Aronauer, Bronx, to Harris Dely, 515 Park av, & ano, trste Richd S Ely. 17,000

Pitt st, 19 1/2, see Broome, 126.

3D st, 357-6 E (2:357), ns, 198 e Av D, runs e39.6xn77xw19xn17.4xw27.2xs36.1xs— to beg; July1; July2'18; 3y5%; Simon Fogel Co, 357 E 3, to Adam Muller, 14 E 87. 10,000

6TH st, 301 E, see 2 av, 104-6.

8TH st, 318-20 E (2:390), ss (mtg reads ns), 308.4 e Av E, 39.8x97.6; probable error; pr mtg \$—; June15; June28'18; due Jan 15'19, 6%; Max I Rosenbaum to Sarah Gens, 543 W 162. notes 1,500

17TH st, 21-7 W (3:819), ns, 333 w 5 av, 102x184 to 18th (Nos 16-24); supplemental to mtg \$425,000; pr mtg \$—; Apr1; July 2'18; due Apr1'23, 5%; Susquehanna Silk Mills, 149 Mad av, to N Y Life Ins Co, 346 Bway. 425,000

17TH st, 21-7 W (3:819), ns, 333 w 5 av, 102x184 to 18th (Nos 16-24); certf as to mtg \$425,000; July2'18; Susquehanna Silk Mills to N Y Life Ins Co. —

18TH st E, swc Av B, see Av B, 300.

18TH st, 16-24 W, see 17th, 21-7 W.

18TH st, 335 W (3:742), ns, abt 420 w 8 av, 25x92; pr mtg \$—; July2; July3'18; due & int as per bond; Mary F Cahill, 335 W 18, to Nellie D Callahan, 329 W 18. 5,000

19TH st, 238-56 W (3:768), ss, 343.5 w 7 av, 154.2x92; PM; June29; July1'18; 5y6%; Isaac Freedman to West 19th St Garage Corp, 26 Court st, Bklyn. 35,000

19TH st, 452-4 W (3:716), ss, abt 100 e 10 av, 50x92; pr mtg \$—; July1; July2 '18; 3y6%; Richd Fitzpatrick, of N Y, to Lewis M Isaacs, trste Harris Aronson, 203 Cliff av, Pelham, NY. 20,000

26TH st, 329-39 E, see 1 av, 447-51.

27TH st, 334-42 E, see 1 av, 447-51.

35TH st, 250 W (3:784), ss, 250 e 8 av, 25x98.9; June25; July2'18; due July1'23, 5%; Anna G Van Riper & Minerva Mead to Laurence Curnen, 259 W 44. 8,000

35TH st, 558 W (3:706), ss, 125 e 11 av, 25x98.9; ext of mtg for \$9,000 to July1'21, 6%; June26; June28'18; U S Title Guaranty Co, 32 Court, Bklyn, with Marion L Post, 320 E 83 (R S \$4.50). nom

36TH st, 407-9 W (3:734), ns, 125 w 9 av, 50x98.9; PM; pr mtg \$27,000; July1; July3'18; due & int as per bond; Diamond Carbonating Co, 240 E 37, to 407-9 West 36th St Corp. 3,000

38TH st, 200 W (3:787); ext of mtg for \$38,000 to May25'21, 5 1/2%; May6; July2'18; Josephine A Johnson, East Orange, NJ, with May H Brown, Bryn Mawr, Pa, gdn Alex Brown, Jr, et al (R S \$13.75). nom

38TH st, 258 W (3:787); ext of mtg for \$22,000 to May25'21, 5 1/2%; May6; July2 '18; Josephine A Johnson, East Orange, NJ, to John A Brown, Jr, Newtown, Pa (R S \$8.75). nom

42D st, 215-23 W (4:1014), ns, 220 w 7 av, runs w105xn100.5xw8.4xn100.5 to 43d (Nos 228-32) xe50xsl00.5xe63.4xs100.5 to beg; also 43D ST, 234 W, ss, 333.4 w 7 av, 16.8x100.5; leasehold; bldg loan; June28; July1'18; 5y4 1/2%; Sperry & Hutchinson Co to Bowery Savings Bank, 128 Bowery. 185,000

42D st, 215-23 W (4:1014), ns, 220 w 7 av, runs w105xn100.5xw8.4xn100.5 to 43d (Nos 228-32) xe50xsl00.5xe63.4xs100.5 to beg; also 43D ST, 234 W, ss, 333.4 w 7 av, 16.8x100.5; agmt to consolidate four mtgs as one mtg for \$525,000; June27; July1'18; Sperry & Hutchinson Co with Bowery Savings Bank. —

42D st, 215-23 W (4:1014); also 43D ST, 228-32 W, ext of three mtgs for \$340,000 to Nov1'21 at 5%; June27; July1'18; Sperry & Hutchinson Co with Bowery Savings Bank. nom

43D st, 228-34 W, see 42d, 215-23 W.

45TH st, 51-3 W (5:1261), ns, 307.6 e 6 av, 37.6x100.5; pr mtg \$66,500; June1; July 3'18; installs, 6%; Ferdinand J Fullaytar, — Woodlawn av, Pittsburgh, Pa, to Circle Concrete Corp, 1622 Ams av. 23,500

45TH st, 51-3 W (5:1261); sobrn agmt; June20; July3'18; Mary Fullaytar to Circle Concrete Corp, 1622 Ams av. nom

45TH st, 51-3 W, see 46th st, 48 W.

46TH st, 48 W; also 45TH ST, 51-53 W (5:1261); ext of mtg for \$66,500 to June1 '21, 5%; June1; July3'18; Lincoln Trust Co, 204 5 av, with Ferdinand J Fullaytar, Woodlawn av, Pittsburgh, Pa (R S \$33.50). nom

49TH st, 430 W (4:1058); ext of 3 mtgs for \$10,000 to July1'21, 5 1/2%; June27; July 2'18; Louis S Frankenhimer, exr Vertha Rosenbaum, with Katharine Boehm, 389 Palisade av, West Hoboken, NJ. nom

49TH st, 442 W (4:1058); certf as to reduction of mtg for \$14,000, rec May22, 1893, to \$10,000 at 5%; May22; June28'18; Robt C Fulton & Edw Ashforth, exrs Harriet D Potter, mtges, to Broadway-225th St Realty Corp, 382 Wadsworth av. —

50TH st, 404 E (5:1361), ss, 40 e 1 av, 20x90; ext of mtg for \$6,000 to June1'21, 5%; June26; June29'18; Simon B Blumenthal, 981 Park av, with Mathilda, wife of & Adolf Hess, 404 E 50 (R S \$3). nom

51ST st, 131 W (4:1004), ns, 400 w 6 av, 25x100.5; PM; pr mtg \$—; July2; July 3'18; 5y6%; Franbro Realty Co, 318 E 32, to Jos Holt, 132 Locust Hill av, Yonkers, NY. 20,000

58TH st, 32 E, see Madison av, 607-11.

58TH st, 135 W (4:1011), ns, 316.8 w 6 av, 50x100.5; pr mtg \$231,600; May18; July 3'18; due & int as per bond; Tobba Realty Corp to Saml L Ayres, Dedham, Mass. 17,000

59TH st, 201-3 E, see 3 av, 991.

62D st, 236 W (4:1153), ns, 275 e West End av, 25x100.5; pr mtg \$—; July1; July2'18; due June1'28, 5%; Saml Ellis, 86 S 10th, Bklyn, to Board of Foreign Missions of the Reformed Church in America, 25 E 22. 6,500

72D st, 131 W (4:1144), ns, 300 w Col av, 22x102.2; July2; July3'18; due as per bond, 5%; Jeremiah F Donovan, 124 S Oxford, Bklyn, to Home for Incurables, 3 av & 181st. 40,000

79TH st, 501 E, see Av A, 1498.

80TH st, 146 W (4:1210), ns, 270 e Ams av, 20x102.2; June28; June29'18; 3y5 1/2%; John S Wilson at Lausanne, Switzerland, & Agnes G W Bertier at London, Eng, to Geo M Bennett, 312 E 143, Bronx. 6,000

81ST st, 444 E, see Manhattan av, 157-67.

81ST st, 444-6 E (5:1560), ss, 113.3 w Av A, 43.3x102.2; sobrn agmt; July2; July 3'18; Jefferson Bank to Morris Cohen, 560 W 180, & John Morrissey, 1851 7 av. nom



82D st, 344-52 E (5:1544), ss, 67 w 1 av, 83x102.2; July2; July3'18; 4y5%; Eliz Win-ter to Elise Boyd, 36 Riverside dr, 32,000

83D st, 531 E (5:1550), ns, 173 w Av B, 25x100.2; pr mtg \$—; July1; July3'18; 5y5%; Philip Frank, Sr, to Philip Frank, Jr, 2700 3 av, 5,000

84TH st, 352 E, see Lex av, 1253.

85TH st, 301-7 W, see West End av, 521-9.

86TH st, 183 W (4:1219); ext of mtg for \$10,000 to July1'21, 6%; July1; July2'18; N Y Life Ins & Trust Co, 52 Wall, to Conde L Faunon, 197 Weyman av, New Rochelle, NY (R S \$7), nom

8811TH st, 250 W, see Bway, 2359-95.

9011TH st, 329 E (5:1553), ns, 225 w 1 av, 25x100.8; pr mtg \$11,500; June28; June29'18; due & int as per bond; Emanuel Baer of Bronx to Emma Hartman, 384 E 193, Bronx, 5,000

92D st, 335 E (5:1555), ns, 150 w 1 av, 25x100.3; June28; July2'18; 5y5%; Edw Downey to Paul G Dorschel & Oscar C Dorschel, 604 E 84, 13,000

93D st, 335 E (5:1555), ss, 100 w 1 av, 25x100.8; pr mtg \$—; July1; July3'18; 5y5%; Adam Stahl to Julie Aichele, 61 E 86, 9,000

93D st, 1 W, see Central Park W, 331-5.

96TH st, 172 E (5:1524); ext of mtg for \$11,000 to July1'21, 5½%; June28; July2'18; Geo B Bernheim, trste Gustav Bernheim, 148 W 86, with Julia Schwarz, 1038 5 av (R S \$5.50), nom

97TH st, 102 E, see Park av, 1253.

101ST st, 343-5 E (6:1673), ns, 40 w 1 av, 40x100.11; June24; July3'18; 8y5%; Circle Concrete Corp, 1622 Ams av, to Lincoln Trust Co, 204 5 av, 29,000

103D st, 108-10 E (6:1630); ext of mtg for \$36,000 to July1'23, 5%; July1; July2'18; Zerlina Adler, 264 Riverside dr, with Jos Yeska, 155 Riverside dr, nom

109TH st, 106 W (7:1863), ss, 150 w Col av, 25x100.11; ext of mtg for \$10,000 to July1'23, 5%; June25; July2'18; Laurence Curnen, 259 W 44, to Anna G Van Riper & Minerva Mead, 150 W 93 (R S \$5), nom

111TH st, 154 W, see 7 av, 1807-15.

112TH st, 214 W (7:1827); ext of mtg for \$6,000 to July1'21, 5%; June20; July2'18; Geo B Bernheim, 148 W 86, trste Gustav Bernheim, with Victor Weichmann, 214 W 112 (R S \$3), nom

114TH st, 75 E (6:1620); ext of mtg for \$18,000 to Nov12'20, 4½%; Sept26'17; July3'18; Chas Hoffman, trste, with Hyman Rosenfeld, nom

114TH st, 554 W (7:1885), ss, 125 e Bway, 20x100.11; pr mtg \$12,000; July1; July3'18; 6y6%; Celia Schlesinger to Wm C Lester, 40 Hamilton ter, 5,000

122D st, 431 E (6:1810); ext of mtg for \$13,500 to July1'23, 5%; June17; June28'18; Ollie Scheuer, 801 West End av, with Saml Panzer, 1500 Vyse av, Bronx (R S \$7), nom

122D st, 431 E (6:1810), ns, 250 w Pleasant av, 25x100.11; PM; pr mtg \$13,500; June28'18; due July1'23, 6%; Saml Panzer, 1500 Vyse av, Bronx, to Jonas Scheuer, 801 West End av, 3,000

124TH st, 348 E (6:1800), ss, 172.6 w 1 av, 18x100.11; pr mtg \$—; June24; July3'18; installs, int as per bond; Gennaro Demarco, 348 E 124, & Michele Gallo, 402 E 121, & Cono Briganti, 348 E 124, to Miriam Tuckman, 601 W 168, 500

129TH st, 56 W (6:1726), ss, 135 e Lenox av, 27.6x99.11; pr mtg \$—; July1; July3'18; 3y6%; Chas Reichardt to Pauline Levy, 470 Coney Island av, Bklyn, 950

129TH st, 116-20 W (7:1913), ss, 150 w Lenox av, 7.5x99.11; PM; pr mtg \$—; July2; July3'18; due & int as per bond; Louis Chaskin, 515 W 124, to N Y Savgs Bank, 81 8 av, 62,500

130TH st, 245 W (7:1936); certf as to ext of mtg for \$10,000 to June15'21, —; June1; June28'18; Rossoff Realty Corp with Clara P Hahn, 24,000

134TH st, 121 W (7:1919), ns, 325 w Lenox av, 25x99.11; June26; July1'18; 3y 5½%; Dorothy M Symes, 294 Magnolia av, Jersey City, NJ, to Morris Aron, 1248 Waterview pl, Far Rockaway, NY, 11,000

136TH st, 161 W (7:1921), ns, 175 e 7 av, 12.6x99.11; PM; June28; July1'18; due July1'20, 6%; Marie McDowell to Mary Foley, 321 South 4 av, Mt Vernon, NY, 1,450

137TH st, 30 W (6:1731), ss, 335 w 5 av, 37.6x99.11; pr mtg \$—; June15; July3'18; 3y6%; Martha G Reid, 300 Leland av, Plainfield, NJ, to Julius Samuels et al, exrs Moritz Samuels, Mt Vernon, NY, 24,000

137TH st, 32 W (6:1731), ss, 372.6 w 5 av, 37.6x99.11; pr mtg \$—; June15; July3'18; 5y6%; Martha G Reid, 300 Leland av, Plainfield, NJ, to Isidore Samuels, Mt Vernon, NY, 24,000

137TH st, 218 W (7:1942), ss, 242 w 7 av, 16x99.11; PM; June26; July2'18; due & int as per bond; Edw H Lee, of Shawnee, Pa, to John P Leo, 529 W 142, 7,500

140TH st, 500 W, see Ams av, 1616-20.

141ST st, 73 W (6:1739), ns, 150 e Lenox av, 25x99.11; pr mtg \$—; July1; July2'18; 3y5%; David Baskind, 3 E 105, to Mary L Fitzpatrick, 576 Mott av, 2,500

143D st, 102-4 W (7:2011); ownership agmt in mtg; July1; July2'18; Irving I Lewine, 221 E 72, with Wm Rankin, 119 W 77, 24,000

145TH st, 316 W (7:2044), see Bradhurst av (No 52), 27.8x99.11x38.8x100.6; May20; July1'18; due July1'23, 6%; Lizize Krotsky to Abr Schiff, 481 Jefferson av, Bklyn, & Maurice Schiff, 520 Jefferson av, Bklyn, 5,000

147TH st, 614 W (7:2093), ss, 117.2 w Bway, 16.8x99.11; PM; July1; July2'18; due Aug1'23, 5%; Sarah M Smyth, 802 W 181, to Emma L Lockwood, 92 Danforth av, Jersey City, NJ, 5,500

151ST st, W, nwc Convent av, see Convent av, 480-2.

152D st, 505 W (7:2081), ns, 150 w Ams av, 17.9x99.11; July2'18; due & int as per bond; Paul Chalfin to Title Guar & T Co, 5,000

158TH st, 544-52 W (8:2116), ss, 125 e Bway, 100x99.11; certf as to reduction of mtg to \$120,000; June26; July2'18; National Savgs Bank of City N Y to —, 4,250

163D st, 535-7 W (8:2122), ns, 287.6 e Bway, 77.6x99.11; PM; pr mtg \$74,000; July1; July3'18; due Dec20'20, 6%; Malex Realty Corp, 170 Bway, to Berent C Gerken, 67 E 87, 4,250

163D st, 539-41 W (8:2122), ns, 210 e Bway, 77.6x99.11; PM; pr mtg \$74,000; July1; July3'18; due Dec20'20, 6%; Malex Realty Corp, 170 Bway, to Berent C Gerken, 67 E 87, 4,250

182D st, 532 W (8:2155), ss, 28 e Audubon av, 18x70; July3'18; due & int as per bond; Helene A Saenger to Emma Popper, 532 W 182, 1,500

191ST st, 600 W (8:2169), swc St Nicholas av (Nos 1601-5), 100x103; pr mtg \$75,000; July1; July2'18; due & int as per bond; Philip J Curry to Walter C Herbener & Charlotte Herbener, 45 W 95, 23,000

Av A, 1498 (5:1576), nec 79th (No 501); ext of mtg for \$40,000 to July1'21, 5%; June25; June28'18; Lucius H Beers at Westhampton Beach, LI, & ano, trstes Robt R Stuyvesant, with Louis Wolfshelm, 789 West End av (R S \$20), nom

Av B, 300 (3:975), swc 15th, —; leasehold; July1; July2'18; due as per bond, 6%; Good Garage, Inc, 300 Av B, to Harry Katz, 233 Monroe, 12,000

Amsterdam av, 1616-20 (7:2071), swc 140th (No 500), 99.11x125; pr mtg \$175,000; June17; July3'18; 10y6%; Adele Kneeland to Circle Concrete Corp, 61 E 42, 25,000

Amsterdam av, 1616-20 (7:2071), swc 140th (No 500), 99.11x125; June24; July3'18; due May1'23, 5½%; Circle Concrete Corp to Metropolitan Life Ins Co, 1 Mad av, 175,000

Amsterdam av, 1616-20, swc 140th (No 500); certf as to above mtg; June24; July3'18; same to same.

Bradhurst av, 52, see 145th, 316 W.

Broadway, 2359-95 (4:1235), swc 88th (No 250), 100.8x100; July1; July2'18; due & int as per bond; Abel Smith to Oceanic Investing Co, 49 Wall, 350,000

Central Park W, 331-5 (4:1207), nwc 93d (No 1), runs w173.4xn100.8xe73.4xn25xe100 xsl25.3 to beg; pr mtg \$—; May24; July2'18; due Oct15'18, 6%; Broadedge Corp to N Y County National Bank, 79 8 av, 4,500

Central Park W, 331-5 (4:1207), nwc 93d (No 1); certf as to mtg \$4,500; May 24; July2'18; Broadedge Corp to N Y County National Bank, —

Convent av, 480-2 (7:2066), nwc 151st, 54.6x84.8x50x62.11; pr mtg \$46,000; July1; July2'18; installs, 6%; Sophie L Maltby, 1203 Putnam av, Plainfield, NJ, to Olds Holding Corp, 217 Bway, 3,000

Lexington av, 1253 (5:1513), ws, 62.2 s 85th, 20x67.2; also 84TH ST, 352 E (5:1546), ss, 75 w 1 av, 25x81.2; secures performance of conditions in Ls dated June28'18; June 26; June28'18; due Aug31'21, int as per bond; Fredk J Feuerbach, 506 E 87, & Wm J Frey, 1226 Tinton av, Bronx, to Highmount Realty Co, 87 Maiden la, 5,000

Madison av, 607-11 (5:1293), sec 58th (No 32), 50.5x20; ext of mtg for \$60,000 to May 5'24, 5½%; pr mtg \$—; July1; July3'18; W Forbes Morgan as trste, & c, with Myer Gottlieb, 208 E 58 (R S \$25), nom

Manhattan av, 157-67 (7:1843), ws, 40.11 n 107th, 120x100; pr mtg \$211,950; also 81ST ST, 444 E (5:1560), ss, 113.3 w Av A, 43.3x102.2; pr mtg \$35,000; July2; July3'18; installs, 3y6%; Manhattan Av Holding Co to Morris Cohen, 560 W 180, & John Morrissey, 1851 7 av, 15,000

Manhattan av, 157-67; also 81ST ST, 444 E; certf as to above mtg; pr mtg \$—; July2; July3'18; same to same.

Manhattan av, 157-67 (7:1843), ws, 40.11 n 107th, 120x100; sobrn agmt; July2; July3'18; Jefferson Bank to Morris Cohen, 560 W 180, & John Morrissey, 1851 7 av, nom

Park av, 1253 (6:1624), sec 97th (No 102), 25x100; PM; July1; July3'18; 3y6%; Frank Zebro & Co to Isaac Lowenfeld et al, trstes Wm Prager, 106 E 64, 3,190

Pleasant av, 357 (6:1806), ws, 34.3 s 119th, 16.8x75; PM; pr mtg \$4,000; July2; July3'18; due Jan1'21, 6%; Giovanni Arestia & Emanuela De Stefano, of N Y, to Michl J Ryan, Cedarhurst, LI, 1,200

Pleasant av, 357 (6:1802); ext of mtg for \$5,000 to July2'21, 5%; July2; July3'18; Wm H P Oliver of Morristown, NJ, with Michael J Ryan, Cedarhurst, LI, nom

St Nicholas av, 720 (7:2053), es, 262.4 n 145th, 18.6x100; PM; pr mtg \$8,000; June27; July2'18; due July1'22, 5%; Helen W Foster, 501 W 121, to Wm C Lester, 40 Hamilton ter, 2,000

St Nicholas av, 1601-5, see 191st, 600 W.

West End av, 521-9 (5:1247), nwc 85th (Nos 301-7), 102.2x150; pr mtg \$735,000; July1; July2'18; due as per bond, 6%; Saml Borchardt, 349 W 86, to West End Eighty-Fifth Co, 20 W 34, 126,000

West End av, 564 (7:1874), es, 40.11 n 102d, 20x92; ext of mtg for \$6,000 to June 1'20, 6%; pr mtg \$23,000; June8; June28'18; Susannah M Harahan of Norfolk, Va, with J Griffin Daughtry, NY (R S \$3), nom

1ST av, 447-51 (3:932), ws, 24.9 n 26th, runs w100xs24.9 to 26th (Nos 329-39) xw 150x98.9xe25xn98.9 to 27th (Nos 334-42) xel30xs74.1xw5xs24.8xe100 to 1 av xs74 to beg; PM; June28; July1'18; 5y4½%; Sev Realty Corp, 1476 Bway, to Bowery Savings Bank, 128 Bowery, 150,000

2D av, 17 (2:456), nws; certf as to reduction of mtg for \$25,500 rec June1'02 to \$16,000 at 5%; June27; June28'18; P Frederick & Hy J Bruner, exrs, & c, Peter Bruner, to Ernest Plath, 39 E 7, —

2D av, 104-6 (2:448), nec 6th (No 301), 51.9x87; pr mtg \$—; June26; June28'18; due in 18 monthly installs, 6%; Annie Rosen to Morris Fein, 1370 Lyman pl, Bronx, notes 4,000

3D av, 991 (5:1414), nec 59th (Nos 201-3), 20.1x80; pr mtg \$48,000; July1; July2'18; due & int as per bond; Alfred L Anderson, Closter, NJ, to Henrietta Herbener, 45 W 95, 6,000

7TH av, 1807-15 (7:1820), sec 111th (No 154), 100.11x110; pr mtg \$—; June24; June28'18; due July15'21, 6%; Long Beach Automobile & Storage Co to Michl H Marks, 518 W 135, 10,000

7TH av, 1807-15 (7:1820), sec 111th (No 154), 100.11x150; ext of 2 mtgs for \$313,000 to July31'23, 5%; May25; July2'18; Lawyers Title & T Co with Long Beach Automobile & Storage Co, nom

9TH av, 771 (4:1061), ws, 50.5 s 52d, 25x 100; July1; July3'18; demand, 6%; Grand Picture Operating Co to Saml Levy, Jr, 10 Straiton av, Arverne, LI, 1,500

Certificate as to mtg \$— dated July 1'18; June15; July2'18; Valley Mould & Iron Corp to First Trust & Savgs Co, Cleveland, Ohio, trste, —

### ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

#### Borough of Manhattan.

##### JUNE 28, 29, JULY 1, 2 & 3.

Chrystie st, 110 (2:418); Mary A Curry to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; (A) Amend & A, 119 Nassau (\$5,000, May18'12); July2'18, 3,000

Gold st, 40-2 (1:76); Equitable Trust Co of N Y to N Y Title & Mtg Co (\$17,000, Dec1'17); June28'18, O C & 100

Hancock pl, 4 (7:1950); Equitable Trust Co of N Y to N Y Title & Mtg Co, 135 Bway (\$30,000, Oct23, 1895); July1'18, 100

Livingston pl (3:922), sec 16th, 34.8x84; Noah S Sheifer, 124 W 114, to J & N S S Holding Co, 170 Bway; (A) Saml Wacht, Jr, 170 Bway (\$11,000, Nov24'14); June28'18, 1,000

Stanton st (2:350), ns, 75 w Clinton, 25x 100; Harold M Sill, Germantown, Pa, to Jacob Larchan, 510 W 147; (A) I Appel, 299 Bway (\$22,000, June24'03); July2'18, 22,000

2D st, 83 E (2:443); Cath S Utermohlen Vogedes to Fredk Vogedes, both at 575 Riverside dr; 2-5 pts; AT; (A) Jos Atz, 53 Liberty (\$7,500, Apr23'18); June28'18, nom

11TH st, 529 E (2:405); Francis E Woodbury to Annie Kaplan, 450 Riverside dr; (A) Jacob I Berman, 346 Bway (\$15,000, May27'08); July2'18, O C & 100

15TH st, 244 W (3:767); Eliz Larkin to N Y Title & Mtg Co (\$10,000, Feb1, 1900); June28'18, O C & 100

18TH st, 251 W (3:768); Thomas Kenworthy, exr Harriet C Kenworthy, to Thomas Kenworthy, trste Harriet C Kenworthy, 51 W 81; all title; (A) Thompson, K & W, 256 Bway (\$15,000, Oct8'08); July3'18, 4,000

21ST st, 225-341 (3:719), ns, 262.8 w 3 av; Lawyers Mtg Co to Nathan M Eisenberg, 500 W 175; (A) Lawyers Mtg Co (\$12,000, Apr23'12); July3'18, 8,500

33D st, 231-3 E (3:914), ns, 240.1 w 2 av, 34.11x98.9; Cecelia Einstein & ano, exrs, & c, Henry L Einstein, to Myron S Falk, 44 W 53, trste for Cecelia Einstein et al; (A) Goldsmith, C C & W, 61 Bway (\$17,000, Nov13'15); June29'18, 17,000

34TH st, 130 W (3:809); Meta Weber to Dry Dock Savings Instn, 341 Bway; (A) Frank M Tichenor, 38 Park Row (\$34,000, June19, 1891); July1'18, 30,000

35TH st, W (3:706), ss, 125 e 11 av, 25x 98.9; Trustees of Mecca Temple of the Ancient Arabic Order of the Nobles of the Mystic Shrine to U S Title Guaranty Co, 32 Court st, Bklyn (\$13,000, May3'07); June28'18, 11,000

43D st, 445 W (4:1053); Sadie E Adams & Ida Adams to Wm Muth; (A) Martin & S, 627 9 av (\$12,000, June14, 1900); July3'18, 12,000

43D st, 321 E (5:1236), ns, 300 e 2 av; Madeline Volker of Bklyn to Marie Stetter, 99 Trowbridge st, Astoria, NY; (A) Margaret Creter, Woodhaven, LI (\$2,000, Mar25'09); July3'18, 600

45TH st, 51-53 W (5:1261); Circle Concrete Corp, 1622 Ams av, to Lincoln Trust Co, 204 5 av; (A) Title G & T Co (\$200,000, Sept6'12); July3'18, 66,500

46TH st, 48 W; also 45TH ST, 51-53 W (5:1261); Adele Kneeland to Circle Concrete corp, 1622 Ams av; (A) Title Guar & T Co (\$200,000, Sept6'12); July3'18, 100

50TH st, 404 E (5:1361), ss, 40 e 1 av, 20 x90; Hilda London, 215 W 101, & ano, exrs Lewis A London, to Simon B Blumenthal, 981 Park av; (A) Title Guar & T Co (\$3,500, Nov10'10); June29'18, 7,000

63D st, 162 E (5:1897); Geo Draper to Paul Tuckerman, of Tuxedo, NY; (A) Kath P Stone, 162 E 63 (\$6,000, July31'15); July 2'18, 6,000

70TH st, 324 E (5:1444); Lucy J O'Connell to I Newton Williams, 264 Riverside dr; (A) Title Guar & T Co (\$1,500, May 28'13, & \$1,500, May28'13); July2'18, nom

71ST st, 253 W (4:1163); Thos Kenworthy, exr Harriet C Kenworthy, to Abr Collier, 51 W 81; all title; (A) Thompson, K & W, 256 Bway (\$15,000, Nov13'17); July 3'18, 7,000

76TH st, W (4:1185), ns, 151 w West End av, 18x102.2; Beatrice O Paul to Ruth Gregory, 2178 Bway; (A) Cannon & C, 125 Bway (¼ pt of mtg for \$21,000, Oct29'13); July2'18, 5,293.75

76TH st, W (4:1185), same prop; Francis W Pollock, trste Susan J M Gregory, to Margt A Gregory, 2178 Bway; (A) Cannon & Cannon, 135 Bway; ¼ pt in mtg for \$21,000; Oct29'13); July2'18, 5,293.75

79TH st, 327 E (5:1542); Julius Haintsch to Katie Beck, 1575 1 av; (A) Geo H Beck, 1515 1 av (\$6,000, June27'07); July2'18, 6,000



**82D st, 168 E** (5:1610); Kenneth F H Underwood, exr Ada H Underwood, to Kenneth F H Underwood at Belnord, Bway & 86th; (A) Lawyers Title & T Co (\$20,000, Apr27, 1889); June28'18. 20,000

**83D st, 512 E** (5:1579); Eliza Hannig, 2041 5 av, to Chas Yetter, 492 E 169; (A) Title Guar & T Co (\$12,000, Jan4'07); July 3'18. 12,000

**84TH st, 215 E** (5:1530); Hannah M Gleason & ano exrs & trstes Jane Delaney, to Catherine Healy, 357 W 122; (A) Olcott, B. McM & E, 170 Bway (\$17,000, Dec14'10); July1'18. 17,000

**84TH st, 531 E** (5:1581); Fredk W Schwegler to Alice G Schwegler, 2933 Marion av; (A) Andw C Troy (\$15,000, May17'07); July3'18. 15,000

**84TH st, 515 E** (5:1563), ss, 119.11 e 1 av, 19.11x102.2; Chas Guthy of Bklyn to Mathias Muller, 600 E 83; (A) T G & T Co (\$6,000, Aug1'02); July2'18. 6,000

**85TH st, 335 E** (5:1548); Horace R Shares, 135 W 47, to Edw Regenhart, 443 Gregory av, Weehawken, NJ; (A) H C Kudlich, 233 Bway (an int of \$5,500 in mtg for \$12,500, Oct1'09); June28'18. 5,500

**96TH st, 108 W** (4:1226); Louise R Maron to Fredk E Hertel, 131 W 96 (\$20,000, Jan 11'05); July3'18. 25,000

**103D st, 108 E** (6:1630), ss, 39.4 e Park av, 40x100.11; N Y City Mission Soc to Lawyers Mtg Co; (A) Max Altmayer, 290 Bway (\$36,000, Apr29'08); July2'18. 32,000

**103D st, 108 E** (6:1630), ss, 39.4 e Park av, 40x100.11; Lawyers Mtg Co to Zerlina Alder, 264 Riverside dr; (A) Max Altmayer, 290 Bway (\$36,000, Apr29'08); July2'18. 28,000

**109TH st, 106 W** (7:1863); Isabelle D Fowler to N Y Title & Mtg Co, 135 Bway (\$22,000, Mar8'09); July2'18. 100

**109TH st, 106 W** (7:1863); N Y Title & Mtg Co to Laurence Curpen, 259 W 44; (A) L Curnen (\$22,000, Mar8'09); July2'18. 20,000

**111TH st, 245 E** (6:1661); Anthony J Mackey to Mary R Mackey, 308 W 13; (A) W C French, 41 Park Row (\$6,000, Nov16 1899); July2'18. 6,000

**114TH st, 75 E** (6:1620); also HENRY ST, 169 (1:284); Chas Hoffman, trste in matter of application of Berthold A Rich to sell property will of Alex Rich to Daisy B Rich, 272 W 90, gdn Allen Rich; (A) Chas L Greenhall, 120 Bway (\$19,000, July 16'07, & \$15,500, Nov12'06); July3'18. 34,500

**117TH st, 218 E** (6:1666); Henry Eggert, 2081 Ryer av, to Rosa Kahn, 1057 Hoe av; (A) Hirleman & Vaughan, 391 E 149 (\$1,500, Jan18'18); June28'18. 1,500

**122D st, 357 W** (7:1949); Hannah M Gleason & ano, exrs & trstes Jane Delaney, to Catherine Healy, 357 W 122; (A) Olcott, B. McM & E, 170 Bway (\$5,000, July16'12); July1'18. 5,000

**127TH st, 218 W** (6:1725), ns, 422.6 w 5 av, 18.9x99.11; Emil C Bondy & ano, exrs Chas Bondy, to Rosalie Bondy of Allentown, Pa; (A) Lawyers Title & T Co (\$12,000, July16, 1898); June28'18. 12,281.67

**132D st, 56 E** (6:1756), ss, 75 w Park av, 25x99.11; Anna Ulrich, 1051 Jackson av, to Rheingold Casper, 135 W 60; (A) Wm W Frankel, 271 Bway (\$5,000, Nov27'06); July 2'18. 5,000

**138TH st, 507 W** (7:2070); N Y Title & Mtg Co, 135 Bway, to Crimmins Realty Co, 624 Mad av; (A) N Y Title & Mtg Co (\$35,000, July13'15); July1'18. 29,000

**138TH st, 507 W** (7:2070); Frances E Baker et al, trstes will Frederic Baker, to N Y Title & Mtg Co (\$35,000, July13'15); June28'18. 31,500

**143D st, 102-4 W** (7:2011); Irving I Levine, 221 E 72, to Wm Rankin, 119 W 77; (A) N Y T & Mtg Co (\$39,000, Mar13, 1900); July2'18. 18,000

**162D st, 218 W** (8:2136), sec Riverside dr; Columbia Trust Co to N Y Title & Mtg Co; (A) Lawyers T & T Co (\$210,000, Oct 23'16); July3'18. 100

**162D st, 218 W** (8:2136), sec Riverside dr; N Y Title & Mtg Co to N Y Savings Bank, 81 8 av; (A) John A Dutton, 80 Maiden la (\$210,000, Oct23'16); July3'18. 180,000

**171ST st, 567 W** (8:2128); Frances L Lee gdn Wm G Lee to Wm G Lee, 232, Sherman av; (A) Geo A Steinmuller, 1511 3 av (\$3,500, Dec22'11); July3'18. 3,500

**174TH st, 218 W** (8:2130), 100 w Amsterdam av, 50x100; Kenneth F H Underwood, exr Ada H Underwood, to Kenneth F H Underwood at Belnord, Bway & 86th; (A) Lawyers Title & T Co (\$40,000, May19'14); June28'18. 40,000

**178TH st, 218 W** (8:2177), nec Northern av; N Y Title & Mtg Co, successor by merger to N Y Mtg & Security Co to Hudson Mtg Co, 135 Bway; (A) N Y Title Ins Co (\$23,000, Jan28'14); July1'18. 100

**178TH st, 218 W** (8:2177), sec Northern av; same to same; (A) same (\$25,000, Feb5 '14); July1'18. 100

**187TH st, 657 W** (8:2170); Charlotte A Williams to Chas Stahl, 118 East End av; (A) Wesselman & K, 55 Liberty (\$662.57, Jan19'03); July1'18. 100

**205TH st, 218 W** (8:2202), nwc Columbus av; Edw M Scudder et al exrs Hewlett Scudder to Jas P Robertson, Guilford Centre, Vermont; (A) Arthur Knox, 198 Bway (\$10,000, Mar31'05); July3'18. 10,146.67

**Columbus av, 426** (4:1211), ws, 76.8 n 80th, 25.6x100; Central Union Trust Co of N Y, successor by merger to Union Trust Co of N Y, gdn Eugenia Chapin, to Henry Kroger, on 231st st, at Spuyten Duyvil; (A) Lawyers Title & T Co (\$27,000, Dec26 '07); June29'18. 27,000

**Madison av, 1392** (6:1602); De Witt Fox, trste appointed in matter of application of Berthold A Rich, to sell property under will Alex Rich to Daisy B Rich, 272 W 90, gdn Allen Rich; int of \$28,217.34; (A) Chas L Greenhall, 120 Bway (\$63,500, June 21'07); July3'18. 63,500

**Madison av, 1775** (6:1622); Title Guar & Trust Co to Fannie Meyer, 152 E 80; (A) Title Guar & T Co (\$10,000, June20'18); July3'18. 10,000

**Madison av** (6:1610), ws, 25.11 s 105th, 25x70; Emil C Bondy & ano, exrs Chas Bondy, to Rosalie Bondy of Allentown, Pa; (A) Lawyers Title & T Co (\$15,000, Apr30, 1900); June28'18. 15,100

**Madison av** (6:1612), es, 75.11 n 106th, 25x100; Emil C Bondy & ano, exrs Chas Bondy, to Rosalie Bondy of Allentown, Pa; (A) Lawyers Title & T Co (\$17,500, May3, 1899); June28'18. 17,631.25

**1ST av, 1158** (5:1458); Emil Rosenthal, Newark, NJ, to Nathan Rosenthal, 450 Audubon av; 1/2 int; (A) A & H Bloch, 99 Nassau (\$16,000, Aug3'03); July3'18. 1,000

**1ST av, 1158** (5:1458); same to Bertha Alexander, 4074 Longfellow av; 1/2 int (same); July3'18. 2,000

**1ST av, 1548** (5:1560); Wm Klapper to Louis Schatten, 1569 1 av; (A) Louis Applebome, 302 Bway (\$18,000, July2'07); July 3'18. 5,500

**2D av, 1395** (5:1427); P Frederick Bruner & ano, admsrs Henry Bruner, to P Frederick & Henry J Bruner, 27 W 58, exrs, & c, Peter Bruner; (A) Rose & Paskus, 128 Bway (\$21,000 (now \$16,000), June29'05); June28'18. 16,000

**3D av, 1295** (5:1429); Maurice M Sternberger, exr Mayer Sternberger, to Henry Sternberger, 44 W 44; (A) Wm Flatto, 27 Cedar (\$14,000, May14'18); July3'18. 12,000

**7TH av** (7:1860), sec 111th, 100.11x110; Michl H Marks to Kalman G Ginsburg, 19 Eldridge; (A) Cass & A, 35 Nassau (\$10,000, June24'18); July2'18. 10,000

**10TH av, 688** (4:1058), es, 20 n 48th, 26.9 x82; The Greenwood Cemetery to Annette Roettling, 1420 Clinton av, Woodhaven, LI; (A) F Roettling, 528 Greene av, Bklyn (\$22,000, June17, 1887); July3'18. 19,000

**10TH av** (4:1064), es, 100.5 n 54th, 19x 100; Anna Leber admr Gustav Leber, to Emma Wackerberg, 910 Cauldwell av; (A) M Mandelbaum, 256 Bway (\$3,200, Feb2 '10); July3'18. 3,280

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

## Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 & 3.

**Allen st, 152** (2:416); Barnett Levy to Fredk D Weekes, Oyster Bay, LI; (A) Arnstein & L, 128 Bway; July2'01; July2 '18. 3,000

**Bond st, 12** (2:530); S Liebmann's Sons Bwg Co to Harriet L Heimerdinger et al, exrs & trstes; (A) Lawyers T & T Co; Apr5'04; July3'18. 25,000

**Catharine st, 21** (1:280); Nathan & Esther Silver to Morris Silver, —; (A) Hamburger & G, 73 Nassau; Feb18'10; July2'18. 2,000

**Croton st** (8:2123), ss, 85.5 w Ams av, 25x18.5x25x14.5; also 165TH ST W, ns, 139.5 w Ams av, runs w25.4x126.6x20x25.2 to beg; also AMSTERDAM AV, swc Croton, 24x33x24x89.3; Andw T McKegney, 2486 Devoe Ter, Bronx, to Theo H Schutz, 19 E 169; (A) Edw Miehling, 258 Bway; June11'13; June28'18. 5,000

**Croton st** (8:2123), same prop; Perry Avenue Constn Co, 71 Nassau, to Hy Siebert, Jr, 562 W 161; (A) Edw Miehling, 258 Bway; Nov5'14; June28'18. 5,000

**Downing st, 13** (2:527); Hy Keilus to Emma K Fairfax of Bklyn; (A) G V W Baldwin, 32 Nassau; June29, 1900; July1 '18. 14,000

**Gouverneur st (now 151ST st)** (9:2397), ss, 250 a Courtlandt av, runs s236.10 to Le Denman st xel74.9xnl18.5xw24.9xnl18.5 to st xw150 to beg; Missionary Society of the Most Holy Redeemer to Bowery Savings Bank, 128 Bowery; (A) Geo V Grainger, 150 Nassau; July23, 1888; July3'18. 80,000

**Pearl st, 300** (1:98); Hy Leeburger & wife to Lawyers Title & Trust Co as trste; Apr4'07; July3'18. 18,000

**Rivington st** (2:334), nec Sheriff, 25x81; Isaac Bokschizky & ano to Hy & Bella Breslauser; (R) Roeder & R, 119 Nassau; June29'05; June28'18. 17,200

**Roosevelt st, 71-75**; also OAK ST, 13 (1:112); also 70TH ST, 322-24 E (5:1444); Caterina Lentino, 296 Greene av, Bklyn, to Hugh P Skelly, 24 W 83; (A) Paskus, Gordon & H, 2 Rector; Jan12'17; July1'18. 15,700

**Spring st, 11** (2:492); Mona A Fogarty of Garden City, LI, to Lewis Johnston, trste, 52 W 85; (A) Johnston & Johnston, 256 Bway; Oct20'11; June28'18. 1,150

**6TH st, 218 E** (2:448), ns, 280 e 2 av, 20x81.9; Nathan E Broner to Wm or Wilhelm Becker, 1413 Sterling pl, Bklyn; (A) Oscar Richter, 302 Bway; June28'10; July2'18. 4,400

**18TH st, 16 W** (3:819); Susquehanna Silk Mills to Farmers' Loan & Trust Co, 22 Wm; (A) Geller, R & H, 22 Exch pl; Apr15'10; July3'18. 70,000

**18TH st, 16 W** (3:923), ss, 134 e 2 av, 20.8x78; Gustav Romer to Paul S Dyrsen, exr; (A) Maria Kanning, 306 E 18; Nov15, 1892; July3'18. 8,000

**19TH st, 238-46 W** (3:768); West 19th Street Garage Corpn to Borough Hall Corpn, 16 Court st, Bklyn, & C & M Impt Co, 26 Court st, Bklyn; (A) Reuben Stone, 14 Court st, Bklyn; Dec3'17; July1'18. 35,000

**43D st, 418 W** (4:1052), 1/4 pt; Chas Pahlke, 249 W 12, to Julius Nahm, 533 W 112; (A) Benedict Nahm, 220 Bway; Sept 11'17; July3'18. 250

**45TH st, 51-53 W** (5:1261); Jos & Alvida Keen to Max & Morris Kessler, 120 W 44; (A) Max Kessler, 120 W 44; Jan8 '13; July3'18. 2,000

**48TH st, 507 W** (4:1077); Melvin G & Mary E Lathrop of Mt Vernon, NY, to Charlotte Ruppel (now Kueuer) et al; satisfied of record without production of mort by order Supreme Court; (A) for ptrs, Thos W Henry, 150 Nassau; Dec21 '09; June28'18. 5,500

**60TH st, 236 W** (4:1153); Vincent Realty & Constn Co to the Board of Foreign Missions of the Reformed Church in America; (A) W H Van Steenberg, 10 Wall; June 15'06; July1'18. 16,000

**63D st, 162 E** (5:1397); Kath P Stone to Paul Tuckerman, Tuxedo, NY; (A) Title Guar & T Co; July31'15; July2'18. 6,000

**69TH st, 162 E** (5:1464), ns, 175 w Av A, 25 x100.5; Fredk & Katie Koch to Eliz & Geo H Koch & ano, exrs Andw Koch; (A) Schmitt & Haas, 116 Nassau; July5, 1894; July2'18. 15,500

**86TH st, 218 E** (5:1582), ss, 218.3 w Av B, 19.10x102.2; Otto & Emilie Zinn to the Bank for Savings in City of N Y; (A) Cadwalader, W & T, 40 Wall; Feb8'07; July2 '18. 5,000

**92D st, 335 E** (5:1555); Alois & Dora Scherer to Rosa Brook, 150 E 72; (A) N Y Title & M Co; May15'07; July2'18. 6,500

**92D st, 335 E** (5:1555), ns, 150 w 1 av, 25x 100.8; Geo H & Anna Lange to German Savgs Bank, 157 4 av; (A) Amend & A, 119 Nassau; Aug1'01; July2'18. 12,000

**93D st, 338 E** (5:1555); Adam & Eva Stahl to Jno Krebs, exr; (A) Edw F Hasey, 11 Av A; Nov10'02; July3'18. 11,000

**94TH st, 324 E** (5:1556); Chas E & Agnes Schramm to Marie Pfeiff, exr; (A) A & H Bioch, 99 Nassau; Jan28'09; July3 '18. 3,000

**95TH st, 141 E** (5:1524); Solon L & Blanche E Frank et al to Margt E & Jno E Sheehy, admsrs of Edw C Sheehy, 1374 Lex av; (A) Title Guar & T Co, 160 Bway; Sept18'07; June28'18. 10,000

**102D st, 224 E** (6:1651); Isaac E Seikevitz to Abr Levenstein & ano; (A) Jacob Rieger, 257 Bway; Sept29'11; June28'18. 4,000

**103D st, 222 E** (6:1652); Isidor L Kessler to Katie Sunberg, 207 5th; (A) D Sternlicht, 230 6th; Dec15'13; July2'18. 2,000

**104TH st, 305 E** (6:1676); Giovanni Merli et al to Chas Zerbarini, 2781 Bainbridge av, Bronx; (A) C Zerbarini, 346 Bway; Mar16'16; July2'18. 1,200

**107TH st, 218 W** (7:1843), ns, 100 w Central Park W, 25x100.11; Chas & Margaretha Jagels, 171 W 80, to Martin Klein, 180 Bway; July6'16; July1'18. 2,000

**114TH st, 206 W** (7:1829); Ellen Powers to Jno H Judge, trste; (A) J H Judge, 261 Bway; June27'07; June28'18. 20,000

**122D st, 431 E** (6:1810); Jos Weinstein to Ollie Scheuer, 301 West End av; (A) Kurzman & F, 25 Broad; June28'18. 9,000

**122D st, 431 E** (6:1810), ns, 73.6 w 2 av, 11x 70; Gustav & Thyra Bihldorff, Hastings-on-Hudson, NY, to Hy W Mandeville, 5110 5 av, Bklyn; (A) H W Mandeville, 5110 5 av, Bklyn; June29'15; July2'18. 3,500

**124TH st, 218 W** (7:1908), ss, 225 w Lenox av, 56.3x100.11; Mary Frank, admr exr estate Jos A Frank; (A) M Kruger, 579 Bway; Nov16'10; June29'18. 1,165

**129TH st, 218 W** (7:1915), ss, 150 w Lenox av, 75x99.11; Jno R Davis to the N Y Savings Bank; (A) Lawyers T & T Co; Feb 10, 1890; July3'18. 72,500

**137TH st, 218 W** (7:1942), ss, 242 w 7 av, 16 x99.11; Jas C & Harriet C Picken to the Guardian Life Ins Co of America (formerly Germania Life Ins Co); (A) Shipman, L & Choate, 40 Wall; Aug10, 1897; June28 '18. 11,000

**138TH st, 218 W** (8:2116), ss, 75 e Bway, 50 x99.11; Gross & Herbener Operating Co, 558 W 158, to Henriette Herbener; (A) Title Guar & T Co; April'11; July3'18. 7,000

**159TH st, 218 W** (8:2158), ss, 200 e St Nicholas av, 50x100; same to same; (A) same; Apr27'15; July3'18. 9,000

**141ST st, 610-8 W** (7:2088); Ess En Constn Co, 247 W 127, to Rotary Realty Co, 150 Lafayette; (A) N Y Title & M Co, 135 Bway; Nov25'14; July2'18. 5,000

**141ST st, 610-8 W** (7:2088), same to same; (A) same; Sept26'13; July2'18. 20,000

**189TH st, 558-62 W** (8:2158); Wm F Connor to S B Bldg Corpn, 503 5 av; (A) Morrison & Schiff, 320 Bway; Dec23'15; June 29'18. 5,000

**189TH st, 218 W** (8:2158), ss, 200 e St Nicholas av, 50x100; S B Bldg Corpn to Gertie A Gonnar; (A) Title Guar & T Co, 176 Bway; Apr27'15; July3'18. 9,000

**Amsterdam av** (8:2123), ws, 50 s from ss lands Eliza E Jumel, 50x100; Andw T McKegney to Hy Siebert, Jr, 562 W 161; (A) Lawyers T & T Co; Dec17'08; June28 '18. 5,000

**Amsterdam av** (7:2071), swc 140th, 125x 99.11; Columbus Circle Constn Corpn, 51 E 42, to Max J Sulzberger; (A) Lawyers T & T Co, 160 Bway; Oct17'17; July3'18. 14,000

**Amsterdam av** (7:2071), swc 140th, same prop; same to State Mercantile Co; (A) Feltenstein & Rosenstein, 309 Bway; July 5'17; July3'18. 6,000

**Lexington av** (6:1639), nwc 111th, 25x 100.11x irreg; Chas H Shulman, 45 W 110, to Isaac Harlem, 608 8 av; (A) Jacobs & Livingston, 120 Bway; May26'15; July2'18. 3,000

**Madison av** (6:1757), swc 133d, 19.11x80; Geo H & Cath Werfelman to the Emigrant Industrial Savgs Bank; (A) Richd H Clarke, 51 Chambers; Jan1, 1896; July1'18. 9,000

**Madison av** (6:1614), es, 50.6 s 109th, 25 x95; Jno & Gesine Melchers to the Emigrant Indust Savgs Bank; (A) Stephen Philbin, 51 Chambers; Jan10'01; July1'18. 5,000

**St Nicholas av, 222** (7:1927); Abr & Tillie Weiss, 239 W 126, to Saml Simon, —; (A) S J Rawak, 256 Bway; July1'12; July1'18. 10,000

**1ST av, 1213** (5:1440); Jno P Wulff, on the premises, to Lloyd Realty Corpn; (A) Title Guar & T Co, 176 Bway; June9'13; July3'18. 9,000



3D av (5:1429), es, 42.2 n 74th, 20x71; Saml A & Tillie Flatto to Hy S Sternberger; (A) Wm Flatto, 27 Cedar; May14, 1889; July3'18. 14,000  
 5TH av, 1487 (6:1746); Hampton Suffolk Corp'n to United Interests, Inc; (A) Gilbert Elliott, 154 Nassau; July3'18. 2,000  
 10TH av, 411 (3:704); Cath Meagher to Mary R Mulvey; (A) Title Guar & T Co, 176 Bway; Feb25'08; July2'18. 2,000

## MORTGAGES.

### Borough of Bronx.

JUNE 28, 29, JULY 1, 2 & 3.

Aldus st (10:2742), ws, 168 s Hoe av, 42x 150; ext of \$28,000 mtg to Oct1'19 at 5½%; Apr30; July3'18; Helen Katz, Riverside, Conn, & ano, exrs Chas Lesinsky, with Cath D Pringle et al. nom  
 Barretto st (10:2722), sec Fox, 105x52; ext of \$44,000 mtg to June1'21 at 5%; Apr 6; June28'18; Dollar Savings Bank with Utility Realty Co, 30 E 42. nom  
 Burnett pl, 1158 (10:2737); certf as to payment of \$1,500 on a/c of mtg for \$1,700; June27; June28'18; Mary Helwig, 1158 Burnett pl, to whom it may concern. —  
 Fort Independence st, 3411 (12:3261); ext of \$15,000 mtg to July1'21, at 5%; July 1; July2'18; Elsa C Theurer, 50 Columbia ter, Weehawken, NJ, with Sinclair H Kirby, 3436 Bailey av. nom  
 Fox st, see Barretto, see Barretto, sec Fox.  
 Rockwood st, ns, see 5 av, ws, 100 s Walnut.  
 Rogers pl (10:2699), es, 552.4 ne Westchester av, 30x81x23.2x86; PM; pr mtg \$4,000; June27; June28'18; due, &c, as per bond; Geo G Altman to Jas G Patton, on North av, New Rochelle, NY. 1,000  
 Simpson st (10:2723), es, at ses 163d, runs ne198.6xne, e & se on curve — to ws So blvd xs399.3xw105x175xw105 to Simpson xnl72.4 to beg; PM; pr mtg \$450,000; June1; July3'18; due July1'23, 6%; Jash-Lap Realty Corp'n to Hy Morgenthau Co, 30 E 42. 100,000  
 139TH st, 595 E (10:2552); ext of \$10,000 mtg to July1'21 at 5½%; June24; July 2'18; Bella Bruner, 167 W 145, with Chas Erbsmehl, 595 E 139 (R S 47.5). nom  
 140TH st E (10:2552), ss, 543.3 s E Ann's av, 37.6x100; PM; pr mtg \$16,000; June26; June28'18; 4y6%; Barnett Weinberg, 683 E 138, to Benenson Realty Co, 401 E 152. 7,000  
 147TH st E (9:2291), ss, 90 w Brook av, 25x100; pr mtg \$17,000; June28; June29'18; 2y6%; Emil E Achren, Bklyn, to John Geekie, 326 E 40. 1,000  
 147TH st E (9:2292), ns, 387.9 w Brook av, 45.3x99.1x40x100; ext of \$29,000 mtg to June28'23 at 5½%; June14; June28'18; Eliz Rankin, 119 W 77, with Wm Rankin, 119 W 77. nom  
 150TH st E, nec Melrose av, see Melrose av, nec 159.  
 163D st, 96-8 W (9:2511), ss, 115 e Ogden av, 50x100; ext of \$12,000 mtg to July1'25, 6%; June28; June29'18; Cath L Wynne with Dorothy A Reilly, 96-8 W 163. nom  
 163D st E, swc So blvd, see Simpson, es, at ses 163d.  
 163D st E, ses, at es Simpson, see Simpson, es, at ses 163d.  
 167TH st, 818 E (10:2680), ss, 180 w Prospect av, 40x100; pr mtg \$—; June 29; July2'18; installs, 6%; Ray Friedman, 428 Lewis, Bklyn, to Herman Geller, 857 E 176. 4,000  
 167TH st, 822 E (10:2680), ss, 140 w Prospect av, 40x100; June29; July2'18; installs, 6%; Ray Friedman, 428 Lewis av, Bklyn, to Sarah Sacks, 1488 Carroll, Bklyn. 4,000  
 167TH st, 818-22 E (10:2680), ss, 140 w Prospect av, two lots, each 40x100; two mtgs, each \$29,000; two pr mtgs \$29,000 each; June20; June28'18; due July1'21, 5½%; Press Impt Corp'n, 60 Wall, to Queen Mab Co, 60 Wall. 58,000  
 167TH st, 818-22 E (10:2680), ss, 140 w Prospect av, 80x100; certf as to two mtgs \$58,000 aggregate; June13; June28'18; Press Impt Corp'n to Queen Mab Co. —  
 171ST st E (11:2911), ss, 172 w 3 av, 72x 100; July2; July3'18; 5y6%; Hy Hill to Louise H Vidal, 257 W 136. 5,000  
 173D st, 230 E, see Eastburn av, sec 173.  
 173D st E, sec So blvd, see So blvd, sec 173d.  
 173D st E, nwc 3 av, see 3 av, nwc 173.  
 176TH st, 260 E, see Clay av, es, 145 n 175.  
 183D st, 639-41 E (11:3087), ns, 50 e Hughes av, 50x100; July1; July2'18; due &c as per bond; Rudolph Elkan to Anna Garrick, 983 E 181 & ano. 1,000  
 185TH st, 448 E (11:3039); ext of \$2,500 mtg to Sept27'21 at 5½%; June24; July 3'18; Milcent G Crissman, Wash, DC, with Anna Kiedaisch, 448 E 185. nom  
 202D st E (12:3330), ns, 185 e Webster av, 28.1x100x28.5x100; pr mtg \$7,000; July 2; July3'18; 3y6%; Fred Soehle, 417 E 202, to Margaretha Wunschel, 163 14th, Hoboken, NJ. 3,800  
 231ST st E, see Carpenter av, see Carpenter av, sec 231st.  
 232D st E, ss, 220 w White Plains av, see 232d E, ss, 305 e Carpenter av.  
 232D st E (17:4834), ss, 305 e Carpenter av as on map Wakefield, 25x114; also 232D ST E (17:4834), ss, 220 w White Plains av, 185x114; June21; July2'18; 3y6%; Edw Caterson; Hugh H & Eliza A Caterson, Boro Bronx, & Jos Caterson, Kensico, NY, exrs Edw Caterson, to Katherine G Boland, on Oak av, Tuckahoe, NY. 4,500  
 239TH st, 415 E (12:3393), ns, 125 e Martha av, 25x100; PM; pr mtg \$4,500; June29; July1'18; due, &c, as per bond; John Dudash to Carrie Fallowitz, 512 E 240. 2,500  
 Barker av (16:4544), es, 125 n Wilson pl, 25x100; July2; July3'18; 3y6%; Kath Muller to Geo Josenhaus, 204 E 202. 2,000

Barnes av, 1865 (15:4053), ws, 75 s Rhineclander av, 25x90; July1; July3'18; 3y6½%; Annie Kawasayl to Margaretha Kroll, 201 W 82. 3,000  
 Belmont av (11:3088), es, 150 n 183d, 50 x100; pr mtg \$28,000; June25; June29'18; 2 y6%; W & M Rich Corp'n, 140 Nassau to Emma Dressner, 201 W 120. 6,000  
 Belmont av (11:3088), es, 150 n 183d, same prop; certf as to above mtg; June25; June 29'18; same to same. —  
 Belmont av (11:3088), es, 150 n 183d, same prop; sobrn agmt; June25; June29'18; Alice L Brush, 700 Clark, Westfield, NJ, with same. nom  
 Belmont av (11:3088), es, 150 n 183d, 50 x100; ext of \$28,000 mtg to June21 at 5½%; June20; June29'18; Dollar Savings Bank with W & M Rich Realty Corp'n, 140 Nassau. nom  
 Boscobel av (9:2521), sws at nws Nelson av, 32.9x63x60x32.9; also NELSON AV (9:2521), ws, 32.9 sw Boscobel av, 60x100; June26; June29'18; 1y6%; Maurice Black, 318 W 51, to Jacob M Feison, 1058 So Blvd. 900  
 Brook av, 134 (9:2262), es, 75 n 134th, 25x100; July2; July3'18; 3y5%; Rosa, wife Godfrey Isaacs, to John McClure, Monroe, NY, trste Mary W Kirkland. 9,000  
 Calhoun av, 1137 (18:5306), ws, 439.5 n Eastern blvd, 25x99x25x100; June25; July 2'18; due May29'21, 5½%; Marie F Gerz to Louise Kuster, 2085 Wash av. 3,000  
 Carpenter av (17:4833), sec 231st, 114.10 x158; July1; July3'18; 3y6%; Hy Breunlich, 2017 Grand blvd & concourse, to Geo J Reich, 98 Fltng, Bklyn (R S 52). 4,000  
 Cedar av, 1799 (11:2883), ws, 386.4 s 17th, or Fremont av, 18.9x82.4; July2; July3'18; 3y6½%; Annie C Haley to Hugo Wegener, 265 E 201. 2,500  
 Clay av (11:2891), es, 145 n 175th, 65.11 to 16th (No 260) x94.1x59x93.10; PM; pr mtg \$59,000; May20; June29'18; 2y6%; Saml L & Hy Kahn, 51 W 113, to Olds Holding Corp'n, 217 Bway (re-recorded from June1'18). 2,500  
 Cromwell av (11:2872), nws, 405 sw Devoe, 25x125, except part av; PM; June —18; July1'18; 3y6%; Raffaele Giannone, 1410 Cromwell av, to Jeremiah D Brennan at Hollonville, NY. 2,500  
 Cruger av (16:4568), ws, 275 s 205th, 50x 100; PM; July2'18; 3y5%; Frank Petrilli, 441 E 119, to Wm Miller, 3027 Cruger av. 2,500  
 Davidson av, 2056 (11:3192), es, 119.9 n Burnside av, 56.6x90; PM; pr mtg \$35,000; June28; July3'18; 10y6%; Stark, Spitzer & Co to Freybel Realty Co, 30 E 42. 12,000  
 Doon av (17:4929), ws, 125 n Nelson av, 25x94.6x25x94.1; supplemental mtg; June 26; July3'18; due &c as per mtg made July6'16; David E Bjorkman, 3911 Ely av, with Jacob M Meyers, 1018 E 163. —  
 Eagle av (10:2624), es, 155.8 n Westchester av, 19x115; PM; June27; June28'18; 4y5%; Antonietta Tolosi, 688 Eagle av, to Philip Lewerth, 636 Eagle av. 5,000  
 Eastburn av (11:2793), sec 173d (No 230), 46.9x95; pr mtg \$—; June21; June28'18; installs, 6%; Taroff Constan Co to John Gerosa, 295 Alex av, & ano. 5,000  
 Eastburn av (11:2793), sec 173d, same prop; certf as to above mtg; June21; June 28'18; same to same. —  
 Grand av, 2056-62 (11:3193), es, 175 s 180th, 113x90; PM; pr mtg \$70,000; June 28; July3'18; 10y6%; Stark, Spitzer & Co, 2517 7 av, to Freybel Realty Co, 30 E 42. 24,000  
 Grand av, 2409-11 (11:3212), ws, 330.5 n 184th, 60.3x119.6x38.1x118.1; July1; July3'18; due &c as per bond; Anna Fioravanti, Alex S Fisher, Hy U Singh & J Harris Jones, exrs Germano Fioravanti, to August Kalkhof, 161 E 91. 15,000  
 Hawkstone st, ss, see 5 av, ws, 100 s Walnut.  
 Hoe av, 1235 (11:2797), ws, 50 s Freeman, 18.7x65.2x18.8x63.9; PM; June28; July 2'18; due &c as per bond; Belindia T Lytle to Harlem Savgs Bank, 124 E 125. 3,000  
 Holland av, 1861 (15:4051), ws, 125 s due July1'21, 5½%; Jas & John Dunnigan due July1'21, 5½%; Jas & John Dunnigan to Eliz Frey, 607 Van Nest av. 3,500  
 Honeywell av, 2082-4 (11:3122), ses, 145 sw 180th as on map East Tremont, 25x 98.11; pr mtg \$4,250; June25; July2'18; 3y 6%; Rodman Impt Co, 1381 Fulton av, to Cosmopolitan Bank, 803 Prospect av. 600  
 Honeywell av (11:3122), ses, 145 sw 180th, 25x98.11; certf as to above mtg; June25; July3'18; Rodman Impt Co to Cosmopolitan Bank. 600  
 Hull av, 3256 (12:3351); ext of \$4,000 mtg to July3'23 at 5%; July2; July3'18; Marie Becker, 1416 Longfellow av, with Wm C Herrmann, 3258 Hull av. nom  
 Hull av, 3260 (12:3351); ext of \$3,000 mtg to July3'21 at 5%; July2; July3'18; Eliz Amsler with Alfred W Mueser, 3260 Hull av. nom  
 Melrose av (9:2381), nec 159th, 101.2x21; June26; June28'18; 3y5½%; Mary C Veth, Agnes G Doody, Susanna V Proctor, devisees Wm P Proctor, to Emma Unger, 3154 Decatur av. 3,500  
 Merriam av, 1333-41 (9:2532), ws, 125.9 s 170th, 160x100; pr mtg \$117,375; July1; July2'18; due Nov15'17, 6%; Haven Constan Co, 215 Audubon av, to Abel King, 148 E 65, & ano. 5,000  
 Merriam av, 1333-41; certf as to mtg \$5,000; July1; July2'18; Haven Constan Co, 215 Audubon av, to Abel King & Isaac Schorsch. —  
 Mosholu av (13:3423D), ns, 219.2 w Old Post rd, 25x100; July1; July3'18; 3y5½%; John A Ryan, 45 W 34, to John H Thorn, Chelsea, NY, exrs Wm F Thorn. 1,000  
 Nelson av, nwc at svs Boscobel av, see Boscobel av, sws at nws Nelson av.  
 Nelson av, ws, 32.9 sw Boscobel av, see Boscobel av, sws at nws Nelson av.

Park av, 3928 (11:2905), ws, 40 n 172d, 35x90; also PARK AV, 3930 (11:2905), es, 75 n 172d, 25x90; ext of \$2,000 mtg to July 12'21 at 5½%; June27; June29'18; Title Guar & T Co with Bernard J McGinty, 3930 Park av (R S \$1). nom  
 Park av, 3930, see Park av, 3928.  
 Prospect av (11:3094), ws, 75 ss 180th, 47x100; pr mtg \$28,000; June29; July2'18; 4y6%; Saml Miller, 872 1 av, to Philip Nelson, 1411 Grand blvd & concourse. 7,000  
 Road (18:5312), leading from highway from Westchester to Throggs Neck, es at ns land Jas Lewis, 30x218; June28'18; due, &c, as per bond; Jas Flaherty, 1144 Edison av, to Anna Feidl, on Sharroth rd, near Bloomingdale rd, Pleasant Plains, SI. 1,000  
 Southern blvd (11:2982), sec 173d, 57.4x 101.10x38.3x100; June28; July2'18; 3y 5½%; Bainbridge B Clarke to Louis D Beaumont, 683 5 av, et al, trstes Jos E Shoenberg. 12,000  
 Southern blvd, swc 163d, see Simpson, es, at ses 163d.  
 Tiebout av, 2490 (11:3023), es, 258.3 n 188th, 65x106.9; PM; pr mtg \$43,000; June 20; July2'18; 3y6%; Saml Langenthal, 68 W 117, to No 2490 Tiebout Av Co, 2490 Tiebout av. 10,000  
 Valentine av (11:3142), es, 452.6 n 179th, 25.9x100; July1; July2'18; installs, 6%; John T Irving to Railroad Co-Oper B & L Assn, 103 Park av. 4,000  
 Wales av (10:2581), ses, 200 ne 147th as on map East Morrisania, 25x100; pr mtg \$12,000; July1; July3'18; 1y6%; Reedy Constan Co to Eliz A Fitzgerald, 507 Concord av. 1,000  
 Washington av, 1718 (11:2915), es, 135.1 s 174th, 41.3x109.9; pr mtg \$29,000; July1; July2'18; 2y6%; Abr Eisenberg, 1718 Wash av, to Sarah Fatowsky, 495 Claremont Pkway. 1,800  
 Westchester av (10:2715), ns, 100 e Kelly, 40.1x85.7x48.7x113.4; pr mtg \$32,500; July1; July2'18; due &c as per bond; Wm Sherwood Realty Co to Harry Miller, 1633 53d, Bklyn. 2,500  
 Westchester av (10:2715), ns, 100 e Kelly, same prop; certf as to above mtg; June28; July2'18; same to same. —  
 3D av (11:2921), nwc 173d, 50x116.5x49.9 x111.7; June28; June29'18; 3y5½%; Howard Cooper, 452 9th, Bklyn, to N Y Title & Mtg Co. 10,000  
 5TH av (11:2836), ws, 100 s Walnut, 50x 100; also ROCKWOOD ST (11:2836), ns, being plot begins at nwc lot 101, same map, runs s— to ns Rockwood xel1.3x—xw—x n50 to beg, part lots 92, 93 & 100, said map Mt Eden; also HAWKSTONE ST (11:2836), ss, as vested in City N Y at ss Walnut st, on said map, runs wx15.00xw50x55x100 to 5 av xnl14.10 to Hawkstone xnw60.3 to beg; June27; June28'18; 5y5½%; Jos Schonleben to Elsa B Palmer, 106 West College av, Decatur, Ga. 2,000  
 Lot 127 (13:3414), map Waldo Hutchins Est; July3; July3'18; 1y6%; Cornelius M Doyle to Valentyna Zaworski, 456 E 122. 900  
 Plot (15:4052), begins 150 n Morris Park av at point 1,259.6 e along same from Unionport rd, runs w100x25x100x25 to beg, with right of way over strip to Morris Pk av; June1; June28'18; due as per bond, 5½%; Tiebout Av Co, 1005 E 180, to John W Nuth, 1030 Cauldwell av. 4,500

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

JUNE 27, 28, 29, JULY 1 & 2.

Burnett pl, 1158 (10:2737); Mary Helwig to Cath Roeder, 591 Prospect av; (A) J J Rantell, 505 Tremont av; (\$1,700, Mar28 '08); June28'18. 200  
 Ft Independence st, 3411 (12:3261); August Kalkhof et al to Elsa C Theurer, 50 Columbia ter, Weehawken, NJ; (A) Title Guar & T Co (Weehawken, Nov28'10); July2'18. 15,000  
 Hewitt pl (10:2688), ws, 100 n Macy pl, 35x100; Title Guar & T Co to American Tract Society, 101 Park av; (A); W H Van Steenberg, 10 Wall (\$10,000, May18 '05); June27'18. 7,000  
 Home st (11:3006), ns, 290 w Westchester av, 100x100; American Mtg Co to E Louise Sands, 11 E 84; (A) Bowers & S, 31 Nassau (\$12,000, Dec20'10); July1'18. 12,032.66  
 Kelly st, 738 (10:2708); Jos Corn, 260 Riverside dr, to Saml Kandel, 1580 President, Bklyn; (A) S I Hartman, 51 Chambers (\$4,500, May1'14); June27'18. nom  
 Lorillard pl (11:3054), es, 96.1 n 3 av, 25 x100; Anthony J Mackey to Mary R Mackey, 308 E 13 (\$3,000, May27'08); July1'18. nom  
 Tiffany st (10:2717), es, 79.3 s 167th, runs e100x25xnw85.10 to 167th xsw74.8 to Tiffany xsw79.3 to beg; Kate F Kellaheer, 222 Chilton, Elizabeth, NJ, to Paul M Gomborg, 1053 Faile; (A) Paul M Gomborg, 55 Liberty (\$58,000, Dec19'12); June28'18. O C & 100  
 140TH st, 618 E (10:2552); Frances Benenson, 857 Crotona Park N, to Bella C Landauer, 11 W 74; (A) Title Guar & T Co (\$20,000, May17'18); June28'18. 100  
 140TH st, 618 E (10:2552); Jacob Rosenthal, 530 West End av, to Frances Benenson, 857 Crotona Park N; (A) Title Guar & T Co (\$20,000, May17'18); June28'18. O C & 100  
 157TH st E (9:2417), ns, 406.3 w Courtlandt av, 24.7x101.6; Frank E Linck, Jr, 1659 Nelson av, to Frank E Linck, 1659 Nelson av; (A) Fredk W Lahr, 150 Nassau (\$3,000, Aug12, 1896); July1'18. 250



159TH st, 306 E (9:2418); Geo F Gifford, gdn Eliz Gifford, to Eliz Gifford, 140 W 71; (A) E Hall, 62 Wm (\$5,000, Feb20, 1897); June29'18. nom

159TH st, 306 E (9:2418); Ernest Hall & ano, exrs Stanley Gifford, to Geo F Gifford, 140 W 71, gdn Eliz Gifford; (A) same (\$5,000, Feb20, 1897); June29'18. nom

172D st, 855 E (11:2967); Emma Dressner to Max Fass, 962 Aldus; (A) Max J Weinman, 50 Pine (\$6,000, June17'15); June 29'18. O C & 100

217TH st E (16:4676), ns, lot 363, map Wakefield, 100x114; Moses G Wright, 123 W 120, & ano, exrs Eliz Wright, to Christianna L Wacker, 384 Mott av; (A) Williamson & B, 364 Alex av (\$6,000, Mar24'15); July2'18. 6,200

Arthur av, 2501 (11:3067); Title Guar & T Co to Mary N Bliss, 423 W 154, extrx John C Bliss; (A) Title Guar & T Co (\$2,000, June1'18); June27'18. 2,000

Aqueduct av E, 2188 (11:3207); Lawyers Title & T Co to Annie Schwartz, 1135 Park av; (A) Lawyers Title & T Co (\$3,000, May 17'15); July2'18. 3,000

Bathgate av (11:3053), swc 184th, 35x 94.5; W C P Realty Co, 406 E 149, to Jacob Marx, 170 W 74; (A) Jacob Marx, 35 Nassau (\$3,500, Apr5'18); June28'18. 3,500

Burnside av (11:3156), nes at nws Bassford pl, 31.1x106.3x26x123.4; Chas Fehring, Maywood, NJ, to Rose M Smith, 500 W 39; (A) Title Guar & T Co (\$3,000, June12'18); July2'18. 3,000

Cauldwell av, 805-7 (10:2626); Hy C Rindlaub, 1641 Av A, to Hy C Wissemann, 1861 Ams av; (A) M Steiner, 35 Nassau (2 at \$4,000 each, Jan25'11); July1'18. O C & 100

Clay av (9:2429), ws, 100 n 166th, 75x 200.10 to Teller av; American Mtg Co to E Louise Sands, 11 E 84; (A) Bowers & S, 31 Nassau (\$8,000, Mar16'11); July1'18. 8,014 44

Forest av (10:2655), es, 286.6 n 161st, 42.9x135; Smith Williamson, 112 N Bway, White Plains, NY, exr Annie M Atwood, also known as Annie M Foster, to Christianna L Wacker, 384 Mott av; (A) Williamson & B, 364 Alex av (\$1,500, June28, 1900); July2'18. 1,500

Grant av, 1276 (9:2540); Equitable Trust Co to N Y Title & Mtg Co (\$23,500, May10'16); June29'18. O C & 100

Grant av, 1276 (9:2540); N Y Title & Mtg Co to Crimmins Operating Co, 624 Mad av; (A) N Y Title & Mtg Co (\$23,500, May 10'16); June29'18. 23,500

Honeywell av, 2077 (11:3123); Edw McK Whiting, exr, & ano, Annie J Sutherland, to Geo R Satterlee, 125 W 58 & ano, exrs Jane S Satterlee; (A) Lawyers Title & T Co (\$5,500, Jan24'11); July2'18. nom

Honeywell av (11:3125), es, 110.1 n 180th, 37.6x80; Guaranteed Mtg Co to St Christopher's Home at Dobbs Ferry, NY; (A) Guaranteed Mtg Co, 200 Bway (\$20,000, Dec13'11); July2'18. 18,000

Hughes av (11:3087), nec 183d, 49.10x50; Cohodo Realty Corp to Wilfred S Cousins, 2505 University av; (A) Kadel, Van K & K, 370 E 149 (\$2,200, Dec1'16); June27'18. 2,000

Hughes av (11:3087), nec 183d, 49.10x50; Anthony Ave Realty Co to Hy Young, 125 W 115; (A) Hy Young, 1640 Anthony av (\$2,200, Dec1'16); July27'18. 2,000

Hughes av (11:3087), nec 183d, 49.10x50; Wilfred S Cousins to Wilco Realty Co, 370 E 149; (A) Kadel, Van K & K, 370 E 149 (\$2,200, Dec1'16); June27'18. 2,000

Hughes av (11:3087), same prop; Wilco Realty Co to Anthony Ave Realty Co, 5 Beekman; (A) same (\$2,200, Dec1'16); June27'18. 2,000

Lafayette av (10:2740), ns at nes Manida, 105.6x147.5x100x113.10; American Mtg Co to E Louise Sands, 11 E 84; (A) Bowers & S, 31 Nassau (\$12,000, July21'09); July 1'18. 12,207.16

Merriam av, 1333 (9:2532); Columbia Trust Co to N Y Title & Mtg Co (\$36,000, Aug3'16); June29'18. O C & 100

Merriam av, 1333 (9:2532); N Y Title & Mtg Co to Crimmins Realty Co, 624 Mad av; (A) N Y Title & Mtg Co (\$36,000, Aug 3'16); June29'18. 35,000

Prospect av (10:2693), es, 300 n 167th, 30x68; Mary Streelman, 936 84th, Bklyn, to Mary Streelman, 936 84th, Bklyn, & ano; (A) Hy G Seipp, 301 Broad (11,000, Apr28'10); July2'18. nom

Prospect av (11:3094), ws, 75 s 180th, 47x100; Amelia Siegel to Saml Miller, 401 E 51; AT; (A) Lawyers Title & T Co (\$34,000, May10'12); July2'18. nom

Prospect av (11:3094), same prop; Lawyers Mtg Co to Hortense S Plaut, 71 Central Park West; (A) same (\$34,000, May 10'12); July2'18. 28,000

Vyse av, 1135 (10:2752); Burlock E Rabell, exr Jas W Westerfield, to Burlock E Rabell, exr Carrie Westerfield, 60 Hamilton ter; (A) B E Rabell, 38 Park Row (\$8,000, July2'06); June28'18. nom

3D av (11:2921), nwe 173d, 50x111.7; N Y Title & Mtg Co to Duncan Smith, 101 Hudson ter, Yonkers, NY; (A) N Y Title & Mtg Co (\$10,000, June28'18); June29'18. 10,000

Lots 100 to 104 (13:3404), to map Godwin Est; Jos M Callahan, ref, to J Clarence Davies, 14 E 81 (\$10,535, Jan3'18); June28'18. nom

Lots 109 to 111 (12:3266), map Godwin Est; Jos M Callahan, ref, to J Clarence Davies, 14 E 81; (A) J Clarence Davies, 149th & 3 av (\$5,390, Jan3'18); June28'18. nom

Lot 161 (12:3266), same map; same to same; (A) same (an int of \$1,630 in mtg for \$4,130, Jan3'18); June28'18. nom

Lot 4 (15:4264), blk 46, map Morris Park; Jennie E C Baker to John Quinn, 186 Park av, Bklyn (\$1,000, May1'13); July1'18. 1,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

JUNE 27, 28, 29, JULY 1 & 2.

Adams st (\*), es, 222.3 n Van Nest av, 25x100; Martha K Eickmann to Wm H Steinkamp, exr Christopher H Steinkamp; (A) Salter & S, 140 Nassau; June23, 1900; June27'18. 2,500

Amethyst st (\*), es, 545 n Morris Park av, 25x100; Geo Gottschalk to Albert Weiser, 2943 3 av; (A) C H Baechler, 1126 E Tremont av; July15'13; July2'18. 1,900

Barretto st (10:2722), sec Fox, 105x52; B V Constn Co to Hy Morgenthau Co, 165 Bway; (A) L T & T Co; Feb10'13; June 28'18. 14,500

Fox st, 650 (10:2684); Maze Realty Co of N Y to Aleda Almquist, 158 3 av; (A) Otterbourg, S & H, 200 5 av; Aug1'15; July2'18. 4,000

Mt Hope pl, 105 (11:2805); Edw J MacCready to Lindo Bldg Co, —; (A) Miller & B, 55 Liberty; Mar16'16; June27'18. 8,500

137TH st E (9:2300), ss, 156.6 e Alex av, 100x100; Ursuline Convent to Catholic Women's Benevolent Legion, a corp, —; (A) Title Guar & T Co; June27'05; July1'18. 35,000

143D st E (9:2324), nes, 174.8 nw College av, 25.4x100; Annie M Kemple to Smith Williamson, White Plains, NY; (A) Williamson & B, 364 Alex av; May20'15; July 2'18. 500

160TH st E (9:2420), ss, 100 e Morris pl, 65x120; Eliz Roeder to Lewis B Crane, 368 W 116, & ano, exr Mary S Crane; (A) Title Guar & T Co; May1'15; July2'18. 4,000

166TH st E (9:2387), ss, 97 e Park av, 50 x262x33x239; United Bohemian Society to Frank Sladek, 3440 3 av; (A) Building Violation Corp; Feb9'16; June29'18. 28,000

180TH st E (11:3029), ss, 28.5 w Park av, 16.8x95; David S Graham to Jeanne M E Viala, 17 Rue Notre Dame Nimes, France; (A) Smith Williamson, 364 Alex av; Jan 9'09; July1'18. 3,500

216TH st E (\*), ns, 263.8 e White Plains rd, 33.4x114; Bell A Van Fleet to Florence E Caye, —; (A) R Hickox, 3830 White Plains rd; May21'96; June28'18. 300

236TH st E (12:3397), ss, 72.8 e Verio av, 20x100; Maria V Hill, B of Q, NY, to Victoria Wild, 664 Covert av, B of Q; (A) Title Guar & T Co; Apr30'13; June28'18. 600

237TH st E (12:3391), ns, 100 e Martha av, 33.4x100; Adelaide R Kavanaugh to Central Mtg Co, 60 Wall; Sept1'14; July2'18. 4,250

Commonwealth av (\*), ws, 25 n Mansion, 25x95; Mary O'Leary to Martin F Breden, 566 W 162; (A) C A Furthman, 3d av & 148th st; Aug20'13; July2'18. 4,500

Hull av (12:3350), es, 55.4 n 205th, 52x 100; Harsin Bldg Corp to Julia Foley, 1219 Bryant av; May17'18; June29'18. 7,000

Hull av (12:3350), nec 205th, 55.4x100x 59.1x100.11; Harsin Bldg Corp, 1478 Vyse av, to Eliz Brown, 389 Manhattan av; May 17'18; June29'18. 8,200

Morris av, 1886 (11:2805); Edw J MacCready to Lindo Bldg Co, —; (A) Miller & B, 55 Liberty; Mar16'16; June27'18. 10,000

Nelson av (11:2873), es, 156.9 n Boscobel av, 37.6x100; Anton Singer to Title Guar & T Co; June19'09; July2'18. 2,000

Prospect av (10:2675), ws, 125.1 n Dawson, 25x104.9x25x103.11; Jacob Rumpf to Saml Schoenberg, 843 Montgomery, Jersey City, NJ; (A) M Eichmann, 414 Spring, West Hoboken, NJ; Dec10'17; July1'18. 700

Shakespeare av (11:2873), ws, 22.4 n Devoe, 75.2x105; Carl W Kinkeldey to John Eggers; (A) Title Guar & T Co; June26'17; July2'18. 4,200

Southern blvd (10:2566), nec 137th, 115.6 x82.10x100x100.8; Winter & Co to Louis Merzbach, 416 W 122; (A) Wentworth, L & S, 60 Wall; Aug7'12; July2'18. 42,500

St Lawrence av (\*), ws, 256.3 s West Farms rd, 25x100; Violet J Graham to Edw Frey, 1607 Overing; (A) G A Hefter, 2164 Westchester av; June29'12; July2'18. 3,500

Valentine av (11:3142, & 3144), es, 452.6 n 179th, 25.9x100; Jas A Irving to Eliz Wright; (A) S Williamson, 364 Alex av; Nov1'07; July2'18. 4,500

Walker av (\*), ws, 124.6 nw Frisby av, 25x104x25x110.9; Albert Freyer to Maria L Seifert, 679 King av, City Island; (A) J J Frees, 3027 3 av; July5'12; July2'18. 8,000

3D av, 3651-3 (11:2910); Thos D Malcolm Constn Co to Jennie Rudinsin, 1353 47th, Bklyn; (A) M C Levin, 119 Nassau; July26'15; June27'18. 5,000

Lot 234 (10:2762), map 369 lots Hunts Point Realty Co; Harry L Horwitz, 91 Ft Wash av, to Imogene H Charvet, 561 W 143; (A) F B Egan, 40 Exch pl; May21'15; June27'18. 600

Lots 167 to 169 (16:4711), map Laconia Park; Carmelo Cannatella to Smith Williamson, 112 N Bway, White Plains, NY; (A) Smith Williamson, 364 Alex av; May 11'12; 3 at \$250 each; July1'18. 750

Lot 38 (\*), map Allen Estate; Antonio Scagnelli to Hattie V Sageman, Mt Vernon, NY; (A) H D Lent, Mt Vernon, NY; Nov23'11; July2'18. 1,100

Plot begins 340 e White Plains rd at point 595 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; John J & Jas Dunnighan to Blanche S Durrell; (A) C H Baechler, 1126 E Tremont av; Mar18'09; July2'18. 3,500

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Aspell, Anna T.—Sept15'17 (June27'18)—76TH ST, 34 W (4:1128-52), 22x102.2, 4-sty & b stn dwg, \$30,000.

Bullwinkel, Chas. R. or Reinhard.—Dec11'16 (June27'18)—124TH ST, 400 W (7:1964-36), 26.10x100, 5-sty bk tnt, ½ pt \$45,000.

EDGEcombe av, 130 (7:2043-2), 25.1x 90.8, 5-sty bk tnt, ½ pt of \$21,500.

Dodge, Helen E.—Jan15'16 (June28'18)—39TH ST, 211 E (3:920-2), 16.3x98.9, 3-sty & b stn dwg, ½ pt of \$10,000.

Halsey, James O.—Mar17'17 (June28'18)—2D AV, 412-4 (3:929-61-62), 52x100, 2-4-sty bk tnts & strs, ½ pt of \$15,000.

Howell, Walter L.—Jan13'18 (June28'18)—121ST ST, 55 E (6:1747-44), 15x ½ blk, 3-sty & b bk dwg, \$7,000.

Kennedy, Matthew.—Oct10'17 (June28'18)—27TH ST, 322 W (3:750-53), 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt, \$16,000.

McCabe, Patk or Patk H.—July31'17 (June 27'18)—71ST ST, 405 E (5:1466-1½), 19x 102.2, 4-sty bk tnt, ½ pt of \$9,000.

Rogers, Madeleine S.—Oct23'17 (June28'18)—40TH ST, 311 W (4:1031-25), 25.4x98.9, \$27,000.

Rosenthal, Jesse.—June31'16 (June28'18)—24TH ST, 249 W (3:774-11), 20x88, 3-sty bk dwg, ½ pt of \$12,000.

Shea, Jas.—Feb12'18 (June28'18)—HENRY ST, 58 (1:277-29), 25x100, 6-sty bk tnt & strs, \$30,000.

HENRY ST, 95 (1:282-13), 25x100, 4-sty bk tnt & strs & 5-sty bk rear tnt, \$17,000.

HENRY ST, 97 (1:282-14), 24.9x100, 4-sty bk tnt & strs, \$17,000.

MARKET ST, 24 (1:275-19), 22.3x67, 4-sty bk tnt & strs, \$16,000.

123D ST, 525 W (7:1978-20), 33.4x100.11, 5-sty bk tnt, \$31,000.

Wells, Brooks H.—July6'17 (June28'18)—MADISON AV, 523 (5:1289-49¼), 20x80, 4-sty & b stn dwg, \$52,500. AMSTERDAM AV, 683 (4:1224-2), 16.8x68, 6-sty bk tnt & strs, \$15,500.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of local sales to next week are noted under Adversely Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 6, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### JOSEPH P. DAY.

40TH st, 104-6 W (\*), ss, 100 w 6 av, 50 x98.9, 2-5-sty bk tnts; due, \$16,227.26; T&C, \$2,046.15; sub to two mtgs aggregating \$75,000; Robert Grant. 93,700

#### HENRY BRADY.

20TH st, 242 W (\*), ss, 554.2 w 7 av, runs s93xw5xn20xw17xn70.10x22 to beg, 3-sty bk tnt; due, \$9,814.38; T&C, \$247.66; Farmers' Loan & Trust Co, adm, &c. 9,000

#### BRYAN L. KENNELLY.

Arden st, 12 (\*), ws, 129.6 n Nagle av, 40x130, 5-sty bk tnt; due, \$39,457.67; T&C, \$648.40; Cora B Rutherford. 37,500

Arden st, 16 (\*), ws, 169.6 n Nagle av, 40x130, 5-sty bk tnt; due, \$39,456.43; T&C, \$648.40; Cora B Rutherford. 37,500

Total ..... \$177,700

Corresponding week 1917..... 279,474

Jan. 1, 1918 to date.....15,817,659

Corresponding period 1917.....20,219,188

### Bronx.

The following are the sales that have taken place during the week ending July 5, 1918, at the Bronx Salesrooms, 3208-10 Third av.

#### HENRY BRADY.

Crotona av (\*), ws, 425 n 183d, 75x80, vacant; due, \$6,617; T&C, \$246; Andrew Wissemann. 3,000

135TH st, 309 E, ns, 150 w Alexander av, 25x100, 4-sty bk tnt; due, \$7,036.83; T&C, \$165.60; withdrawn.

#### M. MORGENTHAU, JR., CO.

Falle st, 1036 (\*), es, 269.4 s 165th, 20x 100, 3-sty bk tnt; due \$7,269.77; T&C, \$—; Chas E Adler. 5,000



## GEORGE PRICE.

178TH ST, 856 E (\*), ss, whole front between Marmon av and So Blvd (Nos 1989-91), 156.4x33.2x171.2x36.3, 5-sty bk tnt & str; due, \$1,117.56; T&c, \$—; Marcus E Cummings, 73,025

Alexander av, 276, nec 139th, 19.4x106.2, 3-sty bk tnt & str (vol sale); E Shoe-maker, 7,400

## SAMUEL MARX.

184TH ST, 2 E, sec Jerome av, 95x96, 1-sty bk str; due, \$8,279.86; T&c, \$306; sub to mtg \$37,500; Abr Smith, 46,650

Total ..... \$135,075  
Corresponding week 1917..... 772,200  
Jan. 1, 1918 to date.....4,059,077  
Corresponding period 1917.....4,939,024

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

**JULY 6.**  
No Legal Sales advertised for this day.

**JULY 8.**  
38TH ST, 262-6 W, ss, 150 e 8 av, 50x98.9, 3-4-sty bk tnts: Chas C Bull, ex'r—Dowd Construction Co; Howard Hasbrouck (A), 5 Nassau; Thomas H Keogh (R); due, \$58,392.92; T&c, \$1,682.64; Henry Brady.

118TH ST, 58 E, ss, 260 w Park av, 20x100.11, 5-sty bk tnt; Jacob Kaucher et al—Stella L Boyajian et al; Cooke & Marvin (A), 31 Nassau; Ralph H Raphael (R); due, \$10,598.17; T&c, \$365.50; Samuel Goldstick.

122D ST, 345 W, ns, 224 e Morningside av, 15 x100.11, 3-sty stn tnt; Daniel J Quinlan—Timothy I O'Connell et al; Alexander & Green (A), 120 Broadway; Chas A Hickey (R); due, \$10,532.44; T&c, \$120; Henry Brady.

**JULY 9.**  
HENRY ST, 223, ns, 164.10 e Clinton, 23.6x87.6, 3-sty bk tnt & str; Bennett J King—Cath Slattery et al; Wm C Orr (A), 51 Chambers; Emanuel I Silberstein (R); due, \$12,931.93; T&c, \$528; Samuel Marx.

8TH ST, 376-8 E, ss, 293.10 e Av C, 39.7x97.6, 6-sty bk tnt & str; U S Fire Ins Co—Dora Lichtenstein et al; A S & W Hutchins (A), 84 William; Winter Russell (R); due, \$47,128.34; T&c, \$462.40; Henry Brady.

64TH ST, 24 E, ss, 74 w Mad av, 21x100.5, 4-sty & b bk dwg; City Real Estate Co—Cornelia G Ford Burchell et al; Harold Swain (A), 170 Bway; Edw Jacobs (R); due, \$47,782.50; T&c, \$2,250; Samuel Goldstick.

PARK AV, 1446, swc 107th (No 86), 75.11x25, 5-sty stn tnt & str; Agnes Stewart—Albert Tschipke et al; Dean, Tracy & McBarron (A), 160 Bway; Jos Ullman (R); due, \$21,266.89; T&c, \$1,543.23; Samuel Goldstick.

**JULY 10.**  
HOUSTON ST, 470 E, ns, 25 e Lewis, 25x68, 5-sty bk tnt & str; Isaac Fry et al—Bertha Kahn et al; Horwitz & Rosenstein (A), Jas O'Malley (R); due, \$14,944.03; T&c, \$1,668.45; Joseph P Day.

LEWIS ST, 107, ws, 140 n Stanton, 20x100, 5-sty bk tnt & str & 3-sty bk rear tnt; David M Edsall—Joel Berkowitz et al; Chas P & Wm W Buckley (A), 141 Bway; Thos W Churchill (R); due, \$12,308.99; T&c, \$455.06; Henry Brady.

1ST AV, 1847, ws, 100.8 s 96th, 25x80, 5-sty bk tnt & str; Howard Huntington, ex'r—Anna Dvorak et al; Kneeland, Harrison & Hewitt (A), 43 Cedar; Donald B Abbott (R); due, \$10,904.16; T&c, \$338.90; Joseph P Day.

**JULY 11.**  
GOUVERNEUR ST, 26, es, 74 s Henry, 24x105x 24x104.10, 5-sty bk tnt & str; J Blackburn Miller—Abr L Ullrich et al; Kornblum & Hutter (A), 154 Nassau; Henry A Friedman (R); due, \$24,285.43; T&c, \$950; Samuel Marx.

85TH ST, 119 W, ns, 264 w Col av, 18x97.6, 4-sty & b stn dwg; Lawyers' Mtg Co—Martha T F Johnson et al; Cary & Carroll (A), 59 Wall; Jno H Rogan (R); due, \$16,242.67; T&c, \$734.45; Henry Brady.

131ST ST, 54 E, ss, 135 e Mad av, 17.6x99.11, 3-sty & b stn dwg; Eliz B Anderson—Robt C Fraser et al; Wells & Snedeker (A), 34 Nassau; Algernon S Norton (R); due, \$6,426.17; T&c, \$225.14; Henry Brady.

**JULY 12 & 13.**  
No Legal Sales advertised for these days.

**JULY 15.**  
51ST ST, 361 W, ns, 125 e 3 av, 18x100.5, 5-sty stn tnt; Sarah L Dorn, extr, &c—Jacob Wenner et al; Deyo & Baurdorf (A), 111 Bway; Isidor Ehrman (R); due, \$17,806.29; T&c, \$1,865.10; Henry Brady.

## Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

**JULY 6.**  
No Legal Sales advertised for this day.

**JULY 8.**  
TIFFANY ST, ws, 250 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, 100x100; WORTHEN ST, es, 350 n Randall av, nx Truxton xw— to cl of st xs—x30; GARRISON SQ, ws, 25 s Truxton, runs sw100xw25 to Truxton, xsw— to Worthen xs—x100x100x100 nx164.8xw104.9 to beg, vacant; TRUXTON ST, nws, —sw Garrison sq, —x3.4x—, core, vacant; Walter S Gurnee et al, extr—Tiffany Development Co; Action No 1; Morris Cooper (A), 20 Vesey; Edwin H Updike (R); due, \$12,217.21; T&c, \$1,773.63; J Clarence Davies.

TIFFANY ST, sec Spofford av, runs s 100x100 x100xw100 to Tiffany, xs500x100xn50x50xs 100 to Randall av, x50 to Casanova, xn750 to Spofford av, xw200 to beg; RANDALL AV, nec Casanova, runs n650x75x100 to Spofford av, x50xs100xw25xs25x100 to Barretto, x175 w100xs25x100xs425xw200 to beg; BARRETTO ST, sec Spofford av, 275x100; BARRETTO ST, es, 300 s Spofford av, runs e100 xs50x100 to Manida, xs75xw100xs100xw100xn 225 to beg; RANDALL AV, nwc Manida, 100x100, vacant; same—Jno J Tierney et al; Action No 2; same (A); same (R); due, \$3,898.50; T&c, \$27,972.76; J Clarence Davies.

**JULY 9.**  
176TH ST, 974 E, swc Bryant av, runs w95.4xs 146.5x100.11xne126.6xw21.11, 2-sty fr dwg & vacant; City N Y—Bessie R Stoeckel et al; Wm P Burr (A), Municipal Bldg; Jno A McEveety (R); due, \$14,526.22; T&c, \$3,505.77; James J Donovan.

TOPPING AV, 1817, ws, 125.6 s 176th, 24.11x 108.6x24.4x104, 2-sty fr dwg; Bronx Savgs Bank—Jno Davis et al; David B Simpson (A), 165 Bway; Daniel V Sullivan (R); due, \$3,813.53; T&c, \$167.45; James J Donovan.

TOWNSEND AV, nec 174th, 25x100, vacant; same—same; Action 2; same (A); same (R); due, \$3,515.86; T&c, \$309.22; Joseph P Day.

WEEKS AV, es, 90 n 174th, 280x95, vacant Wm H Beam—Frank L Wilson exr, et al; Theall & Beam (A), 45 Wall; Chas A Hickey (R); due, \$6,178.50; T&c, \$342; sub to pr mtg \$10,500; Joseph P Day.

WALTON AV, nwc 174th, 25x100, vacant; City N Y—Richard Magee et al; Wm P Burr (A), Municipal Bldg; Enos S Booth (R); due, \$3,315.06; T&c, \$383.41; Joseph P Day.

**JULY 10.**  
ANDREWS AV, 2338, es, 198.11 s Fordham rd, 25x100, 2-sty & a fr dwg; Wm E Smith—Rosetta A Barton et al; Cary & Carroll (A), 59 Wall; Henry A Friedman (R); due, \$6,569.95; T&c, \$320.65; Joseph P Day.

**JULY 11.**  
APPLETON AV, ws, adj land of J Sands Secor, runs sl75xw600xn175x500 to beg; Jennie G Buckley et al, trsts—Regina Keller et al; Bernard J Tinney (A), 77 E 124th; Maurice S Cohen (R); due, \$10,686.49; T&c, \$15,952; L J Phillips & Co.

**JULY 12, 13 & 15.**  
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**JUNE 29.**  
SEAMAN AV, nwc 207th, 50x100; Adams Realty Co—Dreyfus Constn Co, Inc, et al; Wolf & Kohn (A).

SHERMAN AV, ns, 100 e 207th, 75x150; John Lever—Ernest H Noywod et al; F L Mayhem (A).

**JULY 1.**  
113TH ST, ns, 50 w Park Av, 25x100.11; Hattie Levi—Julia Levy et al; Levi & Stern (A).  
AMSTERDAM AV, sec 106, 47.10x100; Excelsior Savgs Bank of City N Y—Winter Realities, Inc, et al; H Swain (A).

**JULY 2.**  
EAST BROADWAY, 146; ST MARKS PL, 114; 147TH ST, W, ns, 200 w Amst av, 150x98.11; RIVINGTON ST, 135; HOUSTON ST, ns, 41 e 2 av, 30x50; Guardian Life Ins Co of America—Abr C Weingarten et al; action to declare deeds void; Dulon & Roe (A).

10TH ST, sws, 131.4 se 3 av, 18x48.2; Benj Patterson—Andrew Byrne et al; B Patterson (A).

27TH ST, ns, 243.2 w 7 av, 24.6x98.9; Mary T Brosnan—Systematic Bldg Co, Inc, et al; Cary & Carroll (A).

103D ST, 220 E; Edna E Jackson—J M B Co, Inc, et al; H M Belling, Jr (A).

103D ST, 218 E; Marie C Crookes—J M B Co, Inc, et al—H M Belling, Jr (A).

127TH ST, ns, 140 e 5 av, 20x99.11; Harriet E Beam—Annie Tow et al; Oudin, Kilbreth & Schack (A).

186TH ST, 600 W; Abr Dorb et al—Normar Realty Est Corp et al; M Gottlieb (A).

**JULY 3.**  
1ST ST, 45; Josephine B Seligmann—Rose Cogut et al; H R Kohn (A).

119TH ST, 117 E; Wm Lighte—Herman Brand et al; F P Troutman (A).

123D ST, 440 E; Lincoln Trust Co—Harry Ginsburg et al; Edwards, O'Loughlin & George (A).

150TH ST, ns, 225 e Amsterdam av, 50x99.11x irreg; 2 actions; Amy H Green—Eliz H Gerety et al; amended; Parsons, Glosson & McIlvaine (A).

MADISON AV, 2137; Etta Crakow—Danl H Holloway et al; H Sammet (A).

**JULY 5.**  
WOOSTER ST, es, 201 s Spring, 25x100; Manhattan Savgs Institution—David Haas, exr, et al; Rapallo & Kennedy (A).

102D ST, ns, 47.6 e Lexington av, 27x100.11; Bankers Trust Co, trste—Joachim Spiro et al; amended; L M Wallstein (A).

## Bronx.

**JUNE 28.**  
JACKSON AV, sec 140th, 100.8x95; N Y Title & Mtg Co—Wm Prager et al; H M Belling, Jr (A).

JEROME AV, es, 85.5 s Southern blvd, 57.4x90.9; Sampson H Schwarz, as trste—Isabel Weiner et al; Jonas & Neuburger (A).

WASHINGTON AV, 1376-8; Jennie Rudinsky—Jay Tee Bee Holding Co, Inc, et al; J A Gilman (A).

WASHINGTON AV, 1380-2; Jennie Rudinsky—Jay Tee Bee Holding Co et al; J A Gilman (A).

## JUNE 29.

FEATHERBED LA, swc Plimpton av, 57.4 x171.2; George McKesson Brown et al as extrs—Hillcrest Bldg Co et al; E J West (A).

168TH ST, nwc Union av, 96.2x22.3; Helene Fuld—Charles Gronich et al; L F Fuld (A).

LONGFELLOW AV, 1133; Robert J Reiley, as extrs—Seymour Realty Co et al; Knox & Deignan (A).

## JULY 1.

CRESCENT AV, 627; Edw H Bailey—Di Benedetto Realty Co et al; T L Bailey (A).

CRESCENT AV, 629; Edw H Bailey—Di Benedetto Realty Co et al; T L Bailey (A).

TREMONT AV, 412-4 E; Kobre Assets Corp—Mary E Mullins et al; N M Behr (A).

3D AV, ws, 215 s 183d, 25x120; Frank W Blauvelt et al, as exr—Julius Joseph et al; B Foody, Jr (A).

## JULY 2.

LORILLARD PL, sec 187th, 24.3x100.2; Caroline S Fellowes—Frank Gass et al; H M Belling, Jr (A).

## JULY 3.

HOME ST, 985; Herman Heinrich—D H Jackson Co et al; G D Zahm (A).

HOME ST, 981; Herman Heinrich—D H Jackson Co et al; G D Zahm (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**JUNE 28.**  
AMSTERDAM AV, swc 75th, 100x212x irreg; Cecilia Einstein et al—Frank Bradley et al; Harold Swain (A); Cambridge Livingston (R); due...\$31,746.50

16TH ST, 601 E; Theresa E McGoldrick—Loretta Corp et al; Jno H Fleury (A); Saml Tullman (R); due, 8,808.01

**JUNE 29.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 1.**  
16TH ST, 608 E; Fannie K Gregory—Clara S Dean et al; Norwood & Walsh (A); Karl W Kirchwey (R); due...14,425.59

**JULY 2.**  
3D AV, 2177; Advance Mtg Co—Chas M Torpey; Lewis S Marx (A); Edwin W Schmer (R); due.....4,517.26

**JULY 3.**  
8TH ST, 363 E; Richard L Suydam—Jos Schenkein et al; Jos S Frank (A); Algernon S Norton (R); due...12,325.00  
108TH ST, 335-7 E; Lawyers Mtg Co—J W R Realty Co, Inc; Cary & Carroll (A); Von S Lindsley (R); due...33,440.01

## Bronx.

**JUNE 28.**  
No Judgments in Foreclosure Suits filed this day.

**JUNE 29.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 1.**  
FULTON AV, 1175; Cruikshank Co—481 E 174th St Corp et al; H Swain (A); E C Cohen (R); due.....5,793.15

**JULY 2.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 3.**  
LOT 4, blk 3063, sec 11 on tax map; City N Y—Dudly H Dickinson et al; W P Burr (A); M J Bernheim (R); due.....15,149.43

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**JUNE 29.**  
No Lis Pendens filed this day.

**JULY 1.**  
82D ST, 6 E; Wm N Harts—Adele Sturgis Dodd; notice of sale, &c; H Berry (A).

**JULY 2.**  
44TH ST, ss, 65 e 11 av, 15x80.5; Jacob Tabolt—Jno Marron et al; foreclosure of transfer of tax lien; W F Clare (A).

128TH ST, 305 & 307 W; Saverio Feraca—Geo Heinlein et al; action to foreclose mechanic's lien; A D Pape (A).

**JULY 3.**  
No Lis Pendens filed this day.

**JULY 5.**  
46TH ST, 613 W; Edw H Burger—Max Heinreich et al; action to compel reconveyance; Burger & Burger (A).

## Bronx.

**JUNE 28.**  
BARNES AV, sec Adeo av, 101.3x209.7; HOLLAND AV, ws, 100 n Burke, 100x100; also other property described at Salt Meadows and Uplands; James H Wainwright et al, as extrs—Grace C Mack et al, as admtrix (foreclosure of mtgs, and action to declare mtgs deeds); C. V. Pallister (A).

**JUNE 29.**  
No Lis Pendens filed this day.

**JULY 1.**  
No Lis Pendens filed this day.

**JULY 2.**  
No Lis Pendens filed this day.

**JULY 3.**  
No Lis Pendens filed this day.



MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

<b>JUNE 29.</b>	
5TH AV, 149; Faitoute Iron & Steel Co—Bradish Johnson Estate; Jacob A Zimmermann & Son, Inc (131).....	3,039.73
5TH AV, 1056; Manhattan Sand Co—Wm E Benjamin; Hollerith Bldg & Constn Co (130).....	67.50
<b>JULY 1.</b>	
BURLING SLIP, 27 Wm Higginson—Fredk H Cone (1) .....	4,774.50
<b>JULY 2.</b>	
BLEECKER ST, 407; Jno J O'Brien—Eleanor P Wentworth; Wm R Mason (13).....	222.10
GRAND ST, 165 to 171; CENTRE ST, 224; Firedoor Co—Louis Eisenberg (15).....	285.00
11TH ST, 702 E; Benzer & Poster—Pinkus Burger; L Wasilkowsky (10).....	175.00
24TH ST, 240-2 W; Tony Siracusa—Edw T Kennard (18).....	345.90
SAME PROP; Structural Engineering Corp—same (19).....	7,188.60
25TH ST, 240-2 W; Structural Engineering Corp—Edw T Kennard (20) .....	3,304.25
35TH ST, 11 E; Bell & Killcullen, Inc—Wm Astor et al; McNulty Bros, Inc (3).....	37.30
45TH ST, 62 & 64 W; Bell & Killcullen, Inc—Nathan S Jarvis; McNulty Bros, Inc (4).....	139.10
77TH ST, 144 W; Sam Friedlander—Douglaston Realty Co; Marie T Alter (14).....	442.50
88TH ST, 257-65 W; Bell & Killcullen, Inc—Congregation B'Nai' Jeshurun; McNulty Bros, Inc (9).....	178.40
90TH ST, 17 E; Bell & Killcullen, Inc—Charlotte W Fowler; Architectural Constn Co; McNulty Bros, Inc (5).....	296.25
BROADWAY, nwc 29th, 110.8x140.5x irreg; Hyman Goodman—Jno J White; Altman Estates Inc (12).....	1,319.00
BROADWAY, nec, 54th, 129x55; Truscon Steel Co—Ford Motor Co; Long-acre Constn Co; McNulty Bros (16).....	408.49
BROADWAY, 1567-9, & 47TH ST, 14 to 20 W; Bell & Killcullen, Inc—Chas Johnson et al; McNulty Bros, Inc (6).....	310.50
BROADWAY, 1567-9, & 47TH ST, 14 to 20 W; Berger Mfg Co—Chas Johnson et al; McNulty Bros, Inc (8).....	788.38
HAVEN AV, 92 to 96; Vincent Valentine—Waneta Realty Co, Inc, & Gold Theatre Corp; Max Gold; renewal (17).....	2,935.28
LEXINGTON AV, ws, underneath the viaduct leading from Lexington av to Depew pl, at 43d, known as 43d St Service Plant; Fredk Starr Cont Co—N Y Central R R Co; Jno H Parker Co (11).....	2,070.77
1ST AV, 1120; Bell & Killcullen, Inc—Lunigiani Realty Co; McNulty Bros, Inc (7).....	44.15
5TH AV, swc 43d, 75x125; Bell & Killcullen, Inc—Wm Ziegler; H H Oddix; McNulty Bros (2).....	359.70
<b>JULY 3.</b>	
JOHN ST, 10; Robt A Gruschow—John St Corp—renewal (24).....	84.55
25TH ST, 240-2 W; Tony Siracusa—Edw T Kennard; correction.....	345.90
SAME PROP; Structural Engineering Corp—same; correction.....	7,188.60
50TH ST, 39 E; Hughes & Hughes—Egerton L Winthrop et al & Louis S Shongood (25).....	155.00
AV B, 329-33; Thos J Fanning—Est Jno U Brookman et al (22).....	9,945.00
MADISON AV, 110; Zouri Drawn Metals Co—Morris Leibowitz et al & Fredk Constn Co (21).....	245.50
5TH AV, 681; Lippe Constn Co—Anna L Morton & Fiscal Service Corp (23).....	1,876.00
<b>JULY 5.</b>	
38TH ST, 241 W; Louis Muller—Laura Cregan (27) .....	160.00
38TH ST, 237 W; Louis Muller—Laura Cregan (28) .....	126.00
49TH ST, 28 W; Rosecor Constn Co—Columbia University & Jno W Britt (26).....	1,064.00
124TH ST, 401-13 W; Jno A Sharp—Julia E Cameron, Adam S Cameron & Steen & Symes, Inc (29).....	37.15
<b>Bronx.</b>	
<b>JUNE 28.</b>	
GRAND BLVD, ns, 102.9 n 165th, 100x100; G Goldberg & Sons, Inc—Samuel Williams (19).....	1,575.00
HULL AV, nec 205th, 110x100; Wm Hauptmann—Harsin Bldg Corp, Adela M Harrington, Julia Foley, Eliz Brown and Margaret Boylan; Harsin Bldg Corp and Adela M Harrington (21) .....	4,073.86
MARION AV, nwc Fordham rd, 35x95; Frank Ramstedt—Fordham Methodist Episcopal Church; George W Flagg, as treas; renewal (20).....	291.50
<b>JUNE 29.</b>	
No Mechanics' Liens filed this day.	
<b>JULY 1.</b>	
169TH ST, 67 W; Ida C Kerbel—Louisa E & Henry H Schurmann (1) .....	53.00
HULL AV, nec 205th, 110.11x100.11; Murray & Hill Co—Harsin Bldg Corp; Adele M Harrington; Margt Boylan; Harsin Bldg Corp (2).....	3,855.75
<b>JULY 2.</b>	
VALENTINE AV, nwc 181st, 62.9x100; East Side Iron Works, Inc—Ensign Impvt Co; renewal (3).....	550.00
<b>JULY 3.</b>	
No Mechanics' Liens filed this day.	

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

<b>JUNE 29.</b>	
29TH ST, 39 & 41 W; Frederick C Zobel—Michael O'Connor et al; Oct6 15 .....	1,240.61
SAME PROP; Victoria Bldg & Contracting Co—same; Oct6'15.....	12,181.11
<b>JULY 1.</b>	
42D ST, ns, 20 w 7 av, 105x—, & 43D ST, ss, 283.4 w 7 av, 50x—; Clarence L Smith Co—Sperry & Hutchinson Co et al; May25'18. ....	13,791.71
124TH ST, 124-6 W; Milton Schnafer Cont Corp—May Frank et al; May 3'18. ....	407.08
<b>JULY 2.</b>	
213TH ST, 376 W; Kandel Concrete Co—Jacob Baschein et al; Nov13'17.....	18.60
<b>JULY 3.</b>	
5TH AV, 509; Zouri Drawn Metals Co—Thos T Sturges et al May15'17.....	200.66
<b>JULY 5.</b>	
No Satisfied Mechanics Liens filed this day.	
<b>Bronx.</b>	
<b>JUNE 28.</b>	
No Satisfied Mechanics' Liens filed this day.	
<b>JUNE 29.</b>	
No Satisfied Mechanics' Liens filed this day.	
<b>JULY 1.</b>	
No Satisfied Mechanics' Liens filed this day.	
<b>JULY 2.</b>	
GRAND AV, 2405; Fuhr Wall Paper Co—Brams & Platt et al; Nov21'17.....	18.50
<b>JULY 3.</b>	
No Satisfied Mechanics' Liens filed this day.	
1Discharged by deposit.	
2Discharged by bond.	
3Discharged by order of Court.	

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

<b>JUNE 28.</b>	
ARKENBURGH, Wm H; Clyde F Sandt; \$6.-195.32; D E Latham.	
HAINES, Denis; Warren Foundry & Machinery Co; \$1,159.11; T W Foster.	
MISSOURI METAL CORPN; Walter Chandler, Jr; \$9,469.55; W D Tucker.	
<b>JUNE 29.</b>	
No Attachments filed this day.	
<b>JULY 1.</b>	
METALLURGICA OSSOLANA; Harbison-Walker Refractories Co; \$8,348; A R Campbell.	
<b>JULY 2.</b>	
ELECTRIC PHONOGRAPH CORPN; Central Machinery & Supplies Co, Inc; \$195.97; A M Schwartz.	
VISCONTI, Cranesco; Riggi Bros Co, Inc; \$13.-129.20; J J O'Connell.	

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

No Chattel Mortgages filed this week.

Bronx.

<b>JUNE 27, 28, 29, JULY 1, 2 &amp; 3.</b>	
Harsin Bldg Corp. Hull av, nec 205th, 107.4x100..Peter Sinnott. Steam & Hot Water Heating Apparatus.....	8,500.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

<b>JULY 1.</b>	
42D ST, ns, 220 w 7 av, 105xirreg, & 43D ST, ss, 333.4 w 7 av, 16.5xirreg; leasehold; Bowery Savgs Bank with Sperry & Hutchinson Co; 3 payments. ....	185,000.00

Bronx.

<b>JUNE 28.</b>	
No Building Loan Contracts filed this day.	
<b>JUNE 29.</b>	
No Building Loan Contracts filed this day.	
<b>JULY 1.</b>	
No Building Loan Contracts filed this day.	
<b>JULY 2.</b>	
No Building Loan Contracts filed this day.	
<b>JULY 3.</b>	
No Building Loan Contracts filed this day.	

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

<b>FACTORIES AND WAREHOUSES.</b>	
21ST ST, 517 W, 5-sty bk f. p. factory, 50x90, tar & gravel rf; \$50,000; (o) Anton Louy, 511 W 21st; (a) Jos. Mitchell, 332 W 24th (104).	
<b>STABLES AND GARAGES.</b>	
49TH ST, 607 W, 1-sty bk garage, 50x100, tar rf; \$10,000; (o) David Wilson, 617 W 49th; (a) J. Mitchell, 332 W 24th (103).	
109TH ST, 405 E, 1-sty bk garage, 50x100, tar & gravel rf; \$8,000; (o) Margaret G. Taddonio, 2325 Bassford av, Bronx; (a) F. A. Faillace, Mamaroneck, N. Y. (106).	
131ST ST, 120 E, 2-sty bk f. p. garage, 92x99, felt & slag rf, \$40,000; (o) J. M. Horton Ice Cream Co., 205 E 24th; (Pres) Ed. B. Lewis; (a) J. T. Simpson, 622 Essex Bldg, Newark, N. J. (105).	

Bronx.

<b>DWELLINGS.</b>	
HOLLAND AV, e s 251.4 n Pelham Pkway, 1-sty bk bungalow, 20x55, felt & tar rf; \$3,000; (o) Gaetano Wodi, 218 Union, Brooklyn; (a) Lucian Pisciotta, 3011 Barnes av (117).	
KING AV, w s, 50 n Elizabeth, 2-sty fr dwg, 20x32, shingle rf; \$4,000; (o) Jas. Lock, 610 King av; (a) Geo. W. Kibitz, 800 E 175th (122).	
<b>STABLES AND GARAGES.</b>	
DEVOE TER, s s, 603 w 190th, 1-sty fr garage, 11x17, tar paper rf; \$100; (o) Ella P. Smith, on prem; (a) Chas. H. Gillespie, 1123 Bway (120).	
148TH ST, E, n s, 200 w Courtlandt av, 1-sty bk garage, 15x39, felt & pitch rf; \$800; (o) Jos. Piccolius, on prem; (a) Lucian Pisciotta, 3011 Barnes av (121).	
FORDHAM RD, s s, 76.4 e Arthur av, 1-sty stone garage, 30x20, slag rf; \$500; (o & a) Michel Tretti, 630 Crescent av (119).	
INTERVALE AV, w s, 152 s 163d, 2-sty bk garage, 70x100, slag rf; \$30,000; (o) Wm. Connell, 1001 Intervale av; (a) John J. Dunnigan, 391 E 149th (123).	

<b>MISCELLANEOUS.</b>	
TIMPSON PL, w s, 98 n 144th, 1-sty tile stone house, 50x60, tar & slag rf; \$5,000; (o) Cutler Hammer Mfg. Co., on prem; (a) R. W. Lawrence, 350 E 140th (116).	
BERGEN AV, es, 76.5 s 152d, 1-sty bk shop, 17.3x76.8, felt & pitch rf; \$3,000; (o) Jos. Fellenstein, 452 Westchester av; (a) Lucian Pisciotta, 3011 Barnes av (118).	

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

ELDRIDGE ST, 82, remove walls, new partitions & stairs, show window, beams & columns to 6-sty bk tnt; \$2,500; (o) Anny Grenebaum, 823 West End av; (a) Philip Caplan, 16 Court, Bklyn (1295).	
FERRY ST, 52, remove wall, stoop, add 3-sty ext, f. p. windows to 4-sty bk storage; \$1,500; (o) C. Morrell, 59 Ann; (a) Wm. Higginson, 21 Park Row (1315).	
FULTON ST, 215, new fire-escape to 5-sty bk warehouse; \$1,000; (o) Anglo Amer. Drug Co., 217 Fulton; Th. R. Van Boskerck, Pres.; (a) A. L. C. Marsh, 46 Cedar (1301).	
GREENE ST, 30, f. p. doors, gypsum blocks & strips to 6-sty bk factory; \$1,400; (o) Est of Jos. Audrade; (Trustee) Peter Zucker, 192 Bway; (a) Wm. R. Moore, 154 11 av (1329).	
HESTER ST, 55, new partitions to 7-sty bk lofts; \$300; (o) Adam Happel, Jr., 408 E 93d; (a) Horenburger & Bards, 122 Bowery (1316).	
HOUSTON ST, 323 W, new steel girders & runway to 2-sty bk garage; \$2,000; (o) A. Navone, 323 W Houston; (a) A. O. Christianson, 142 E 42d (1324).	
HOUSTON ST, 516 E, alter partitions & fixtures, new baths & steam-plant to 6-sty bk strs & tnt; \$8,000; (o) Leon Sobel, 215 Manhattan av; (a) Irving Margon, 355 E 149th (1319).	
LAFAYETTE ST, 428, partitions altered, steel beams & cast iron columns, windows & doors, rear ext, tar & gravel rf, new heating, elec. wiring, plumbing & fixtures, f. p. stairs, vent shaft & skylight to 5-sty bk tnt; \$35,000; (o) F. T. Hopkins, Jr., Katonah, Westchester, N. Y.; (a) S. C. Patton, 597 5 av (1302).	
NORFOLK ST, 60, w. c. compartments to 2-sty bk synagogue; \$500; (o) Congregation Beth Hamedrash Hagodel; director, Harry Fischel, on prem; (a) M. J. Harrison, World Bldg (1294).	
PEARL ST, 339, stair enclosure, f. p. windows to 6-sty bk factory; \$1,000; (o) Geo. Ehret, 217 E 92; (a) P. J. Murray, 141 E 40 (1292).	



UNION SQ, 24, alter entrance to 4-sty bk lofts; \$200; (o) Manboro Realty Corp, 15 Broad; (a) Wm. G. Pigueron, 59 Pearl (1289).

WAVERLY PL, 27, & University pl, alter partitions, remove stairs, new dumbwaiter & vent shaft, boiler & plumbing, cut windows, floor beams, new lighting to 4-sty bk tnt; \$15,000; (o) No. 1 University Pl, Inc., 200 W 72; (Pres) G. L. C. Earle; (a) H. Desmond Upton, 381 4 av (1312).

WILLIAM ST, 71, dumbwaiter shaft to 3-sty f. p. bk office; \$450; (o) Mutual Life Ins. Co., 71 William; (a) W. Weissenberger, Jr., 32 Union sq (1293).

2D ST, 99, w. c. compartments, partitions to 3-sty bk str & tnt; \$500; (o) Louis Turtle, 101 2d; (a) Otto Reismann, 147 4 av (1311).

3D ST, 422 E, new steam plant & house flue to 6-sty bk str & tnt; \$5,000; (o) Leon Sobel, 215 Manhattan av; (a) Irving Margon, 355 E 140th (1320).

10TH ST, 46 E, f. p. stairs to 4-sty bk lofts; \$400; (o) Trustees of Sailors' Snug Harbor, 61 Broadway; (Pres) A. E. Marling; (a) Max Levien, 48 E 10th (1287).

10TH ST, 56 E, f. p. stairs to 4-sty bk lofts; \$400; (o) Trustees of Sailors' Snug Harbor, 61 Broadway; (Pres) A. E. Marling; (a) Max Levien, 48 E 10 (1288).

12TH ST, 31 E, bk pier & f. p. doors to 2-sty bk lofts; \$200; (o) Mary A. Fitzgerald, care W. E. Dwight, 82 Cedar; (a) H. P. A. Montgomery & John T. Riggs, 105 W 40th (1310).

19TH ST, 238 W, f. p. partition & skylights to 2-sty bk garage; \$1,000; (o) Jacob Grodsky, 26 Court, Brooklyn; (a) Dodge & Morrison, 135 Front (1290).

20TH ST, 34 E, alter fire-escape, f. p. windows to 4-sty bk lofts; \$750; (o) McConihe Realty Co., 42 Bway; (a) Jacob Fisher, 25 Av A (1297).

28TH ST, 312 E, front of bldg removed, remove stalls, columns & girders, tar & gravel rt to 1-sty fr stable; \$2,000; (o) Geo. Stuart, Granite Springs, Westchester, N. Y.; (a) J. Hopp, 328 E 25 (1308).

29TH ST, 41 E, 1-sty add, reset stairs, raise beams to 3-sty bk dwg; \$10,000; (o) W. F. Morgan, trustees Est of Ellen Morgan, 71 Bway; (a) Benj. W. Levitan, 10 E 38th (1325).

37TH ST, 409 W, new str fronts & toilets to 4-sty bk tnt; \$2,000; (o) Mary B. Baucher, 1120 N. La Salle st, Chicago; (a) Moore & Landsiedel, 148th & 3 av (1327).

39TH ST, 8 W, bridge connecting 12-sty bk f. p. lofts; \$1,500; (o) Jos. J. Steindler, 9 E 40th; (a) Ed. Necarsulmer, 507 5 av (1300).

43D ST, 43 W, new stairs to 3-sty bk tnt; \$300; (o) Est. of E. A. Hoffman, Inc.; (Pres) W. H. Harris, 258 Broadway; (a) J. H. Sheir, 25 W 42d (1284).

59TH ST, 80 E, Av A, erect coal track running through bldg of 2-sty bk steel fr'g steam generating plant; \$12,000; (o) N. Y. Steam Co., 280 Madison av, (Pres) A. E. Duram; (a) R. E. Hagenah, on prem (1304).

64TH ST, 32 E, 550-gal tank to 10-sty f. p. tnt; \$350; (o) Douglas Elliman, 414 Madison av; (a) David Isseks, 94 Mangin (1313).

72D ST, 117 W, remove stoop, new entrance & stairs, partitions to 4-sty bk dwg; \$8,000; (o) Mrs. C. C. Bates, 131 E 66th; (a) A. N. Allen, 2 W 45th (1298).

74TH ST, 410 E, alter partitions, new baths, house flue & steam plant to 7-sty bk str & tnt; \$5,000; (o) M. & G. W. Corp., 267 W 89th; (a) Irving Margon, 355 E 149 (1321).

76TH ST, 302 W, alter partitions, new baths, shift doors to 4-sty bk dwg; \$14,000; (o) A. W. Kauth, 302 W 76th; (a) Rich & Mathesius, 320 5 av (1222).

78TH ST, 302 W, remove stoop, limestone facing, new windows, partitions, bathroom, skylights to 5-sty bk dwg; \$12,000; (o) 302 W. 78th St. Corp., 15 E 40th; Pres, Isaac Harby; (a) A. J. Thomas, 137 E 45th (1303).

115TH ST, 7 W, remove show fronts, new runway, f. p. stairs to 2-sty bk str; \$2,500; (o) Barnet Realty Co, care (a), (Pres) M. Kulok; (a) Ch. E. Meyers, 1 Union sq (1307).

134TH ST, 109 W, alter windows & partitions, new w. c. compartments to 5-sty bk tnt; \$1,000; (o) Trial Realty Co, 74 E 92d; (a) Greenberg & Leuchtag, 303 5 av (1306).

AV C, 152, remove partitions, new partitions & windows to 5-sty bk tnt; \$2,000; (o) Johanna Loesher, 152 Av C; (a) Jacob Fisher, 25 Av A (1296).

BROADWAY, 1724, alter partitions, new stairs, bathroom add to 10-sty bk hotel; \$15,000; (o) Woodward Hotel Co., 20 W 55th, Pres., T. D. Green; (a) Warren & Wetmore, 16 E 47th (1285).

BROADWAY, 1121, f. p. vault to str & office bldg; \$3,000; (o) I. Townsend, 1123 Bway; (a) Geo. W. Spitzer, 18 W 129th (1305).

BROADWAY, 101, alter show window, remove stairs of 4-sty bk str & office; \$300; (o) Dr. B. S. Hughes, 133 E 43d; (a) P. J. Murray, 141 E 40th (1323).

BROADWAY, 11, new stairs to 16-sty f. p. office; \$1,600; (o) Bway Realty Co., 25 Broad; (Pres) Geo. F. Peabody; (a) Wells Architectural Iron Co., River av & E 151st (1326).

BROADWAY, 283 E, new vestibule & door, w. c. compartment, partitions, alter attic to full sty to 2-sty bk dwg; \$2,000; (o) J. Sheils, 283 E Bway; (a) Chas. M. Straub, 147 4 av (1330).

LENOX AV, new dumbwaiter & toilet to 3-sty bk lofts; \$300; (o) John D. Thee, 313 Lenox av; (a) Sommerfeld & Steckler, 31 Union sq (1291).

LEXINGTON AV, 1424, alter partitions & doors, remove stairs, dumbwaiter & stoop to 5-sty bk tnt; \$3,500; (o) Duff & Conger, Madison av; (a) Greenberg & Leuchtag, 303 5 av (1286).

MADISON AV, 121; F. P. S. C. doors & transoms to 13-sty f. p. bk tnt; \$4,000; (o) Bank for Savings, 280 4 av; (Pres) Walter Trimble; (a) S. H. Baker, 977 E 14th (1318).

2D AV, 1814, new partitions to 5-sty bk str & tnt; \$500; (o) Ella Realty Co., 927 Bushwick av, Bklyn; (a) O. L. Spannake, 13 Park Row (1328).

4TH AV, 93, new str fronts & partitions, kitchen fixtures & tile floor to 5-sty bk lofts; \$3,000; (o) Miss M. E. R. Stuyvesant, care (a); (a) B. H. & C. H. Whinston, 509 Willis av (1309).

5TH AV, 414, & 38th st, 4 W, bridge connecting 12-sty f. p. bk lofts; \$1,500; (o) Franklin, Simon & Co., 414 5 av, F. Simon, Pres; (a) Ed. Necarsulmer, 507 5 av (1299).

6TH AV, 338, reinforced concrete arches to 6-sty bk lofts; \$200; (o) Mrs. M. A. Gordon, 294 Central Park West; (a) J. C. Westervelt, 36 W 34th (1317).

7TH AV, 51, steel column to be fireproofed of 12-sty f. p. lofts; \$500; (o) Adams Land & Bldg. Co., 61 Bway; (a) D. Wortmann & H. H. Braun, 114 E 28th (1314).

### Bronx.

BARNES AV, 1812, raise to grade 2-sty fr dwg; \$600; (o) Chas. J. Howe, 701 W 179th; (a) B. Ebeling, 2400 Westchester av (164).

WASHINGTON AV, 1378, new toilets, partitions to 3-sty bk school; \$1,500; (o) S. S. Folz, 1395 Washington av; (a) Herman Goldberg, 2968 Briggs av (165).

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranties.

C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

E. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, \$:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$20,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A. L.—all liens.  
AT—all time.  
ano—another.  
av—avenue.  
adm—administrator.  
admtr—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
const—construction.  
con omitt—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extr—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indiv—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—slide.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.



# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CII

No. 2626

New York, July 13, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

JULY 5, 6, 8, 9, 10 &amp; 11.

**Canal st, 221-7** (1:207-20), nwc Baxter (Nos 112-6), 104.10x39.1x100x71.10, 6-sty bk loft & str bldg; Bank for Savings in the City N Y to John W Whitestone, Plainfield, NJ; mtg \$—; May31; July3'18: A \$78,000-100,000 (R S \$95); corrects error in last issue, when block No was 237.

**Caroline st, 10** (1:142-27), es, abt 60 s Jay, 28.9x80, 5-sty bk stable; Chas F Matlag & Sons, a corpn, 335 Greenwich, to John P Gallagher, 1611 W 9, Bklyn; June 26; July9'18; A\$17,000-21,000 (R S \$25).

**Collister st, see Laight**, see Laight, 53-5.  
**Columbia st, 14** (2:331-34), es, 200.6 n Grand, 20x55, 3-sty bk tnt; Saml Wolf, 152 S 8th, Bklyn, to Moses Scherer, 264 Rivington; mtg \$7,000; June17; July6'18; A \$6,000-6,500.

**Cooper st** (8:2241-4), ss, 150 e 204th, 50x100, vacant; Michl J Dowd to Frida Horkimer, 570 W 156; mtg \$10,000; June10; July 9'18; A\$3,000-3,000.

**Duane st, 165**, see Laight, 53-5.

**Eldridge st, 75** (1:306-31), ws, 126.7 n Hester, 20.10x99.6x21.2x99.8, 6-sty bk tnt & str; Abr I Levy, 238 Pulaski, Bklyn, to Isaac Morris, 120 Eldridge, & Irving Morris, 91 Eldridge; mtg \$25,500; July9; July 10'18; A\$18,000-30,500 (R S \$10.50).

**Greenwich st, 167** (1:60-13), es, 53.4 s Cortlandt, 19.7x23.7x20x24, 3-sty bk tnt & str; Edw J Kehoe et al to Margt E Kehoe, 444 Putnam av, Bklyn; QC; Apr30; July9'18; A\$14,000-15,000.

**Henry st, 168** (1:271-50), ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; Robt F Wagner, ref, to Wilton Holding Corpn, 135 Bway; FORECLOS June11; June19; July5'18; A\$17,000-32,000 (R S \$25.50).

**Henry st, 223** (1:286-8), ss, 164.10 e Clinton, 23.6x87.6, 3-sty bk tnt & str; Saml I Silberstein to Bennett J King, 12 E 50, pff; FORECLOS & drawn July9; July 10'18; A\$13,500-16,500 (R S \$10).

**Houston st, 208-10 E**, (2:428-19-20), nes, 226.8 nw Av A, 50.4x70.10 to 1st (Nos 101-3) x50x64.6, 1-4 & 1-5-sty bk tnts & str; Isidore D Morrison, ref, to Wilton Holding Corpn, 135 Bway; FORECLOS June25; July10; July11'18; A\$35,500-47,000 (R S \$30).

**Hubert st, 2-6**, see Laight, 53-5.

**Hubert st, 47-53**, see Laight, 53-5.

**Hudson st, 114** (1:189-18), es, abt 90 n Franklin, 21.10x75, 2-sty fr bk ft tnt & str & 1-sty ext; Eugenia A Field, widow, at St Louis, Mo, et al, heirs & Wm E Field, to Mabel E Adams, 29 E 53; QC & AT to Ls made Mar14'12; mtg \$14,000 & AL; June17; July8'18; A\$19,000-23,000 (R S 50c).

**Laight st, 53-5** (1:215-27), see Collister, 37.6x76; also HUBERT ST, 2-6 (1:215), ns, 109 w Hudson, 66 to es Collister x101; also COLLISTER ST, the bk stable in rear of 6 Hubert, 3-sty bk stable; A\$115,000-165,000; also DUANE ST, 165 (1:143-pt lot 1), nwc Hudson (Nos 47-53), 25.2x78.6 x24.9x78.9, pt 10-sty bk office bldg; A\$—; Hooper C Van Vorst, NY, to Henry Wells, Pres of American Express Co, 65 Bway; QC & confirmation deed; June6, 1867; July11'18, omitted.

**Macombs pl, 26**, see 150th, 289 W.

**Maddougal st, 136**, see 7 av, 441-3.

**Malden la, 45** (1:67-16), ns, 171.11 e Nassau, 20.10x134.7x20.11x132.2, 5-sty bk loft & str bldg; Jere F Donovan to Lawvrens Realty Co, 160 Bway; B&S & CaG; mtg \$75,000; July1; July9'18; A\$95,000-105,000.

**Marginal st, nec 14th**, see 15th, 500-12 W.

**Marginal st, see 15th**, see 15th, 500-12 W.

**Mercer st, 173** (2:513-20), ws, 63 s Houston, 37x25, 5-sty bk loft & str bldg; U S Trust Co of N Y, EXR & Edw A Hammond, to Danl W Hammond, at Haverhill, Mass; corrects error in deed rec Mar15'16; July6; July10'18; A\$6,000-9,000.

### THE SUPREME COURT

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With additional information not given in the Record and Guide weekly, these records are also published in the Quarterly, the final one, making in one compact volume, a complete transcription, in digest form, of all Conveyances, Miscellaneous Conveyances such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the Record and Guide Quarterly time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

**Monroe st, 85** (1:272-3), ns, 90.5 e Pike, runs 145.1xw5x54.11x25x5100 to st xw 20.2 to beg, 6-sty bk stable; Ernestine Jacobowsky & Cecelia R Ober to Wicklow Building Co, 1044 Tremont av; corrects deed rec June11'18; mtg \$16,500 & AL; June29; July8'18; A\$13,500-22,500.

**Plaza Lafayette, see Riverside dr**, see Riverside dr, sec 181.

**Rivington st, 122** (2:354-36), ns, 80 e Essex, 20x75, 3-sty bk tnt & str; Rose Berenson, 5 Northern av, to Eva Berenson, 5 Northern av; AT; mtg \$—; June28; July5'18; A\$16,000-19,000.

**Stuyvesant st, 33** (2:465-23), ns, 94.10 w 10th, 32x16x irreg, 5-sty bk tnt; A\$5,500-8,000; also STUYVESANT ST, 35 (2:465-22), ns, 62.10 w 10th, 32x16, 5-sty bk tnt; A\$5,000-7,500; also 10TH ST, 126 E (2:465-20), ss, 301.4 e 3 av, 23x37.7x irreg, 5-sty bk tnt; A\$6,000-8,000; Wm Allen, ref, to Mabel G Maynard, 385 Valley rd, West Orange, NJ; mtg \$12,000; PARTITION May23; July 1; July5'18 (R S \$5.50).

**Stuyvesant st, 35**, see Stuyvesant, 33.

**West st, 155** (1:128-35), es, 64.5 s Park Pl, 19.10x84x20x84.4, 4-sty bk loft & str bldg; Henrietta P Stromberg & Gustaf Stromberg, 540 Park av, to Rhinelander Real Estate Co, 31 Nassau; AL; June27; July5'18; A\$21,000-25,000 (R S \$20).

**William st, 194** (1:103-7), es, 67.2 s Frankfort, 17.4x74.3x17x76.7, 4-sty bk loft & str bldg; Samson Lachman, ref, 313 W 106, to Denison Realty Corpn, 128 Bway; ½ pt; mtg \$12,000; PARTITION May16; July1; July8'18; A\$22,000-28,000 (R S \$6.50).

**William st, 194**; same to Inghram Corpn, 192 Bway, pff; ½ pt; mtg \$12,000; PARTITION May16; July1; July8'18 (R S \$6.50).

**1ST st, 101-3 E**, see Houston, 208-10 E.

**3D st, 111-3 W**, see 7 av, 441-3.

**6TH st, 331 E** (2:448-40), ns, 225 w 1 av, 25x90.9, 4-sty bk tnt; Pesl Lechner, 331 E 6, widow, & ano, heirs Schai Lechner, &c, to Abr Lazarowitz, 331 E 6; B&S; mtg \$20,000; July1; July11'18; A\$15,000-19,000 (R S \$1).

**7TH st, 100 E** (2:434-14), ss, 162.11 e 1 av, 25x90.10, 5-sty bk tnt; Gertrude Rapaport (Roth), individ & legatee Hannah Roth, to Simon Roth, 465 Eastern Pkway, Bklyn; mtg \$20,000; June27; July8'18; A \$14,000-26,000 (R S 50c).

**8TH st, 376-8 E** (2:377-20), ss, 293.10 e Av C, 39.7x97.6, 6-sty bk tnt & str; Wm Russell, ref, to U S Fire Ins Co, 95 William, pff; FORECLOS July9; July11'18; A\$19,000-46,000 (R S \$46).

**10TH st, 126 E**, see Stuyvesant, 33.

**11TH st, 246 W** (2:613-12), ss, 50 e W 4th, 20x80, 3-sty & b bk dwg; Jas E Wren to Clifford F Wren, 92 Morningside av; mtg \$9,000; July9; July11'18; A\$7,500-9,000.

**12TH st, 130-4 E**, see 2:556-54, ss, 100 w 3 av, 45x106.6, 7-sty bk loft & str bldg; Wm F Schlemmer et al, EXRS Wm Schlemmer, to Ida S Bruch, 630 Park av; AL; July9; July11'18; A\$31,000-68,000 (R S \$85).

**13TH st, 100-4 E**, see 4 av, 135.

**14TH st, 140 E**, see 7 av, 441-3.

**14TH st, 501 W**, see 15th, 500-12 W.

**14TH st W, nec Marginal**, see 15th, 500-12 W.

**15TH st, 338 W** (3:738-61), ss, 418.9 w 8 av, 18.9x81.3, 3-sty & b bk dwg; Margt L Hamilton, 338 W 15, to Patk J Molloy, 301 W 12; mtg \$7,000; July1; July6'18; A\$6,500-8,000 (R S 50c).

**15TH st, 500-12 W** (3:686-29-37), swc 10 av (Nos 61-79), runs s206.6 to 14th (No 501) xw79.8 to 11 av or Marginal at xn 221.4 to 15th xel59.5 to beg, 2-2-sty bk stables, 2-sty fr tnt & str & vacant; Chas F Brown, ref, to Winthrop A Chanler, 11-56 pt, Genesee, NY; Lewis S Chanler, 12-56 pt; Margt L Aldrich, 8-56 pt, & Eliz W Chapman, 8-56 pt, all of Barrytown, NY, & Alida B Emmett, Stony Brook, NY, 9-16 pt, & N Y Life Ins & T Co, 52 Wall, TRSTE Robt W Chanler, 8-56 pt, pff; PARTITION May23; June27; July5'18; A\$315,000-316,500 (R S \$100).



15TH st, 500-12 W, swc 10 av (Nos 61-79); also 14TH ST, 501 W, also 11TH AV or MARGINAL ST; N Y Life Ins & Trust Co, 52 Wall, TRSTE for Robt W Chanler, under deed of trust dated July 25, 1895, to Armour & Co, Chicago, Ill, 8-56 pt; AT; June 28; July 5'18 (R S \$39.50). 39,285.68

15TH st, 500-12 W (3:686), swc 10 av (Nos 61-79); also 14TH ST, 501 W; also 11TH AV; Alida Beekman Emmet, Stony Brook, LI, to Armour & Co, Chicago, Ill; 9-56 pt; mtg \$—; June 25; July 5'18 (R S \$44.50). 10

15TH st, 500-12 W, swc 10 av (Nos 61-79); also 14TH ST, 501 W; also 11TH AV; Lewis Stuyvesant Chanler, Barrytown, N Y, to Armour & Co, Chicago, Ill; 12-56 pts; AL; June 25; July 5'18 (R S \$39.50). 10

15TH st, 500-12 W (3:686), swc 10 av (Nos 61-79); also 14TH ST, 501 W; also 11TH AV; Winthrop Astor Chanler to Armour & Co, Chicago, Ill; 11-56 pt; June 25; July 5'18 (R S \$54.50). 10

15TH st, 500-12 W (3:686), swc 10 av (Nos 61-79); also 14TH ST, 501 W; also 11TH AV; Eliz W Chapman, Barrytown, NY, to Armour & Co, Chicago, Ill; 8-56 pt; mtg \$—; June 26; July 5'18 (R S \$39.50). 10

15TH st, 500-12 W (3:686), swc 10 av (Nos 61-79); also 14TH ST, 501 W; also 11TH AV; Margt L Aldrich, Barrytown, NY, to Armour & Co, Chicago, Ill; 8-56 pt; mtg \$—; June 25; July 5'18 (R S \$39.50). 10

15TH st, 500-12 W, see 16th E, ss, 235 e Av C.

15TH st W, see Marginal, see 15th, 500-12 W.

16TH st, 621 E (3:984-15), ns, 313 e Av B, 25x92, 5-sty bk tnt & str; Louise M Cramp, GDN of Josephine Powell, to Josephine Powell, 349 West End av; mtg \$—; June 25; July 5'18; A\$6,500-12,000 (R S \$6.50). O C & 100

16TH st, 621 E; Josephine Powell to Karl R Finestone, 866 So Blvd; mtg \$—; June 28; July 5'18. omitted

16TH st, 621 E (3:989-pt lot 16), ss, 235 e Av C, runs e26xsl145xe9xs81.6 to ns 15th xw35xnn206.6 to beg, 1-sty bk bldg; New Amsterdam Gas Co to Consolidated Gas Co, both at 130 E 15; Apr 30; July 10'18; A \$— (R S \$21). O C & 100

17TH st, 301 E, see 2 av, nec 17th.

18TH st, 419 E (3:950-15), ns, 340 w Av A, 25x92, 5-sty bk tnt & str; Chas A Oberwager, ref, to Geo Ramsey, 900 Ocean av, Bklyn, & W McMaster Mills, 701 5 av, ADMRS A Gertrude Cutter, pliffs; FORECLOS June 18; July 10; July 11'18; A\$9,500-16,000 (R S \$6). 5,100

29TH st, 319-21 E (3:935-16), ns, 240 e 2 av, 35x98.9, 5-sty bk tnt; Ellen E Wall to Dorothy M Symes, 294 Magnolia av, Jersey City, NJ; mtg \$34,000 & AL; June 28; July 11'18; A\$14,500-37,000 (R S 50c). O C & 100

29TH st, 319-21 E; Dorothy M Symes, of Jersey City, NJ, to Olds Holding Corp, 217 Bway; mtg \$34,000 & AL; July 10; July 11'18 (R S \$4). O C & 100

29TH st, 319-21 E; Olds Holding Corp to Wm N Wagner, 322 E 30; mtg \$34,000 & AL; July 10; July 11'18 (R S \$3.50). O C & 100

31ST st, 423 W (3:729-22), ns, 325 w 9 av, 25x98.9, 5-sty bk tnt; Fredk Von Lumm, 425 W 44, et al, to Dohm Realty Co, 495 9 av; mtg \$19,500 & AL; July 10'18; A\$10,000-20,000 (R S \$4.50). O C & 100

34TH st, 169 W, see 7 av, 441-3.

35TH st, 160-2 W (3:810-74-75), ss, 96 e 7 av, 36x50.5x37.8x61.8, 2-4-sty stn tnts & str; Wm H Hussey to Fredk Hussey, both at East Orange, NJ; ½ pt; mtg \$37,000; June 28; July 9'18; A\$51,000-55,000 (R S \$4). 4,000

36TH st, 25-7 W (3:838-27-28), ns, 388.9 w 5 av, 37.6x98.9, 2-4-sty bk tnts & str; Mary A W Heaton, 25 W 36, to N Y Life Ins Co; mtg \$100,000 & AL; July 1; July 9'18; A\$112,000-124,000. nom

36TH st, 407-9 W (3:734-27-28), ns, 125 w 9 av, 50x98.9, 3-sty bk loft bldg & 1 & 2-sty fr & bk shop; 407-9 West 36th St Corp to Diamond Carbonating Co, 240 E 37; mtg \$27,000; June 8; July 3'18; A\$22,000-26,000 (R S \$3); corrects error in last issue, when property was on ws of 36th st. nom

37TH st, 420 W (3:734-47), ss, 275 w 9 av, 25x98.9, 3-sty bk tnt & str & 2-sty fr rear tnt; John B Ackerson, 150 Ridge av, Rutherford, N J, et al, to Rosa Newman, 3921 Wilder av, Bronx; mtg \$11,000 & AL; May 16; July 10'18; A\$11,000-12,000. nom

38TH st, 140 E (3:393-63), ss, 100 e Lex av, 20x98.9, 3-sty & b stn dwg; final order & judgment of registration of title to Chas C Burlingham, 140 E 38 as petitioner & owner; July 11'18; A\$22,000-27,000. Torrens system

40TH st, 104-6 W (3:815-36-37), ss, 100 w 6 av, 50x98.9, 2-5-sty bk tnts; Mark Goldberg to Arlo Realty Corp, 34 Nassau; FORECLOS July 2; July 10; July 11'18; A\$150,000-155,000 (R S \$19). 18,700

43D st, 300-2 E, see 2 av, 804.

49TH st, 607 W (4:1097-27), ns, 125 w 11 av, 25x93, vacant; Olga D Hazeltine, TRSTE Josephine H Hazeltine of Kings Co, NY, to Gustave A Zerbst, 344 W 47, & David Wilson, 459 W 47; 1-6 pt; July 2; July 5'18; A\$9,500-9,500 (R S \$2). 1,916.66

49TH st, 607 W; Julia M Budlong, Greenwich, Conn, & Harry J Meyer of Manhattan to Gustave A Zerbst, 344 W 47, & David Wilson, 459 W 47; mtg \$—; 5-6 pt; June 21; July 5'18 (R S \$9.50). nom

52D st, 409 W (4:1062-27), ns, 125 w 9 av, 25x100.5, 5-sty bk tnt; Helen Brinkmann, 2426 Grand av, to Henry Brinkmann, 686 Dawson; mtg \$19,500; July 2; July 5'18; A\$11,000-22,000. O C & 100

53D st, 38 W (5:1268-60), ss, 345.2 e 6 av, 25x100.5, 4-sty & b stn dwg; Mary I Hine to Frederic W Lincoln, at Greenwich, Conn; AL; July 8; July 9'18; A\$62,000-96,000 (R S \$50). O C & 100

56TH st, 441-3 E (5:1368-8), ns, 174 e 1 av, 40x94.7x50.1x97.2, 6-sty bk tnt & str; Rebago Corp, 2 Rector, to Barnet Ginsberg, 122 Clymer, Bklyn; mtg \$33,500; July 1; July 5'18; A\$12,000-40,000 (R S \$7). O C & 100

56TH st, 37 W (5:1272-15), ns, 550 w 5 av, 25x100.5, 5-sty bk dwg, 3-sty ext; Robt B Sterling, of Phila, Pa, to Rodman Wanamaker, 524 5 av; mtg \$75,000 & AL; Dec 22 '17; July 10'18; A\$64,500-115,000 (R S \$25). O C & 100

57TH st, 465 E (5:1369-23), ns, 175 w Av A, 16x100.4, 3-sty & b stn dwg; Kate J Carroll to Jas J Nugent, 325 E 58; July 1; July 5'18; A\$6,750-9,000 (R S \$7.50). O C & 100

61ST st, 217 E (5:1416-9), ns, 209 e 3 av, 18x100.5, 3-sty & b stn dwg; Myron S Falk, Inc, to Margt M Wyckoff, 971 Park av; July 5'18; A\$9,500-13,500 (R S \$14.50). O C & 100

69TH st, 306-8 W (4:1180-39-40), ss, 150 w West End av, 50x100.5, 2-5-sty bk tnts & str; Florence I Ludlow, 3089 Bway, to D M Wood, 334 W 20; AT; mtg \$33,535 & AL; July 9; July 11'18; A\$18,000-34,000 (R S \$3). O C & 100

75TH st, 406 E (5:1469-44), ss, 113 e 1 av, 25x112.1x25.4x109, 4-sty stn tnt; Matilde Freund, at Sunset Farm, NJ, to Henry Wilhelm, 1310 Washington st, Hoboken, NJ; AL; June 26; July 10'18; A\$9,000-16,000 (R S 50c). nom

82D st, 72 E, see Park av, 948-50.

85TH st, 428 E (5:1564-38), ss, 350 e 1 av, 25x102.2, 5-sty bk tnt; Emma Schlinger, 428 E 85, to Harry Burso, 1463 1 av; mtg \$13,000; July 2; July 6'18; A\$8,500-17,500 (R S \$5). O C & 100

85TH st, 301-7 W, see West End av, 521-9.

86TH st, 2 W, see Central Pk W, 255-9.

90TH st, 47 W (4:1204-12), ns, 283.10 e Col av, 16.8x100.8, 4-sty & b stn dwg; Lawyers Mtg Co to Wm J Carroll & Annette Carroll, 111 E 95, tenants by the entirety; July 3; July 5'18; A\$12,500-17,000 (R S \$16). O C & 100

91ST st, 47 W (4:1205-10½), ns, 238 e Col av, 17x100.8, 3-sty & b stn dwg; Julia Warnstadt to Eliza Wolff, 204 W 85; mtg \$10,000 & AL; July 10'18; A\$13,000-16,500 (R S \$2.50). O C & 100

92D st, 39 W (4:1206-19), ns, 445 e Col av, 20x100.8, 3-sty & b stn dwg; Trustees of the Fund for Aged & Infirm Clergymen of the Prot Epis Church in Diocese N Y to Chas E Haskell, 227 Main st, Orange, NJ; mtg \$—; July 2; July 5'18; A\$14,500-17,000 (R S \$12.50). O C & 100

92D st, 39 W; Chas E Haskell to Jas H Cruikshank, Freeport, NY; mtg \$11,500; July 3; July 5'18. nom

95TH st, 168 E (5:1523-45), ss, 188.9 e Lex av, 18.9x100.8, 3-sty & b stn dwg; Sol N Rosenbaum to Margt Rosenbaum, both at 168 E 95; mtg \$7,000; July 20'16; July 10'18; A\$8,500-11,000. nom

97TH st, 102 E, see Park av, 1253.

97TH st, 235A E (6:1647-20), ns, 100 w 2 av, 25x100.11, 5-sty bk tnt & str; Emily Levinson, 7 W 120, to Jos Powers, 440 S 5 av, Mt Vernon, NY; mtg \$3,500; June 28; July 8'18; A\$7,000-10,500 (R S \$5). O C & 100

97TH st, 331 E (6:1669-19), ns, 170 w 1 av, 30x100.11, 5-sty bk tnt; Louis Mannheim to Rutherford Holding Co, 302 Bway; B&S; AL; July 1; July 10'18; A\$4,800-12,500 (R S \$1). O C & 100

104TH st, 66 E (6:1609-42½), ss, 98.9 w Park av, 18.9x100.11, 3-sty & b stn dwg; Isidor Wasservogel, ref, to Louis Jacobson, 135 E 103; FORECLOS June 26; July 3; July 5'18; A\$6,000-8,500 (R S \$5.50). 5,450

104TH st, 66 E (6:1609-42½), ss, 98.9 w Park av, 18.9x100.11, 3-sty & b stn dwg; Louis Jacobson to Jos Einstein, 195 Burnett st, New Brunswick, NJ; mtg \$4,000; July 3; July 5'18; A\$6,000-8,500. O C & 100

105TH st, 231 E (6:1655-14), ns, 335 e 3 av, 25x100.11, 4-sty stn tnt; Emigrant Indust Sages Bank to Bernarda Di Libertio, 231 E 105; B&S; June 27; July 9'18; A\$7,000-12,000 (R S \$11.50). 11,500

105TH st, 343 E (6:1677-20), ns, 150 w 1 av, 25x100.9, 5-sty bk tnt & str; Assunta Baratta to Teresa Ferro, 346 E 104; mtg \$9,000; June 29; July 2'18; A\$6,000-18,000 (R S \$3.50); corrects error in last issue as to location. O C & 100

109TH st, 305 E (6:1681-5), ns, 100 e 2 av, 28.6x100.10, 6-sty bk tnt & str; Jessie La Roche, 2237 84th, Bklyn, & ano to Walter H Lieberman, 55 E 82; B&S; mtg \$—; June 28; July 5'18; A\$6,800-25,000. nom

109TH st, 305 E; Grace M Stalker, Amityville, NY, to Walter H Lieberman, 55 E 82; B&S; mtg \$—; July 3; July 5'18. nom

111TH st, 504-6 W (7:1882-38), ss, 125 w Ams av, 108.4x91.10, 6-sty bk tnt; Vista Holding Co to Wm Roffler, 106 W 96; B&S & CAG; mtg \$186,500 & AL; July 6; July 9'18; A\$91,000-178,000 (R S \$35). nom

113TH st, 12 W (6:1596-44), ss, 195 w 5 av, 25x100.11, 5-sty bk tnt; Isaac Wasservogel to Lena Wasservogel, wife, 12 W 113; mtg \$20,000; Nov 22'11; July 11'18; A \$13,000-25,000. gift

119TH st, 72 E (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & str; Jennie McBride, 502 W 177, to Roleon Realty Co, 27 William; AL; June 21; July 10'18; A\$8,000-16,500. O C & 100

127TH st, 208-10 E (6:1791-45-44), ss, 105 e 3 av, 46.3x99.11x46.4x99.11, 2-3-sty bk tnts & str; Geo Kerner, 56 E 122, to Mario Sbarboro, 2339 Arthur av; mtg \$13,650; July 1; July 6'18; A\$13,000-26,000 (R S \$1). O C & 100

128TH st, 58 W (6:1725-63), ss, 210 e Lenox av, 25x99.11, 5-sty bk tnt; Chas Weisbecker Corp, Bway & 110th, to John W Roddy, 214 Congress st, Troy, NY; mtg \$17,000; July 1; July 5'18; A\$7,500-20,000 (R S \$3). O C & 100

129TH st, 116-20 W (7:1913-40), ss, 150 w Lenox av, 75x99.11, 2-5-sty bk tnts; Louis Chaskin to Anthony Av Realty Co, 5 Beekman; mtg \$62,500 & AL; July 2; July 11'18; A\$26,000-70,000 (R S \$3). O C & 100

133D st, 48 W (6:1730-58), ss, 541.3 w 5 av, 18.9x99.11, 4-sty stn tnt; Eliz Walton to Jas Walton, both at 4 Jackson st, New Rochelle, NY; AL; July 6; July 9'18; A\$4,000-7,500 (R S \$2). nom

134TH st, 240-2 W (7:1939-53), ss, 250 e 8 av, 50x99.11, 5-sty bk tnt; Louis Mannheim to Rutherford Holding Co, 302 Bway; B&S; AL; July 1; July 10'18; A\$15,000-40,000 (R S \$1). O C & 100

134TH st, 2 W (7:2000-58 & 59), ss, 125 e 12 av, 50x99.11, vacant; final order & judgment of registration of title to John J Hopper, 352 W 121, as petitioner & owner; June 28; June 29'18; A\$6,000-6,000. Torrens system

136TH st, 209 W (7:1942-25), ss, 151.1 w 7 av, 17x99.11, 3-sty & b stn dwg; Abr Levy to Richd A Taylor, 243 W 134; mtg \$6,750; July 10; July 11'18; A\$4,700-6,800 (R S \$2.50). nom

140TH st, 273 W (7:2026-5), ns, 100 e 8 av, 25x100, 5-sty bk tnt; Wm J Cox to Bella Goldsmith, 581 W 161; mtg \$25,000; June 8; July 5'18; A\$8,000-20,000 (R S 50c). nom

145TH st, 414 W (7:2050-48), ss, 149.6 e Convent av, 16x99.11, 4-sty & b stn dwg; Tillie Peyser, 310 W 30, to David A Swick, 131 Edgecombe av; July 5; July 6'18; A\$7,000-9,500 (R S \$7.50). 7,500

145TH st, 554-60 W (7:2079-55-57), ss, 125 e Bway, 100x99.11, 2-5-sty bk tnts; Ellie T Williams, of Greenwich, Conn, to Olds Holding Corp, 217 Bway; mtg \$111,500 & AL; July 10; July 11'18; A\$52,000-118,000 (R S \$6). O C & 100

145TH st, 554-60 W; Olds Holding Corp to Ellen E Wall, 108 W 71; mtg \$111,500; July 10; July 11'18 (R S \$15). O C & 100

150TH st, 289 W (7:2036-1), ns, 536.4 w 7 av, runs n50xw109.11 to es Macombs pl (No 26) xs56.10 to 150th xel37 to beg, 6-sty bk tnt & str; Julius Bacharach to Raymond H Kutner, 2303 Hughes av; mtg \$76,500; July 10; July 11'18; A\$26,000-33,000. nom

163D st, 535-41 W (8:2122-127-130), ns, 210 e Bway, 155x99.11, 2-5-sty bk tnts; Malax Realty Corp to Normar Real Estate Corp, 170 Bway; mtg \$160,000 & AL; July 2; July 8'18; A\$72,000-180,000. nom

180TH st, 875 W, see Haven av, 325.

181ST st, 880 W, see Riverside dr, sec 181st.

227TH st, 103 W, see Marble Hill av, 91.

227TH st, 115 W (8:2215-335), es, 175 s Adrian av, 25x100, 2-sty & b fr dwg; Thos M Lepard to Geo E Deniton & Anna M Erien, both at 115 W 227; B&S & CAG; July 2; July 9'18; A\$4,000-6,500 (R S \$8). O C & 100

Av A, 268 (244) (3:974-61), es, 89.6 n 16th, 24x95.6, 5-sty bk tnt & str; August Geig to August H Geig, 439 E 87; AT; AL; July 2; July 11'18; A\$11,500-16,500 (R S 50c). gift

Bowery, 302, see 7 av, 441-3.

Central Park W, 255-9 (4:1199-36), swc 86th (No 2), 102.2x150, 12-sty bk tnt; Chas W Ogden, 14 E 79, to 1000 Westchester Av Realty Co, 149 Church; mtg \$760,000; July 3; July 5'18; A\$300,000-940,000 (R S \$205). O C & 100

Convent av, 29 (7:1968-58), es, 58.8 s 129th, runs s62.5xne14.9xe44.9xn55.6xw73.6 xsw14.9 to beg, 5-sty bk tnt; Lawrence Holding Co to Manchester Constn Co, 90 5 av; B&S & CAG; AL; July 11'18; A\$19,000-47,000. O C & 100

Haven av, 325 (8:2177-168), nec 180th (No 875), 129.1x92.7x125x125, 6-sty bk tnt; Winter Realities, Inc, to Benj Winter, 720 Riverside dr, ¾ pts, & Saml Wilkes, 62 W 118, ¼ pt; AL; July 3; July 8'18; A\$53,000-210,000 (R S 50c). nom

Lenox av, 447 (7:1917-31), ws, 49.11 n 132d, 16.8x74, 3-sty stn tnt & str; Eliz Walton to Jas Walton, both at 4 Jackson st, New Rochelle, NY; AL; July 6; July 9'18; A\$7,000-9,000 (R S \$3). nom

Lexington av, 82 (3:882-22), ws, 19.9 n 26th, 19.9x79, 3-sty bk tnt & str; Laura S Moering to Henry Schneider, 139 E 16; June 7'09; July 11'18; A\$19,000-21,000 (R S \$22). O C & 100

Madison av, 2089 (6:1756-52), es, 74.11 s 132d, 25x96, 5-sty bk tnt & str; Walter R Herrick, ref, to Maurice Cohen, at Pennsylvania av, Crestwood, Yonkers, NY, & Edw Wolf, 971 Trinity av, Bronx, pliffs; mtg \$11,000; FORECLOS May 31; July 8; July 9'18; A\$7,400-16,000 (R S \$3.50). 3,500

Marble Hill av, 91 (8:2215-333), nec 227th (No 103), 29.9x121.6x25x136.7, 2-sty & b fr dwg; Thos M Lepard to Geo E Deniton & Anna M Erien, both at 115 W 227; B&S & CAG; July 2; July 9'18; A\$6,000-8,500 (R S \$8.50). O C & 100

Park av, 948-50 (5:1493-37-40), swc 82d (No 72), 100x100, 3-5-sty bk tnts & str; Jas E R Carpenter, 907 5 av, to 950 Park Av Corp, 681 Park av; B&S & CAG; mtg \$264,500 & AL; June 15; July 10'18; A\$229,000-237,000 (R S \$67.70). O C & 100

Park av, 1253 (6:1624-69), sec 97th (No 102), 25x100, 5-sty bk tnt & str; Isaac Lowenfeld, Alex Pfeiffer & Wm Prager, EXRS & TRSTES Pincus Lowenfeld, to Frank Zebro & Co; mtg \$30,000; ½ pt; July 1; July 5'18 A\$18,000-31,500 (R S \$1). 2,350

Park av, 1253 (6:1624), sec 97th (No 102); Wm Prager to Frank Zebro & Co; mtg \$30,000; ½ pt; July 1; July 5'18 (R S \$1). O C & 100



**Riverside dr, sec Plaza Lafayette, see** Riverside dr, sec 181st.

**West End av, 521-9** (4:1247-29), nwc 85th (Nos 301-7), 102.2x150, 13-sty bk tnt; Saml Borchardt, 349 W 86, to 525 West End Corp, 220 W 98; mtg \$861,000; July 3; July 11'18; A\$285,000-975,000. nom

**2D av, 235-7** (3:896-24), ws, 50 n 14th, 53.3x79.3, 6-sty bk tnt; Isaac F Russell, ref, to Michl Donoghue, 135 E 92, piff; FORECLOS June 26; July 8; July 9'18; A\$50,000-90,000 (R S \$60). 60,000

**2D av, 804** (5:1335-49), sec 43d (Nos 300-2), 20.5x81, 4-sty stn tnt & str & 1-sty bk str; Laura Fox, of Bronx, to Sarah Spring, 165 Audubon av; 1-5 pt & AT; mtg \$14,000; July 5; July 9'18; A\$16,500-24,000 (R S \$1). 750

**2D av (3:923-1), nec 17th (No 301), 84x** 22.8, 4-sty & b stn dwg; Laura S Moering to Henry Schneider, 139 E 16, Aug 10'09; July 11'18; A\$25,000-32,000 (R S \$31).

**3D av, 1875** (6:1653-48), es, 75.7 s 104th, 24.10x110, 5-sty stn tnt & str; Moritz & Alfred Weil to Bridget Hickey, 143 W 62; mtg \$19,500; June 12; July 8'18; A\$16,000-25,000. nom

**4TH av, 127-33, see 4 av, 135.**

**4TH av, 135** (2:558-10), sec 13th (Nos 100-4), 27x91.4x16.1x102.2, 3-sty bk tnt & str & 7-sty bk loft bldg; A\$42,000-52,000; also 4TH AV, 127-33 (2:558-7), es, 27 s 13th, 75x67x48.4x91.4, 7-sty bk str; A\$80,000-115,000; Wm F Schlemmer et al, EXRS Wm Schlemmer, to Ida S Bruch, 630 Park av; AL; July 9; July 11'18 (R S \$134). nom

**7TH av, 441-3** (3:810-1), nec 34th (No 169), 37x59, 4-sty bk hotel; A\$141,000-151,000; also 14TH ST, 140 E (2:559-27), ss, 158.4 w 3 av, runs s106.6xe8.4xs5.6xsw37.10 xn136.2 to st xe20.10 to beg, 5-sty stn loft & str bldg, 1-sty ext; A\$48,000-55,000; also BOWERY, 392 (2:544-47), ws, 326 n 4th, runs w36xnnw21.6 & 92.3 xne21.3xse91.1 & 14.6xe36 to st xs22.1 to beg, 6-sty bk loft & str bldg; A\$24,000-35,000; also McDougal ST, 136 (2:541-1), nec 3d (Nos 111-3), 20x58, 2 & 4-sty bk tnt & str; A\$9,500-12,500; also 8TH AV, 588-90, (3:788-90-91), es, 52.11 s 39th, 26.4x64, 2-3-sty bk tnts & str; A\$32,000-36,000; Marcus Franklin, 3850 N 18, Phila, Pa, to Louis H Petzoldt, 2101 W Ontario st, Phila, Pa; 1-36 pt; mtg \$5,000; July 10; July 11'18 (R S \$5).

**7TH av, 2311** (7:1920-64), es, 94.11 n 135th, 17x75, 3-sty & b stn dwg; Anna A Braxton, 258 W 131, to Lizzie I Kelly, 258 W 131; mtg \$6,000; May 24'15; July 5'18; A\$6,500-8,500. O C & 100

**8TH av, 588-90, see 7 av, 441-3.**

**10TH av, 61-79, see 15th, 500-12 W.**

**11TH av, nec 14th, see 15th, 500-12 W.**

**11TH av, see 15th, see 15th, 500-12 W.**

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Bayard st, 102** (misc); gen release especially as to mtg dated Dec 27, 1899; Giuseppe Pasquale to Maria Orlando, of Bayonne, NJ; June 25; July 5'18. 1,500

**Greene st, 102** (misc); power of atty to sell & convey; Amelia Naselli of Rome, Italy, to Claribel S Flannery of Wynnewood, Pa; June 13'16; July 5'18. O C & 100

**15TH st E, ns, 235 e Av C, see 16th E, ss, 235 e Av C.**

**16TH st E** (3:989-pt lot 16), ss, 235 e Av C, runs e26xs145xe9xs51.6 to ns 15th xw35xn206.6 to beg, 1-sty bk bldg; re mtg rec Mar 1, 1892; Central Trst Co of N Y to New Amsterdam Gas Co, 130 E 15; AT; QC; May 31; July 10'18; A\$—; nom

**119TH st, 72 E** (6:1745); assign rents to secure indebtedness; Roleon Realty Co to John Moushekian, 435 Convent av; mtg \$—; July 5; July 10'18. 878

**3D av, 2241** (6:1786), sec 122d, 25.2x100; consent to 3d track; Mary Dunning, of Chicago, Ill, et al, to Manhattan Railway Co & ano; June 17; July 11'18 (R S 50c). 167.40

**Assigns all right, title & int to goods, chattels & credits of Ignatz Schlenger; Regine Schlenger, heir of Ignatz Schlenger, to Emma Schlenger, 428 E 85; July 2; July 6'18.** nom

**Assigns all right, title & int to goods, chattels & credits of Ignatz Schlenger; Josephine Weil et al, heirs of Ignatz Schlenger, to Emma Schlenger, 428 E 85; mtg \$—; Jan 15'17; July 6'18.** nom

**Power of atty (misc);** Constanca Montano de Pelaez of Mexico City, Mexico, to Ignacio Pelaez, 782 West End av; mtg \$—; July 5; July 6'18.

**Power of atty (misc);** Winthrop A Chanler of Genesco, NY, to Chas S McVeigh, 32 Liberty; mtg \$—; Feb 12; July 5'18. O C & 100

**Power of atty (misc);** Eleanor S van Straubenzee of West Cranmore, Eng, to Geo C Fraser, Morristown, NJ, & Louis D Speir, Remsenburg, LI; Nov 8'17; July 5'18.

**Power of atty (misc);** Francis M Alford, 604 W 125, to Gertrude H Longshore, 604 W 125; July 3; July 5'18.

**Power of atty (misc);** Mabel S Luck of West Cranmore, Eng, to Geo C Fraser, Morristown, NJ, & Louis D Speir of Remsenburg, LI; Nov 8'17; July 5'18 (R S 25c).

**Power of atty (misc);** Cordelia C Maigne to Oscar J Maigne, 358 Pearl; Jan 20'17; July 8'18.

## WILLS.

### Borough of Manhattan.

**12TH st, 214 E** (2:467-16), ss, abt 220 e 3 av. —x—, 4-sty stn tnt; A\$12,000-17,000; Alice H Donat Est, Cath Murray, EXTRX, 214 E 12; (A) B L Brandner, 15 William; filed May 22'18.

**21ST st, 107 E** (3:877-10), ns, abt 210 e 4 av. —x—, 4-sty & b bk dwg, 2-sty ext; A\$44,000-53,500; Jas A Scrymser Est, Edmund L Baylies, EXR, 10 E 62; (A) Carter, Ledyard & Milburn, 54 Wall; filed May 7'18.

**26TH st, 264 W** (3:775-78), ss, abt 60 e 8 av. —x—, 3-sty bk tnt; A\$9,000-10,000; Ellen Kennedy Est., John T Kennedy EXR, 264 W 26; (A) Sayres Bros, 31 Nassau; filed Mar 22'18.

**49TH st, 314 E** (5:1341-44), ss, abt 205 e 2 av. —x—, 1 & 2-sty bk stable; A\$9,000-10,500; ½ pt; Cath Roche Est, Margt A Roche, EXTRX, 250 W 93; (A) T L A Britt, 271 Bway; filed May 7'18.

**69TH st, 68 W** (4:1121-60), ss, abt 125 e Col av. —x—, 4-sty & b stn dwg; A\$23,500-29,000; Sara Cohen Est, Marx Cohen, EXR, 170 W 73; (A) Bandler & Haas, 2 Rector; filed May 20'18.

**72D st, 444 E** (5:1466-27½), ss, abt 35 w Av A. —x—, 3-sty & b stn dwg; A\$6,000-7,500; Marie M Gress Est, Edw J Gress, EXR, 444 E 72; (A) Herbert Cracauer, 271 Bway; filed May 20'18.

**86TH st, 27 W** (4:1200-18), ns, abt 365 w Central Park W. —x—, 4-sty & b stn dwg; A\$40,000-50,000; Emeline F C Peterson Est, Alice P Andrews, EXTRX, 35 W 81; (A) Chas A Runk, 31 Nassau; filed May 20'18.

**94TH st, 170 W** (4:1224-59), ss, abt 135 e Ams av. —x—, 3-sty & b bk dwg; A\$11,500-14,000; Lillie J Mott Est, Jas B Mott, EXR, 170 W 94; (A) G P Ferguson, 50 Pine; filed May 20'18.

**129TH st, 30 E** (6:1753-58), ss, abt 35 w Madison. —x—, 3-sty fr dwg; A\$7,000-7,500; 1-5 pt; Marian Corey Est, Edith McV Corey, EXTRX, 30 E 129; (A) Geo H Corey, 59 Wall; filed Apr 23'18.

**141ST st, 313-5 W** (7:2043-5), ns, abt 95 e Edgcombe av. —x—, 2-3-sty fr tnts & 2-sty fr rear dwg; A\$14,500-17,000; N Brigham Hall Est, Wm R Brinckerhoff, EXR, 46 W 83; (A) F A Southworth, 46 Cedar; filed May 9'18.

**Riverside dr, 81** (4:1244-32), es, abt 40 n 80th. —x—, 5-sty & b stn dwg; A\$22,000-38,000; also 34TH ST, 134 W (3:809-64), ss, abt 355 e 7 av. —x—, 5-sty stn tnt & str, 2-sty ext; A\$130,000-137,500; John B Manning Est, Jos B Meade, EXR, 110 Bway, Flushing, B of Q; (A) E L Aldrich, 120 Bway; filed May 2'18.

## CONVEYANCES.

### Borough of Bronx.

JULY 5, 6, 8, 9, 10 & 11.

**Adee st, nwc Colden av, see Colden av, nwc Adee.**

**Bartholdi st, nec White Plains rd, see** White Plains rd, nec Bartholdi.

**Bowne st, swc John, see John, swc** Bowne.

**Buchanan pl, 62** (11:3208), ss, 129 w Grand av, 24.6x100, 2-sty & fr dwg; Jas Sloyan to John A Hamilton, 53 E 182; mtg \$2,500; July 9; July 10'18 (R S \$4).

**Carroll pl** (15:3992), ss, 225 e Green la, 25x100; Edw Freygang, 2422 Dorsey; to Helen Zoubek, 2432 Dorsey; ½ pt; B&S; AT; May 27; July 10'18. nom

**Carroll pl** (15:3992), same prop; Frank Zoubek et al to same; AT; B&S; Apr 16; July 10'18. nom

**Fox st, 1008-14** (10:2724), es, at sec Westchester av (Nos 1000-18), runs s106.3xel04.7 xn55.7xne40xe70.4 to ws Simpson (Nos 1019-29), xn163.8 to Westchester av xsw 245.8 to beg, 1 & 2-sty bk str; 1000 Westchester Av Realty Co to Chas W Ogden, 14 E 79; mtg \$185,000; July 3; July 5'18 (R S \$65).

**Garrett pl** (17:4945), nwc Harper av, 25x103.11x25x103; Dyre Av Realty Co to Magdalene G Angeletti, 2232 Light; July 22; July 10'18 (R S \$1).

**Garrett pl** (17:4945), ns, 25 w Harper av, 25x104.10x25x103.11; Dyre Av Realty Co to Magdalene G Angeletti, 2232 Light; QC & correction deed; July 5; July 10'18. nom

**Gouverneur pl, 456** (10:92388), ss, 161.6 e Park av, 26x95, 4-sty bk tnt; John Widmann, Spring Valley, NY, to Hy P Widmann, at Spring Valley, NY; ½ pt; mtg \$10,000; May 4; July 6'18. nom

**Gouverneur pl, 456** (10); Wm Widmann, 123 Greenwich av, Greenwich, Conn, to same; ½ pt; correction deed; mtg \$10,000; June 1; July 6'18. nom

**Hawkstone st** (11:2836), ss, abt 173 e Walton av, 61.7x64.10x50x28.9, vacant; Jerome F Donovan, ref, to Anna R Crossin, 612 W 137; FORECLOS transfer tax lien June 22; July 5; July 9'18 (R S \$1).

**Hennessy pl** (11:3228), ss, 300 s 179th, 25x85, vacant; Albt F Mizerocki, Broadway, Bayside, LI, to Gussie Reichel, 77 Av C; mtg \$500; July 3; July 5'18 (R S 50c).

**John st** (18:5634), swc Bowne, 122.1x 223.4x—x223.4, City Island; Hy Guion, 610 Greene av, Bklyn, to Kane Constn Co, 735 E 150; July 10'18 (R S \$6).

**Kinsella st** (15:4045), ss, 226.4 w Bronxdale av, 25x100; Thos Monaghan to John J & Cath Coyne, 500 W 135, tenants by the entirety; mtg \$5,000; July 6; July 8'18 (R S \$1).

**Mauida st** (10:2765C), ws, 125 n Randall av, 200x100, vacant; Lolita C Gainsboro, 957 Anderson av, to I & H Constn Corp, 170 Bway; July 1; July 11'18 (R S \$4).

**Minford pl, 1434-6** (11:2977), es, 200 n Jennings, 50x100, 2-2-sty fr dwgs; Bronx National Realty Corp to Ernestine Maass, 1551 So Blvd; mtg \$—; July 9; July 11'18.

**Minford pl, 1434-6; Ernestine Maass to** Bronx National Realty Corp, 882 Prospect av; mtg \$—; July 10; July 11'18.

**Purdy st** (15:3934), ws, 205 s Starling av, 100x108, Unionport; Arthur M Lawson, 462 Mott av, to Marion W Lawson, 462 Mott av; June 26; July 9'18. nom

**Simpson st, 1019-29, see Fox, 1008-14.**

**134TH st, 545 E** (9:2262), ns, 150 w St Anns av, 16.8x100, 2-sty & b bk dwg; Barnard Adelson, 545 E 134, to Andw L De Long, 547 E 134; mtg \$3,500; June 27; July 11'18 (R S \$350).

**134TH st, 623 E** (10:2547), ns, 525 e St Anns av, 25x100, 4-sty bk tnt; Hudwill Corp to Gaetano Baiarlardo, 1809 Lex av; mtg \$9,000; July 1; July 9'18 (R S \$350).

**136TH st, 462 E** (9:2280), ss, 195 w Brown pl, 25x100, 4-sty bk tnt; John C Schawe & ano, EXRS Marie Schawe, to Wm F Schawe, 462 E 136; ½ pt; July 8; July 9'18 (R S 50c).

**136TH st, 462 E; Wm F Schawe to Wm F & Muretta H Schawe, 462 E 136, tenants** by the entirety; ½ pt; July 8; July 9'18 (R S 50c).

**136TH st, 462 E; John C Schawe, 462 E** 136, to same; ½ pt; July 8; July 9'18 (R S \$4).

**136TH st, 462 E; same & ano, EXRS** Marie Schawe, to Wm F Schawe, TRSTE Marie Schawe, 462 E 136; ½ pt; July 8; July 9'18 (R S 50c).

**136TH st, 462 E; Wm F Schawe, TRSTE** Marie Schawe, to John C Schawe, 462 E 136; ½ pt; mtg \$8,500; July 8; July 9'18 (R S 50c).

**136TH st E** (10:2549), ns, 700 w Home av, 25x100, 4-sty bk tnt; Herman Katzer, Bklyn, to Clear Realty Co, 200 5 av, B&S & CaG; mtg \$15,000; July 9; July 10'18.

**141ST st, 490 E** (9:2285), ss, 859 e Willis av, 37.6x104.2x37.6x100, 5-sty bk tnt; Wm M Moore Holding Co to Olds Holding Corp, 217 Bway; mtg \$22,000; July 9; July 10'18 (R S \$450).

**141ST st, 490 E; Olds Holding Corp to** 490 E 141st St Corp, 490 E 141; mtg \$25,500; July 9; July 10'18 (R S \$650).

**141ST st E** (10:2555), ns, 100.3 w Beekman av, 75.2 x 107.10 x 75 x 113.1, vacant; Courtney Development Co to Duane S Eversin, 131 W 71; mtg \$7,000; June 29; July 8'18 (R S 50c).

**142D st, 522-4 E** (9:2268), ss, 150 e Brook av, 50x100, 5-sty bk tnt; Martin Tully Realty Co to Bedford Park Realty Co, 2973 Perry av; mtg \$—; June 5; July 9'18 (R S \$1).

**145TH st, 342-6 E, see 3 av, 2725-9.**

**151ST st, 340 E, see Courtlandt av, 603-7.**

**161ST st, 751-7 E, see Forest av, 872.**

**165TH st, 875 E, see Stebbins av, 1020-8.**

**166TH st W, see Woodycrest av, see** Woodycrest av, 1098.

**167TH st, 893 E** (10:2706), ns, 23.7 e Kelly, 25.11x95.3x26x97.6, 3-sty fr tnt & str & 2-sty fr rear tnt; Helen Tonnesen & ano, at Poestenkill, NY, to Anna Wilson, 240 E 119, & Mary Brochin, 333 E 123; mtg \$5,500; July 5; July 11'18.

**168TH st, 631 E, see Boston rd, 1211-23.**

**168TH st, 765 (945) E** (10:2663), nes, 296.10 se Boston rd, 25x158; Wm F Schoeller to Frank McCullough, 288 E 144; mtg \$3,000; July 3; July 5'18 (R S \$2).

**169TH st, 272 E** (9:2439), ss, 25 e Morris av, 20x95, 2-sty & b fr dwg; Arthur G Welsh to Edith R Parody, 1238 Morris av; mtg \$4,200; July 2; July 5'18 (R S \$250).

**172D st, 941 E, see Hoe av, 1520.**

**173D st, 230 E, see Eastburn av, sec 173d.**

**174TH st E** (14:3765), es, 400 n Gleason av, 25x100; Eliz Sippel to Magdalena A Walker, 1240 Taylor av; mtg \$4,000; July 9'07; July 8'18 (R S \$5).

**180TH st, 306 E, see Valentine av, see** 180th.

**183D st, 639A & 641A E** (11:3087), ns, 50 e Hughes av, 50x100, 2-sty & b fr dwg & 3-sty fr tnt & str; Anna wife Morris Hantman to Rudolph Elkan, 830 E 179; June 29; July 6'18.

**184TH st, 2 E** (11:3187), sec Jerome av, 95x96, 1-sty bk str; Harold H Straus, ref, to Abr Smith, 725 Riverside dr; FORECLOS July 1; July 3; July 5'18 (R S \$950).

**196TH st E, swc Marion av, see Bain-**bridge av, ses, at sws 196th.

**196TH at E, sws, at ses Bainbridge av,** see Bainbridge av, ses, at sws 196th.

**214TH st E, sec Laconia av, see Laconia** av, sec 214th.

**219TH st E** (16:4678), ns, 342.6 w Bronxdale av, 33.4x114; Chauncey Wilson to Jane Bunting, 841 E 219; June 12; July 9'18 (R S 50c).

**219TH st E** (16:4678); same prop; Jane Bunting to Chauncey Wilson, 841 E 219; June 10; July 9'18 (R S 50c).

**260TH st W, nec Spencer av, see Spencer** av, 6000.

**Anthony av, 1848** (11:2803), es, 151 n 176th, 33x85, 4-sty bk tnt; Emile S Schlenger to John Berger, 105 E 123; July 1; July 6'18 (R S \$19).

**Arnold av, 1731** (15:4159), es, 100 s Libby, 25x125.4, to Pelham rd, x26.3x133.3; Hudson P Rose Co, 7 W 45, to Francis Nathan, 34 W 145; mtg \$4,000; July 2; July 5'18 (R S \$150).

**Bainbridge av** (12:3287), ses, at sws 196th as on map part Farm John Cromwell, 332.6x136x344x227, 2-sty fr dwg, 1 & 2-sty fr stable & vacant; also MARION AV (11:3287), swc 196th, 195.3x140.7x197.10x154.5, vacant; Howard N Bailey, devisee Eliz C Bailey, to Edw H Bailey, Beach 48th, Seagate, NY; B&S & CaG; July 3; July 10'18 (R S \$41).

**Baker (Jackson) av** (15:4025), ss, 297.2 w Unionport rd, 25x100; Frank Gass, 2019 Powell av, to Geo Herold, 356 S 3 av, Mt Vernon, NY; mtg \$4,000; June 24; July 9'18.

**Barnes av** (16:4673), es, 124.8 s 215th, 31.2x88.1x30x96.7; Ellen Kelley, widow, 3634 Barnes av, to Caterina Ruggerio, 3634 Barnes av; mtg \$2,000; July 3; July 5'18 (R S \$150).

**Benedict av, swc Pugsley av, see Pugs-**ley av, 1309-11.



**Bogart av** (15:4125), nes, 350 ne Morris Park av; Hudson P Rose Co to Michl Pellicchio, 414 E 115; June21; July10'18 (R S 50c). nom

**Boston rd, 1211-23** (10:2615), nws, at nes 168th (No 631), 137x100x136.3x100, 6-sty bk tnt & str; See Em Holding Co to Milton M Silverman, 207 W 110; Moses Crystal, 319 W 89, & Laura Gross, 63 Hamilton, EXRS & c Clementine M Silverman; B&S & CaG & AL; June3; July10'18. nom

**Bronx blvd** (17:5102), nws, 217.3 ne 241st, 100x100; Canebrake Realty Co, 35 Nassau, to Smith Williamson, White Plains, NY; mtg \$2,000; July6; July10'18 (R S 50c). O C & 100

**Bryant av, 1080** (10:2757), es, 110 n 165th, 42x100, 5-sty bk tnt; Chas J Crowley, 70 Park av, to Hy J Junemann, 485 E 140; mtg \$31,700; July10; July11'18 (R S 12). O C & 100

**Bryant av, 1465** (11:2995), ws, 150 n Jennings, 25x100, 3-sty bk tnt & str; Robt J Hare Powell, ref, to Cornelia H Hughes, at Harrow Weald Park, Harrow Weald, Middlesex Co, Eng, pff; FORECLOS June17; July10; July11'18 (R S 55). 5,000

**Cauldwell av, 715-17** (10:2624), ws, 193.9 s 156th, 37.6x115, 2-3-sty fr tnts; Ralph T Stanton, ref, to Anna L Allen, 611 W 137, pff; mtg \$11,200; FORECLOS June11; June 18; July5'18 (R S 50c). 3,100

**Cauldwell av** (10:2625), ws, 53.3 s 158th, 116.8x30, vacant; Mary A Dietsch to Stafford Constn Co, 2442 Wash av; mtg \$7,500; July3; July5'18 (R S 52). O C & 100

**Clay av, 1051** (9:2428), ws, 175 n 165th, 25x100, 2 & 3-sty bk dwg; Wm Schnabel, heir Kate Schnabel, College Point, LI, & ano, to Daisy Berg, 1051 Clay av, an undivided interest; mtg \$7,500; July6; July9'18 (R S 51). O C & 100

**Colden av** (16:4575), nwc Adee, 41.7x 100; Lorillard Spencer, 3d, indivd & as TRSTE Lorillard Spencer, et al, to Underhill Westchester Burying Ground, Inc, 65 Wall; June15; July6'18. 250

**Courtlandt av, 603-7** (9:2410), swc 151st (No 340), 59.2x100, 5-sty bk tnt & str; Deru Realty Corp to Jos H Schwartz, 77 W 113; 1/2 pt; B&S & CaG; mtg \$53,500; Mar15; July6'18 (R S 51). nom

**Courtlandt av, 603-7**, swc 151st (No 340); Jos H Schwartz to Harjo Realty Corp, 195 Bowery; 1/2 pt; B&S & CaG; mtg \$53,500; June21; July6'18 (R S 51). nom

**Crimmins av, 341-3** (10:2556), ws, 112.10 s St Marys, 70x112.6, 2-5-sty bk tnts; also ST ANNS AV, 360-2, es, 183 s St Marys, 50.1x90, 5-sty bk tnt; Mary R McAfee, 339 W 84, to Frank Lowery, 63 3 pl, Bklyn; mtg \$—; July6; July10'18 (R S 50c). O C & 100

**Crimmins av, 341-3**; also ST ANNS AV, 360-2; Frank Lowery, 63 3 pl, Bklyn, to John K & Mary M McAfee, 339 W 84, tenants by the entirety; July8; July10'18 (R S 50c). O C & 100

**Eagle av, 782** (10:2625), es, 100 s 158th, 50x100, 1-2 & 1-3-sty & b fr dwgs; Anna McMillan & ano to John O'Leary, 991 E 167; mtg \$6,500; July3; July6'18 (R S 45.50). O C & 100

**Eastburn av** (11:2793), sec 173d (No 230), 46.8x95, 5-sty bk tnt; Taroff Constn Co, 230 E 173, to Ulster Court Corp, 30 Church; mtg \$45,000; July8; July9'18 (R S 517). nom

**Ellison av** (18:5349), ws, 225 n Marrin, 50x100; Frank Gass, 2019 Powell av, to Barbara Schreiber, 2062 Haviland av; mtg \$1,000; June24; July9'18. nom

**Forest av, 872** (10:2658), nec 161st (Nos 751-7), 21x98.6, 3-sty bk & fr tnt & str; Maurice I Jacobs, Far Rockaway, NY, to Harry Jacobs, 1801 7 av; mtg \$—; May 24; July11'18. O C & 100

**Fowler av** (15:4264), ws, 325 n Rhineland av, 25x113.4; John F Guinea, 168 Sherman av, Newark, NJ, & ano, devisees Julian F Guinea, to Margt D Guinea, 201 E 115; June7; July9'18 (R S 50c). 350

**Fowler av** (15:4264), ws, 300 n Rhineland av, 25x113.4; John F Guinea, 168 Sherman av, Newark, NJ, & ano, devisees Julian Guinea, to Margt G Ginnocchio, 195 S 4, Bklyn; June7; July9'18 (R S 50c). 350

**Glebe av, nec Westchester av**, see Westchester av, nec Glebe av.

**Grant av, 965** (9:2446), ws, 275.6 n 163d, 20x95, 3-sty bk tnt; Jacob M Harris, 965 Grant av, to C J Carey Bldg Co, 302 E 170; mtg \$7,000; June28; July5'18 (R S 52). O C & 100

**Greystone av, 3600** (13:3414), es, at ws Waldo av (No 3601), runs n along Greystone av 80.11x83.5 to Waldo av xs89.7 to beg; Valentyna Zaworski to Cornelius M Doyle, 485 E 180; July2; July6'18 (R S 51). O C & 100

**Harper av, nwc Garrett pl**, see Garrett pl, nwc Harper av.

**Harper av, nwc Garrett pl**, see Garrett pl, nwc Harper av.

**Haviland av** (14:3818), ss, 305 e Castle Hill av, 100x108, except pt for Haviland av, Unionport; Anna A Schulz, 1410 Crotona Park East, to Humbert Sinatra, 2238 Haviland av; mtg \$7,140; July5; July6'18 (R S 57.50). O C & 100

**Haviland av, 2021** (14:3801), ns, 191.4 e Pugsley av, 25x103; Mink Constn Co, 2021 Haviland av, to Mamie Dieckmann, 1920 Anthony av; mtg \$4,100; July3; July5'18 (R S 52). O C & 100

**Hering av** (15:4275), ws, 150 s Neill av, 25x100; Norma Felner, Bklyn, to Katie Elensweig, 60 Bristol, Bklyn; mtg \$402.50; June27; July10'18 (R S 50c). nom

**Hoe av, 1163** (10:2745), ws, 247.3 s Home, 25x100, 5-sty bk tnt & str; Sidney H Yates, 320 Manhattan av, & ano, heirs Mary Yates, to Duo Co, 391 E 149; QC; July8; July10'18 (R S 50c). nom

**Hoe av, 1520** (11:2989), nec 172d (No 341), 25x75, 3-sty fr tnt & str; John or John D Kroog to Benj Statman, 2512 7 av; mtg \$12,000; July3; July5'18 (R S 55). O C & 100

**Honeywell av, 2082-4** (11:3122), ses, 145 sw 180th, as on map East Tremont, 25x 98.11, 2-2-sty & b fr dwgs; Rodman Impt Co, Inc, to Sara Teitelbaum, 1075 Hoe av; mtg \$4,850; June28; July6'18 (R S 51). nom

**Jerome av, sec 184th**, see 184th, 2 E.

**Laconia av** (16:4708), sec 214th, 50x100; Alex Kenney, ref, to Ralph Hickox, 3830 White Plains av, pff; FORECLOS June19; July10'18. 300

**Marion av, 2378** (11:3024), ss, 22 ne 184th, 25x127, 3-sty fr tnt; Chas Blair, Bklyn, to Pearl Niles, Town of Union, NJ; mtg \$5,000; July1; July8'18. nom

**Marion av, 2704** (12:3283), es, 694 n 194th as on map Benj Berrian, 50x150, 2-sty fr dwg & 2-sty fr rear dwg; Edw H Bailey, devisee Eliz C Bailey, to Howard N Bailey, 123 Lincoln av, E, Mt Vernon, NY; B&S & CaG; July3; July10'18 (R S 55). nom

**Marion av, 2997** (12:3281), ws, 122.1 s Moshulu Pkway S, runs w48x11xw65.6x11 25x113.6 to av xs26 to beg, 2-sty & a fr dwg; Louise W Cochran, 307 Alex av, to Amelia W Waugh, 2250 Grand blvd & concourse; mtg \$5,000; July8; July10'18 (R S 50c). nom

**Marion av, swe 196th**, see Bainbridge av, ses, at sws 196th.

**McGraw av** (15:3884), ns, 100 e Leland av, 50x100; Geo J Walker to Geo S Walker, 1151 Virginia av; May27; July9'18 (R S 52.50). 2,400

**Olinville av, 3645** (16:4645), ws, 339.10 s 216th, 20.10x100, except part for av; Xixo Corp, 271 Bway, to Philip Smith, 120 W 123; mtg \$2,500; June19; July5'18 (R S 51.50). O C & 100

**Olinville av, 3645**; Philip Smith, 120 W 123, to Jos Ernstphal, 206 W 121; mtg \$2,500; June19; July5'18 (R S 51.50). nom

**Park av, 4128-30** (11:2908), es, 208 s 176th, 58x150, 3-sty bk stable; Greenhut Co, 111 5 av, to Fred M Schildwachter, 1883 Prospect av; June27; July9'18 (R S 540). nom

**Park av** (11:3036), es, 225 n 179th, 50x 141, vacant; Lindo Bldg Co to Benenson Realty Co, 401 E 152; mtg \$4,000; July6; July9'18 (R S 53). O C & 100

**Pelham rd, ws, 100 s Libby**, see Arnold av, 1731.

**Public rd** (14:3596, 3597, 3598, 3599, 3640, 3641, 3642 & 3643), sws, lot 15, map Clasons Point, runs se287xne— to sws creek; John D Helmke to Belle Selig, 2170 Bway; mtg \$10,000; May31; July8'18 (R S 51). O C & 100

**Pugsley av, 1309-11** (15:3930), ws, 50 s Benedict av, 50x96.6x50x94.9; also PUGSLEY AV, 1313-5 (15:3930), swc Benedict av, 50x94.9x50x93; Ralph A Bookman, 436 E 141, to Costanzo Perrella, 1311 Pugsley av; mtg \$9,800; Apr22; July11'18. 1,500

**Pugsley av, 1313-5**, see Pugsley av, 1309-11.

**St Anns av, 360-2**, see Crimmins av, 341-3.

**Seaford av** (18:5627), ss, 59 w William, 50x100, City Island; Pierrepont Davenport to Clarence F Corner, 150 St James pl, Bklyn; mtg \$3,250; June29; July9'18 (R S 51). nom

**Seton av** (17:4987), ws, 500 s Edenwald av, 36.5x100x38.7x100; Charlotte A Peterson, Seattle, Wash, to John R Prigmore, 2522 Boylston av N, Seattle, Wash; Apr 24; July10'18. nom

**Spencer av, 6000** (13:3422M), nec 260th, 100x130, vacant; Thos Fagan, 207th & 10 av, to Ersilia Petrucci, Yonkers, NY; mtg \$1,750; July2; July6'18 (R S 35.50). nom

**Sputnyl rd** (13:3402), ses, 590.4 sw Port Morris Branch Railroad as formerly laid out, runs sw49.9xse79.6xne63.5xsw 13.9xw61.10 to beg; Alpheus H Favours, Prescott, Arizona, to Chas E Baker, Chicopee, Mass; Apr11; July8'18 (R S 52). nom

**Stebbins av, 1020-8** (10:2691), nec 165th (No 875), 113.4x50, 5-sty bk tnt & str; Therese Weil & ano to Bertha Kahn, 421 E 82; B&S & AL; July2; July6'18 (R S 55). 50

**Teller av, 1360** (11:2782), es, 549.1 n 169th, 25x80.3x25x80.5, 2-sty & b bk dwg; Christina Hansson, 1360 Teller av, to Chas Zimmerman, 1139 Clay av; mtg \$7,000; July3; July5'18 (R S 52). O C & 100

**Tiebout av, 2353** (11:3146), ws, 50 s Clark or abt 123 s 184th, 25x100, 2-sty & a fr dwg; Mary A Chandler to Donato & Jos Molinari, 156 1/2 E 188; mtg \$3,000; July5; July6'18 (R S 53). O C & 100

**Tremont av or 177TH st E** (11:2992), sw c Vyse av, 103x127.9, except part for avs, vacant; John F Frees, ref, 943 Grant av, to Chas Purdy, White Plains, NY, pff; FORECLOS June20; July1; July5'18 (R S 155). 15,000

**Union av, 608**, see Union av, 610.

**Union av, 610** (10:2674), es, 17.6 s 151st, 17.6x90, 4-sty bk tnt & str; also UNION AV, 608 (10:2674), es, 35 s 151st, 17.6x90, 4-sty bk tnt & str; Ralph A Bookman, 436 E 141, to Costanzo Perrella, 1311 Pugsley av; mtg \$10,500; Apr22; July11'18. 1,500

**Valentine av** (11:3142), sec 180th (No 306), 67.5x97.1x65.6x113.2, 5-sty bk tnt & str; Taroff Constn Co, 230 E 173, to Ulster Court Corp, 30 Church; mtg \$50,000; July8; July9'18 (R S 517). nom

**Vyse av** (11:2998), es, 51.10 s Boston rd, 50.5x78.9x48.10x89.5, vacant; also VYSE AV, 1862 (11:2998), es, 51.10 s Boston rd, runs se89.5xw24xw94.4 to av xs23.6 to beg; 1-sty fr dwg; Michl J Dowd to Frida Hor-kimer, 570 W 156; mtg \$10,000; June10; July9'18. nom

**Vyse av, 1862**, see Vyse av, es, 51.10 s Boston rd.

**Vyse av, swe Tremont av**, see Tremont av, swe Vyse av.

**Waldo av, 3601**, see Greystone av, 3600.

**Washington av, 1369-73** (11:2901), ws, 258.10 s 170th, 81.7x136.6, 3-4-sty bk tnts; Minnie S Fahs to Harry Cahn, 2540 Grand av; mtg \$34,000; July10; July11'18 (R S 59). O C & 100

**Westchester av** (15:3964), nec Glebe av, 73.9x110.7x73.9x110.9, except part for avs; Wilhelmina Ruppel to Hy Wilcker, 769 1/2 Courtlandt av, & Gottlieb Staedel, 2122 Glebe av; mtg \$7,000; July8; July9'18 (R S 2.50). O C & 100

**Westchester av, 1000-18**, see Fox, 1008-14.

**White Plains rd** (14:3767), ws, 626.1 s 240th, 21.5x99.8x23.1x99.8; John V Sheridan, ref, to Wm D Reilly & Cornelius B Reilly, Cedarhurst, LI, TRSTES Wm D Reilly, FORECLOS July9; July10'18 (R S 52). 2,000

**White Plains rd** (16:4629), nec Bartholdi, 45.3x96.7x45x92; Morris B Moskowitz, ref, to Clementine E Dunbar at Psychiatric Inst, Wards Island, NY, pff; FORECLOS Apr18; July5; July6'18 (R S 53). 3,000

**Woodycrest av, 1098** (9:2509), sec 166th, 50x100x62.6x100.9, 6-sty bk tnt; Jos Rudinsky, 409 W 129, to Jennie Rudinsky, 409 W 129; B&S; June17; July5'18 (R S 50c). nom

**3D av, 3621** (11:2910), ws, 571.11 s 170th on map Morrisania, 24.8x103.6x25x104.3, 3-sty fr tnt & str; Esther Chaves to Jacob Chaves, 3621 3 av; mtg \$6,000; July9; July 10'18 (R S 50c). O C & 100

**3D av, 4327** (11:3045), ws, 162.3 n 179th as on map Upper Morrisania, 54.1x—x54.8, 6-sty bk tnt & str; Saml Weil et al, EXRS Jonas Weil to Bertha Kahn, 421 E 82; July2; July10'18 (R S 51). nom

**3D av, 4327**; same to Bernhard Mayer, 41 E 72; 1/2 pt; PARTITION July2; July 10'18 (R S 52). nom

**3D av, 4327**; Bertha Kahn to Saml Weil, 222 Lenox av; Benj J Weil, 21 E 82, & Louis V Weil, 52 E 75, EXRS Jonas Weil; mtg \$20,000; July2; July10'18 (R S 51). nom

**3D av, 3673** (11:2910), ws, 78.10 s 170th, 79.6x114.4x79.5x117.6, vacant; Jacob Axelrod to Edgar S & John S Appleby, Glen Cove, LI; B&S; June27; July9'18. nom

**3D av, 2725-9** (9:2325), swc 145th (342-6), runs s58.6xw80x20xw20x17.6 to st xe 100 to beg, 2-1 & 1-2-sty fr str; Borough Estates to Bond & Mtg Guar Co, 175 Remsen, Bklyn; mtg \$43,000; June25; July11'18. nom

**3D av, 3106** (9:2364), es, 124.6 n 158th, runs — along av 25xsel156xse24.9xw151.11 to beg, 5-sty bk tnt & str; Eureka Realty Co to Leybuck Co, —; AL; June28; July5'18. nom

**Interior plot** (12:3281) begins 117 e 201st & 78 n Marion av, runs n46.6xe1x46.6xw1 to beg; Louise W Cochran, 307 Alex av, to Amelia W Waugh, 2250 Grand blvd & concourse; July8; July10'18 (R S 50c). nom

**Interior plot** (10:2625), begins 53.3 s 158th st & 30 w Cauldwell av, runs s116.8 xw100x116.7xe100 to beg, 2-sty fr dwg & vacant; Mary A Dietsch to John O'Leary, 2442 Wash av; mtg \$7,500; July3; July5'18 (R S 51). O C & 100

**Lot 51** (12:3295), map Metropolitan Real Estate Assn; Annie Goldberg to Geo W Goldberg, 122 E 82; B&S; Jan20'13; July6'18. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Garrett pl** (17:4945), nwc Harper av, 25 x103.11x25x103; re mtg; Benj S Halsey, Forest Hills, LI, to Dyre Av Realty Co, 51 E 42; May21; July10'18. 400

**Lester st, 667** (misc); order of court discontinuing action Johanna Mandl, pff, agt Bernhard Hanoff et al, debts; June13; July8'18. order of court

**Honeywell av, 2082-4** (11:3122), ses, 145 sw 180th, as on map East Tremont, 25x 98.11, 2-2-sty & b fr dwgs; re mtg; Cosmopolitan Bank, 803 Prospect av, to Rodman Impt Co, Inc, 1381 Fulton av; June 25; July6'18. nom

**Intervale av, 1045** (10:2700), ws, 441.11 s 167th, 25x105.11x24.3x102.4, 3-sty fr tnt & str; re mtg; Harlem Savgs Bank to Ann Dunford; Jan12'06; July11'18. nom

**Intervale av, 1045**; re mtg; same to same; Jan12'06; July11'18. nom

**Intervale av, 1045**; re mtg; same to same; Jan12'06; July11'18. nom

**White Plains rd** (14:3500, 3501, 3527, 3528, 3529), nwc Lacombe av, runs n148.4 xsw223.3xse88xse98.5xse98.11xse97.8xse97.5 xse63.9 to rd nx332.10 to beg; also WHITE PLAINS RD, nec Lacombe av, runs n149.1 xne362.5xsw109.1 to es Newman av xsw60 to ws Newman av xs76.10 to Lacombe av xs10 xsw 223.1 xn10 to beg; also WHITE PLAINS RD, sec Lacombe av, runs s349.9 xse34.2xne150.8xne96.10xn100xne49.10 xn 25 to Lacombe av xe23.1xn10xw213.1 xsw 14.1 to beg; agmt as to payment of any assessment out of award covering above premises; Louise H Jackson, 825 Mad av, with Benenson Realty Co, 401 E 152; June 17; July9'18. nom

**3D av** (9:2364), old line, 100 w Port Morris Branch of N Y & Harlem Railroad, 51x49.10x57x77; consent to 3d track; Jos Schwartz, Atlantic City, NJ, owner, to Manhattan Railway Co; mtg \$6,000; June 1; July5'18 (R S 50c). 474

**Exemplified copy** last will & testament of Robt B Van Cortlandt; May9, 1899; July 8'18.

### LEASES.

#### Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

**Allen st, 13** (1:293), middle store & c; Seelig Realty & Constn Corp to Max Katz, 1278 Union av, & Isidore Langer, 886 Longwood av; 5 5-12yf Dec17; Nov8'17; July 5'18. 2,200

**Division st, 65** (1:282), str & loft; Abr Misroch, 269 Grand, to Chas Meisler, 2 Allen; 3 10-12yf Aug1; July3; July9'18. 3,400 & 3,600



**Greene st, 262** (2:548), es, 182.11 n Waverly pl, 50x80; leasehold; Sophia Mayer, EXTRX Amalie Mayer, to Sophia Mayer, 12 Charles st, NY, individ, 9-24 pts, & Albt Mayer, 3248 N 26, Phila, Pa, 5-24 pts, & Louis Mayer, 944 Marcy av, Bklyn, 10-24 pts; AT; QC; AL; Apr30; July11'18. nom

**Greene st, 262**; sur Ls dated May1, 1897 & AT to bldg; Sophia Mayer, 12 Charles, et al, to TRSTES of the Sailors Snug Harbor, 61 Bway; AT; QC; May1; July11'18. O C & 250

**John st, 43** (1:78), all; Philip Zeitlen to Wm Mishkin, 14 So Portland av, Bklyn, et al; 4-8-12y & 21 days from July9'18; July9; July10'18.

taxes in excess of 2,121 & 6,000

**St Marks pl, 37** (2:464), nwc 2 av, ground 1; 37 St Marks Place Corp, 63 Park row, to 133 Second Av Amusement Corp; from completion of alterations to Mar1'25; Mar1; July9'18. 6,000

**2D st, 241 E** (2:384); assign Ls; Jos I Schieber, 162 Grove st, Passaic, NJ, & Fannie Schieber, 641 E 169, to Wm R Wilder & John S Baird, 45 Cedar, TRSTE John Baird; Dec21; July6'18. nom

**5TH st E, swc 2 av, see 2 av, 85.**

**21ST st, 128-30 W** (3:796); asn Ls dated Mar21'16, & deposit; Maria Da Prato Milanoli, 128-30 W 21, to Napoleone Binda, 210 W 10, & Luigi Caciagli, 204 W 10; AT; June5; July8'18. nom

**21ST st, 128-30 W** (3:796); consent to assign above Ls & modification & ext of same from May1'21 to May1'23, at \$3,600 per annum; Mary Postera & Anna E Jaeger, both at 542 W 150, EXTRXCES & Christopher Postera, to same; June4; July8'18.

**23D st, 161 E** (3:879), centre store; Jno A Flynn, 161 E 23, to Peter D Centros & Peter Cocosos, 318 E 22; 5yf July15'19; June29; July6'18. 1,000

**31ST st, 304-6 W, see 8 av, 415-9.**

**42D st, 135 E** (5:1297), str fl; First Construction Co of Bklyn, 405 Lex av, to David & Harry Bick, firm of David Bick & Son, 360 3 av; 3yf May1'19; June28; July6'18. 4,000

**42D st, 135 E, str fl; extension of Ls rec July29'13 to Apr30'19; same to same; June 28; July6'18.** nom

**68TH st, 302-4 W** (4:1179), ss, 100 w West End av, 50x100.5; agmt to modify lease as to payment of all charges of Dept of Water Supply; 302-304 West 68th St Co to Albert Hirst, 955 6 av; mtg \$—; June28; July5'18.

**73D st, 141-53 W** (4:1145), all; Hotel Hamilton Corp to Isidor Fluegelman, 123d & Mad av; 21yf Oct1'18; July3; July6'18; 3/4 of gross rents at minimum sum of \$80,000 per yr & not to exceed 95,000

**83D st E, nec Lex av, see Lex av, 1223.**

**94TH st E** (5:1573 & 1574), n 1/2 of pier at foot E 94th, with privilege to erect coal conveying apparatus from pier to coal yard at swc 94th & Marginal; City N Y, by Comr of Docks, to Hencken & Willenbrook Co, 1 Bway; 5yf May1; June1; July10'18. 3,600

**99TH st, 207-9 E** (6:1649), all; Anthony Av Realty Co, 5 Beekman, to Meyer Cuttler, 1836 Mad av; 3yf July1; July9; July10'18. 3,400

**104TH st, 435-7 E** (6:1698), all; East River Eagle Garage Co to Sol Friedman, 63 E 112, & Morris Leff, 1582 Park av; 10yf June1; 5y ren; May6; July9'18, 4,524 & 4,824

**121ST st, 179 E, see 3 av, 226-8.**

**125TH st, 210 E, see 3 av, 2293-7.**

**129TH st, 102 W** (7:1913), swc Lenox av, 2d, 3d & 4th flrs & b; Louise G Crabbe, Edw Crabbe, Eleanor C Gardner, Linda R Crabbe, Ida C Post & Marguerite C Greeff to Max Levitt, 106 W 126; 10yf Oct1'18; June4; July5'18. 1,200

**137TH st, 30-32 W** (6:1734), all; Martha G Reid of Bklyn to Hyman Manosow, 115 W 137; 5yf July1'18; June17; July5'18. 8,500

**191ST st W** (8:2169), swc St Nicholas av; sur Ls; Solomon Nishnun, 233 Ft Washington av, to Melville H Bears, 95 Joralemon st, Bklyn; June20; July6'18. nom

**Columbus av, 546 & 548** (4:1217), str & b; Isaac Berg to Jeanne L Mouquin, 67 W 44; 5yf Oct1'18; July1; July5'18. 2,400

**Lenox av, swc 129th, see 129th, 102 W.**

**Lenox av, 104** (6:1599), str; Jos Blau, 132 W 119, to Esther Julius, 68 E 118; 4-8-12y & 20 days from Aug10; July6; July8'18. 1,800

**Lexington av, 1223** (5:1512), nec 83d, 16.2x62.2, all; Annie T L Atterbury, on Baraud rd, New Rochelle, NY, to J Leon Lascoff, 1223 Lex av; 5yf May1'19; May1; July8'18. 2,280

**Lexington av, 1225** (5:1512), str; Annie T L Atterbury, on Baraud rd, New Rochelle, NY, to J Leon Lascoff, 1223 Lex av; 6yf May1; May1; July8'18. 720

**St Nicholas av, swc 191st, see 191st W, swc St Nicholas av.**

**2D ny, 85** (2:460), swc 5th, str & pt b; Michl J Adrian Corp to Barnett Lichtenstein, 239 E 5; 5yf Sept1; July1; July8'18. 2,400 & 2,600

**2D av, nwc St Marks pl, see St Marks pl, 37.**

**3D av, 1888** (6:1632), all; also 3D AV, 1890, part occupied as theatre; Atlas Theatre Co, 1888 3 av, to Allied Theatres, Inc; 5yf July1, option to renew at \$5,400; July1; July9'18. 4,800

**3D av, 1890, see 3 av, 1888.**

**3D av, 2226-28** (6:1770), str & b; also 121ST ST, 179 E, basement; Ministers, &c, Reformed Low Dutch Church of Harlem to F W Woolworth Co, 233 Bway; 10yf May1'19; June19; July5'18. 9,600

**3D av, 2293-7** (6:1789), sec 125th (No 210), 74.5x130; leasehold; consent to 3d track; Saml Brill et al, firm Brill Bros, lessees, to Manhattan Railway Co & ano; June14; July10'18 (R S \$1). 750

**5TH av, 106** (3:817), ws, 36.10 s 16th, all; Rothschild Realty Co to Saml E Bernstein, 1018 E 163; from Aug1'18 to Jan31'22; 3y ren at \$8,500 & \$9,000; June6; July11'18. 8,000 & 8,500

**6TH av, 649** (3:813), all; Jos J O'Donohue, Jr, EXR & TRSTE Teresa M J O'Donohue, Teresa R O'Donohue & Mary M J O'D Ferrer, individ & EXR Teresa M J O'Donohue, to Herman Berman, 649 6 av; 10yf May1'23; May25; July5'18. 6,000

**5TH av, 415-9** (3:754), swc 31st (Nos 304-6), 49.4x100, all; agmt modifying Ls rec May21'18, landiord to alter at cost of \$29,935, & tenant pay rental of \$7,600 for 1st 5 yrs, & \$8,100 for next 5 yrs, & have option of ren for 11 yrs from Oct1'28; Howard C Warren, 133 Library pl, Princeton, NJ, landiord, with Peter Donahue, 261 W 21, tenant; June20; July11'18. nom

**Pier 84 at W 44TH st** (4:1107) all wharf property, &c; City N Y by Comrs of Docks to Compagnie Generale Transatlantique (French Line), 19 State; 3yf June1'18; June4; July5'18. 52,000

**Pier 69 at W 29TH st** (3:664), all wharf property, &c, 60x510x60x498, ns; City N Y by Comrs of Docks to Chas G Hill & Chas L Hill, both of Bristol City, Eng, firm of Charles Hill & Sons; 5yf June1'18; June11; July5'18. 65,500

**Wharfrage or platform at Corlears st** (1:264), es, prolonged 5 s South st, runs n140.6x40x5137.7xw37.6; City N Y by Comrs of Docks to Crane Co, 494 Cherry; 5yf May1'18; June13; July5'18. 1,650

## LEASES.

### Borough of Bronx.

JULY 5, 6, 8, 9, 10 & 11.

**Freeman st** (11:3006), ss, 334.5 w Westchester av, 100x100; Isidor Langner & ano to Nathan Weinstein, 220 Stockton, Bklyn, & ano; 10yf July1; June26; July11'18. 4,250 to 5,100

**Lorillard pl** (11:3054), sec 187th, 24.4x 100x22.4x100, all; Frank Gass, 2248 Powell av, to Luigi Costa, 550 E 187; 3yf Apr1'18; Mar20; July5'18. 1,900

**137TH st, 626 E** (10:2549), all; Anthony Av Realty Co to Meyer Cuttler, 1836 Madison av; 3yf July1'18; July9; July10'18. 3,400

**138TH st, 542 E** (9:2265), str; Geo Einberger, 816 River av, to Wm Joseph, 281 Brook av; 5yf July1'18; privilege 4y renewal; July1; July5'18. 1,080 & 1,200

**165TH st W, nec Summit av, see Summit av, nec 165th.**

**182D st, 795 E** (11:3112), all; Staab Constn Co to Saml Apfel, 1488 Vyse av; 2yf Aug1; July2; July11'18. 4,635.12

**187TH st E, see Lorillard pl, see Lorillard pl, sec 187.**

**Summit av** (9:2526), nec 165th, all; Wm J Thompson to Emanuel Strauss, 165 W 165; 5yf Mar1'19; May23; July10'18. 780

**Webster av, 2549** (12:3275), 2d fl; Geo Hitchcock, 2497 Tiebout av, to Wong Chok, 53 Bayard; 6 11-12yf May1'25; Apr20; July6'18. 900 & 1,200

## MORTGAGES.

### Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

**Caroline st, 10** (1:142), es, abt 60 s Jay, 28.9x80; PM; July8; July9'18; due July1'28 or sooner, 5 1/2%; John P Gallagher, 1611 W 9, Bklyn, to Chas F Matilage & Sons, a corp, 335 Greenwich. 22,500

**Chambers st, 117** (misc); certf as to chattel mtg \$2,200; July6; July10'18; J F O'Connor Co to E W Scarborough Co. —

**Clinton st, 181** (1:313); ext of mtg for \$18,750 to Jan28'21, 5 1/2%; Mar27; July9'18; Bankers Trust Co with Fanny Weiss (R S \$9.40). nom

**Cooper sq, 12** (2:544), ws, 94.8 n 4th, runs w84.7x17.10x29.4x48.6 to sq xs21.9 to beg; pr mtg \$—; June17; July6'18; installs, 4%; Mollie Simon to Chas Breitbart, 169 Rivington. 1,500

**Dutch st, 7** (rear), see John, 43.

**Front st, 367-9** (1:243), ss, 62.10 w Jackson, runs w62.2x51.40 to ns South (No 384) x25x10x25x25x27.3x12.1 1/2x17.5x0.1/2 xn35.8 to beg; pr mtg \$14,250; June19; July10'18; due Oct1'20, 6%; Solomon Haber, 1568 1 av, to Rose Rothbart, 1411 Grand blvd & concourse. 4,000

**Fulton st, 146-50, see Bway, 204-6.**

**Grand st, 206** (2:470), nec Mott (Nos 150-2), 23.4x100x23x99.11; ext of mtg for \$49,000 to June7'19, 5%; June27; July10'18; Wm G Bibb with Saml Zirinsky, 61 E 86. nom

**Hall pl, 4-5** (2:462), es, 70.6 n 6th, 43.1 x75; pr mtg \$20,000; June22; July10'18; 4y or sooner, 6%; Abt Horstmann, of Bklyn, to Jos Rabinowitz, 1839 Park pl, Bklyn. 23,500

**Henry st, 322** (1:267); ext of mtg for \$19,000 to Sept1'21, 5%; June18; July10'18; Florette R Steindler, 210 Riverside dr, et al, exrs & Bettie Rothfeld, with Aaron Hirsch, 4 W 105, & ano (R S \$9.50). nom

**John st, 43** (1:78), all of & rear pt of No 7 Dutch st; leasehold; PM as to 43 John; July9; July10'18; installs, 6%; Wm Mishkin, Morris Apelson & Louis Schneider to Zeitlen's Restaurants, Inc, 118 Fulton. 58 notes, total 15,500

**Lafayette st, 392-400** (2:545), nwc 4th (Nos 11-19), 122.8x137.6x irreg x115; leasehold; ext of mtg for \$25,000 to May1'21, 6%; Mar21; July8'18; Annie Marks, 1925 Mad av, with Jennie Simon, 116 W 72, nom

**Maiden ln, 63, see William, 93-7.**

**Marginal st, nec 14th, see 15th, 500-12 W.**

**Marginal st, sec 15th, see 15th, 500-12 W.**

**Mott st, 150-2, see Grand, 206.**

**Pell st, 8, see Bowery, 20.**

**Pike st, 73-5** (1:248); ext of mtg for \$10,000 to July5'20, 5 1/2%; June27; July9'18; Alice H Reimer with Edw J Smith, 767 Carroll, Bklyn. nom

**South st, 384, see Front, 367-9.**

**Stanton st, 160** (2:350), ns, 75 w Clinton, 25x100; ext of mtg for \$20,000 to June29'23, 5%; June29; July6'18; Jacob Larchan with Pincus Benenson of N Y (R S \$10). —

**Stuyvesant st, 35, see 10th, 126 E.**

**Sullivan st, 66-70** (2:490), ws, 255.1 s Spring, 63x55.9x70.1x87.9; ext of mtg for \$38,000 to June30'21, 5 1/2%; July10; July11'18; U S Fire Ins Co, 95 William, with John B Basso, 66 Sullivan (R S \$19). nom

**William st, 93-97; also MAIDEN LN, 63** (1:67); certf as to payment of \$25,000 on account by party 2d pt; pr mtg \$—; July3; July5'18; Greenwich Savgs Bank, 246 6 av, to Ideal Investing Inc, 45 E 17. —

**4TH st, 11-19 E, see Lafayette, 392-400.**

**10TH st, 126 E** (2:465); also STUYVESANT ST, 35; ext of mtg for \$8,000 to Dec1'14, 4 1/2%; Dec31'12; July10'18; Equitable Life Assur Co of U S with Saml H Stone, 237 W 74, et al, exrs & c Elias Stone. nom

**14TH st, 501 W, see 15th, 500-12 W.**

**14TH st W, nec 11 av, see 15th, 500-12 W.**

**15TH st, 500-12 W** (3:686), swc 10 av (Nos 61-79), runs s206.6 to 14th (No 501) x w79.8 to 11 av or Marginal st xn221.4 to 15th xe159.5 to beg; June29; July5'18; due July3'21, % as per bond; Armour & Co, Chicago, Ill, to Winthrop A Chanler of Genesco, NY, et al, trstes Robt W Chanler. 200,000

**15TH st W, sec 11 av, see 15th, 500-12 W.**

**16TH st, 621 E** (3:984), ns, 313 e Av B, 25x92; pr mtg \$—; June28; July5'18; 5y 5%; Karl R Finestone of Bronx to Josephine Powell, 349 West End av. 5,500

**25TH st, 340-2 W** (3:748), ss, 300 e 9 av, 50x98.9; July1; July11'18; 3y6%; Fredk I Unger, 1851 7 av, to Esther Schnitzer, 1236 Mad av. 4,000

**20TH st, 321 W** (3:753), ns, 290 w 8 av, 22x98.9; pr mtg \$7,000; July9; July10'18; 1y6%; Frederic Poffet, 323 W 29, to Saml Schaeffer, 354 W 29. 4,000

**31ST st, 423 W** (3:729), ns, 325 w 9 av, 25x98.9; pr mtg \$16,000; July10'18; installs, 3 1/2y5%; Dohm Realty Co, 495 9 av, to Fredk Von Lumm, 425 W 44, & Geo Sterzer, 727 10 av. 3,500

**49TH st, 430 W** (4:1058); ext of 3 mtgs for \$10,000 aggregate to July1'21, 5 1/2%; June27; July2'18; Louis S Frankenhelmer, exr Vertha Rosenbaum, with Katharine Boehm, 389 Palisade av, West Hoboken, NJ; corrects error in last issue as to mtg. nom

**50TH st, 234 W** (4:1021), ss, 225 e 8 av, 25x100.5; 1-7 pt; AT; June25; July11'18; due & int as per bond; Perle M Dexter, 1964 5th st, San Diego, Cal, to Harold C Wilson, at Passaic, NJ. 1,200

**53D st, 38 W** (5:1268), ns, 345.2 e 6 av, 25x100.5; PM; July8; July9'18; 5y or sooner, 5%; Frederic W Lincoln, of Greenwich, Conn, to Mary I Hine, 270 Park av. 55,000

**57TH st, 465 E** (5:1369), ns, 175 w Av A, 16x100.4; pr mtg \$—; July1; July5'18; 3y5 1/2%; Jas J Nugent to Kate J Carroll, 382 Wadsworth av. 3,000

**60TH st, 101-5 E, see Park av, 521.**

**61ST st, 217 E** (5:1416), ns, 209 e 3 av, 18x100.5; pr mtg \$—; July5'18; 5y5%; Margt M Wyckoff, 971 Park av, to Myron S Falk, Inc, 44 W 53. 9,000

**64TH st, 337-43 E** (5:1439), ns, 100 w 1 av, 100x100.5; certf as to mtg rec Nov28'17 for \$120,000; Nov17'17; July8'18; Owner's East 64th St Garage, Inc, to Co-Operative Building Constn Co. —

**65TH st, 46 E** (5:1379), ss, 200 e Mad av, 20x100.5; June19; July9'18; due July9'21, 5%; Eleanor E Blodgett, of Bedford, NY, to Dora D Forbes, 37 Ave De Almas, Paris, France. 30,000

**66TH st, 424 E** (5:1460), ss, 300 e 1 av, 25x100.5; ext of mtg for \$14,666.66 to July1'21, 5%; June14; July11'18; Danl Heede, owner, with Henry Heede, his brother, & Carrie Bassler, his sister, all at 805 3 av. nom

**76TH st, 253 W** (4:1168), ns, 90 e West End av, 19x102.2; ext of mtg for \$10,000 to July9'21, 5%; June29; July6'18; Bankers Trust Co, 501 5 av (having succeeded by Astor Trust Co) with Florence Kane, 254 W 76 (R S \$5). nom

**86TH st, 2 W, see Central Pk W, 255-9.**

**86TH st, 104 W** (4:1216); ext of mtg for \$18,000 to June20'21, 5%; June25; July5'18; Frances H Zabriske, trste Sarah J Zabriske, with Dina Maier, 104 W 86. nom

**92D st, 39 W** (4:1206), ns, 445 e Col av, 20x100.8; pr mtg \$—; July2; July5'18; 3y 5%; Chas E Haskell, 227 Main st, Orange, NJ, to Trustees of the Fund for Aged & Infirm Clergymen of the Prot Epis Church in the Diocese of N Y, 80 Bway. 11,500

**93D st, 24 E, see Madison av, 1304.**

**93D st E, swc Madison av, see Madison av, 1306-12.**

**95TH st, 100-2 W, see Col av, 708-18.**

**96TH st, 224 E** (5:1541), ss, 337 e 3 av, 32x100.8; pr mtg \$26,750; June25; July9'18; due July1'20, 6%; Millie Rosenberg to Maurice Cohen, on Pennsylvania av, Crestwood, Yonkers, NY. 3,750

**97TH st, 235 E** (6:1647), ns, 100 w 2 av, 25x100.11; PM; pr mtg \$8,500; July2; July8'18; 1y6%; Jos Powers, of Mt Vernon, N Y, to Saml Goldberg, 542 Hinsdale, Bklyn. 1,200

**100TH st, 74 W, see Col av, 815.**

**104TH st, 66 E** (6:1609), ss, 98.8 w Park av, 18.9x100.11; July3; July5'18; due & int as per bond; Louis Jacobson to Lawyers Mtg Co, 59 Liberty. 4,000

**105TH st, 231 E** (6:1655), ns, 335 e 3 av, 25x100.11; PM; July1; July9'18; 5y5%; Bernarda Di Libertio, 231 E 105, to Emigrant Indust Savgs Bank. 9,500

**113TH st, 1-3 W, see 5 av,**



**120TH st, 148 W** (7:1904); agmt as to ownership of bond & mtg for \$12,000 rec May29'09, now \$6,000, due July8'21, 6%; July8; July9'18; Paul Hellinger, 67 E 92 (owns \$1,000), with Gibraltar Mtg Co, 50 William (owns \$5,000). nom

**120TH st, 148 W**; ext of mtg for \$6,000 to July8'21, 6%; June29; July9'18; Gibraltar Mtg Co, 52 William, with Belle Moses, 8 E 127 (R S \$3). nom

**145TH st, 414 W** (7:2050), ss, 149.6 e Convent av, 16x99.11; PM; July5; July6'18; due & int as per bond; David A Swick to Title Guar & T Co. 5,000

**148TH st, 209 W** (7:2034), ns, 212.5 w 7 av, 37.5x99.11; June26; July11'18; due Dec 1'27, 6%; Wm Hyman & Isaac Evenson to Natsim Corp'n, 55 John. 4,000

**148TH st, 554-60 W** (7:2079), ss, 175 & 125 e Bway, 2 lots, each 50x99.11; 2 PM mtgs, each \$11,750; each sub to pr mtg \$42,000; July10; July11'18; due & int as per bond; Olds Holding Corp'n, 217 Bway, to Ellie T Williams, of Greenwich, Conn. total 23,500

**158TH st, 544-52 W** (8:2116), ss, 125 e Bway, 100x99.11; certf as to reduction of mtg from \$140,000 to \$120,000; June26; July2'18; National Savgs Bank of the City of Albany, at Albany, NY, to Gross & Herbenor Realty Operating Co, 558 W 158, owner; corrects error in last issue as to party 2d pt. nom

**170TH st, 617-35 W** (8:2142), ns, 133.10 e Ft Washington av, 331.1x100; certf as to mtg \$6,750; June21; July9'18; One-Seventy Building Co to Falihee & McCaul, Inc. nom

**182D st, 620-2 W** (8:2165), ss, 50 e Wadsworth av, 50x70; pr mtg \$3,200; July8; July9'18; 3y6%; Lena Schuhmacher or Schumacher, 620 W 182, to Max Strensch, 383 Central Park W. 2,000

**Bowery, 20** (1:163); also PELL ST, 8; ext of mtg for \$20,000 to July1'21, 5½%; June13; July11'18; John W Bohlmann, 69 Liberty st, Kingston, NY, et al, trstes will Hugo Gorsch, with Canton Realty Co, 170 Bway, R 1109 (R S \$10). nom

**Broadway, 204-6** (1:79), sec Fulton (Nos 146-50), 62.6x160; sobrn of mtgs of \$12,500 & \$55,000 respectively to mtg for \$25,000 & Ls held by party 3d pt; July3; July9'18; Broadway-John St Corp'n, 206 Bway, lessee, party 1st pt, & Ormond Realty Co, 19 W 34, party 2d pt, & holder of 3 mtgs for \$12,500, \$166,666 & \$55,000 respectively, with Loft, Inc, 400 Broome, party 3d pt, holder of mtg for \$25,000 & Ls on part of above. nom

**Central Park W, 255-9** (4:1199), swc 86th (No 2), 102.2x150; pr mtg \$670,000; July3; July5'18; due & int as per bond; 1000 Westchester Ave Realty Co, 149 Church, to Chas W Ogden, 14 E 79. 90,000

**Columbus av, 708-18** (4:1225), swc 95th (Nos 100-2), 120.4x80; ½ pt; AT; July9; July10'18; 5y6%; Townsend Pinkney to Emily D Van Wagenen, on Miller rd, Morristown, NJ, trste will Carrie R Castree. gold 30,000

**Columbus av, 815** (7:1835), sec 100th (No 74), 25.11x75; certf as to payment of \$4,000 on account of mtg; pr mtg \$ — % July5; July6'18; Frank J Bomm, individ & exr Anna Bomm, to Minna Bogner. nom

**Ft Washington av, 286** (8:2142); ext of mtg for \$200,000 to Mar20'23, —; June28; July5'18; Empire City Savgs Bank, 231 W 125, with One-Seventy-Two Bldg Co, Inc, 30 E 42 (R S \$100). nom

**Lenox av, 559** (7:2007); ext of mtg for \$10,000 to July8'21, 5½%; July8; July9'18; Helena Jenny with Chas Tschanett, 546 W 148 (R S \$5). nom

**Madison av, 160** (3:862), ws, 73.11 n 32d, 24.7x95; pr mtg \$25,000; July8; July9'18; 2y or sooner, 6%; Benj F Romaine to Lawyers Realty Co, 160 Bway. 10,000

**Madison av, 1304** (5:1504), ws, 80.4 n 92d, 20.4x73; pr mtg \$16,000; also 93D ST, 24 E (5:1504), ss, 44.5 w Mad av, 20x100.8; pr mtgs \$25,000; supplemental mtg as collateral to secure \$125,000 on Nos 1306-12 Madison av; July3; July9'18; due Aug1'21, 6%; Frederica Ashton-Benneche to Baron De Hirsch Fund, 80 Maiden la. 125,000

**Madison av, 1306-12** (5:1504), swc 93d, Hotel Ashton; ext of mtg for \$125,000 to Aug1'21, 6%; July8; July9'18; Baron De Hirsch Fund with Frederica Ashton-Benneche (R S \$62,500). nom

**Madison av, 2028** (6:1753); ext of mtg for \$4,000 to Mar1'22, 5%; June11; July5'18; Florette R Steindler, 210 Riverside dr, et al, exrs & trstes Bettie Rothfeld, with Abr New, 2030 Madison av (R S \$2). nom

**Madison av, 2030** (6:1753); ext of mtg for \$8,000 to Mar1'22, 5%; June11; July5'18; Florette R Steindler, 210 Riverside dr, et al, exrs & trstes Bettie Rothfeld, with Abr New, 2030 Madison av (R S \$4). nom

**Park av, 521** (5:1395), nec 60th (Nos 101-5), 100.5x60; ext of mtg for \$385,000 to July8'23, 5½%; July8'18; E Matilda Ziegler & ano, trstes will Wm Ziegler, with The 521 Park Av Co, at 52 Vanderbilt av (R S \$192,500). nom

**Pleasant av, 307-9** (6:1710), ws, 86 n 116th, 40.1x94; ext of mtg for \$27,000 to May1'23, 5%; July2; July9'18; East River Savgs Inst'n, 291 Bway, with Dora Blankfein, 1313 Brook av, & Louis Linetzky, 1077 Teller av (R S \$13,500). nom

**St Nicholas av, 416** (7:1958), es, 197.10 n 130th, 32x125; ext of mtg for \$15,000 to June4'21, 5%; July2; July9'18; U S Trust Co of N Y, 45 Wall, & ano, trstes will Caroline F Butterfield, with Stephen McDermott, 416 St Nicholas av (R S \$7,500). nom

**5TH av, 1360-6** (6:1597), nwc 113th (Nos 1-3), 100.11x120; AT; pr mtg \$16,500; June 29; July9'18; 1y, int as per bond; Marie L Collins, Isabelle L Goldman & Clotilde M Carroll to Mary A McCarthy, 2½ W 113 (R S \$7,500). nom

**5TH av, 2226** (6:1733), ws, 75.5 n 135th, 25x81; pr mtg \$ —; July3; July5'18; 5y 5%; Jacob Hirsch to Jacob Wiesenfeld, 485 Ams av. 12,000

**6TH av, 269-87** (3:793); all RT&I in all property now seized & possessed by parties 1st pt or entitled to under will of John Tonnele, decd; June24; July8'18; demand, 6%; Chas Longinotto & Mary, his wife, of State N J, to Chas A Mitchell, 201 W 121, et al. 500

**8TH av, 2122** (7:1830); ext of mtg for \$16,000 to July8'21, 5½%; July2; July9'18; Title Guar & T Co with Florence B D Reynolds & Alice M Dike, exrs & c Lizzie M Dike (R S \$8). nom

**9TH av, 673-7** (4:1056), ws, 75.3 n 46th, 75.3x100; May28; July10'18; due June1'21, 5%; Rosalie C Tone to U S Trust Co of N Y. 10,000

**10TH av, 61-70**, see 15th, 500-12 W.

**11TH av, nec 14th**, see 15th, 500-12 W.

**11TH av, sec 15th**, see 15th, 500-12 W.

**Chattel mtg** (misc); certf as to mtg \$3,903.37; July9; July10'18; Heinlein-Berlin Stables, Inc, to Geo N Reinhardt et al, firm Geo N Reinhardt & Co. nom

**Certificate** as to mtg \$ —; July10'18; Wolff Bros, Engravers, Inc, to Blanche Greenebaum. nom

**Certificate** as to deed of trust or mtg \$ —; July1; July11'18; Trojan Securities Corp'n to The Saint Marys Trust Co, as trste. nom

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

**Broome st, 165-7** (2:346); Minna G Goddard, extrx Frederic N Goddard, to Minna G Goddard, Roslyn, LI; (A) F de P Foster, 44 Wall (\$40,000, July8, 1899); July6'18. 37,000

**Eldridge st, 75** (1:306); Saml Horwitz, 133 W 113, to Lottie Levy, 238 Pulaski, Bklyn; (A) Levy & N, 1482 Bway (\$4,000, Mar19'15); July11'18. 4,000

**Goerck st, 127-9** (2:330); Rosa Saberski to Sadie Hollander, 127 Goerck; (A) Geo Holober, 130 11 av (\$4,000, June5'11); July 10'18. O C & 100

**Madison st, 236-8**; Minna G Goddard, extrx Frederic N Goddard, to Minna G Goddard, Roslyn, LI; (A) F de P Foster, 44 Wall (\$40,000, July8, 1899) July6'18. 37,000

**Roosevelt st, 62** (1:116); Saml Miller to Georgiana H Speer, 621 5 av; (A) Weekes Bros, 52 Wm (\$5,000, Aug1'14); July5'18. nom

**Spring st, 5** (2:492); Bronx Investment Co to Mathilde E Siegman, St Regis Hotel, 5 av & 55th; (A) Rose & P, 128 Bway (\$4,000, May9'13); July6'18. nom

**Washington st** (2:645), nwc Little W 12th st, 103.3x100; leasehold; Wm O Green et al, exrs, & c, Andrew H Green, to Nathan W Green, 152 W 57; (A) Sackett, C & S, 154 Nassau (two mtgs, \$15,000, Dec 19, 1890, & \$15,000, Mar29, 1892 (now due on both \$15,000); July11'18. 15,000

**5TH av, 715 E** (2:375); Miriam Tuckman, 601 W 168, to Edw S Birn, 200 W 113; (A) S N Tuckman, 320 Bway (\$2,000, July7'15); July5'18. 2,000

**11TH st, 318 E** (2:452); Adolph Lifshutz, of Bklyn, to Nathan Lifshutz, 545 Bedford av, Bklyn; (A) Lind & P, 46 Cedar (\$6,750, July13'06); July5'18. nom

**17TH st** (3:715), ns, 100 w 9 av, 25x92; Park Trucking Co, 31 White, to Anna L Eagan, 758 West End av; (A) Arthur C Mandel, 80 Maiden la (\$8,000, Apr29'18); July9'18. 8,000

**18TH st, 244 W** (3:767); N Y Title & Mtg Co to Edith R Lewis, 35 W 81; (A) N Y Title & Mtg Co (an int of \$3,000 in mtg \$10,000, Feb1, 1900); July10'18. 3,000

**19TH st, 413 E** (3:951); Danl & Hy W Underhill, exrs Sophia U Willets, to Annie & Eliz R Underhill, both at Glen Head, LI; (A) Davison & Underhill, 50 Court, Bklyn (\$5,500 (now \$4,000), Feb14, 1889); July8'18. 4,000

**27TH st, 110-2 W** (3:802); Chas Garfield & ano, exrs Asher Salwen, to Israel M Finkelstein, 58 E 94; (A) Title Guar & T Co (an int of \$6,000 in mtg \$95,000, Mar25 '12); July9'18. 4,900

**29TH st, 351 W** (3:753); Carrie Steinhart, 54 E 92, to Bertha S Rosenthal, 1155 Park av, et al; (A) Edw Jacobs, 25 Broad (\$15,000, Apr16, 1895); July5'18. nom

**23D st, 231-3 E** (3:914); re-recorded from June29'18; Cecilia Einstein & ano, exrs, & c, Henry L Einstein, to Myron S Falk, 44 W 53, trste for Cecilia Einstein et al; (A) Goldsmith, C, C & W, 61 Bway (\$17,000, Nov13'15); July9'18. 17,000

**45TH st** (4:1092), ss, 100 w 11 av, 25x 100.5; Jennie Bruggemann, 718 Charles st, West Hoboken, NJ, to Louis Hingstmann, 117 Ogden av, Jersey City, NJ; (A) Morris E Webber, 7 Beekman (\$7,000, Jan11'06); July6'18. 7,000

**45TH st W** (4:1092), ss, 100 w 11 av; same prop; Jennie Bruggemann, admtrx of Anton Bruggemann, to Jennie Bruggemann; (A) same (\$7,000, Jan11'06); July 6'18. 7,000

**52D st, 245 W** (4:1024); Hudson City Savings Inst'n to Lawyers Mtg Co; (A) Thompson, F & C, 2 Wall (\$7,000, July8 '03); July8'18. 7,000

**52D st, 245 W** (4:1024); Lawyers Mtg Co to Hannah Reidy, 20 Bruce av, Yonkers, N Y; (A) Thompson, F & C, 2 Wall (\$7,000, July8'03); July9'18. 7,000

**59TH st, 225 E** (5:1414); Peter A Lalor to Eliz J Lalor; (A) N Y Title Co (\$10,000, Apr28'11); July5'18. 10,000

**62D st W** (4:1153), ss, 200 e 11 av, 25x 100.5; Louis J Snyder, of Rye, NY, trste Saml F Engs, to Louis J Snyder, of Rye, NY; (A) Mortimer W Byers, 41 Park Row (\$13,500, Aug14'02); July6'18. court order

**62D st W** (4:1153), ss, 225 e 11 av, 25x 100.5; Louis J Snyder, of Rye, NY, trste Saml F Engs, to Louis J Snyder, of Rye, NY; (A) Mortimer W Byers, 41 Park Row (\$14,000, Sept16'02); July6'18. court order

**64TH st E** (5:1439), ns, 100 w 1 av, 100x 100.5; Co-Operative Building Constn Co, 7 E 42, to Wm J Taylor Co, 7 E 42; (A) U S Title Guar Co, 32 Court, Bklyn (\$120,000, Nov28'17); July8'18. O C & 100

**64TH st E** (5:1439), ns, 100 w 1 av, 100x 100.5; Wm J Taylor Co, 7 E 42, to Dime Savings Bank of Bklyn at 9 De Kalb av, Bklyn; (A) U S T G Co, 32 Court, Bklyn (\$120,000, Nov28'17); July9'18. O C & 100

**66TH st, 321 E** (5:1441); Florence E Rauh to Eliz Koch, 208 E 30, et al, exrs, & c, Andrew Koch; (A) A & H Bloch, 99 Nassau (\$15,000, July2, 1897); July9'18. 15,000

**74TH st E** (5:1388), ss, 140 e Mad av, 20x102.2; N Y Inst'n for the Instruction of the Deaf & Dumb to Lawyers Mtg Co; (A) Stewart & S, 45 Wall (\$34,000, July9 '03); July11'18. 33,000

**74TH st E** (5:1388), same prop; Lawyers Mtg Co to U S Trust Co of N Y, 45 Wall; (A) same (same mtg, now reduced to \$25,000); July11'18. 25,000

**75TH st E** (5:1469), ss, 200 w Av A, 17.3 x102.2; Cordelia C Maigne to Lawyers Mtg Co (\$2,000, July29'08); July8'18. 2,000

**77TH st, 441-3 E** (5:1472); Central Union Trust Co of N Y, successor to Union Trust Co of N Y, to Ellie G Canfield of Yonkers, NY; (A) Miller, K, L & T, 80 Bway (\$10,000, Feb27, 1894); July11'18. 10,000

**77TH st, 307 W** (4:1186); Title Guar & T Co to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (\$20,000, Jan22'09); July9'18. nom

**80TH st, 135 W** (4:1211); Fannie L Harrison to Bianca Rosenfeld, Cedarhurst, LI; (A) Title Guar & T Co (\$15,825, June22'15); July5'18. 12,000

**86TH st E** (5:1514), ss, 62.2 e Lex av; Presbyterian Church on University pl to N Y Title & Mtg Co, 135 Bway (\$40,000, July12, 1892); July5'18. 40,000

**97TH st, 144 E** (6:1624); Rosa Schleissner to Clara Laun Sanders, 435 W 23 (\$1,000, May11'16); July6'18. nom

**104TH st, 64 E** (6:1609); N Y Title & Mtg Co to Joseph Renk, 754 Prospect av, Bronx; (A) N Y Title & Mtg Co (\$4,000, Apr1'18); July11'18. 4,000

**113TH st, 105-9 E** (6:1641); S D Moss or Muss to S Larrusso, 212 Monroe; ½ pt; (A) Title Guar & T Co (\$2,000, Mar3'13); July11'18. nom

**117TH st, 46 W** (6:1600); Marion C H Powell et al, exrs, & c, Mary N Neilson, to John N Barry at South 1834 Maple blvd, Spokane, Wash, 1-7 pt; (A) Geo E Garland, 11 Wall (\$25,000, Apr2'10); July9'18. 3,428.58

**119TH st, 420 E** (6:1806); Wm O Green et al, exrs, & c, Andrew H Green, to Nathan W Green, 152 W 57; (A) Sackett, C & S, 154 Nassau (\$22,000 (now \$15,000), July 16'10); July11'18. 15,000

**120TH st, 344 E** (6:1796); Anunziata Molassi of Bronx to Antoinette Barone, 344 E 120; (A) Gerard J Cuoco, 63 Park Row (\$3,000, Dec27'06); July10'18. 1,000

**120TH st, 148 W**; Gibraltar Mtg Co to Clara R Fechheimer, 1716 Wightman st, Pittsburgh, Pa; AT; (A) same (same mtg); July9'18. 5,000

**120TH st, 148 W** (7:1904); Anna & Louis L Mack, exrs Rosa Mack, to Gibraltar Mtg Co, 52 Wm; (A) Lawyers Title & T Co (\$12,000 (now \$6,000), May29'09); July9'18. 6,000

**145TH st, 418 W** (7:2050); Michael J Leonard, 538 W 38, to Mary Mullen, 49 Bradhurst av (\$2,000, Feb15'18); July5'18. nom

**152D st, 547 W** (7:2084); Columbia Trust Co, trste Jos T Whitehouse to Mary T Coleman, Park Ridge, NJ; (A) Geo H Taylor, Jr, 51 Chambers (\$4,000, Oct23'08); July5'18. 4,000

**170TH st, 510-2 W** (8:2126); Noah S Sheifer, 124 W 114, to Nathan Horwitz, 117 Division; (A) Saml Wacht, Jr, 170 Bway (\$10,750, July7'08); July8'18. 100

**Amsterdam av, 1652** (7:2073); Hy Dreyfoos, 60 W 76, to Rae L Brenner, 556 W 181; (A) Wm R Adams, 50 Broad (\$8,000 (now \$2,000), Apr29'05); July10'18. 2,000

**Broadway, 204-6** (1:79), sec Fulton (Nos 146-50); Elted Corp'n of Bklyn to Ormond Realty Co, 99 Nassau; (A) A & H Bloch, 99 Nassau (\$12,500, Oct20'16); July9'18. O C & 100

**Columbus av, 815** (7:1835); Frank J Bomm, exr Anna Bomm, to Frank J Bomm, 1641 Hobart st, Washington, DC; (A) Wendell, E & R, 277 Bway (\$8,000, Jan4 '16); July6'18. nom

**Lenox av, 559** (7:2007); Marie C Heine et al, exrs, & c, Geo Schuchman to Marie C Heine, individ, at Spuyten Duyvil Pkway & W 228th, Bronx (A) Title Guar & T Co (\$17,500 (now \$10,000), July5'01); July9'18. 10,000

**Lenox av, 559**; Marie C Heine to Helena Jenny, 204 W 121; (A) same (same mtg); July9'18. 10,000

**Madison av, 160** (3:862); Lawyers Realty Co to Bertha Jackson, 118 W 57; (A) Lawyers Title & T Co (\$10,000, July9'18); July 9'18. 10,000

**Park av** (5:1395), nec 60th, 100.5x60; Margt O Sage to E Matilda Ziegler, 907 5 av, & ano, trstes will Wm Ziegler; (A) Chas E Lydecker, 2 Rector (\$420,000, Aug 25'11); July8'18. 385,000

**Wadsworth av** (8:2163), ws, 50 n 179th, 75x100; Marie Citarella, 2364 Ams av, to Harvey N Vadham, Tenafly, NJ; (A) Wm R Conklin, 31 Nassau (\$6,000, May11'15); July6'18. 6,000

**1ST av** (6:1711), es, 75.7 s 118th, 50x94; also 28TH ST W (3:752), ns, 60 w 8 av, 20x54.9; Wm S Devery to Karl Fink, 963 7 av; (A) Leo Oppenheimer, 60 Wall (\$28,000, Jan28'03); July6'18. nom



1ST av, es, 75.7 s 118th; also 28TH ST W, ns, 60 w 8 av, 20x54.9; same prop; Annie M Devery to Wm S Devery; (A) same (\$28,000, Jan28'03); July6'18. O C & 100

8TH av, 2122 (7:1830); Title Guar & T Co to Emily Kearny de Nancrede of N Y, temporarily at XII via Della Mercedes, Rome, Italy; (A) Title Guar & T Co (\$17,000, Mar4'10); July9'18. 16,000

### SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

#### Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

Bayard st, 102 (1:199); Antonio Orlando to Giuseppe Pasquale, Scarsdale, NY; (A) G Lordi, 62 Mulberry; Dec27, 1899; July5'18. 4,000

Cedar st, 1; also PEARL ST, 191 (1:42); Harvey N & Adelaide P Weed, Darien, Conn, to Albert Y de Goicouria, 70 W 55, temporarily at 31 E Pedregosa st, Santa Barbara, Cal; (A) Phelps & East, 30 Broad; July10'14; July9'18. 30,000

Eldridge st, 90 (1:307); Hanna Singer, 90 Eldridge, to Jos Cohen, 178 E 104; (A) Jesse Lobserz, 144 Lex av, Passaic, NJ; June30'16; July5'18. 2,000

Elizabeth st, 168 (2:478); Moses & Annie Einhorn to John Aspinwall of Newburgh, NY; (A) Lawyers T & T Co; Feb15, 1895; July6'18. 21,350

Jumel ter, 14 (8:2109); Henrietta Born to Jeremiah A O'Leary, 14 Jumel ter; (A) L S Goldman, 13 Park Row; Aug3'11; July9'18. 10,000

Minetta ln, 16 (2:543); Pauline Rimoldi, West Hoboken, NJ, to Patk J Mollay, 301 W 12; (A) Title Guar & T Co, 176 Bway; Oct23'13; July8'18. 3,000

11TH st, 68-70 W (2:574); Lawrence J & Ellen A Callanan to Dry Dock Savgs Instn; (A) Frank M Tichenor, 38 Park Row; Oct8'09; July5'18. 10,000

14TH st, 314 W (2:629); 314 West 14th Co to Daggett & Ramsdell (by Harry M O'Neil), 214 W 14; (A) Title Guar & T Co; Apr26'17; July9'18. 12,600

15TH st E (3:946), sws, 169 s 1 av, 25x 103.3; Barbara Moeller to John Pfaff, Garwood, Union Co, NJ; July1, 1889; July8'18. 3,500

31ST st, 423 W (3:729); Adolph H & Hilda M Urban, 1207 Av N, Bklyn, to Geo & Lydia Sterzer, 727 10 av, & Fredk & Julia Von Lumm, 425 W 44; (A) B J Foss, 495 9 av; May19'16; July1'18. 2,500

36TH st W (3:838), ns, 388.9 w 5 av, 37.6x99.11; Mary A W Heaton to Jas C, Chas F & Fredk Ayer, Jr, exrs; (A) Title Guar & T Co; July28'15; July9'18. 1,600

45TH st, 411 W (4:1055); Jno A & Maude M Hennion to Jennie Wood; (A) J A Hennion, 517 W 180; May26'14; July10'18. 7,000

40TH st, 239 E (5:1323); Rosa & Hy Hahn to Rosalie H Steinfeldt; (A) Collier & C, 277 Bway; July7, 1882; July10'18. 4,000

51ST st W (4:1080), ns, 100 e 11 av, 25x 1/2 blk; Thos Dowdall to Emigrant Indust Savgs Bank; (A) Stephen Philbin, 51 Chambers; Nov25, 1891; July8'18. 6,000

62D st W (4:1133), ss, 475 w Col av, 25x 100.5; Wm & Johanna H Rittenbusch to Saml W Andrews, South Kortwright, Delaware Co, NY; (A) Wm Ives Washburn, 71 Bway; Apr9'02; July1'18. 2,000

65TH st E (5:1379), ss, 200 e Mad av, 20 x100.5; Eleanor E Blodgett to Mount Sinai Hospital in City of N Y; (A) Lawyers T & T Co; Oct24'13; July10'18. 15,000

70TH st, 322 E (5:1444); Mary A Thornton to I Newton Williams; (A) Title Guar & T Co; May28'13; July1'18. 1,500

70TH st, 324 E (5:1444); Mary A Thornton to I Newton Williams; (A) Title Guar & T Co; May28'13; July1'18. 1,500

71ST st, 413 E (5:1466); Cath Bohman to German Savgs Bank, 157 4 av; (A) Mayer Auerbach, 42 Bway; May4'08; July8'18. 1,000

71ST st E (5:1406), ns, 220 w 3 av, 15x 102.2; Albert R Lamb, 146 E 74, to Wm S Post, Bernardsville, NJ; (A) Chalmers & Wood, 52 Wm; June1'14; July9'18. 5,000

71ST st W (4:1182), ss, 241.6 w West End av, 17x100.5; Hannah J Miller, 524 W 71, to Lucy A, Cedle M, Regina L & Angela M Shannon, 29 Claremont av; July1'14; July9'18. 5,000

83D st, 38 W (4:1196); Florine A Lyons to Jacob Brenner & Jas S Bearns, exrs J S Bearns, decd; (A) Rabe & K, 253 Bway; Jan3'10; July5'18. 20,000

109TH st, 205 W (7:1831); John J Schwartz to Agnes Lange; (A) F P Hummel, 1511-13 3 av; Aug1'06; July8'18. 8,000

111TH st, 21 W (6:1595); Clara & Max Glauber to Max Fromkess, 341 E 82; (A) Greenberg & L, 55 Liberty; June10'16; July9'18. 2,000

111TH st W (7:1882), ss, 125 w Ams av, 108.4x91.10; Vista Holding Co to Mary R Haines, 5 Philippe pl, Yonkers, NY; (A) S Gilbert, 43 Exch pl; May15'13; July9'18. 40,000

116TH st E (6:1665), ss, 225 e 3 av, runs w17xs48xe0.4xs16.2xe110xs9.6xs30.2 to c 1 blk xe8xn100.10 to beg; Frank G Samarelli to Esther Anniconi, 2052 E 17th, Bklyn; (A) Marx & Snyder, 256 Bway; July9'18. 3,000

119TH st, 144 W (7:1903); Hy B Morse to M Bruckheimer, Ansonia Hotel, Bway & 73d; (A) Hy R Morse, on premises; Aug 20'17; July1'18. 2,000

122D st W (7:1977), ns, 100 w Ams av, 37.6x99.11; Barnett Cantor to Wm Shapero; (A) Lawyers T & T Co; June1'06; July1'18. 11,000

136TH st, 209 W (7:1942); Margaret Brown, 242 W 124, to Millie Levy, 57 W 90; (A) Abr Levy, 55 Liberty; Jan1'18; July1'18. 2,000

141ST st, 610-8 W (7:2088); "Wiltshire," Ess En Constn Co, 247 W 127, to Rotary Realty Co, 150 Lafayette; (A) N Y Title & M Co; Dec27'13; July1'18. 10,000

149TH st W (7:2081), ns, 350 w Ams av, 17x99.11; Ann M Clark to Metropolitan Trust Co; (A) Lawyers T & T Co; Nov15'06; July10'18. 8,500

Av A (5:1486), es, 82.2 n 74th, 20x98; Kath, widow Jos Hahn, & Chas J Hahn, son & heir of Jos Hahn, decd, to Jno E Schwarz; (A) C J Hahn, 442 E 77; July1, 1898; July10'18. 1,200

Central Park W, 467 (7:1842); Minnie N Goodwin, on the premises, to Abr Hoffman; (A) Aaron H Schwartz, 130 Fulton; July10'14; July1'18. 4,000

Columbus av, 924 (7:1860); Fredk Spannans to G C Rath; (A) Holmes, R & Carpenter, 20 Broad; Feb15, 1892; July10'18. 4,000

Park av, 1224 (5:1507); Armroy Hill Realty Co, 1084 Lex av, to Anton & Anna Friedrich, exrs, &c, will Anton Friedrich, decd; (A) Salter & S, 140 Nassau; Dec15'14; July10'18. 7,000

Park av (3:895), nec 39th, 19.9x80; Geo C Boldt Jr to Richd Hoe Lawrence, South Salem, Westchester Co, NY; (A) Spencer, Ordway & W, 27 Wm; July1'09; July10'18. 83,000

1ST av, 132 (2:435); Belle Block, 14 Morningside av E, to Bert K Bloch, Hotel Ansonia, 73d & Bway; (A) S J Block, 203 Bway; Sept15'13; July8'18. 2,830.16

1ST av, 1207 (5:1443); Mary Etlich, 137 Vernon av, Rockville, Conn, to Wilhelmina Duschatko, 437 Fletcher pl, Bronx; (A) Jos Hlavac, Jr, 1559 1 av; May1'13; July6'18. 3,000

2D av, 2192-4 (6:1684); Otto A & Bessie Rosalsky & ano to Wm Shapira, 1847 Mad av; (A) J S Rosalsky, 346 Bway; July2'11; July9'18. 3,000

3D av (5:1532), sec 87th, 26x100; Emanuel & Heni Fuhrman to N Y Savgs Bank of City N Y; (A) Alexander & Green, 120 Bway; June8, 1896; July5'18. 30,000

5TH av (6:1733), ws, 75.5 n 135th, 25x84; Jacob & Rose Hirsch to Amson C From, individ & exr Clara From; (A) Roeder & R, 119 Nassau; July1'13; July5'18. 12,500

All the undivided 1-5 part of all the real property in City of N Y whereof Serena Rhinelander died seized, &c; Philip & Adelaide K Rhinelander to Lincoln Trust Co, 204 5 av; (A) Bowers & S, 46 Cedar; Jan 18'15; July9'18. 70,000

### MORTGAGES.

#### Borough of Bronx.

JULY 5, 6, 8, 9, 10 & 11.

Buchanan pl, 62 (11:3208), ss, 129 w Grand av, 24.6x100; July9; July10'18; due May9'25, 5 1/2%; John A Hamilton to Jas Sloyan, 60 Buchanan pl. 3,300

Bowne st, swe John, see John, swe Bowne.

Crotona Park N (11:2948), ns, 189.3 e Clinton av, 25x100.10x25x100.11; July2; July9'18; 5y5%; Herman Schoene, 1911 Linden, Ridgewood, NY to Marie Maybach, 104 Maple, Weehawken Heights, NJ. 1,000

Fox st, 923 (10:2712), ws, 140 s 163d, 40x 108.9x40x108.2; pr mtg \$—; July5; July9'18; 2y6%; Swastika Realty Co, 3599 3 av, to Sebastian Luckhardt, 1355 Webster av. 3,000

John st (18:5634), swe Bowne, 122.1x 223.4x—x223.4, City Island; PM; July10'18; 5y5%; Kane Constn Co, 735 E 150, to Hy Guion, 601 Greene av, Bklyn. 4,000

Kinsella st, 862 (15:4045); ext of \$4,000 mtg to July1'23 at 5%; July6; July9'18; Saml J Smith with John J Coyne, 500 W 135. nom

Lester st (16:4544), ns, 100 e Barker av, 25x105; ext of \$800 mtg to July1'21 at 6%; July1; July6'18; Chas F King, 49 Prospect, Bklyn, with Marageri Faust, 665 Lester. nom

Manida st (10:2765C), ws, 125 n Randall av, 200x100; PM; July1; July9'18; 3y6%; I & H Constn Corp, 170 Bway, to Louise L Allen, 3456 Bway. 4,000

Melville st (15:4022), ws, 168.10 s Van Nest av, 18.8x100; July8; July10'18; installs, 6%; Otto Jost to Bronx Security & Brokerage Co, 258 E 138. 250

Parker st (15:3969), ws, 250 s Lyon av, 25x130, except part for st; July5; July6'18; 5y5%; Emily Brenneis, 34 11th st, College Point, LI, to Wm L Schaa, 1913 Bogart av. 2,500

134TH st, 623 E (10:2547), ns, 525 e St Anns av, 25x100; PM; pr mtg \$—; July1; July9'18; 5y5%; Gaetano Baiardo, 1809 Lex av, to Hudwill Corp, 7 W 45. 1,800

134TH st E (9:2262), ns, 150 w St Anns av, 16.8x100; pr mtg \$2,500; July9; July11'18; 5y5 1/2%; Andw L De Long to Barnard Adelson, Plainfield, Vt. 1,250

136TH st E (9:2280), ss, 195 w Brown pl, 25x100; pr mtg \$8,500; July3; July9'18; 5y 8%; Wm F Schawe, 462 E 136, to John C Schawe, 462 E 136. 2,000

141ST st, 490 E (miscel), ss, 859 e Willis av, 37.6x100; certf as to mtg \$3,500; July9; July10'18; Olds Holding Corp to Julius H Ziesler. nom

141ST st, 490 E (9:2285), ss, 859 e Willis av, 37.6x104.3x37.6x100; pr mtg \$22,000; July9; July10'18; 3y6%; Olds Holding Corp, 217 Bway, to Julius H Ziesler, 666 Greene av, Bklyn. 3,500

142D st E, sec Powers av, see Powers av, sec 142d.

144TH st E (9:2306), ss, 359.11 e 3 av, 28x100; certf as to payment of \$500 on a/c of mtg; July9'18; Augusta Jaeger, 349 E 65, to Cath Meinken. nom

153D st E (9:2374), ss, 170 w Elton av, 50x100; pr mtg \$33,000; July1; July5'18; due, &c, as per bond; Julius Brunings to Richd Noll, 694 E 163. 2,000

154TH st, 379 E (9:2401), ns, 225 e Courtlandt av, 25x100; correction mtg; July11'18; 5y5%; Wendelin Uhl, 379 E 154, to Augusta Kummel, 375 E 154. 2,000

154TH st, 621-3 E (9:2401), ns, 200 e Courtlandt av, 50x100; July8'18; 5y5%; Wendelin Uhl, 379 E 154, to Augusta Kummel, 375 E 154. 2,000

157TH st E, nec Elton av, see Elton av, nec 157.

167TH st, 893 E (10:2706), ns, 23.7 e Kelly, 25.11x95.3x26x97.6; PM; July10; July11'18; installs, 6%; Anna Wilson, 240 E 119, & Mary Brochin, 333 E 123, to Helen Tonnesen, Poestenkill, NY. 500

175TH st E (11:2948), ss, 25 w Prospect av, 75x93.6; July8; July9'18; due Dec1'21, 5%; Alpha Investing Co to Dollar Savgs Bank, 2737 3 av. 8,000

175TH st E (11:2948), ss, 25 w Prospect av; same prop; certf as to above mtg; June19; July9'18; same to same. nom

180TH st, 306 E, see Valentine av, sec 180th.

180TH st E (11:3062), ns, 20.2 w Arthur av, 25x102.11x25x106.8; July3; July6'18; due, &c, as per bond; Mary E Brophy to Cath J Brophy, 520 10 av. 2,500

180th st E, nec Arthur av, see Arthur av, nec 180.

184TH st E (11:3143), ss, 134 w Webster av, 21.11x82.5x30.8x84.2; ext of \$4,500 mtg to July1'21, 6%; July2; July5'18; Theo Fishberg to Guerino Giannone, 384 E 184 (R S \$2.50). nom

216TH st E (16:4664), ns, 263.6 e White Plains rd or 3 av, 33.4x114; pr mtg \$—; July3; July5'18; 3y6%; Bell A Van Fleet, 91 Vista pl, Mt Vernon, NY, to Hopkins G Barrtt, Granite Springs, NY. 2,000

238TH st W, nwc Waldo av, see Waldo av, nwc 238th.

239TH st, 415 E (12:3393); ext of \$4,000 mtg to June1'21 at 5 1/2%; June17; July6'18; Lillie L Coster, 255 W 90, with John Dushash, 1876 Arthur av, & Adolph Fallowitz, 512 E 240. nom

260TH st W, nec Spencer av, see Spencer av, nec 260th.

Adee av, nwc Colden av, see Colden av, nwc Adee av.

Anthony av, 1848 (11:2803), es, 151 n 176th, 33x85; PM; July1; July6'18; 5y5%; John Berger to Emilie S Schilling, 217 E 176. 15,000

Arnold av (15:4159), es, 100 s Libby as on map Benson Estate, 25x125.4 to Pelham rd (No 1731) x26.4x133.3; PM; pr mtg \$—; July2; July5'18; 3y5 1/2%; Francis Nathan, 34 W 145, to Hudson P Rose Co, 7 W 45. 1,300

Arthur av (11:3070), nec 180th, 44.8x93.5x irreg; consent to satisfaction of mtg; June 18; July5'18; Arthur Kunzl, 204 E 90, to Margareta Wolff. nom

Arthur av (11:3070), nec 180th, same prop; consent to satisfaction of mtg; June 17; July5'18; Mary J Kerby, 1910 Morris av, to same. nom

Bainbridge av, 2601 (12:3293); ext of \$18,500 mtg to July1'21 at 5%; July3; July5'18; Francis B Hoffman, 58 E 79, with Michl Ripp, 2601 Bainbridge av. nom

Bainbridge av, 2601 (12:3293); ns, 111.8 s 194th, 40x86.3x42x84.10; pr mtg \$21,950; July3; July5'18; 3y6%; Michl Ripp to Benjie J Ort, 375 E 159. 2,000

Briggs av (12:3301), ws, 50 s 197th, 25x 93.9x25x93.11; ext of \$2,000 mtg to July120 at 5%; July6; July9'18; Jas Murray, Jr, Bklyn, with Cath H Heide, 2789 Briggs av. nom

Bryant av, 1080 (10:2757), es, 110 n 165th, 42x100; PM; pr mtg \$31,700; July10; July11'18; 3y6%; Hy J Junemann, 485 E 140, to Chas J Crowley, 70 Park av. 1,800

Bryant av, 1080 (10:2757); ext of \$30,500 mtg to Apr2'19, 5%; July28; July11'18; N Y Trust Co, trste Isaac G Kendall, with Richardson Co, 1120 Bryant av. nom

Castle Hill av, swe Powell av, see Powell av, swe Castle Hill av.

Clason Point rd (14:3456), es, 125 s O'Brien av, 25x111.6; July8; July9'18; due, &c as per bond; Vingenza Botta to Antonio Florio, 2160 2 av. 6,000

Colden av (16:4575), nwc Adee av, 41.7x 100; PM; June15; July6'18; due July2'22, 4 1/2%; Underhill Westchester Burying Ground, Inc, to Chelsea Realty Co, 135 Bway. 175

Eagle av (10:2625), es, 100 s 158th, 50x 100; PM; pr mtg \$4,000; July3; July5'18; 3y6%; John O'Leary to Anna McMillan, 780-2 Eagle av, & ano. 2,500

Elton av (9:2379), nec 157th, 50x100; July3; July5'18; 1y6%; Louisa Nehb to Jno F Fetzter, 966 Boston rd. 250

Grand av (11:3214), ws, 312.8 n 190th, 75x106; ext of \$10,000 mtg to July5'21 at 5 1/2%; July1; July9'18; Myra S Lamson with Jos L Ennis. nom

Grant av (9:2446), ws, 275.6 n 163d, 20x 95; PM; pr mtg \$8,000; July3; July5'18; 2y 6%; C J Carey Bldg Co, 302 E 170, to Jacob M Harris, 965 Grant av. 1,000

Haviland av, 2021 (14:3801), ns, 191.4 e Pugsley av, 25x103; PM; pr mtg \$3,000; July3; July5'18; installs, 6%; Mamie Dieckmann, 1920 Anthony av, to Mink Constn Co, 2021 Haviland av. 1,100

Haviland av (14:3818), ss, 305 e Castle Hill av, 100x108, Unionport, except part for Haviland av; pr mtg \$—; July5; July6'18; due Aug1'23, 5 1/2%; Humbert Sinatra, 2238 Haviland av, to Anna A Schulz, 1410 Crotona Park E. 7,140

Hull av (12:3346), ns, 54.6 e 205th, 50x 100; July3; July5'18; 1y6%; Kath B Smith, widow, to Peter Otten, 1321 Clinton av. 2,000

Merriam av, 1333-41 (9:2532), ws, 125.9 s 170th, 160x100; pr mtg \$117,375; July1; July2'18; due Nov15'19, 6%; Haven Constn Co, 215 Audubon to Abel King, 148 E 65, & ano. (Corrects error in last issue to when due.) 5,000

Morris av (11:3182), ws, 200 s 183d, 25x 105.1x25x106; July2; July9'18; 3y6%; Margt B Stanley, Oakville, Conn, to Thos R Crawford, 2089 Ams av. 1,600

Park av (11:2908), es, 208 s 176th, 58x150; PM; July8; July9'18; 5y5%; Fred M Schildwacher, 1883 Prospect av, to Greenhut Co, 111 5 av. 25,000



**Park av** (11:2908); same prop; PM; pr mtg \$25,000; July8; July9'18; 2y6%; same to same. 10,000

**Pelham rd, ws, abt 100 s Libby**, see Arnold av, es, 100 s Libby.

**Powell av** (14:3810), swc Castle Hill av, 105x33, except part for avs; July3; July5'18; 5y5%; Caroline Mussig, 1149 Castle Hill av, to Margaretha Weiss, 463 Gouverneur pl. 2,500

**Powers av** (10:2572), sec 142d, 50x99.2; certf as to mtg for \$4,000; June3; July9'18; Howala Constn Co to Benenson Realty Co.

**Prospect av** (10:2685), es, 100 s Kelly, 37.6x100; pr mtg \$—; June25; July9'18; due Nov25'18, 6%; Julius A & Bernard Bernstein to Herman Le R Edgar, Dobbs Ferry, NY. 2,000

**South Oak dr, 762** (16:4598), ss, 75 w Wallace av, 25.1x100.9x25x98.9; pr mtg \$5,000; June28; July9'18; 2y5%; Giuseppe Lagravinese to Antonio Taranto, 877 6 av. 1,700

**Spencer av** (13:3423), nec 260th, 100x130; July2; July6'18; install, 6%; Ersilia Petrucci, Yonkers, NY, to Katie Ogorzaly, Yonkers, NY. 750

**Spuynil rd** (13:3402), ses, 590.4 sw Port Morris Branch Railroad as formerly owned, runs sw49.9xse79.6xne63.5xsw13.3xndw11.0 to beg; Feb1; July9'18; 3y 6%; Alpheus H Favour, Prescott Ariz, to Josephine Favour, Natick, Mass. 2,500

**Teller av, 1341** (11:2782), ws, 383.10 n 169th, 25x100; July3; July9'18; due, &c, as per bond; Herman J Dutschke to Alvin Kirchner, 1964 Clinton av. 6,000

**Union av** (10:2674), es, 219.8 s 152d or Kelly, 24.11x90; July1; July10'18; 3y5½%; Edw F Sweeney, Hollis, LI; Mary J Walter, 626 Union av, & Helen F McInnis, 2550 Briggs av, to Anna A Newkirk, 510 W 184. 4,000

**University av** (11:3213), es, abt 258 s 188th, runs e170.10 to ws old Croton Aqueduct xsw23.10xsw29.11xw167.11 to av x43 to beg; July8; July9'18; due &c as per bond; Emma M W Bennewitz to Rebecca Kroencke, 1061 2 av. 7,000

**Valentine av** (11:3142), sec 180th (No 306), 67.5x97.1x65.6x113.2; July8; July9'18; 5y6%; Ulster Court Corp to Taroff Constn Co, 230 E 173. 7,000

**Vyse av, 1478** (11:2995), es, 225 n Jennings, 25x100; pr mtg \$—; June29; July5'18; due Dec29'18, 6%; Adela M Harrington to Alfred D Senftner, 10 Halcyon pl, Yonkers, NY. 1,650

**Waldo av** (13:3414E), nwc 238th, runs n 135.10xne on curve 148xw46.3xsl100xw50xs 125 to st xel91.3 to beg; July8; July9'18; due &c as per bond; Lars G Jonasson to Theresa L Zock, 158 W 118. 4,000

**Waldo av** (13:3414E), nwc 238th; same prop; ext of \$8,000 mtg to July8'23 at 6%; July8; July9'18; Theresa L Zock with Lars G Jonasson, nwc Waldo av & 238th. nom

**Washington av, 1369-73** (11:2901), ws, 258.10 s 170th, 81.7x136.6; PM; pr mtg \$30,000; July10; July11'18; 3y6%; Harry Cahn to Minnie Siegel Fahs, 205 W 89. 4,000

**Washington av, es, 342.10 n 167th**, see Washington av, es, 192.2 s 168th.

**Washington av** (9:2372), es, 192.2 s 168th, 25x137, except part for av; also WASHINGTON AV (9:2372), es, 342.10 n 167th, 20x137; also 19TH ST, 113 E (3:375), ns, 216.8 & 4 av, 16.8x70; also 48TH ST, 18-20 W (5:1263), ss, 275 w 5 av, 49x100.5; also 50TH ST, 114 W (4:1002), ss, 175 w 6 av, 25x100; also LEXINGTON AV (5:1517), es, 50.8 s 89th, 50x91.7; also 88TH ST, 153-7 E (5:1517), ns, 100 e Lex av, 75x100.8; also 89TH ST, 158-162 E (5:1517), ss, 175 e Lex av, 50x100.8; also 92D ST, 312-4 E (5:1554), ss, 200 e 2 av, 50x100.8; also WASHINGTON ST, 248 (1:129), ws, 54.4 n Park pl, 20.8x93.2x20.1x 93; also property at Yonkers, NY; June24; July5'18; due &c as per bond; Philip & Thos J Oakley Rhineland, to Brooklyn Savgs Bank, 141 Pierrepont, Bklyn. 250,000

**Wickham av** (17:5051), ws, 325 s Nereid av, 50x97.6; July8; July11'18; due &c as per bond; Della A McGarry to Augusta Loeffler, 124 Lee av, Bklyn. 700

**3D av, 4327** (11:3045), ws, 162.3 n 179th on map Upper Morrisania, 54.1x—x54x84; July2; July10'18; 5y5%; Bertha Kahn, 421 E 82, to Bernhard Mayer, 41 E 72, & ano. 20,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

JULY 3, 5, 6, 8, 9 & 10.

**Faile st, 937** (10:2746); B & W Bldg Co to Margt Wimpie, 937 Faile; (A) H A Brand, 20 Broad (\$8,700, May8'18); July8'18. 8,700

**Faile st, 953** (10:2746); same to Adeline B Wimpie, 953 Faile; (A) same (\$8,700, May8'18); July8'18. 8,700

**Home st, 862** (10:2693); Ulster Court Corp to Celia Schlesinger, 230 E 173; (A) N Y Title Guar & T Co (\$4,000, Sept1'17); July9'18. O C & 100

**Home st, 1051-3** (11:3006); Morris Halporn to Morris Klein, 122 W 114; (A) Geza Eichhorn, 309 Bway (\$3,750, Jan8'17); July10'18. 2,835

**Main st** (18:5643), es, 134 s Fordham av, 25x100, City Island; Andrew J Bilhoef to Peter Corell, 212 E 115 (\$650, Jan10'13); July9'18. 650

**Matilda st, 4438** (17:5068); Eleanor G Voorhis to Geo De Fevre, 4438 Matilda av; (A) Title Guar & T Co (\$4,000, May1'09); July3'18. 32,500

**Meade st, 642** (15:4026); Louisa B Van Nostrand to Neils Boden, 642 Meade; (A) Robt Wahlndee, 642 Meade (\$2,800, Oct8'17); July5'18. 2,800

**Simpson st, 1076** (10:2727); Modern Bldg Co, 949 Bway, to Margt Simpson, 205 Park, Montclair, NJ; (A) Modern Bldg Co, 949 Bway (\$6,000, July30'14); July5'18. 2,500

**134TH st, 436 E** (9:2278); Title Guar & T Co to Louisa H Vosbrinck, 1419 Crotona av; (A) Title Guar & T Co (\$4,000, June 5'06); July9'18. 3,250

**136TH st, 555 E** (9:2312); Meta M Albers, extr Rebecca Muller, to Meta M Albers, 1456 Dean, Bklyn; (A) Miller & B. 55 Liberty (\$9,000, June19'03); July9'18. nom

**137TH st, 413 E** (9:2282); Louis Drescher, Bklyn, to Cath Eggert, 2081 Ryer av; (A) Hiramman & V, 391 E 149 (\$4,000, Feb1'15); July3'18. 4,100

**137TH st, 452 E** (9:2281); Hugo Wegener to Frances Hahn, 452 E 137; (A) C A Weber, 391 E 149 (\$4,000, Dec2'07); July9'18. 2,000

**139TH st, 601 E** (10:2552); Meyer Rosenberg to Ray Rauch, 601 E 139; (A) S H Sternberg, 233 Bway (\$10,000, May23'04); July3'18. nom

**140TH st, 415 E** (9:2285); Sara D Moorehead, 511 E 200, to Lillie A Rensler, 500 W 213; (A) Hy W Kiralfy, 391 E 149 (\$7,500, Mar1'15); July3'18. O C & 100

**144TH st E** (9:2306), ss, 359.11 e 3 av, 28 x100; North Side Savgs Bank to Augusta Jaeger, 349 E 65; (A) W A Kroyer, 156 Bway (\$5,000, Jan26'03); July9'18. 5,000

**145TH st, 543 E** (9:2272); Title Guar & T Co to Chas J Goeller, 431 E 143; (A) Title Guar & T Co (\$2,000, Oct29'06); July5'18. 2,000

**151ST st, 298 E** (9:2410); Josephine Walther, admrx Phepe J Walther, to Adolph Schimpf, 19 Banta, Elmurst, LI; (A) Title Guar & T Co (\$2,800, May18'09); July5'18. 2,800

**176TH st, 779 E** (11:2954); Bankers Trust Co to Ernest Rauscher, 705 Woodbine, Bklyn, & ano; (A) Frank Herwig, 93 Nassau (\$9,500, Feb17'11); July8'18. 7,000

**234TH st, 241 E** (12:3375); Wm A Cameron, 50 E 196, to Jas Henry, 204 E 123 (\$600, June1'16); July3'18. nom

**240TH st E** (12:3380), ss, 325 w Katonah av, 40x100; Willie W Wilmont, trste Chas E Wilmont, to Title Guar & T Co (\$2,500, May23'03); July9'18. 2,500

**Arthur av** (11:3070), nec 180th, 44.8x93.5 x irreg; Hugo F Wolff, extr Felix Frank, to Margareta Wolff, Tillson, NY; (A) H H Holbert, 1511 3 av (\$7,000, Jan2'12); July5'18. 6,165

**Bainbridge av, 2847** (12:3296); Sayde K Greenfield to John Hoffmann, 2767 Webster av; (A) Amend & A, 119 Nassau (\$8,000, May1'08); July9'18. 7,500

**Barnes av** (17:4840), nwc 226th, 105x114, Wakefield; Theresa O'Brien, 311 E 37, to Anna H Winkler, 368 E 161; (A) Wm Holmann, 256 Bway (\$4,000, Mar15'07); July5'18. 2,500

**Brook av, 438** (9:2271); Mary J Brown to Title Guar & T Co (\$10,000, May5'04); July10'18. 6,000

**City Island av** (18:5646), es, lots 254, 324 & 325, map Eliz R B King, City Island; Carrie F Guion, individ & as extr Mary A Stueler, to Jno F Condon, 1403 Wash av; (A) Thos G Price, 1656 Monroe av (\$766.67, Dec6'16); July9'18. 766.67

**Creston av** (12:3319), sec Minerva pl, 93.5x40; Columbia Trust Co to N Y Title & Mtg Co (\$40,000, June4'17); July6'18. O C & 100

**Fordham rd, 306 E** (11:3023); Anna Curran, 2085 Wash av, to John Allen, 74 Shaw av, Union Course, LI; (A) J J O'Grady, 277 Bway (\$6,000, June30'15); July5'18. 8,000

**Haviland av, 2023** (14:3801); Mink Constn Co to Christian Ehlers, Jr, 1194 Clay av; (A) A Mink, 2025 Haviland av (\$1,150, Apr1'16); July5'18. 450

**Heath av** (11:3240), es, 295.2 s Kingsbridge rd, 18.6x74.2x16.11x66.6; Jos T Geoghegan, 551 Greene av, Bklyn, to Alex H McRae, 4260 Bway; (A) Robt Hopper, 30 E 42 (\$4,800, July3'11); July9'18. 4,800

**Hull av** (11:3351), es, 151.11 n 207th, 18.9 x100; Michl Regan & ano, exrs Thos Gearty to Marie Becker, 1416 Longfellow av; (A) Hiramman & V, 391 E 149 (\$4,000, July3'08); July3'18. 4,000

**Hull av** (11:3351), es, 189.6 n 207th, 18.9 x100; same to Eliz Amsler, 3263 Hull av; (A) same (\$4,000, July3'08); July3'18. 4,000

**Jackson av, 449** (10:2557); A Walker Otis to Macon Land Corp, 60 Wall; (A) Otis & O, 60 Wall (\$18,000, Apr20'10); July3'18. nom

**Jackson av, 1060** (10:2650); Title Guar & T Co to Jas Dowd, 266 E 142; (A) M J Sullivan, Willis av & 148th (\$5,000, Mar1'06); July3'18. 4,500

**Morris Park av** (15:4052), nwc Wallace av, 45x75; Helen A Benjamin to Title Guar & T Co, 176 Bway (\$6,500, June5'15); July5'18. 6,500

**Powers av** (10:2592), sec 142d, 50x99.2; Benenson Realty Co to Theo Jaffe, 1001 E 167; (A) Morrison & S, 320 Bway (\$4,000, June1'18); July9'18. 100

**Sheridan av** (9:2456), nec 165th, 49x100; N Y Title & Mtg Co to Columbia Trust Co, 60 Bway; (A) N Y Title & T Co (\$4,000, Mar13'18); July9'18. O C & 100

**Sheridan av** (9:2456), es, 49 n 165th, 40x100; N Y Title & Mtg Co to Columbia Trust Co, 60 Bway; (A) N Y Title & Mtg Co (\$26,000, Mar13'18); July9'18. O C & 100

**Sheridan av** (9:2456), es, 129 n 165th, 40x100; same to same; (A) same (\$26,000, Mar13'18); July9'18. O C & 100

**Sheridan av** (9:2456), es, 89 n 165th, 40x100; same to same; (A) same (\$26,000, Mar13'18); July9'18. O C & 100

**Southern blvd** (10:2600), sec Elm, 75x60, except part for 145th & So blvd; Christian S Beehler et al to Wm H Beehler, 318 E 155; (A) Thos C Patterson, 529 Courtlandt av (\$6,000, May1'18); July8'18. 6,000

**Southern blvd** (11:2982), es, 200 s 173d, 50x100; Cecelia Einstein & ano, extr Henry L Einstein, to Myron S Falk, 44 W 53, trste; (A) Goldsmith, C. C. & W, 61 Bway (\$35,000, June9'15); July3'18. 33,000

**Stebbins av, 1193** (10:2693); Ulster Court Corp to Celia Schlesinger, 230 E 173; (A) N Y Title & Mtg Co (\$3,000, Sept1'17); July9'18. O C & 100

**Tiebout av** (11:3144), ws, 116.8 n 180th, 16.8x90; Mahala H Wright, 82 Hamilton av, White Plains, NY, to Augusta Bauer, 1867 Carter av; (A) Arthur Bell, 391 E 149 (\$2,500, Aug27'01); July3'18. 2,500

**Valentine av, 2082** (11:3144); Fredk C Kern, 381 E 151, extr Justina Kern, to Chas Hoyer, 1166 Fox; (A) A & H Bloch, 99 Nassau (\$5,000, Apr27'15); July3'18. 5,000

**Van Nest av** (15:4020), ns, 20 w Taylor, 25x100; Albert C Bloodgood, extr Mary J Mapelsden to Giovanni Folia, 123 McDougal; (A) C H Baechler, 1126 Tremont av E (\$4,000, Feb1'11); July5'18. 4,033.33

**Waldo av** (13:3414E), nwc 238th, 135.10x148x irreg; Otilie Hertlein to Theresa L Zock, 158 W 118; (A) Title Guar & T Co (\$18,375, July1'09); July10'18. 8,000

**Lots 169 & 170** (11:3183), map part farm Chas Berrian; Mary Haworth, Windham, Conn, to John F Carr, Windham, Conn (\$4,000, Dec7'05); July5'18. 4,000

**Lot 23** (\*), blk C, map Lester Park; Mary A Brush, 366 Herkimer, Bklyn, to John Vanek, 3716 3 av; (A) Title Guar & T Co (\$2,500, June12'15); July10'18. 2,500

**Lots 13 & 14** (13:5466), map prop St Joseph's Orphan Asylum; Fredk C Leubuscher, trste Edw P Knapp, 5 W 124, to Edw P Knapp, Corozal Canal Zone; (A) E N Polak, — Tremont av (\$1,176; July9'06); July8'18. nom

**Lots 13 & 14** (18:5466); same prop; Edw P Knapp, 38 Ackroyd av, Jamaica, LI, to Marie Freese, 77 Eppirt, East Orange, NJ (A) same (\$1,176, July9'06); July8'18. 1,176

**Lots 13 & 14** (18:5466); same prop; Marie Freese, 77 Eppirt, East Orange, NJ, to Ray Salamon, 198 Smith, Bklyn; (A) same (\$1,176, July3'06); July8'18. 1,176

**Lot 108** (15:3962), map 120 lots Daly Estate; Julius H Giese to John Bunz, 1044 Tremont av E; (A) S M Rosenthal, Arthur & Tremont avs (\$750, Nov19'06); July8'18. 750

**Lot 128** (13:3423G), map 339 lots at Riverdale & Moshulu; Wm E Thorn to Stephen E Connolly, 46 Old Bway; (A) Hy M Baird, Jr, 18 So Bway, Yonkers, NY; assign 2 mtgs (\$2,000, July1, 1898, & \$1,200, Dec 11'09); July8'18. 3,200

**Lots 306 & 397** (15:4029), map Van Nest Park; Eliz C Hardy, 82 Decatur, Bklyn, to Union Trust Co, —, trste; (A) Louis G Friess, 1 Liberty (\$4,000, May10'18); July8'18. nom

**Lots 27 & 28** (15:4126), blk 30, map Morris Park; Mutual Ins Co to Geo Walter, 309 Degraw, Bklyn; (A) Stuyvesant & M, 99 Nassau (\$1,575, Mar12'14); July9'18. nom

**Lots 24 to 28** (12:3304), map Metropolitan Real Estate Assn; Bronx Savgs Bank to C W Prichard Machinery Co, 50 Church; (A) R A Blanchard, 1818 Topping av (\$5,000, Mar1'10); July6'18. 5,000

**Lots 99 & 100** (17:5005), map Thompson-Rose Estate; Arvina Naumann, individ & as extr Albt Naumann, to North Side Mtg Corp, 391 E 149; (A) Clocke, K & R, 391 E 149 (\$1,000, June18'13); July6'18. 300

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

JULY 3, 5, 6, 8, 9 & 10.

**Fox st** (10:2683), ss, 278.11 e Prospect av, 40x109; Jos Leitner & Chas Kreymborg to Kertscher & Co; (A) Phillips & A, 41 Park Row; Dec31'06 July10'18. 7,500

**Freeman st** (11:2970), ss, 96 w Chisholm, 24x100; Chas Hartmann to Christiana L Wacker, 384 Mott av; (A) Williamson & B, 364 Alex av; July2'06; July6'18. 5,500

**Hall pl** (10:2700), es, 103.1 s 167th, 30x50.7x irreg; Wm Block to Albt Amrhein; (A) C G Moritz, 231 Bway; May24, 1898; July10'18. 3,000

**Melville st** (\*), ws, 475 n Van Nest av, 22.6x100; Maria Ferago to Albt C Bloodgood, extr Mary J Mapelsden; (A) C H Baechler, 1126 Tremont av E; Oct8'07; July9'18. 4,000

**Poe pl** (12:3293), ws, 177.9 n Coles pl, 26.9x119x26.10x117.5; Julia O'Neill to Rafael Diez de la Cortina, Middletown, NY; (A) Williamson & B, 364 Alex av; Apr12'15; July5'18. 1,500

**Trafalgar pl** (11:2958), es, 175 s 176th, 25x78; Jas H O'Brien to Oscar W Alcott, Ridgewood, NJ; Sept28, 1898; July8'18. 1,400

**134TH st, 450 E** (9:2278); Jos F Cashman to Isidor Fleckenstein, 1028 Simpson; (A) Title Guar & T Co; July30'12; July9'18. 1,200

**137TH st E** (9:2313), ns, 150 e Lincoln av, 50x100; also 137TH ST E (9:2312), ss, 100 e Lincoln av, 25x100; also 137TH ST E (9:2312), ss, 91.10 w Alex av, 16.4x100; also 136TH ST E (9:2312), ns, 100 e Lincoln av, 50x100; Hy D Bahr to John Geelan, 809 Garrison av; (A) Louis Stickler, 49 Wall; May27'15; July6'18. 6,000

**138TH st E** (6:2566), ss, 75 e So blyd, 25 x100; Alphonse E Phaneuf to Louisa B Glaciuss; (A) Williamson & B, 364 Alex av; Oct6'03; July6'18. 3,000

**141ST st E** (10:2555), ns, 100.3 w Beekman, 75.2x107.10x75x113.1; Courtney Development Co, 156 Bway, to Charlotte A Williams, 875 West End av; (A) Wesselman & K, 55 Liberty; Nov3'16; July8'18. 5,500

**153D st E** (9:2412), ss, 275.3 e Morris av, 25x100; Chas Kretzer to Philip Kraus, —; (A) Thos C Patterson, 61 Park Row; July1'04; July9'18. 1,000



**154TH st E** (9:2376), ns, 100 w Wash av, 23.7x100; Loretta & Edw Bransfield to Margt S Tabor; (A) Fries & McE, 3029 3 av; June15'10; July5'18. 7,000

**160TH st, 420 E** (9:2381); Eliz Crantz to Title Guar & T Co; July5'10; July9'18. 2,500

**164TH st E** (10:2690), ns, 134 e Prospect av, 19x74.7; Louis Sasnor, 70 E 109, to Margt Nealis, 355 E 50, extrx Jas Nealis; (A) F W Hottenroth, 261 Bway; July1'12; July5'18. 2,125

**169TH st, 272 E** (9:2439), ss, 25 e Morris av, 20x95; Arthur G Welsh, 360 E 151, to Thornton Bros Co, 1320 Clay av; (A) Title Guar & T Co; May28'14; July3'18. 1,600

**169TH st E** (9:2436, 2439), ss, 25 e College av, 16.8x100; Patk Kennedy, 443 E 136, to Thornton Bros Co, 1320 Clay av; (A) Title Guar & T Co; June23'15; July6'18. 3,000

**171ST st E** (11:2927), ss, 175.2 e 3 av, 25 x109.10x25x108.8; Edw C Keys to Margt J Becker, Lincluden, Irvington-on-Hudson, NY; (A) Ernest Hall, — William; June15, 1889; July10'18. 725

**172D st E** (11:2989), nec Hoe av, 75x25; John Kroog to Victor Kapfer, —; (A) Title Guar & T Co; July20'10; July5'18. 1,000

**175TH st E** (11:2808), ss, 120 w Morris av, 25x100, except part for 178th; Chas L Peacock to Eleanor Taber, 651 E 165; (A) Title Guar & T Co; July16'14; July3'18. 1,000

**178TH st, 166 E** (11:2808); Julia A, wife E Hermann Vivie, 166 E 178, to Alex Greenwald, 811 Cauldwell av; (A) Title Guar & T Co; Sept10'17; July5'18. 305.38

**179TH st E** (11:3089), ss, 58.8 w Arthur av, 32.4x75.7; John McNulty to American Savgs Bank, 115 W 42; (A) J E Irwin, 203 Bway; Aug1'09; July3'18. 16,000

**180TH st, 593 E** (11:3062); Mary E Brophy to Mary E Shea, 593 E 180; (A) Title Guar & T Co; May29'15; July9'18. 2,000

**216TH st E** (16:4664), ns, 263.8 e White Plains av, 33.4x114; Bell A Van Fleet to Moses G Wright, 123 W 120, & ano, exrs Elliz Wright; (A) Lawyers Title & T Co; Mar19, 1896; July5'18. 2,000

**219TH st E** (\*), ns, 138.4 e Bronxwood av, 66.8x113.5; Frank Lacafiva, 913 E 219, to Minnie M Kiefer, 860 Cauldwell av; (A) Lawyers Title & T Co; July20'15; July3'18. 2,000

**Anthony av** (11:2803), es, 151 n 176th, 33x85; 176th St & Anthony Av Impvt Co to Emilie S Schillinger, 1104 Lex av; (A) Title Guar & T Co; June1'11; July9'18. 17,000

**Barnes av** (\*), ws, 645 n Morris Park av, 25x100; Paul Reiling to Geo Hauser, 1462 St Lawrence av; (A) Chas H Baechler, 1126 Tremont av E; June5'13; July3'18. 3,000

**Bathgate av** (11:2913), ws, 260 s 172d, 50x100; John F Maguire to Emigrant Indust Savgs Bank; (A) Stephen Philbin, 51 Chambers; Sept10, 1889; July10'18. 1,000

**Berrian av** (11:3187), nws, lots 125 & 126, map part farm Chas Berrian, 50x100, except part for Walton av; Riedt Realty Co to Emma Gronowoldt, 106 W 139; (A) Lewis & S, 299 Bway; Nov14'10; July3'18. 6,000

**Brook av** (9:2262), es, 75 n 134th, 25x100; John M Linck to David P Condon, Dobbs Ferry, NY; (A) Title Guar & T Co; Oct4, 1897; July3'18. 11,000

**Cedar av, 1799** (11:2882); Annie C Haley to Bway Savgs Instn, 57 Park pl; (A) Lawyers Title & T Co; Apr6'15; July5'18. 5,000

**Clason Poin rd** (\*), es, 125 s O'Brien av, 25x111.6; Giuseppe Botta, 942 E 165, to Minnie J Douglass, 1102 Nutmeg st, San Diego, Cal; (A) Lawyers Title & T Co; June17'12; July9'18. 5,000

**Clason Point rd** (\*), es, 125 s O'Brien av, 25x111.6; Giuseppe Botta, 942 E 165, to Antonio Florio, 2160 7 av; (A) Title Guar & T Co; Sept5'12; July10'18. 2,500

**Clay av, 1058** (9:2425); Mollie Dicker, 312 E 122, to H M Constn Co; (A) M Woolf, 302 Bway; June22'15; July6'18. 750

**Crotona Park N** (1:2948), ns, 189.3 e Clinton av, on map Geo Faile, 25x100.10x 25x100; Herman Schoene to Louisa K Kuntz; (A) E Hall, 62 William; Jan31'16; July9'18. 4,000

**Crotona av** (11:2936), ws, 115.5 n 170th, 25x111.7x24.1x122.5; Simon Frankfort to North Side Savgs Bank, 3230 3 av; July27'09; July3'18. 5,000

**Davidson av, 2056-62** (11:3192); Freybell Realty Co to Geo Mandel, at Grantwood, NJ; (A) Title Guar & T Co; Oct6'17; July3'18. 10,000

**Elton av, 754** (9:2378); Helen Lauter, 754 Elton av, to Bungay Co, 499 Willis av; (A) Title Guar & T Co; Apr17'16; July10'18. 700

**Grand av, 2056-62** (11:3193); Freybell Realty Co to Geo Mandel, Grantwood, NJ; (A) Title Guar & T Co; Oct6'17; July3'18. 10,000

**Grand av** (11:3212), ws, 358.7 n 184th, 32.1x119.6x9.9x116.1; Germano Fioravanti, Yonkers, NY, to Christopher Wolf, —; (A) Title Guar & T Co; July29'09; July3'18. 12,000

**Grand blvd & concourse, 2385** (11:3165); Gussie Delfiner, 28 Chester, Bklyn, to Delta Holding Corp, 217 Bway; (A) A W Levy, 60 Wall; July14'16; July6'18. 5,500

**Haviland av, 2021** (\*); Mink Constn Co to Christian Ehlers, 1194 Clay av; (A) Title Guar & T Co; Nov23'15; July3'18. 600

**Hoe av, 1153** (10:2745); Chas Siepp, 1153 Hoe av, to Louisa Mattern, 173 E 105; (A) Title Guar & T Co; Jan12'16; July5'18. 1,500

**Intervale av, 1045** (10:2700); Wm A Dunford, heir Ann Dunford, to Bronx Security & Brokerage Co, 258 E 138; (A) Isaac Levison, 258 E 138; July8'18. 300

**Morris av** (11:3182), ws, 200 s 183d, 25x105.8; Margt B Stanley, at Oakville, Conn, to Thos R Murray, admr Bridget Murray; (A) Lawyers Title & T Co; July3'13; July9'18. 1,000

**Olinville av** (\*), ws, 361.8 s 216th, 20.1x 100; Xixo Corp, 271 Bway, to Saml Marx, 1845 7 av; (A) Saml W Levine, 271 Bway; Mar10'16; July5'18. 2,500

**Park av** (11:3029), ws, 151.4 n 179th, 50x 126; Lindo Bldg Co to Benenson Realty Co, 401 E 152; (A) F A Snow, 15 Wall; Oct 1'17; July9'18. 3,000

**Parker av** (\*), ws, 250 s Lyon av, 25x 130; Herman Tuchman to Fishkill Savgs Instn, Fishkill, NY; (A) C H Baechler, 1126 Tremont av E; May13'08; July6'18. 4,000

**Shakespeare av** (11:2873), ws, 22.4 n Devoe, 75.2x105; Carl W Kinkeldey to John Eggers; (A) Title Guar & T Co; June26'09; July2'18; corrects error as to date of mtg in last issue. 4,200

**Spuytten Duyvil rd** (13:3414), ws, 200.2 s 238th, 50x134.1x50.5x131.3; Edw Gallagher to Katie McCann; (A) Edw Gallagher, 238th & Spuytten Duyvil rd; Jan3'17; July 8'18. 3,000

**Undercliff av** (11:2880), ws, 878.1 n 176th, 33x71.7 to Sedgwick av x45.5x96.7; Emile Utard to Mary W Umberfield, Rye, NY; (A) Peck, S & B, Portchester, NY; Dec21 '03; July5'18. 5,500

**Union av** (10:2674), es, 219.8 s 152d, 24.1 x90; Chas Van Riper & Jas M La Coste to Alice M Keys, extrx Eliz H Keys, —; (A) R Mapelsden, 237 Bway; June3, 1897; July10'18. 3,500

**University av** (11:3213), es, 288 s 188th, 43x167.1x irreg; Emma M W Bennewitz, 245 W 131, to Gaines-Roberts Co, 2414 Aqueduct av; (A) Title Guar & T Co; Nov 1'12; July9'18. 7,500

**Valentine av** (11:3142), sec 180th, 67.5x 97.1x65.6x113.2; Taroff Constn Co to Aaron Brand & ano, —; (A) N Y Title & Mtg Co; Sept7'16; July9'18. 10,500

**Walton av** (11:2839), nec 169th, 84.5x 36.4x84.2x43; Fredk W C Hoeftje to R Adeline Ahrens; (A) Lawyers Title & T Co; Apr11'07; July3'18. 1,000

**Washington av** (9:2387), ws, 192.8 n 165th, 25x100; Gottlieb H Hornickel to Harlem Savgs Bank, 124 E 125; July14, 1893; July9'18. 2,000

**Westchester av, 518** (9:2296); Cath V Wynne to Margaretha Wittmann, 1486 3 av; (A) C L Wynne, 951 Woodycrest av; Feb23'16; July3'18. 3,000

**3D av, 4072** (11:2930); Field Realty Co, 501 5 av, to Edw J Krug, Jr; (A) Louis Rosenberg, 116 Nassau; Nov2'14; July3'18. 3,000

**3D av** (9:2364), ss, 100 w Port Morris Branch of N Y & Harlem R R, runs sw 51xs49.10xse57 to beg; Geo H Burns to Trustees of Princeton University; (A) Speir & B, 32 Wall; Feb1, 1899; July5'18. 3,000

**Lots 40 & 41** (\*), map 63 lots MacLay Av Realty Co; Richd J McNulty to Royal Bronx Realty Co, 1126 Walker av; (A) C H Baechler, 1126 Tremont av E; Apr11 '16; July3'18. 500

**Lot 19** (16:4544), blk A, map Lester Park; Jakob Muller, 546 E 89, to Michl Brennan, 3617 White Plains rd; May1'15; July3'18. 3,000

**Lots 18 & 19** (13:3414), map Waldo Hutchins Est; Jos Machech to Louise Loose, —; (A) G A Steinmuller, 1511 3 av; Aug12'13; July9'18. 1,050

**Lots 9 & 10** (\*), blk 47, map Morris Park; Nicholas Vooos to Conrad H Ruhl, —; (A) Title Guar & T Co; Oct27'06; July9'18. 615

**Lot 10** (\*), blk 47, same map; same to same; (A) same; Oct27'06; July9'18. 615

**Lot 32** (\*), map Bradish Johnson Estate; Thos Trainor, Bklyn, to Estate Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27'15; July9'18. 140

**Lot 108** (\*), map 120 lots Daily Estate; Giuseppe Soisso to John Bunz; (A) Wm Peters & Co, West Farms sq; Nov9'06; July8'18. 750

**Lots 320 to 325**, map W A & H C Mapes; M Hart Brown & Martin L Collins to Nellie M Brown, —; (A) Title Guar & T Co; Oct24'06; July9'18. 2,850

**Lots 11 & 12** (\*), blk 62, map Morris Park; Edw B Lowther to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July 21'13; July10'18. 1,715

**Lot 83** (\*), map Van Nest Park; Frank & Antonio Rossi to Chas Booth, extr Thos Booth; (A) C P Hallock, 999 E 180; May27 '05; July10'18. 1,700

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Adelson, Philip**.—Aug18'17 (July2'18)—7TH AV, 428 (3:783-42). 19.2x70, 4-sty bk bldg; ½ int \$14,343.75.

**121ST ST**, 218-20 E (6:1785-42), 5-sty bk bldg; ½ int \$12,600.

**32D ST**, 148 W (3:807-67), 16.8x72.6, 3-sty bk bldg. \$35,000.

**Arnold, Wilhelm**.—June18'17 (July6'18)—56TH ST, 411 W (4:1066-25), 25x100.5, 5-sty bk & stn tnt; ½ pt of \$14,000.

**Fletcher, Isaac D**.—Apr28'17 (July3'18)—79TH ST, 2 E (5:1393-69), 32.2x100.5, 5-sty & b stn dwg, \$420,000.

**Kurzman, Ferdinand**.—Dec21'17 (July2'18)—116TH ST, 70-2 E (6:1621-41½ & 42), 40x100.11, 5-sty bk & stn tnts, \$32,500.

**75TH ST**, 48 W (4:1127-56), 19.6x100, 4-sty & b stn dwg, \$30,000.

**17TH ST**, 230.4 W (3:766-61), 75x84, 8-sty bk loft & str bldg, \$140,000.

**Lichenow, Wm**.—Jan6'18 (July5'18)—3D AV, 2097 (6:1664-49), 25x100, 5-sty stn tnt & strs, \$25,000.

**4TH ST**, 60 E (2:459-16), 25x112.4, 6-sty bk tnt & strs, \$35,000.

**Phillips, Mary E**.—Dec3'17 (July2'18)—57TH ST, 435 E (5:1369-13), 20x100, 3-sty stn bldg, \$4,991.80.

**Riehl, Hy G**.—Apr27'14 (July2'18)—83D ST, 406 E (5:1562-43), 25x102.2, 5-sty bk tnt, \$18,000.

**84TH ST**, 328 E (5:1541-40), 25x102.2, 5-sty bk tnt; ½ int \$9,000.

**Schobel, Augusta J**.—Feb23'17 (July2'18)—10TH ST, 116 E (2:465-15), 18x50.6, 5-sty bk tnt, \$8,500.

**Simmons, Sarah R**.—July21'17 (July2'18)—LEXINGTON AV, 742 (5:1394-13), nwc 59th, 20.5x65, 4-sty bk bldg, \$92,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 12, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### HENRY BRADY.

**Lewis st, 107** (\*), ws, 140 n Stanton, 20x 100, 5-sty bk tnt & strs & 3-sty bk rear tnt; due, \$12,308.99; T&c, \$455.06; David M Edsall. 10,000

**8TH st, 376-8 E** (\*), ss, 293.10 e Av C, 39.7x97.6, 6-sty bk tnt & strs; due, \$47,128.34; T&c, \$462.40; U S Fire Ins Co. 46,000

**38TH st, 262-6 W** (\*), ss, 150 e 8 av, 50x 98.9, 3-4-sty bk tnts; due, \$53,392.92; T&c, \$1,682.64; Chas C Bull, exr. 42,000

**85TH st, 119 W** (\*), ns, 264 w Col av, 18x97.6, 4-sty & b stn dwg; due, \$16,242.67; T&c, 734.45; Lawyers Mtg Co. 15,000

**122D st, 345 W** (\*), ns, 224 e Morning-side av, 15x100.11, 3-sty stn tnt; due \$10,532.44; T&c, \$120; Danl J Quinlan. 8,000

**131ST st, 54 E** (\*), ss, 135 e Mad av, 17.6 x99.11, 3-sty & b stn dwg; due, \$6,426.17; T&c, \$225.14; Eliz B Anderson. 6,000

#### SAMUEL GOLDSTICKER.

**64TH st, 24 E** (\*), ss, 74 w Mad av, 21x 100.5, 4-sty & b bk dwg; due, \$47,782.50; T&c, \$2,250; City Real Estate Co. 48,000

**118TH st, 58 E** (\*), ss, 260 w Park av, 20x100.11, 5-sty bk tnt; due, \$10,598.17; T&c, \$365.50; Jacob Kaucher et al. 10,500

**Park av, 1446** (\*), swc 107th (No 86), 75.11x25, 5-sty stn tnt & strs; due, \$21,266.89; T&c, \$1,543.23; Agnes Stewart. 15,000

#### JOSEPH P. DAY.

**Houston st, 470 E** (\*), ns, 25 e Lewis, 25 x68, 5-sty bk tnt & strs; due, \$14,944.03; T&c, \$1,668.45; Isaac Fry et al. 12,000

**1ST av, 1847** (\*), ws, 100.8 s 96th, 25x80, 5-sty bk tnt & strs; due, \$10,904.16; T&c, \$338.90; Howard Huntington, exr. 9,000

#### SAMUEL MARX.

**Gouverneur st, 26** (\*), es, 74 s Henry, 24x105x24x104.10, 5-sty bk tnt & strs; due, \$24,285.43; T&c, \$950; J Blackburn Miller. 10,000

**Henry st, 223** (\*), ns, 164.10 e Clinton, 23.6x87.6, 3-sty bk tnt & strs; due, \$12,931.93; T&c, \$528; Bennett J King. 10,000

Total ..... \$241,500  
Corresponding week 1917..... 3,732,450  
Jan. 1, 1918, to date..... 16,059,159  
Corresponding period 1917..... 23,951,638

### Bronx.

The following are the sales that have taken place during the week ending July 12, 1918, at the Bronx Salesrooms, 3208-10 Third av.

#### J. CLARENCE DAVIES.

**Tiffany st** (\*), ws, 250 n Randall av, 100 x100; also WORTHEN ST, es, 350 n Randall av, 100x100; also WORTHEN ST, es, 350 n Randall av, xNTruxton xw— to cl of st xs—x630; also GARRISON SQ, ws, 25 s Truxton, runs sw100xw25 to Truxton xsw— to Worthen xs—x100xs100x100x100 164.8xw104.9 to beg, vacant; also TRUXTON ST, nws, —sw Garrison sq x—3.4x—, gore, vacant; due, \$12,217.21; T&c, \$1,773.63; Walter S Gurnee et al, exrs. 10,000

**Tiffany st** (\*), sec Spofford av, runs s 100x100xs100xw100 to Tiffany xs500xe100 xn50xe50xs100 to Randall av xe50 to Casanova xn750 to Spofford av xw200 to beg; also RANDALL AV, nec Casanova, runs n 650xe75xn100 to Spofford av xe50xs100xw 85xs25xe100 to Barretto xsl75xw100xs25 xe100xs425xw200 to beg; also BARRETTO ST, sec Spofford av, 275x100; also BARRETTO ST, es, 300 s Spofford av, runs e 100xs50xe100 to Manida xs75xw100xs100xw 100xn225 to beg; also RANDALL AV, nwc Manida, 100x100, vacant; due, \$63,898.50; T &c, \$27,972.76; Walter S Gurnee et al exrs. 60,000



## JOSEPH P. DAY.

Andrews av, 2338, es, 198.11 s Fordham rd, 25x100, 2-sty & a fr dwg; due, \$6,569.95; T&c, \$320.65; Lawyers Mtg Co.

Townsend av, nec 174th, 25x100, vacant; due, \$3,515.86; T&c, \$309.22; Richd Magee.

Weeks av (\*), es, 90 n 174th, 280x95, vacant; due, \$6,178.50; T&c, \$342; sub to pr mtg \$10,500; Wm H Beam.

Walton av, nwc 174th, 25x100, vacant; due, \$3,315.06; T&c, \$383.41; Richd Magee.

## JAMES J. DONOVAN.

176TH ST, 974 E (\*), swc Bryant av, runs w95.4xsl46.5xsl100.11xsl26.6xsl21.11, 2-sty fr dwg & vacant; due, \$14,526.22; T&c, \$8,505.77; City N Y.

Topping av, 1817, ws, 125.6 s 176th, 24.11 x108.6x24.4x104, 2-sty fr dwg; due, \$3,813.53; T&c, \$167.45; Lawyers Mtg Co, 4,175

## L. J. PHILLIPS &amp; CO.

Appleton av (\*), ws, adj land of J Sands Secor, runs sl75xw600xsl175xsl500 to beg; due, \$10,686.49; T&c, \$15,952; Jennie G Buckley et al, trstes.

Total ..... \$109,875  
Corresponding week 1917..... 192,750  
Jan. 1, 1918 to date..... 4,168,952  
Corresponding period 1917..... 5,131,774

## VOLUNTARY AUCTION SALES.

## Manhattan.

## BRYAN L. KENNELLY.

JULY 17.  
101ST ST, 134 E, ss, 109.4 w Lex av, 17.1x 100.11, 3-sty & b bk & stn dwg (vol).  
RIVERSIDE DR, 342, es, 58.11 n 106th, 22x89, 5-sty & b stn dwg (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

JULY 13.  
No Legal Sales advertised for this day.

JULY 15.  
51ST ST, 361 W, ns, 125 e 3 av, 18x100.5, 5-sty stn tnt; Sarah L Dorn, extrd, &c—Jacob Wenner et al; Deyo & Bauerdorf (A), 111 Bway; Isidor Ehrman (R); due, \$17,806.29; T&c, \$1,863.10; Henry Brady.

JULY 16.  
49TH ST, 534 W, ss, 488.6 w 10 av, 6.6x100.10x 36.7x100.5, 5-sty bk tnt; Emigrant Indus Savgs Bank—Fredk W Sherman et al; R & E J O'Gorman (A), 51 Chambers; Max Wieder (R); due, \$6,561.67; T&c, \$249; Joseph P Day.  
73D ST, 211 E, ns, 160 e 3 av, 25x102.2, 5-sty stn tnt & str; Geo F Droste—Hannah Benaim et al; Geo H Hyde (A), 41 Park Row; Geo W Burleigh (R); due, \$21,330.86; T&c, \$1,245.92; Herbert A Sherman.

55TH ST, 218 E, ss, 230 e 3 av, 25x102.2, 5-sty bk tnt; Henry T Molter—Sarah Stravitz et al; Wallace A Kroyer (A), 156 Bway; Orson A Raynor (R); due, \$23,203.61; T&c, \$427.55; Henry Brady.

117TH ST, 220 E, ss, 225 e 3 av, 18.9x100.10, 3-sty & b fr dwg; Anna E Morrison—Urcilla Mackellar et al; Action 1; Robt Gerbracht, Jr (A), 43 Cedar; Maurice Deiches (R); due, \$1,144.49; T&c, \$475.19; James L Wells.  
117TH ST, 222 E, ss, 243.9 e 3 av, 18.9x100.10, 3-sty & b fr dwg; same—same; Action 2; same (A); same (R); due, \$1,144.49; T&c, \$474.04; James L Wells.

117TH ST, 224 E, ss, 262.6 e 3 av, 18.9x100.10, 3-sty & b fr dwg same—same; Action 3; same (A); same (R); due, \$1,144.49; T&c, \$475.19; James L Wells.  
117TH ST, 226 E, ss, 281.3 e 3 av, 18.9x100.10, 3-sty & b fr dwg; same—same; Action 4; same (A); same (R); due, \$1,144.49; T&c, \$477.49; James L Wells.

AMSTERDAM AV, or 10TH AV, 4035, nec 215th, 99.11x150, vacant Sarah E Cook—Atlantic Realty Co et al; Louis B Hasbrouck (A), 256 Bway; Jno L O'Brien (R); due, \$32,137.93; T&c, \$905.60; Henry Brady.  
2D AV, 125, ws, 51.10 s St Marks pl, 27.11x 119.4, 7-sty bk tnt & str; Jos L Buttenwieser—Annie Roth et al; Unger & Unger (A), 37 Liberty; Thos C McDonald (R); due, \$4,754.97; T&c, \$1,620; Joseph P Day.

JULY 17.  
16TH ST, 359 W, ns, 100 e 9 av, 25x92, 2 & 4-sty bk factory; Herman Rositzke—Geo W Meyer et al; Neu, Gilchrist & Spedick (A), 26 Court, Bklyn; Wm R Page (R); due, \$7,000; T&c, \$—; sub to mtg \$7,500; Joseph P Day.  
120TH ST, 505 E, ns, 71.3 e Pleasant av, 26.9x 50.5, 4-sty & b stn dwg; Edw F Cole—Lydia I Burno et al; Wm F Wund (A), 156 Bway; Isaac F Russell (R); due, \$4,964.83; T&c, \$164.35; Arthur C Sheridan.

JULY 18.  
12TH ST, 413 E, ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & str; Lawyers' Mtg Co—Jno J Hefferman et al; Cary & Carroll (A), 59 Wall; Thos H Baskerville (R); due, \$31,818.75; T&c, \$646.50; Henry Brady.  
108TH ST, 327-9 E, ns, 200 w 1 av, 50x100.11, 6-sty bk tnt & str; Lawyers' Mtg Co—Mary Kaufman et al; Cary & Carroll (A), 59 Wall; Middleton S Borland (R); due, \$34,767.41; T&c, \$735.91; Henry Brady.

JULY 19.  
58TH ST, 532 W, ss, 400 w 10 av, 25x100.5, 5-sty bk tnt; Henry H Jackson—Julius Friedman et al; Stephen H Jackson (A), 106 Lex av; Bernard M L Ernst (R); due, \$1,850.88; T&c, \$300; Joseph P Day.

## JULY 20.

No Legal Sales advertised for this day.

## JULY 22.

WILLET ST, 94, es, 125 s Stanton, 25x100, 5-sty bk tnt & str; Geo L Carlisle—Wm Kerner et al; Edw S Frith (A), 49 Wall; Eugene Blumenthal (R); due, \$26,477.18; T&c, \$346.18; Joseph P Day.

174TH ST, W, ss, 150 w Amst av, 25x100, vacant; Geo C Marvin—Mary A Williams et al; Henry M Bellinger, Jr (A), 135 Bway; Jas A Lynch (R); due, \$4,628.11; T&c, \$151.50; Henry Brady.

## Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

JULY 13, 15, 16 & 17.  
No Legal Sales advertised for these days.

## JULY 18.

156TH ST, 960 E, ss, 100 e Kelly, 25x100, 2-sty & b bk dwg; Title Guar & Trust Co, trste—Henry C Hinkelday et al; Cary & Carroll (A), 59 Wall; Virginia M Mollenhauer (R); due, \$8,898.45; T&c, \$204.60; Joseph P Day.

## JULY 19 &amp; 20.

No Legal Sales advertised for these days.

## JULY 22.

LA FONTAINE AV, ws, 69.5 s Oak Tree pl, runs sl100xw174 to Quarry rd, ne89.1xw63.4xne26.3xe 55 to beg, vacant; City N Y—Dudley H Dickinson et al; Wm P Burr (A), Municipal Bldg; Max J Bernheim (R); due, \$15,446.43; T&c, \$1,682.12; M Morgenthau, Jr, Co.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

JULY 6.  
FRONT ST, 176; Chas H Voorhees—Saml P Tuill et al; amended; Olin, Clark & Phelps (A).

SPRING ST, 5; Matilde S Siegman—Citizens' Investing Co et al; Rose & Paskus (A).  
17TH ST, 442-4 E: Wm Byrd, extr, et al—Louis R Strouse, trste, et al; Elliott & Byrd (A).

JULY 8.  
61ST ST, 241 W; Metropolitan Savgs Bank—Lina Zoccano et al; A S & W Hutchins (A).

JULY 9.  
ELDRIDGE ST, ws, 100 n Rivington, 24.6x100; Lawyers Mtg Co—Louis Lippman; amended; Cary & Carroll (A).

74TH ST, ns, 299.6 w West End av, 25.6x71.8x irreg; Eckel M Stiger—Frank Bradley et al; W D Stiger (A).

82D ST, 6 E; Bond & Mtg Guar Co—Adele S Dodd et al; E L Brooks (A).

JULY 10.  
CHERRY ST, 362; Mary T Casey et al—Louis Lepides et al; Cary & Carroll (A).  
RIVINGTON ST, ns, 25 w Ridge, 24.11x69.11; Philip Pretzfeld—Sol H Schlanger et al; Wolf & Kohn (A).

32D ST, 362 E; Isabella Hart—Annie Mynett et al; amended; S Wechsler (A).

JULY 11.  
121ST ST, 342 E; Bennet J King et al—Rose Gennis et al; W C Orr (A).  
AMSTERDAM AV, sec 106th, 47.10x100; Excelsior Savgs Bank of City N Y—Jno Moushekian; amended; H Swain (A).

JULY 12.  
LUDLOW ST, 51; Bond & Mortgage Guarantees Co—Bert E A Winham et al; H Swain (A).  
HOUSTON ST, 76, W; George Lowther Jr et al—Marcus B Tidey et al; O F Hibbard (A).  
120TH ST, n s, 105 w Mt Morris av, 20x100.11; Mutual Life Ins Co of N Y—Thomas Kilpatrick et al; F L Allen (A).

139TH ST, ns, 575 e Lenox av, 75x199.10; Lincoln Trust Co—Harris Aron et al; Edwards, O'Loughlin & George (A).

2D AV, 242; Evelyn Chase—Paul F Seltenreich et al; H L Brant (A).  
3D AV, 272; American Mortgage Co—Louisa H Clausnitzer et al; Middlebrook & Borland (A).

## Bronx.

JULY 5.  
HERSCHEL ST, sws, 101.2 se Halsey place, 25.3x90.8; Randall Comfort—Lydia Alexander; Frees & McEveety (A).

EAGLE AV, ws, 276.8 s Westchester av, 25x120; Anna H Moldenke et al; as trstes—Jas A Glover et al; Salter & Steinkamp (A).

VALENTINE AV, nwc 181st, 63.1x185; Abr Smith—Ensign Impvt Co et al; D Steckler (A).

JULY 6.  
145TH ST, E, swc 3 av, 78.6x100; Domestic & Foreign Missionary Soc of Protestant Epis Church in U S of A—Borough Estates, et al; H Swain (A).

BRYANT AV, es, 85 s Jennings, 20x100; Eliz S Harvie—Jas A Kearney et al; J F Stier (A).

TOWNSEND AV, ws, 240 s 175th, 50x100; Philipp Emmmer—Jno C Wallace et al; G A Steinmuller (A).

TOWNSEND AV, ws, 190 s 175th, 50x100; Philipp Emmmer—Jno C Wallace et al; G A Steinmuller (A).

JULY 7.  
LOT 74, map Undercliff Ter, Morris Heights, 24th Ward; Anderson H Tyson—Amelia P Simon; L S Tenney (A).

JULY 9.  
166TH ST, 305-15 E: COLLEGE AV, 1106, 1110, 1114, 1120, 1124, 1130, 1134, 1140; also FINDLAY AV, 1105; also FINDLAY AV, 1113, 1117, 1121; Jno L Thomas—Tully Bldg Co et al; A Knox (A).

183D ST, sec of Davidson av, 15x100; Ernest Romano—W S A Bldg & Constn Co, Inc, et al; Goodman & Werner (A).

OGDEN AV, 1082; Ellen McMann, as extr—Edw N Garland et al; J H Hildreth (A).

WHITE PLAINS RD, es, 25 s 220th, 39x80; also WHITE PLAINS RD, es, 84.3 n Cranford av, 27.5x111.7; Annie J Lapof—Jno O'Brien Realty Co, Inc; J Z Wechsler (A).

LOT 20, Map 1 of South Mt Vernon, Crawford prop; Frederick Schmitt et al—Sarah E Mapes et al; J Eisner (A).

JULY 10.  
CORDOVA PL, ws, 198.3 n St Georges Crescent, 25x100; Jean Schott—Wm F Marowske et al; Hirleman & Vaughan (A).

PROSPECT AV, ws, 71 s Dawson, 23x95; Caroline Fleischmann—Jno Clancy et al; Ferris & Storck (A).

LOTS 449 & 453, map 463 lots showing prop of F P & H A Forster et al, in 24th Ward; Michael P Knowles—Thos J Totten et al; G H Hyde (A).

JULY 11.  
ELIZABETH AV, ns, 300 w City Island av, 40x 100; Evelyn L Wood—Anna Schenck Anable et al; Stoddard & Mark (A).

GRAND BLVD & CONCOURSE, nwc 174th, 63x 76.2; Chas H Topping—Mellwin Rity & Constn Co; M I St John (A).

OLMSTEAD AV, nwc Powell, 105x108; Millie Watkins et al, as gdns—Hotel Bronx Co, Inc, et al; M I St John (A).

WALTON AV, nec 174th, 35x150; Thos C Lippman et al, as exrs—Mellwin Rity & Constn Co; M I St John (A).

PLOT beg at nwc & adj the es City Island av, & land Jno Johnson, 26x210; Evelyn L Wood—Anna Schenck Anable et al; Stoddard & Mark (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

JULY 5.  
MANHATTAN AV, 58; Carrie R Heiden—M Edw Downey et al; W M Weiss (A); Jas W Hyde (R); due.....22,773.05

17TH ST, 419 W; Thos J Goodwin et al—Sarah Siegel, admtr; H Swain (A); Mathias L Connes (R); due..19,081.00

JULY 6.  
No Judgments in Foreclosure Suits filed this day.

JULY 8.  
JACKSON ST, 41 & 43; Eliz W Burke—Celia Rosenzweig et al; Miller, King, Lane & Trafford (A); Theo M Riehle (R); due.....49,500.14

8TH AV, 862; Louis B Rolston—Andrew A Smith; Geller, Rolston & Horan (A); Algernon S Norton (R); due..3,170.42

JULY 9.  
MADISON AV, 1994; Guaranty Trust Co of N Y—Danl V McCarthy; Gillespie & O'Connor (A); Jno J Hynes (R); due.....7,331.57  
FT CHARLES PL, ss, 136.2 w Marble Hill av, 62.7x31.4xirreg; Jos Sinsheimer—Chas J Nunan; Gustav Goodman (A); Jno H Rogan (R); due...1,579.75

JULY 10.  
112TH ST, ss, 211.3 w 3 av, 33.4x100.11; Cremieux Benevolent Soc—Arpad Willich; Bertram Scheuer (A); Wm D Sporborg (R); due.....20,277.70  
102D ST, 330 E; Lincoln Trust Co—Selma Alexander; Middlebrook & Borland (A); Saml C Herriman (R); due.....24,910.00

JULY 11.  
2D AV, 2002; Mary F Phelps et al—Fannie Mandelbaum; Rounds, Hatch, Dillingham & Debevoise (A); Wilbur Larremore (R); due.....11,533.19

162D ST, ss, 265 w Ft Washington av, 125x99.11; Abraham Smith—J M B C, Inc; David Steckler (A); Alfred M Schaffer (R); due.....12,666.92

## Bronx.

JULY 5.  
LOTS 848 & 849, map of Laconia Park, Williamsbridge; Ralph Hickox—Frank Logue et al; R Hickox (A); A Kenney (R); due.....1,849.65

BRIGGS AV, ws, 280 n 196th, 20x94.8; Jas A Benedict—Geo P Tarbox et al; N A Donnelly (A); E Neumann (R); due.....7,584.13

JULY 6.  
LOTS 34, 35, 36 & 37, map of prop N Y Catholic Protectory; Eliz K Dooling—Agnes Murphy et al; Knox & Dooling (A); H H Spitz (R); due.....2,312.80

UNIVERSITY ST, es, 201.2 s Featherbed la, 30x66.7xirreg; Mayer S Auerbach et al—Mary J Mullis et al; C H Meyer (A); H C Mitchell (R); due..61,285.00

JULY 8.  
WASHINGTON AV, 2246; Ida K Bronner—Riverdale Holding Corp et al; L Bronner (A); P J McMahon (R); due.....22,245.83

JULY 9.  
178TH ST, W, ss, 80 w Cedar av, 20 98; Amer Savgs Bank—Wm Simon et al; J V Irwin (A); I Silver (R); due.....2,828.74

178TH ST, W, ss, 100 w Cedar av, 20x 98; Amer Savgs Bank—Wm Simon et al; J V Irwin (A); J Shea (R); due, 2,827.66

JULY 10.  
No Judgments in Foreclosure Suits filed this day.  
JULY 11.  
ZEREGA AV, nwc Waterbury av, 83.7 x188.4; Adam Kerner—Bertha Sorlin et al; E P Orrell (A); H H Herts (R); due.....2,873.33



LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

**JULY 6.**  
No Lis Pendens filed this day.  
**JULY 8.**  
LEXINGTON AV, nec, 119th, 68.2x60xirreg;  
PERRY AV, 1807-1818 & 152D ST, ns, 25 w  
Wales av, 25x101.5xirreg; Wilton Holding  
Corp—Jno E Sheehy et al; partition; H M  
Bellinger, Jr (A).  
**JULY 9.**  
AMSTERDAM AV, ws, adj land of Ests of Eliza  
B Jumel, 50x100; Aromac Corp—C & R  
Amusement Co et al; ejectment, &c; H Frank  
(A).  
**JULY 10.**  
85TH ST, 322 W; Nellie W Buchan—Stephen R  
Buchan et al; partition; H M Stevenson (A).  
**JULY 11.**  
No Lis Pendens filed this day.  
**JULY 12.**  
No Lis Pendens filed this day.

Bronx.

**JULY 5.**  
168TH ST, ss, 70 e 3 av, 100x109.9; Fredk Brown  
—Fencliff Bldg Corp; action for specific  
performance of contract; J H Zeiser (A).  
**JULY 6.**  
No Lis Pendens filed this day.  
**JULY 8.**  
PERRY AV, 1807-13, see Lex av, nec 119th, Man-  
hattan Lis Pendens.  
152D ST, E, ns, 25 w Wales av, see Lex av, nec  
119th, Manhattan Lis Pendens.  
**JULY 9.**  
BEGINNING at nec land of heirs of Orrin Ford-  
ham & land of Drake W Billar, running s 45  
to land of Aaron Browning, thence w 84 to land  
of Amelia Stoltz, 45x84xirreg; Mary T Kyle—  
Wm A Banta et al; partition suit; Kiddie &  
Margeson (A).  
**JULY 10.**  
152D ST, ns, 25 w Wales av, 2x101.4 Wilton Hldg  
Corp—Jno E Sheehy et al; partition suit;  
H M Bellinger, Jr (A).  
**JULY 11.**  
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

Manhattan.

**JULY 6.**  
19TH ST, 202-4 E; Faitoute Iron &  
Steel Co—Elmer & Amend, Inc; Jacob  
Zimmermann & Son (31). 5,394.00  
124TH ST, 401-13 W; Jno A Sharp—  
Julia E & Adam S Cameron; Steen  
& Symes, Inc (correction). 612.15  
BROADWAY, 1706-20; Fredk Starr  
Cont Co—Ford Motor Co; Longacre  
Constn Co (30). 1,358.63  
11TH AV, 892-8; Dunbar Box & Lum-  
ber Co—Shynoff Cleaning & Dyeing  
Corp; renewal (32). 210.42  
**JULY 8.**  
19TH ST, 202-4 E; American Hardware  
Corp—N Y Life Ins & Trust Co, as  
trste; Jacob A Zimmermann & Son,  
Inc (33). 482.96  
63D ST, 106-10 W; Pietrowski &  
Konop, Inc—Wm H Wheeler; Steen  
& Symes, Inc (34). 144.00  
**JULY 9.**  
LE ROY ST, 19; Lucian Piscottal—  
Margarita Pasquale; Pasquale Cam-  
piglia. 250.00  
16TH ST, 437-9 W; General Barnes—  
Estate of Jno J Hannon; Jas Han-  
non. 102.75  
77TH ST, 144 W; Wm Bandow—Doug-  
laston Realty Co; Chas Kelter. 50.00  
**JULY 10.**  
CORNELIA ST, 11; M Sanguanini & Co  
Teresa Zuria; Jos P Zuria (38). 33.00  
160TH ST, 646-52 W; Anton Larson &  
Son, Inc—Home Constn Co; renewal  
(39). 200.00  
**JULY 11.**  
4TH ST, 166 W; Hyman Bender—  
Bertha Steinberg (45). 110.00  
20TH ST, 229-35 E; Hyman Bender—  
Jos L Buttenweiser (43). 150.00  
56TH ST, 227-9 W; Pollack & O'Neill,  
Inc—L L D Realty Co (47). 878.44  
AV B, nec 19th, 92x173; Glass & Weiss,  
Inc—Jno U Brookman Est; Thos J  
Fanning (41). 200.00  
BROADWAY, 1637-49; 50TH ST, 211-  
29 W, & 51ST ST, 210-32 W; C H  
Southard Co—Mordell Realty Co;  
Longacre Constn Co (46). 1,311.26  
2D AV, 95; Perfect Steel Lath Co—  
Annie Ganz; Benj Leff (44). 30.46  
7TH AV, sec 35th, 23x60; Eagle Cornice  
& Skylight Works, Inc—Marguerite  
Delmar; Robt Podgur, Inc; renewal  
(40). 47.00  
8TH AV, 330; Harry A K Hakoun—  
Jones Woods Realty Co; Benj Leff  
(42). 30.45  
**JULY 12.**  
28TH ST, 136 & 138 W; Teppenber &  
Glasser, Inc—Julab Realty Co, Inc  
(52). 22.00  
45TH ST, 62 & 64 W; Lenox Sand &  
Gravel Co—Nathan S Jarvis; McI  
Nulty Bros, Inc (48). 329.62  
45TH ST, 23 W; Cerussi Marble  
Works, Inc—Jules Mayer; August  
H Hellers & Co, Inc (51). 110.00

133D ST, 52 E; Carmine Altieri—  
Georgianna Smith; Phillip A Payton,  
Jr, Co (50). 545.75  
6TH AV, 610; Chas N Whinston—  
Samuel C Bennett, Jrste; Samuel  
Gruber (49). 25.00

Bronx.

**JULY 5.**  
HULL AV, nec 205th, 100x100; La-  
mura & DiBenedetto—Harsin Bldg  
Corp, Adele M Harrington, Julia  
Foley, Eliz Brown & Margaret Boy-  
lan; Harsin Bldg Corp & Adele M  
Harrington (4). 783.00  
**JULY 6.**  
140TH ST, E, nec Walton av, 83x120; A  
P Dienst Co, Inc—Hattie Kurtz  
Knight, Clara Christine Knight &  
Harry P Knight; Harry P Knight; re-  
newal (6). 671.29  
HOE AV, 1481; Wm Arthur Faiella—  
Sorace Constn Co; Frank Del Balso  
(5). 25.00  
**JULY 8.**  
BURNSIDE AV, 203 W; Luigi Macca-  
rato—Jno & Bertha Haut; Henry  
Mueller (7). 75.00  
COSTER ST, 641; Cullio Marble & Tile  
Works, Inc—Arnold Selzer (8). 53.25  
**JULY 9.**  
No Mechanics' Liens filed this day.  
**JULY 10.**  
WILLIS AV, 397; Garant Mosaic & Tile  
Co—Saml Greenberg; Jno Knobler  
(9). 100.00  
**JULY 11.**  
BELMONT AV, 2310; Jacob Rutenberg  
—Margt E Rich (10). 231.75

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

Manhattan.

**JULY 6.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 9.**  
DELANCEY ST, 122; Philip Wiener—  
Warshaw Bros; Jan15'18. 585.00  
SAME PROP; A Sachs—same; Jan  
24'18. 639.00  
12TH ST, 329 W, & GREENWICH ST,  
799; Buchalyer Friedman Co—Arkel  
R McMichael et al; May23'17; can-  
celled. 450.00  
**JULY 10.**  
WATER ST, 172-80; Howe Scale Co—  
N Y City District Realty Corp et al;  
July20'17. 4,404.00  
**JULY 12.**  
DELANCEY ST, 122; Spray Electric  
Co, Inc—Warshaw Bros et al; Jan11  
'18. 105.00  
128TH ST, 305 & 307 W; Leib Zim-  
merman—George Heinlein et al; Feb6  
'18. 162.54  
\*SAME PROP; Bayer Fisher Co—  
same; Dec21'17. 70.00  
\*SAME PROP; Severio Faraca—same;  
Mar4'18. 613.25  
\*SAME PROP; North Side Lumber Co,  
Inc—same; Dec19'17. 255.41  
\*SAME PROP; A F Galligan & Co, Inc—  
same; Feb23'18. 300.00  
\*SAME PROP; Standard Building & Sup-  
ply Co, Inc—same; Feb26'18. 380.30  
\*SAME PROP; Louis Bayer—same;  
June14'18. 747.00  
SHERIDAN AV, 3 and 4; M Abbott  
Sons—Michael Hallinan et al; June  
7'18. 662.54  
5TH AV, 661 & 663 and 52D ST 1 E;  
Comstock Associate Co, Inc—Henry  
Phipps Estate et al; July3'17. 2,905.21  
\*UNDERNEATH VIADUCT leading  
from Lexington av to Depew pl;  
Frederick Star Contracting Co—Jno  
H Parker Co et al; July2'18. 2,070.77

Bronx.

**JULY 5.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 6.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 8.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 9.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 10.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 11.**  
No Satisfied Mechanics' Liens filed this  
day.

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor;  
the second that of the Creditor.

Manhattan.

**JULY 5.**  
CHRYSSOMALLOS, Geo B; A C Castriotis  
Kontis Co; \$4,200; Bullowa & Bullowa.  
**JULY 6.**  
NAGLE CORLISS ENGINE WORKS; Frank  
Richardson; \$3,038.22; E W Scott.

**JULY 8.**  
ANDREWS CO, INC; Max Weinberg; \$20,550;  
M L Shaine.  
BELL HOSIERY MILLS, INC; Henry Isaacs  
Inc; \$4,400; Eppstein & Rosenberg.  
BELLOWES, John G; David W Armstrong;  
\$500; Stires & Dawley.

**JULY 9.**  
No Attachments filed this day.

**JULY 10.**  
JAMESVILLE WOOLEN MILLS CO; H M Ken-  
nedy, Jr, & Co, Inc; \$3,712.50; Maloney &  
Marx.  
UNITED CORK FLOORING CO; Beaver Tile &  
Specialty Co; \$2,708.73; E J Welch.

CHattel MORTGAGES.  
AFFECTING REAL ESTATE.

Manhattan.

July 5, 6, 8, 9, 10 & 11.  
Downes, Henry H & Frank M Price  
firm Price Bros & Co. 67 Duane..  
Fuchs & Lang Mfg Co.....(R) 1,100.00  
Healton Garage Co. 7 av, 150th &  
151st. Raiser Heating Co..... 3,200.00  
Manchester Garage Co. 234-6 W 108th  
..Staley Elec Elev & Mch Co..... 3,600.00  
U S Automatic Sprinkler Co. 472  
Broome..Rumpey Pump & Machine  
Co ..... 540.00

Bronx.

JULY 3, 5, 6, 8, 9 & 10.  
Boulevard Holding Co, So Blvd, swc  
178th, —x—.Colonial Mantel & Re-  
frigerating Co; refrigerators..... 55.83  
Peerless American Products Co, Shake-  
speare av, swc 180th, —x—.Over-  
head Kitchen Dryers; clothes dryers  
(R). 740.00  
Tully Bldg Co, College Av, es, bet 166th  
& 167th, 8 houses..Darin & Huffman;  
gas & electric fixtures. .... 1,600.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender;  
the second that of the Borrower.

Manhattan.

No building loan contracts filed this week.

Bronx.

No building loan contracts filed this week.

PLANS FILED FOR NEW  
CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.  
1ST AV, 2092, 1-sty bk f. p. garage, 100x275x  
irreg, slag rf; \$67,000; (o) Est of John Cullen  
exr Margaret C. Dowling, 724 St Nicholas av;  
(a) Jos. C. Cocker, 2017 5 av (107).  
25TH ST, 417 W, 1-sty bk garage, 100x98, rub-  
beroid rf; \$5,000 (o) Hencken Realty Co.,  
Pres, H. Hencken, 543 W 28th; (a) Ed. L.  
Larkin, 259 W 34th (108).  
ST NICHOLAS AV, 400, 1-sty bk garage, 23  
x18, slag rf; \$800; (o) M. T. Walsh, 510 W 176;  
(a) E. H. Hendrickson, 71 Bway (109).  
144TH ST, 100 e Lenox av, 1-sty bk garage,  
125x99, composition rf; \$40,000; (o) Madeline  
Realty Co, 355 E 149, (Pres) Max Cohen; (a)  
I. Margon, 355 E 149 (110).

Bronx.

STABLES AND GARAGES.  
COSTER ST, w s, 100 n Randall av, 1-sty bk  
garage, 14.10x18, tar & gravel rf; \$500; (o)  
Walter H. Stern, 610 Coster; (a) Jos. P. Mc-  
Farland, 213 St Anns av (124).  
PROSPECT AV, e s, 231.6 s Home, 2-1-sty bk  
office, 10.4x21.4, garage, 163x104.6, plastic rf;  
\$22,000; (o) Rothbardt Garage Inc., Max Roth-  
bardt, 1935 Madison av, Pres; (a) Louis A.  
Sheinart, 194 Bowery (125).

PLANS FILED FOR  
ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

BROOME ST, 368, galvanized iron ventilator  
to 6-sty bk factory; \$200; (o) H. Herrmann, 368  
Broome; (a) Chas. H. Richter, 39 Cortlandt  
(1337).  
FORSYTH ST, 154, enlarge opening, w. c.  
compartments to 5-sty bk str & tnt; \$5,000; (o)  
Est of John May, exr, Geo. May, 648 5 av; (a)  
O. Reissmann, 147 4 av (1355).



GRAND ST, 494, g i skylight, new partitions to 5-sty bk bakery; \$1,000; (o) Myer London, 494 Grand; (a) O. L. Spannhake, 13 Park av (1878).

GREENE ST, 204, enlarge elevator shaft to 6-sty bk str & lofts; \$600; (o) Bronstein Realty Co, c/o (a) (Pres) S. Bronstein; (a) M. J. Harris on World Bldg. (1359).

HUDSON ST, 650, rein cols & girders to 4-sty bk str & tnt; \$75; (o) J. E. Nickolson, 644 Hudson; (a) C. L. Sefert, 2010 Bway (1362).

NORFOLK ST, 178, remove stairs, new partitions to 5-sty bk str & tnt; \$2,000; (o) First Hungarian Congregation Ohab Zedek, 174 Norfolk, Pres, M. Newman, 304 Pearl; (a) O. Reissmann, 147 4 av (1353).

PLATT ST, 22, elec lift to 5-sty bk warehouse; \$1,000; (o) S. Goldstein, 93 William; (a) Fred. P. Platt, 1123 Bway (1339).

VESEY ST, 57, alter 1st floor framing for new sidewalk lift to 12-sty f p bk mfg & str; \$500; (o) A. M. Napier Co., 16 E 33rd; Pres, A. M. Napier; (a) McKenzie, Vorhees & Gmelin, 1123 Bway (1360).

WASHINGTON ST, 211, new show fronts, partitions & vestibules to 4-sty bk str and tnt; \$500; (o) J. A. O'Gorman, 318 W 108th; (a) Max Hirsch, 215 Montague st, Bklyn (1370).

WEST ST, 156, new fire escape to 4-sty bk lofts; \$800; (o) Rhineland Real Estate Co., 31 Nassau; (a) Adam Happel, 408 E 93d (1336).

6TH ST, 508 E, partitions, w. c. compartments, window openings to 5-sty bk str & tnt; \$2,000; (o) A. Mueller, 514 6th; (a) O. Reissmann, 147 4 av (1354).

9TH ST, 67 W, excavating & new window opening to 4-sty bk restaurant & dwg; \$400; (o) Paul Losi, 62 W 9th; (a) A. Vondrasco, 64 Washington Sq S (1347).

10TH ST, 126 W, new openings, 1-sty ext, remove old ext, new w c compartments, new baths, repair rf, to 3-sty bk str & tnt; \$4,000; (o) Maud I Marshall, 47 St Johns Pl, Bklyn; (a) F. Savignano, 6005 14th av, Bklyn (1373).

12TH ST, 723 E, new steel & slate rf, steel columns, 15 ft bk wall, new partitions, new purifier boxes & meters; f p doors to 1-sty bk purifier house; \$2,000; (o) N. Y. Mutual Gas Light Co, (vice-pres) H. E. Gawtry, 33 E 57th; (a) Company's Engineer, 130 E 15th (1372).

12TH ST, 66 W, alter partitions & piazza, remove pier, beams to 3-sty bk dwg; \$850; (o) Rajan Holding Co., 66 W 12th; Pres, Harry Lesser; (a) Denis W. Davin, 74 Irving pl (1331).

14TH ST, 387 E, 26 ft bk ext, new partitions, to 4-sty bk Immigrant Home; \$2,000; (o) B. A. Nemelowski, 15 E 97th; (a) Jacob Fisher, 25 Av A (1382).

17TH ST, 614 E, remove store front, new bk wall & partitions to 5-sty bk str & tnt; \$300; (o) A. Weber, 421 Herold av, Bklyn; (a) J. W. Koch, 1682 Gates av, Bklyn (1379).

24TH ST, 25 E, bk ext 20 ft, new stairs, partitions, iron balconies, cut openings, new vestibules & w c compartments to 4 & 16-sty bk & f p store and workshop; \$9,500; (o) Carlisle Cons. Co, 25 E 24th, (Pres) E. Friedman; (a) Greenberg & Leuchtag, 303 5th av (1381).

27TH ST, 154 W, f. p. stair enclosure, repair fire escape to 7-sty bk lofts; \$1,500; (o) Davis Steiner, 125 W 30th; (a) Geo. M. McCabe, 96 5 av (1334).

29TH ST, 107 W, remove partitions, new spruce posts to 3-sty bk str & lofts; \$200; (o) Wm. P. Dixon, 32 Liberty; (a) I. Kudroff, 139 W 28th (1365).

29TH ST, 10 E, lower 1st tier beams, 1 sty, 40 ft ext, new baths, plumbing, elec wiring, heating & partitions to 4-sty bk str & tnt; \$10,000; (o) 4th Av Holding Co., 35 W 39th, (Pres) R. P. Zobel, 251 W 92nd; (a) C. B. Brun, 405 Lexington av (1368).

29TH ST, 206 W, 10,000 gal tank for sprinkler system to 6-sty bk str & lofts; \$4,000; (o) S. Greenstein, 206 W 29th; (a) Rusling Co, 39 Cortlandt, (Pres) Jos. J. Rusling (1380).

36TH ST, 28 W, f p girder with metal lath, enlarge opening to 12-sty f p bk loft; \$200; (o) Rivoli Realty Co, 907 Bway, (Pres) J. S. Todd; (a) A. Cavanagh, 901 Bway (1358).

38TH ST, 105 W, new stairs to 5-sty bk restaurant; \$250; (o) Sam May, 65 W 37th; (a) Wm. J. Russell, 65 W 48th (1332).

43D ST, 17 E, new openings, alter partitions, remove stairs, new stairs, new entrance to 4-sty bk club; \$1,200; (o) Woman's Exchange, 334 Madison av, (Pres) Mrs. J. S. Ward; (a) P. J. Murray, 141 E 40th (1367).

46TH ST, 223 W, new partitions & w c compartments to 4-sty f p factory; \$400; (o) Bosch Magneto Co, on prem, (Pres) C. L. Schurz; (a) E. A. Lynde, 2715 Decatur st, Bx (1369).

52D ST, 112 W, remove elevator, new ramps to 4-sty bk garage; \$4,000; (o) Ruth Wallace, 112 W 52d; (a) S. Cohen, 32 Union sq (1376).

61ST ST, 16 W, circular stair & dumbwaiter to 12-sty skeleton f. p. auto show room; \$200; (o) Locomobile Co. of Amer., 22 W 61st, Pres, R. K. Albright, 22 W 61st; (a) J. Cox, Jr, 7 E 42 (1340).

71ST ST, 517 E, alter framing of beams, new steel girders to 5-sty bakery; \$500; (o) Cushman's Sons, Inc, 49 Manhattan av, (Pres) S. Cushman; (a) O. L. Spannhake, 13 Park av (1373).

72D ST, 38 W, remove stoop, new entrance, new stair, dumbwaiter & baths to 5-sty bk dwg; \$10,000; (o) Jennie H. Leonard, 38 W 72d; (a) Chas. Dieterlen, 15 W 38th (1342).

116TH ST, 66 W, alter stairs, 6 ft ext to 5-sty bk str & tnt; \$3,500; (o) S. Ritter, 1451 Wilkins av; (a) M. Jos. Harrison, World Bldg. (1348).

129TH ST, 102 W, f. p. stair enclosure, new partitions & baths to 4-sty bk str & tnt; \$5,000; (o) L. G. Crabbe, 291 Riverside dr; (a) L. A. Hornum, 405 Lex av (1352).

130TH ST & CONVENT AV, skylight, remove windows & part of rf to 4-sty bk convent; \$1,000; (o) Convent of the Sacred Heart, on prem, (Mother Superior) Mary Moran; (a) F. W. Rinn, 624 Madison av (1363).

AMSTERDAM AV, 1220, new partitions to 11-sty f. p. tnt; \$600; (o) Teachers' College, 500 W 121st, Chas. Tinker, controller; (a) E. A. Josselyn, 70 E 45th (1345).

AMSTERDAM AV, 1801, 12 ft ext to 3-sty f. p. theatre; \$25,000; (o) Edw. Morrison, 63 Exch pl; (a) Thos. W. Lamb, 644 8 av (1351).

AMSTERDAM AV, 2068, new partitions & stairs, alter beams to 2-sty bk str & office; \$1,000; (o) est of R. E. Westcott, 52 William; exr, S. C. Millett; (a) Townsend, Steinle & Haskell, 1328 Bway (1333).

BROADWAY, 1612, new front wall, stairs & enclosure, lower beams to 3-sty bk str & office; \$9,500; (o) H. Brach, care (a) B. H. & C. N. Whinston, 148th & 3 av (1350).

BROADWAY, 2530, f. p. passage, floor, ceiling & doors, cut down windows to 9-sty f. p. bk hotel; \$800; (o) J. W. Comey, on prem; (a) J. M. Felson, 1133 Bway (1343).

BROADWAY, 3149, new dumbwaiter, close openings to 6-sty bk str & tnt; \$500; (o) F. J. Baas, 69 Cliff av, Yonkers; (a) O. Reissmann, 147 4 av (1346).

BROADWAY, 1460, new partitions, show fronts & vestibles to 3-sty bk str & lofts; \$2,500; (o) I. S. & M. S. Korn, 31 Nassau (a) B. H. & C. N. Whinston, 148th st & 3d av (1371).

BROADWAY, 2601, remove pier & part of wall, new show fronts, alter partitions, new c i columns & beams to 7-sty bk str & tnt; \$4,000; (o) Est. of S. & M. Bernheimer Co., 231 W 96th, (Pres) Stella M. Housman; (a) A. L. Kehoe & Co., 1 Beekman (1375).

GREENWICH AV, 21, new partitions, w c compartments, baths, repair rf, new skylight & scuttle to 3-sty bk str & tnt; \$2,000; (o) Maud I. Marshall, 47 St Johns pl, Bklyn; (a) F. Savignano, 6005 14th av, Bklyn (1374).

GREENWICH AV, 128, alter partitions, new baths to 3-sty bk str & tnt; \$900; (o) H. C. Torborg, 621 W 145th; (a) H. H. Heidgerd, 79 Jane (1335).

2D AV, 356, alter partitions, new coal vault, w c compartments & window sash to 4-sty f p bk office; \$3,000; (o) United Hebrew Charities, 356 2d av, (Pres) L. Plaut; (a) Buchman & Kahn, 56 W 45 (1357).

2D AV, 1390, new f p str front to 5-sty bk str & tnt; \$650; (o) Green Holding Co, 1181 Bway, (Pres) Harriet Green; (a) W. H. Erler, 065 5th av (1364).

5TH AV, 672, foundations & reredos to 1-sty f p church; \$1,200; (o) Rector, Wardens & Vestrymen of St. Thomas' Church, 1 W 53d, (Rector) E. M. Stires, 3 W 53d; (a) P. J. Murray, 141 E 40th (1366).

5TH AV, 11, alter partitions, 1-sty ext, new toilets & baths, boilers, f. p. floors, stairs, doors & windows, excavating, new machinery, steel girders, new elevator, posts & girders, dumbwaiters, alter stairs, bar & pantries, tile floors, boiler vault to 5-sty bk hotel; \$40,000; (o) trsts of Sailors' Snug Harbor; trste, J. H. Brewster, 61 Bway; (a) Geo. Provot, 104 W 42 (1338).

5TH AV, 509, cut opening, f. p. enclosure to 12-sty f. p. offices & str; \$600; (o) Sturges Est, 236 W 72d; trste, Geo. W. M. Sturges; (a) W. L. McElraevy, 243 W 53d (1344).

7TH AV, 138, remove partitions to 4-sty bk str & tnt; \$300; (o) W. C. Goodale, 265 7 av; (a) Geo. M. McCabe, 96 5 av (1349).

7TH AV, n e c 49th, new str front & w. c. compartment to 4-sty bk str & tnt; \$2,000; (o) A. M. McClay, 37 Nassau; (a) L. E. Denslow, 44 W 18th (1341).

7TH AV, 701, new kalemein doors to 10-sty f p bk theatre & office; \$1,200; (o) Columbia Bldg & Theatre Co, on prem, (Pres) S. A. Scribner; (a) Wm. H. McElpatrick, on prem (1361).

## Bronx.

135TH ST, 301, new front br wall & windows, raise floor & partitions to 4-sty br tnt; \$2,500; (o) Est of John Higgins, 429 West st; (a) B. H. & C. N. Whinston, 3d av and 148th st (172).

147TH ST, 457-67 E, new f. p. balconies, stairways, passageways & f. p. stair enclosures of 6-sty bk factory; \$4,000; (o) Weber Piano Co., on prem; (a) R. W. Laurence, 350 E 140th (167).

169TH ST, 576 E, 1-sty bk ext, 16x11.6, to 2-sty fr str & dwg; \$2,500; (o) Otto Kuhneman, 280 Amsterdam av; (a) B. H. & C. N. Whinston, 3d av and 148th st (171).

183D ST, 620, E, 1-sty bk ext, 20x4.6, new windows, partitions to 3-sty bk str & tnt; \$1,000; (o) Guiseppe Gachardo, on prem; (a) Moore & Landsiedel, 3 av & 148th (166).

188TH ST, W. n s, 370.11 w University av, 1-sty stn & bk ext, 22x8, f. p. basement ceiling, t. c. block partitions to 2 1/2-sty stn dwg & garage; \$250; (o) Victor Giordano, 63 Park Row; (a) Jno. Caggiano, 2470 Hoffman (168).

BRONX BOULEVARD, 3840, new plumbing, partitions to 2-sty & attic fr dwg; \$500; (o) Jno. Ellis, on prem.; (a) Moore & Landsiedel, 3d av and 148th st (173).

ST. LAWRENCE AV, w s 263 s Tremont av, 1-sty fr ext, 16x10, to 1-sty fr str & dwg; \$340; (o) A. Miller, 1585 St. Lawrence av; (a) M. A. Buckley, 1513 Lurting av (174).

STEBBINS AV, 1342-6, 2 1/2-sty bk ext, 40x 9.2, 2 stories of bk built upon 1/2 sty stn synagogue; \$15,000; (o) Zion Hebrew Inst., Philip Wattenberg, 1342 Stebbins av, Pres; (a) Lorenz F. J. Weiher, 271 W 125th (169).

WEST FARMS RD, e s, 75 s 177th, new doors, new partitions, new front wall to 1-sty bk garage; \$1,000; (o) Bronx Co., W. H. Bolton, on prem, Pres; (a) E. H. Jones, 414 Madison av (170).



RECORDS SECTION  
of the  
REAL ESTATE BUILDERS  
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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Vol. CII No. 2627 New York, July 20, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JULY 12, 13, 15, 16, 17 & 18.

Academy st, nec Bway, see Bway, nec Academy.

Bedford st, 23-5, see Bedford, 27.

Bedford st, 27 (2:528-this & Bedford st, 23-25, lot 38), ws, abt 25 s Downing, 19.9 x75x19.11x75, 4-sty bk tnt & str; also BEDFORD ST, 23-5 (2:528), ws, abt 44 s Downing, 39.6x75x39.10x75, 2-4-sty bk tnts & str; A\$25,000-30,500; also 16TH ST, 19 W (3:818-24), ns, 425 w 5 av, 25x92, 3-sty & b bk dwg; A \$24,000-25,500; Wm Lustgarten & Co et al to E M & H K Real Estate & Contracting Corp, 258 Bway; B & S & CaG; AL; June27; July17'18 (R S \$5).

Elizabeth st, 255 (2:508-34), ws, 231 s Houston, 24x88.7x23.10x88.2, 5-sty bk tnt & str; Robt M Miller, ref, to Wilfred F Ricardo at Kirby Cottage, Melton-Mowbray, Leicestershire, Eng, & Maurice Cane, at St Wolstan's, Celbridge, County Kildare, Ireland, as TRSTES under agmt dated Aug 9'09, plffs; FORECLOS June19; July16; July17'18; A\$14,500-23,000 (R S \$20). 20,000

Forsyth st, 51 (1:302-21), ws, 100 s Hester, 25x100, 5-sty bk tnt & str; Mores Cohen & Rachel, his wife, to Jacob Cohen, all at 132 Henry; AL; July15'18; A\$19,000-34,000. nom

Front st, 65 (1:34-12), ses, 94.9 sw Old sl, 20.6x86.10, 5-sty bk loft & str bldg; Preferred City Real Estate Co, 100 William, to Denison Realty Corp, 92 William; mtg \$15,000 & AL; July15; July18'18; A \$13,000-23,000 (R S \$14). O C & 100

Front st, 94 (1:33-33), nws at sws Gouverneur la, 25x60.6, 4-sty bk tnt & str; Lewis S Morris, by Chas S McVeigh, ATTY, to Frank C Russell & Saml L Davis, firm Russell & Co, 94 Front; AT; AL; June 3; July12'18; A\$19,000-25,500 (R S \$10). nom

Front st, 94; Anna R Morris, widow of Henry L Morris, to same; AT; AL; June3; July12'18 (R S \$12). nom

Front st, 94; Eleanor R & Robt H McCormick, Jr, both of Chicago, Ill, to same; AT; AL; July3; July12'18 (R S \$10). nom

Goerck st, 127-9 (2:330-68), ws, 96.3 n Stanton, 25.11x100, 6-sty bk tnt & str; Esther Holober, 270 W 4, to Mollie Hollender, 127 Goerck; AL; July11; July12'18; A\$10,500-25,000. nom

Gouverneur la, sws at nws Front, see Front, 94.

Gouverneur st, 26 (1:267-17), es, 74 s Henry, 24x105x24x104.10, 5-sty bk tnt & str; Henry A Friedman, ref, to J Blackburn Miller, 246 Central Park W, plff; sub to taxes &c; FORECLOS July11; July 15; July16'18; A\$14,000-24,000 (R S \$10). 10,000

Greene st, 132-4 (2:513-6), es, 150.6 n Prince, 37x100, 6-sty bk loft & str bldg; A\$23,000-38,000; also GREENE ST, 136 (2:513-7), es, 187.4 n Prince, 33.1x100x38.3x 100, 6-sty bk loft & str bldg; A\$15,500-22,000; Greenwich Savgs Bank to Botan Realty Co, 35 Nassau; B&S; July15; July18'18 (R S \$70). O C & 100

Greene st, 136, see Greene, 132-4.

Houston st, 470 E (2:356-26), ns, 25 e Lewis, 25x68, 5-sty bk tnt & str; Jas O'Malley, ref, to Isaac Fry, 726 St Nicholas av, & Mary Fry, 2 E 127, plffs; FORECLOS July10; July15; July18'18; A\$9,000-15,000 (R S \$6). 12,000

King st, 19 (2:520-41), ns, 42.2 w Congress, 21x75, 3-sty bk tnt; Maria Pinto, 14 Cross st, Newport, RI, to Lucy Pascale, 19 King; AL; July1; July13'18; A\$7,500-8,500 (R S \$150). 500

Lewis st, 107 (2:330-29), ws, 140 n Stanton, 20x100, 5-sty bk tnt & str & 3-sty bk rear tnt; Thos W Churchill, ref, to David M Edsall, 35 Charlton, plff; FORECLOS July10; July12; July13'18; A\$8,000-11,500 (R S \$10). 10,000

Ludlow st, 82-4 (2:409-35-36), es, 60 n Broome, 40x65.7, 2-5-sty bk tnts & str; Sophie Levin to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; AL; July1; July 13'18; A\$21,500-30,500. nom

The  
INDEX  
to the Manhattan and Bronx  
Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

WILL BE READY FOR DELIVERY

Wednesday, July 24

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

Madison st, 338 (1:266-69), ss, 75.5 e Scammel, 20x38x19.11x37, 4-sty bk tnt & str; Wm A Slocum, of Bklyn, to Sarah Abramowitz, 287 Henry; AL; July10; July 16'18; A\$4,000-5,000 (R S \$7). O C & 100

Mangin st, 109-11, see Stanton, 338-40.

Orchard st, 196 (2:412-13), es, 68.10 s Houston, 24.10x87.10x24.9x87.10, 5-sty bk tnt & str; Paul Goldfisher to German Savings Bank, 157 4 av; B&S & CaG; AL; July10; July12'18; A\$16,500-25,000. nom

Park ter W, swc 215th, see Seaman av, sec 215.

Pearl st, 80½ & 82; also strip; 210 West 56th St Corp to Ruth L Howe, 3 96th, Bklyn; B&S; mtg \$33,000; July12; July13 '18; A\$24,000-37,000 (R S \$18.50). O C & 100

Pearl st, 80½, see Pearl, 82.

Pearl st, 82 (1:30-6), ses, 137.3 ne Coenties sl, runs s72.11xw20xn72.4 to st xe20 to beg, 4-sty bk storage; also PEARL ST, 80½ (1:30-assessed with above), ses, 97.2 n e Coenties sl, runs se56.6 & ne5.10xse10.11x ne14.3xnw67.10 to st xsw20.1 to beg, 4-sty bk storage; also AT to strip begins 56.6 se Pearl at line bet 80½ & 80 Pearl st at pt 97.2 e Coenties sl, runs se10.11xne5.10xw 10.11xsw5.10 to beg; also rights to alley, &c; Louis B Schram et al, EXRS, &c, Uriah & Nathan Herrmann, to 210 West 56th St Co, 135 Bway; sub to PM; mtg \$33,000 & AL; June20; July13'18; A\$24,000-37,000 (R S \$43). 43,000

Pearl st, 215 (1:69-4), nws, 67.10 sw Platt, runs nw122.5xsw0.8xnw6.10xsw24.1x se77.9 & 50 to st xne29.9 to beg, 6-sty bk loft & str bldg; Preferred City Real Estate Co, 100 William, to Jeremiah F Donovan, 124 South Oxford, Bklyn; mtg \$30,000 & AL; July15; July18'18; A\$28,000-39,000 (R S \$20). O C & 100

Pearl st, 215; Jere F Donovan, of Bklyn, to Geo Richter, at Bonton, NJ, & Denison Realty Corp, 92 William, NY; AL; July18'18. O C & 100

Pearl st, 297 (1:98-44), ns, 135.8 e Beekman, runs n102.4xe12.10xsw59.3xe3.3xsw42.9xw 17.10 to beg, 5-sty bk loft & str bldg; Robt L Turk, ref, to Jennie O & Robt Clenighen, 9 W 96, EXRS, &c, Fannie L Strouse, plffs; FORECLOS Feb5; Mar5; July12'18; A\$12,500-20,000 (R S \$10). 10,000

Stanton st, 338-40 (2:325-32), nwc Mangin (Nos 109-11), 40x70, 7-sty bk loft bldg; Bech, Van Siclen & Co, a corp of Delaware, to Circle Warehouse Corp, 17 Battery pl; mtg \$10,000; July5; July17'18; A \$15,000-38,500 (R S \$27). O C & 100

Washington st, 655 (2:630-4), es, 66.2 n Christopher, 17.3x60, 3-sty bk tnt & str; Geo J Vestner to Kath Flannelly, 199 Congress st, Jersey City, NJ, TRSTE for Johanna Sayle, Louis Cronaker, Adam E, Fredk H & Hy W Biedemann & Kath Flannelly, heirs, &c, Cath Hand; mtg \$5,000; July5; July12'18; A\$5,500-7,000. nom

Water st, 388 (1:251-54), ns, 84.6 e Oliver, 16.10x60, 2-sty bk tnt & str; Edw L Coster at Katonah, NY, to Saml Stelowitz, 341 Rivington; June18; July12'18; A\$4,000-4,000 (R S \$150). nom

16TH st, 19 W, see Bedford, 27.

17TH st, 457-9 W, see 10 av, 114.

18TH st, 530 E (3:975-36), ss, 183 w Av E, 43.9x92, 6-sty bk tnt & str; Lena Vogeler of Rosella Park, NJ, to Paul Hellmann, 160 E 66; Oct1'17; July17'18; A\$13,500-42,000. nom

34TH st, 117 E (3:890-12), ns, 204.6 e Park av, 21x98.9, 4-sty & b stn dwg; Allen Fitch to 117 East 34th St Corp, 100 Bway; B&S; mtg \$25,000 & AL; June10; July12'18; A\$41,500-44,000 (R S \$20). O C & 100

35TH st, 262-6 W (3:787-76-78), ss, 150 e 8 av, 50x98.9, 3-4-sty bk tnts; Thos H Keogh, ref, to Chas C Bull, 34 Gramercy Park, EXR, Adelaide B Harris, plff; FORECLOS July8; July12'18; A\$70,500-73,500 (R S \$42). 42,000

35TH st, 432 W (3:735-57), ss, 348.8 e 10 av, 23.5x80, 5-sty bk tnt & str; Andres or Andrew Bitzer, 309 E 154, Bronx, to Catharina Lauro or Mauthe, 432 W 38; mtg \$8,000; July11; July13'18; A\$9,000-13,500. 400

39TH st, 109 E (3:895-10), ns, 155 e Park av (old 4 av), 25x98.9, 4-sty & b bk dwg; Geo R & Glen C Brown, of Cleveland, O, sons & heirs Mary E Bacon, decd, to Don H Bacon, of St Augustine, Fla, husband of said Mary E Bacon; AT & confirmation deed; July11; July16'18; A\$40,000-58,000 (R S 50c). nom

46TH st, 347 W (4:1037-12), ns, 278.6 e 9 av, 19.6x100.5, 3-sty & b stn dwg; Sarah E Himes, at New Oxford, Pa, an heir Saml T Reed, to Leonora Reed, 317 A st, SE, Wash, DC; B&S & CaG; mtg \$11,000; July 6; July15'18; A\$13,500-17,500 (R S \$3). nom

46TH st, 347 W; Matilda Daily, 1631 N 17, Phila, Pa, to same; B&S & CaG; mtg \$11,000; July6; July15'18 (R S \$3). nom

47TH st, 37 W (5:1263-15), ns, 549.6 w 5 av, 23x100.5, 4-sty & b stn dwg; Jas G Bennett, NY, to Geo E Pollock, 37 W 47; Apr9'07; July18'18; A\$62,000-70,000. nom

48TH st, 325 E (5:1341-14), ns, 325 e 2 av, 25x100.5, 4-sty bk tnt & str; John M Sibley, 124 Morningside av, to Lucy A Shire, 224 E 49; AL; July6; July12'18; A \$9,000-14,500 (R S \$150). nom

50TH st, 331 W (4:1041-18), ns, 348.6 w 8 av, 19.2x100.5, 3-sty stn tnt; Emil Goldmark, ref, to Bessie Rufenacht, 331 W 50; PARTITION Mar6; July15; July16'18; A \$12,000-13,500 (R S \$10). 9,850

51ST st, 326 E (5:1343-41), ss, 275 e 2 av, 18.9x100.5, 2-sty & b bk dwg; Emil Frick & ano, EXRS John M Roesch, to Barbara Pospisil, 1376 1 av; AL; July12; July18'18; A\$7,000-8,500 (R S \$650). 6,200

54TH st, 236-8 E (5:1327-30-31), ss, 125 w 2 av, 50x100.4, 2-5-sty stn tnts; Oaklawn Corp, 27 Wm, to John F McKeon, 185 E 64; mtg \$20,000; July11; July12'18; A\$20,000-35,000 (R S \$15). nom

62D st, 236 W (4:1153-53), ss, 275 e West End av, 25x100.5, 5-sty bk tnt & str; Saml Ellis to Sarah Berger, 174 Sand st, Bklyn; ½ pt; mtg \$6,500 on whole; July12'18; A \$8,000-14,000 (R S \$1). nom

64TH st, 24 E (5:1378-59), ss, 74 w Mad av, 21x100.5, 4-sty & b bk dwg; Edw Jacobs, ref, to Dallas Holding Corp, 120 Bway; FORECLOS July9; July16'18; A \$63,000-70,000 (R S \$48). 48,000

65TH st, 9 E (5:1330-9), ns, 200 e 5 av, 25x100.5, 4-sty & b stn dwg, 2-sty ext; Mary D Humphreys, of Bayonne, NJ, in divid & EXTRX Edw W Humphreys, to Lillia Babbitt Hyde, 903 Park av; mtg \$60,000 & AL; July17; July18'18; A\$76,000-88,000 (R S \$10). 10,000



**65TH st, 9 E;** R Duane Humphreys, of Mt Kisco, NY, heir Edw W Humphreys, to same; QC; July 10; 18.

**67TH st, 1 W,** see Central Park W, 71-5.

**68TH st, 256-S W** (4:1159-60-60½), ss, 80 e West End av, 45x100.5, 2-5-sty bk tnts; A\$21,500-30,000; also 102D ST, 126 W (7:1856-48), ss, 377.7 w Col av, 26x 100.11, 5-sty stn tnt; A\$14,500-25,000; Lewis G & Anna E Jordan, 126 W 102, to Teresa Gonoud, 126 W 102; ½ pt; AL; June 23; July 16'18 (R S \$2).

**69TH st, 52 E** (5:1383-39½), ss, 63 w Park av, 18x67.11, 5-sty & b stn dwg; also 69TH ST W (5:1383), ss, 62.6 w Park av, a strip 0.6x67.11; Henry P Davison, at Locust Valley, LI, to Harvey D Gibson, 52 E 69; AL; June 11; July 18'18; A\$38,000-P\$38,000 (R S \$58).

**69TH st W, ss, 62.6 w Park av,** see 69th, 52 E.

**71ST st, 110 W** (4:1142-37), ss, 100 w Col av, 18x100.5, 4-sty & b stn dwg; Henry Cape & Jessie C Dunbar. TRSTES Sarah W Cape, to Henry Cape, 1 W 67, & Jessie C Dunbar, on South Main st, Randolph, Mass, each ½ pt; B&S; July 9; July 12'18; A\$21,000-26,000 (R S \$20).

**71ST st, 110 W;** Jessie C Dunbar at Randolph, Mass, to Henry Cape, 1 W 67; ½ pt; AL; July 9; July 12'18 (R S \$10).

**77TH st, 237 E** (5:1432-14), ns, 255 w 2 av, 25x102.2, vacant; Chas W Sanders to Ella W Sanders, his wife, 53 E 53; AL; July 12; July 13'18; A\$9,000-9,000 (R S \$2).

**79TH st, 212 W** (4:1170-40), ss, 153 w Ams av, 18x102.2, 3 & 4-sty & b bk dwg; Bessie Lichtenstein at Lawrence, LI, to Geo F Ewald, 214 W 79; mtg \$14,000 & A; July 10; July 12'18; A\$22,500-26,500 (R S \$9).

**81ST st, 163 W** (4:1212-10), ns, 218.6 e Ams av, 19x102.2, 3-sty & b stn dwg; Elmiria Morrow to John Morrow, 163 W 81; mtg \$10,000; July 10; July 18'18; A\$14,500-17,000 (R S \$7).

**85TH st, 119 W** (4:1216-21½), ns, 264 w Col av, 18x97.6, 4-sty & b stn dwg; John H Rogan, ref, to Lawyers Mtg Co, plff; FORECLOS July 11; July 16; July 18'18; A \$14,000-21,000 (R S \$15).

**85TH st W,** see Riverside dr, see Riverside dr, 127.

**87TH st, 109 E** (5:1516-5), ns, 80 e Park av, 26.8x100.8, 4-sty stn tnt; Thos A Murray, 1805 McGraw av, to Agnes C & Margt M Murray, 274 E 194; mtg \$15,000; July 13; July 16'18; A\$16,500-21,000 (R S \$1).

**87TH st, 111 E** (5:1516-6), ns, 106.7 e Park av, 26.8x100.8, 4-sty stn tnt; Thos A Murray, 1805 McGraw av, to Agnes C & Margt M Murray, 274 E 194; mtg \$15,000; July 13; July 16'18; A\$15,500-21,000 (R S \$1).

**92D st, 107 E** (5:1521-6½), ns, 126.6 e Park av, 25x100.8, 3-sty & b bk synagogue; Congregation Ez Chaim of Yorkville, a corpn, to Yorkville Synagogue, a corpn, 132 Nassau; mtg \$18,500 & AL; July 12; July 13'18; A exempt-exempt (R S \$5.50).

**92D st, 434 E** (5:1571-34), ss, 194 w Av A, 25.2x100.8, 1 & 2-sty bk factory; Anna Holthusen of Bronx to Harry Bailey, 77 W 85; mtg \$11,500; July 15; July 17'18; A\$8,000-13,000 (R S \$5.50).

**97TH st, 217 E** (6:1647-11), ns, 262.6 e 3 av, 24.6x100.10, 5-sty bk tnt & str; T Calam Lawrence, of White Plains, NY, ADMR will Sarah E Lawrence, to Louis Jacobson, 135 E 103; AL; July 15; July 16'18; A\$6,800-12,500 (R S \$8).

**98TH st, 319-21 W,** see Riverside dr, 260.

**99TH st, 114-6 W** (7:1853-41), ss, 207 w Col av, 42x100.11, 5-sty bk tnt; Anna A Gillies, widow, at Mamaroneck, NY, to Maud H Gillies, on Orienta av, Mamaroneck, NY; mtg \$30,000; July 15; July 17'18; A\$26,500-46,500.

**102D st, 126 W,** see 68th, 256-S W.

**109TH st, 182 E** (6:1636-41), ss, 119.9 w 3 av, runs s54.11xw0.6xs45.11xw25x100.11 to st x25.6 to beg, 4-sty bk tnt & str; Margt Scaglia to Emanuel Arnstein, 101 W 77; mtg \$7,625 & AL; July 10; July 12'18; A\$9,000-12,500 (R S \$50c).

**109TH st, 211 E** (6:1659-7), ns, 168.6 e 3 av, 19.4x100.11, 4-sty bk tnt; Morris Pollinger, 1044 40th, Bklyn, to Preferred Investing Co, 27 Cedar; B&S; mtg \$10,000; July 24'18; A\$5,300-8,000.

**113TH st, 22 E** (6:1618-60), ss, 100 w Mad av, 20x100.11, 1 & 2-sty bk synagogue; Congregation Shearith B'Nai Israel, a corpn, to Congregation Beth David Anshei Wilna, Inc, 6 W 117; mtg \$11,000; July 16; July 17'18; A exempt-exempt (R S \$6).

**113TH st, 139 W** (7:1823-8), ns, 150 e 7 av, 25x100.11, 5-sty bk tnt; Susie Levy to Jos Levy, both at 454 Ft Washington av; ½ pt; AL; July 8; July 12'18; A\$14,000-25,000.

**118TH st, 58 E** (6:1623-47½), ss, 120 e Mad av, 20x100.11, 5-sty bk tnt; Ralph H Raphael, ref, to Jacob Kaucher, 151 W 231, & Chas J Schoener, 102 4 av, plffs; FORECLOS July 8; July 16; July 17'18; A\$8,000-15,000 (R S \$10.50).

**122D st, 13 W** (6:1721-9), ns, 175 e Lenox av, 18.7x100.11, 3-sty & b stn dwg; Chas A Hickey, ref, to Danl J Quinlan, 10 NY, to Geo A Fisher Co, a corpn, 414 Riverside dr; B&S & CaG; AL; May 31; July 15'18; A\$8,800-10,500 (R S \$12.50).

**122D st, 159 W** (7:1907-7), ns, 125 e 7 av, 19x100.11, 3-sty & b stn dwg; N Taylor Phillips, ref, to German Savings Bank, 157 4 av, plff; FORECLOS June 26; July 2; July 13'18; A\$8,300-10,500 (R S \$10).

**122D st, 345 W** (7:1949-10), ns, 224 e Morningside av, 15x100.11, 3-sty stn tnt; Chas A Hickey, ref, to Danl J Quinlan, 10 E 130, plff; FORECLOS July 8; July 15; July 17'18; A\$6,000-7,900 (R S \$8).

**125TH st, 601 W,** see Bway, 3139-41.

**128TH st, 11 W** (6:1726-30), ns, 166.6 w 5 av, 18.5x99.11, 3-sty & b stn dwg; Mortimer S Brown, ref, to Lawyers Mtg Co; FORECLOS June 27; July 1; July 13'18; A \$4,800-6,300 (R S \$8).

**129TH st, 146 E** (6:1777-50), ss, 60 e Lex av, 25x99.11, 5-sty bk tnt & str; Salvin Realty Corp to Benj Cohen, 47 W 129; AL; Apr 3; July 13'18; A\$7,000-16,000 (R S \$50c).

**129TH st, 152-6 E** (6:1777-46), ss, 235 w 3 av, 50x99.11, 4-sty bk lodging house & str; Citizens Savings Bank, 56 Bowery, to Helen Gaffney, 60 W 75; B&S; July 9; July 13'18; A\$15,500-30,000 (R S \$2).

**129TH st, 167 W,** see 7 av, 2181.

**132D st W, swc 5 av,** see 5 av, 2158.

**134TH st, 524 W** (7:1987-53), ss, 524.3 w Ams av, 43.9x99.11, 5-sty bk tnt; Bertha von Sholly, 118 Madison av, Flushing, B of Q, to Nathaniel F Jones, 331 Central Park W; mtg \$54,000 & AL; June 20; July 13'18; A\$18,000-46,000 (R S \$50c).

**134TH st, 524 W;** Nathaniel F Jones to Five-Two-Four Realty Corp, 256 Bway; mtg \$53,000 & AL; July 10; July 13'18 (R S \$3).

**137TH st, 119 W** (7:2006-20), ns, 275 w Lenox av, 25x99.11, 5-sty stn tnt; Philip J Sinnott, ref, to Geo Lowther Jr, 251 W 89, & Christopher M Lowther at Riverside, Conn, sub TRSTES in place of Wm H Williams & Thos K Egbert, both decd, for benefit of Margaretta M Paul, plffs; FORECLOS Apr 2; May 21; July 12'18; A\$6,500-15,000 (R S \$6).

**137TH st, 119 W** (7:2006-20), ns, 275 w Lenox av, 25x99.11, 5-sty stn tnt; Geo Lowther, Jr, & ano, TRSTES for Margaretta M Paul, —, to C Le Roy Butler, 1240 46th, Bklyn; B&S & CaG; June 19; July 12'18; A\$6,500-15,000 (R S \$18).

**146TH st, 504 W** (7:2077-36), ss, 75.1 w Ams av, 24.1x74.11, 5-sty bk tnt; Rosalie Stahl to Chas M Stahl, both at 504 W 146; mtg \$12,000 & AL; July 16; July 17'18; A \$10,000-18,000.

**169TH st W,** see St Nicholas av, see St Nicholas av or Bway, 2040.

**170TH st, 550 W,** see Audubon av, 92-4.

**170TH st W,** see St Nicholas av, see St Nicholas av or Bway, 2040.

**175TH st, 575 W,** see St Nicholas av, 1298-1312.

**181ST st W,** see Haven av, see 181st W, swc Northern av.

**181ST st W** (8:2177-175), swc Northern av, 214.2 to Haven av x122.2x239.8x153.10, vacant; 175th St Holding Co to David Zipkin, 924 West End av, ½ pt; Emanuel Arnstein, 600 West End av, ¼ pt, & Saml Levy, 378 West End av, ¼ pt; June 13; July 17'18; A\$60,000-60,000 (R S \$1).

**182D st, 514-6 W** (8:2155-14), ss, abt 150 w Ams av, —, 5-sty bk tnt & str; Margt Lenahan to Cath Coffey, 78 E 130, widow Danl Coffey; AT; rel & QC; July 5; July 17'18; A\$14,000-38,000.

**182D st, 514-6 W** (8:2155-14), ss, 170 e Audubon av, 50x70, 5-sty bk tnt; Chas J Coffey & Julia K, his wife, 261st, near Riverdale av, & ano, to Cath Coffey, 78 E 130, widow Danl Coffey; mtg \$25,000 & A; July 16; July 17'18; A\$14,000-38,000 (R S \$23).

**189TH st W,** see Wadsworth av, see Wadsworth av, 321.

**190TH st W,** see Wadsworth av, see Wadsworth av, 321.

**207TH st, 563-5 W** (8:2227-33), es, 100 n Sherman av, 100x100, 1-sty bk str; Knickerbocker Realty Holding Corp to David Zipkin, 924 West End av, ½ pt; Emanuel Arnstein, 600 West End av, ¼ pt, & Saml Levy, 378 West End av, ¼ pt; mtg \$31,000; July 9; July 17'18; A\$40,000-P\$40,000 (R S \$1).

**215TH st W,** swc Park ter W, see Seaman av, sec 215.

**215TH st W,** see Seaman av, see Seaman av, sec 215.

**227TH st W,** see Adrian av, see Adrian av, sec 227.

**Audubon av, 92-4** (8:2126-14), swc 170th (No 550), 50x100, 5-sty bk tnt & str; Geo A Fisher Co to Chas G Wright, on Sussex av, Bronxville, NY; mtg \$55,000 & AL; May 31; July 16'18; A\$29,000-72,000 (R S \$25).

**Av A, 1598** (5:1581-3), es, 50 n 84th, 25x 98, 5-sty bk tnt & str; Seymour Realty Co, 25 Broad, to Valentine Brech & Mary; his wife, 1605 1 av, as tenants by entirety; mtg \$21,000 & AL; July 10; July 12'18; A \$10,000-26,000 (R S \$5).

**Adrian av** (8:2215-378-381), sec 227th, 100 x100, vacant; Aaron Weiss, 215 Audubon av, to Arno R Thurin, 3 Van Corlears pl; B&S; AL; July 11; July 12'18; A\$18,000-18,000 (R S \$50c).

**Broadway, 3139-41** (7:1993-73), nwc 125th (No 601), 55x100, 6-sty bk tnt & str; Carl A Koelsch, indivd et al, heirs, & Co, Louis A Koelsch, to Olds Holding Corp, 217 Bway; mtg \$80,000 & AL; June 17; July 13'18; A\$70,000-110,000 (R S \$7.50).

**Broadway** (8:2238-39-42), nec Academy, 100x100, vacant; Line Realty Corp to David Zipkin, 924 West End av, 6-10 pts; Emanuel Arnstein, 600 West End av, 2-10 pts, & Saml Levy, 378 West End av, 2-10 pts; mtg \$26,000; July 9; July 17'18; A\$32,000-32,000 (R S \$1).

**Central Park W, 71-5** (4:1120-29), nwc 67th (No 1), 100.5x100, 7-sty bk tnt; Strauss Building & Realty Co, 73 E 90, to Kath B Laupheimer, 1150 Hancock, Bklyn; mtg \$270,000 & AL; July 17; July 18'18; A\$205,000-360,000 (R S \$115).

**Central Park W, 71-5,** nwc 67th (No 1); Kath B Laupheimer to Fred T Ley & Co, 499 Main st, Springfield, Mass; B&S; mtg \$355,000; July 17; July 18'18.

**Edgecombe av, 409-17** (7:2054-62), ws, 899.6 n 150th, 179x75.10x175x100, 13-sty bk tnt; Candler Holding Corp to Nicholas R Jones, 50 Vanderbilt av; AL; July 6; July 18'18; A\$85,000-P\$85,000 (R S \$12.50).

**Central Park W, 71-5,** nwc 67th (No 1); Kath B Laupheimer to Fred T Ley & Co, 499 Main st, Springfield, Mass; B&S; mtg \$355,000; July 17; July 18'18.

**Edgecombe av, 409-17** (7:2054-62), ws, 899.6 n 150th, 179x75.10x175x100, 13-sty bk tnt; Candler Holding Corp to Nicholas R Jones, 50 Vanderbilt av; AL; July 6; July 18'18; A\$85,000-P\$85,000 (R S \$12.50).

**Central Park W, 71-5,** nwc 67th (No 1); Kath B Laupheimer to Fred T Ley & Co, 499 Main st, Springfield, Mass; B&S; mtg \$355,000; July 17; July 18'18.

**Haven av,** see 181st, see 181st W, swc Northern av.

**Lexington av, 665** (5:1310-20), es, 80.5 n 55th, 20x80, 4-sty & b stn dwg; Richd P Eaton, of Springfield, Mass, to Isabella Baird, 2880 Bway; ½ pt; AT; mtg \$6,000; June 27; July 15'18; A\$15,000-21,000 (R S \$10).

**Lexington av, 1727** (6:1635-50½), es, 50.11 s 108th, 16.8x65, 4-sty stn tnt; Wm Lustgarten & Co to Esther Spinner, 1697 Lex av; ½ pt; mtg \$6,500 on whole; July 11; July 12'18; A\$5,400-9,500 (R S \$75c).

**Lexington av, 1727;** Benj Doblin to same; ½ pt; mtg \$6,500 on whole; July 10; July 12'18 (R S \$75c).

**Madison av, 514** (5:1289-14½), ws, 20.5 n 53d, 20x95, 4-sty & b stn dwg; Kate F Hays, 514 Mad av, to Annetta Villari, 247 W 101; June 27; July 17'18; A\$57,000-62,000 (R S \$70).

**Madison av, 1996** (6:1752-16½), ws, 20.4 n 127th, 19.10x35, 4-sty & b bk dwg; Louis Recht to Isaac H Blanchard, 108 High st, Orange, NJ; mtg \$5,700 & AL; July 17; July 18'18; A\$4,300-5,500 (R S \$50c).

**Manhattan av, 126** (7:1841-17), es, 51.3 n 105th, 17x70, 3-sty & b stn dwg; Chas Levy, ref, to Eliz F Gregory, 166 W 76, plff; FORECLOS & drawn June 27; July 18'18; A\$7,500-9,000 (R S \$8).

**Northern av, swc 181st,** see 181st W, swc Northern av.

**Riverside dr, 91** (4:1244-62), es, 22.3 n 81st, runs e41.5x13x25.2x25.2x19x19xw88.9 to dr x20.2 to beg, 5-sty & b bk dwg; Henrietta K Emley of Little Silver, NJ, to Estelle K Tucker & Lillian K Hosier, both at 308 W 104, & Hiram M Knapp at Little Silver, NJ; CaG; mtg \$25,000; June 18; July 17'18; A\$22,000-38,000 (R S \$50c).

**Riverside dr, 127** (4:1246-57), sec 85th, 27.5x92.4x27.2x96.4, 7-sty bk tnt; Elias C Vail, of Poughkeepsie, NY, et al, to Jos S Ward, 596 W 152; AL; June 29; July 18'18; A\$60,000-90,000 (R S \$55).

**Riverside dr, 260** (7:1838-1), es, 106.10 s 99th, 106.5 to ns 98th (Nos 319-21) x96.11x 100.11x130.11, 10-sty bk tnt; Frank W Chambers to Henry F Abeel, 3 Lenox av, White Plains, NY, EXR Geo Abeel; B&S & CaG; AL; June 15; July 16'18; A\$185,000-550,000 (R S \$15).

**St Nicholas av, 1298-1312** (8:2133-1), nec 175th (No 575), 134x100.3x126x100, 2-6-sty bk tnts & str & 1-sty bk str; 175th St Holding Co to David Zipkin, 924 West End av, ½ pt; Emanuel Arnstein, 600 West End av, ¼ pt, & Saml Levy, 378 West End av, ¼ pt; mtgs \$140,000, part of which has been released as to s 56 ft; July 9; July 17'18; A\$90,000-200,000 (R S \$1).

**St Nicholas av or Broadway, 4020** (8:2126-1), nec 169th, 176.7 to 170th x100, 6-sty bk tnt & str; 169th St Realty Corp to Mae Siefert, 353 W 15; B&S; mtg \$395,000; July 16; July 17'18; A\$180,000-390,000 (R S \$50).

**St Nicholas av,** see 170th, see St Nicholas av or Bway, 4020.

**Seaman av** (8:2243-this & parcel below lot 354), sec 215th, 100.1x100.1, 1-sty & a fr dwg & vacant; also 215TH ST W (8:2243), swc Park ter W, 100.1x100.1, 1-sty stn stable & vacant; Kate C McAvoy to Thos F McAvoy, 430 W 154; July 3; July 17'18; A\$24,500-P\$25,000 (R S \$50c).

**Seaman av** (8:2243-this & parcel below lot 354), sec 215th, 100.1x100.1, 1-sty & fr dwg & vacant; also 215TH ST W (8:2243), swc Park ter W, 100.1x100.1, 1-sty stn stable & vacant; Thos F McAvoy, 430 W 154, to Gustave L Herz, 245 W 55; July 16; July 17'18; A\$24,500-P\$25,000 (R S \$20).

**Vermilyea av, 64** (8:2234-39), nws, 100 ne Academy, runs nwl00xne-xsel50 to av x sw50 to beg, 6-sty bk tnt; Sarah Hafner, 396 E 154, Bronx, to Olds Holding Corp, 217 Bway; mtg \$47,500; July 11; July 17'18; A\$12,000-48,000 (R S \$8.50).

**Vermilyea av, 64;** Olds Holding Corp to Ellen E Wall, 108 W 71; mtg \$47,500; July 16; July 17'18 (R S \$8.50).

**Wadsworth av, 321** (8:2168-61), nec 189th, 60x100, bk unfinished tnt; Harry N French, ref, to Kate B Ward, 31 Park av, Bloomfield, NJ; FORECLOS May 14; July 11; July 12'18; A\$28,000-P\$28,000 (R S \$10).

**Wadsworth av** (8:2168-63), es, 60 s 190th, 59.7x100, bk unfinished tnt; Harry N French, ref, to Kate B Ward, 31 Park av, Bloomfield, NJ; FORECLOS May 14; July 11; July 12'18; A\$23,000-P\$23,000 (R S \$8).

**Wadsworth av** (8:2168-66), sec 190th, 60x 100, bk unfinished tnt; Harry N French, ref, to Kate B Ward, 31 Park av, Bloomfield, NJ; FORECLOS May 14; July 11; July 12'18; A\$30,000-P\$30,000 (R S \$18).

**1ST av, 1847** (5:1558-26), ws, 100.8 s 96th, 25x80, 5-sty bk tnt & str; Donald B Abbott, ref, to Howard Huntington, at Plainfield, NJ, EXR Azella C Huntington, plff; FORECLOS July 10; July 15; July 18'18; A \$6,000-12,000 (R S \$9).

**2D av, 2032** (6:1676-52), es, 75.11 s 105th, 25x75, 4-sty stn tnt & str; Harry & Chas D Loventhal to Sarah Levine, 2147 Honeywell av; AL; June 10; July 15'18; A\$7,600-15,000.

**5TH av, 2158** (6:1729-40), swc 132d, 18x 75, 4-sty stn tnt & str,



10TH av, 114 (3:715-1), nec 17th (Nos 457-9), 20.6x100, 5-sty bk tnt & str; Jno F & Augusta Curley of Bronx to Marie F Gerz, 732 Van Nest av, Bronx; AL; May 31; July 13; AS\$15,000-26,000 (R S \$150), nom

Interior lot, 56.6 ac Pearl & 97.2 e Coen-ties st, see Pearl, 82.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Front st, 65 (1:34-12), ses, 04.9 sw Old st, 20.6x86.10, 5-sty bk tnt & str bldg; re two mtgs rec May 12/14 & Mar 7/17; Wm D Howells, at Kittery Point, Me, to Preferred City Real Estate Co, 100 William; July 13; July 18; AS\$13,000-23,000, 6,000

Grand st, 21-3, see Sullivan, 17.

Minetta st, 4 (2:542-23), ws, bet Minetta la & Bleeker st; notice of petition to register title; Wm Lustgarten & Co, 38 Park Row, PETITIONER, to People of State N Y et al; July 17/18. Torrens system

Sullivan st, 17 (1:227-46 & 49-50), ss, 40 s Grand, runs s27x66x28x36x70 to ss Grand (Nos 21 & 23) xw39.8x40xw50 to beg, 3-3-sty fr bk ft tnts & str; AS\$18,500-20,000; also SULLIVAN ST, 19 (1:227-47), es, 20 s Grand, 20x50, 1-sty bk garage; A \$6,000-6,500; also SULLIVAN ST, 138 (2:518-39), ws, abt 130 n Prince, 25x80, 3-sty bk tnt & str; AS\$14,000-14,500; also WAV-ERLY PL, 116 (2:552-50), ws, abt 180 s 6th, 22x97, 5-sty bk tnt; AS\$14,000-23,000; also AMSTERDAM AV, 1761 (7:2062-1), ne c 147th (No 471), 24.11x100, 5-sty bk tnt & str; AS\$31,000-46,000; also EDGEcombe AV (8:2108-26), swc 159th, runs w86.11x25 xe to av xn to 159th xw to beg, 5-sty bk tnt & str; AS\$17,000-40,000; also AMSTERDAM AV, 2139 (8:2111-79), nec 166th (No 469), 25x100; AS\$17,000-34,000; also RIVERSIDE DR (8:2177-212), es, 706.2 s 181st or Plaza Lafayette, 100x177.9 to Haven av x51x192.1, vacant; AS\$30,000-30,000; with AT in said drive & Buena Vista av as proposed; also any & all other real property wherever situate of which Danl Coffey died seized, except 182d st, 514-16 W, and Amsterdam av, 1761; re dower; Q C & AT: Cath Coffey, widow Danl Coffey, to Chas E Coffey, on ws 261st st, n of Riverdale av, & Emma Coffey at N Y State Homeopathic Hospital at Middletown, NY, as heirs; July 16; July 17/18 (R S \$15)

17,065.53

Sullivan st, 19, see Sullivan, 17.

Sullivan st, 138, see Sullivan, 17.

Waverly pl, 116, see Sullivan, 17.

7TH st, 195 E (2:390), ns, 213 e (reads s from nec Av B & 7th), 20x73.1x21.5x65.3; re judgmt rendered June 7/12; Saml Grossman to Bertha Scherer, c/o Lewin & Scherer, 299 Bway; Jan 2/14; July 15/18.

60TH st, 18 E, see Madison av, 649-51.

60TH st E (5:1383), ss, 62.6 w Park av, a strip 0.6x67.11; re mtg rec Oct 9/16; Arthur C James, 39 E 69, to Henry P Davison, at Locust Valley, LI; June 11; July 18/18.

135TH st, 506 W (7:1998), ss, 191.8 w Ams av, 45.10x99.11; asn rents to extent of \$2,500, installs, \$500 monthly, 6%; Hurtra Realty Co to Herman Stark, 297 E 10; July 16; July 17/18.

147TH st, 471 W, see Sullivan, 17.

150TH st, 415 W (7:2065), ns, 250 w St Nicholas pl, 25x99.11; notice of petition to register title; Geo D Sherman of Port Henry, NY, PETITIONER, to People of State N Y et al; July 17/18. Torrens system

159TH st W, swc Edgecombe av, see Sullivan, 17.

166TH st, 469 W, see Sullivan, 17.

Amsterdam av, 1761, see Sullivan, 17.

Amsterdam av, 2139, see Sullivan, 17.

Edgecombe av, swc 159th, see Sullivan, 17.

Haven av, ws, abt 706.2 s 181st, see Sullivan, 17.

Madison av, 649-51 (5:1374), sec 60th (No 18), 50.5x90; assign rents \$833.33 monthly at 6%; San Jacinto Hotel, Inc, 18 E 60, to N Y Produce Exchange Bank, 10 Bway; July 15; July 16/18. note 10,000

Madison av, 649-51 (5:1374), sec 60th (No 18), 50.5x90; re asn rents rec Sept 16/16; Royal Co of N Y, 93 Nassau, et al to Wm A Cameron, 102 W 92; May 13; July 13/18.

Riverside dr, es, 706.2 s 181st, see Sullivan, 17.

2D av, 1645 (5:1531), ws, 51.6 n 85th, 25.4x75; consent to 3d track; Julia A Pye, 680 West End av, to Manhattan Railway Co & ano; mtg \$10,000; June 18; July 12/18 (R S 50c).

2D av, 1645; consent to 3d track; Emigrant Indust Savings Bank, mtgee, to same; mtg \$10,000; June 24; July 12/18. nom

Decree appointing (misc) Wm N Wetterau as ADMR & TRSTE under will John B Wetterau; Feb 11; July 18/18.

Bond for \$5,000 (misc) under will of John B Wetterau; Wm N Wetterau, at South rd, Poughkeepsie, NY, et al, to People of State N Y; Mar 20; July 18/18.

Approval of above bond (misc) by Robt L Fowler, Surrogate; same to same; Mar 19; July 18/18.

Assignment (misc) to extend of \$2,000 of interest in legacy will of Chas Guntzer as security for notes due July 17/20 at 6%; Anna Straub, legatee, & Chas Guntzer to Eliz M Fleming, 2021 E 41, Bklyn; July 17; July 18/18.

Cert of merger (misc); Geo I Skinner as Supt of Banks of State NY certifies as to merger of Union Trust Co of N Y into Central Trust Co of N Y & now known as Central Union Trust Co of N Y; July 11; July 13/18.

Power of atty; Lewis S Morris to Chas S McVeigh, 955 Park av; Apr 16; July 12/18.

Power of atty (misc); Edwin C Wilson to Philadelphia Trust Co, 415 Chestnut st, Philadelphia, Pa; Sept 21/17; July 13/18.

Power of atty (misc); Benj B Moore to Jas P Eadie, 121 Barclay st, Flushing, L of Q; May 16; July 16/18.

Settlement & ante-nuptial agmt &c (misc), by way of conveyance on trust for sale, made by Miss Kath H Seligman, of Newton Hall, Newton, Eng, on her marriage with Capt Geoffrey Fitzherbert de Teissler, of London, Eng, of her interests of real & personal estates & three legacies of \$125,000 each, under will of her grandfather, David L Einstein; Kath H Seligman to Martin E Walstein, 23 Broadwater Down, Timbridge Wells, Kent, Eng, et al, as TRSTES under agmt; Apr 17/16; July 15/18.

## WILLS.

### Borough of Manhattan.

June st, 75 (2:642-65), ns, abt 130 w Greenwich, —x—, 3-sty & b bk dwg; AS\$7,500-8,500; also WASHINGTON ST, 800 (2:642-19), swc Horatio (Nos 96-8), —x—, 3 & 4-sty bk tnt & str; AS\$10,000-12,500; John H Doermier est, Fredk H Doermier, ADMR, 500 W 175; (A) J J Phelan, 261 Bway; letters of admr filed May 3/18.

Norfolk st, 53 (2:351-20), ws, abt 100 n Grand, —x—, 5-sty bk tnt & str; AS\$20,000-34,500; Davis Silverman Est, Eva Silverman, ENTRX, 47 Norfolk; (A) N A Stone, 346 Bway; filed June 10/18.

24TH st, 52 W (3:829-72), ss, abt 85 e 6 av, —x—, 4-sty bk tnt & str bldg; AS\$22,000-26,000; Jennie L Shannon Est, Title Guar & T Co, EXR, 176 Bway; (A) H Swain, 176 Bway; filed Apr 26/18.

41ST st, 304 E (5:1333-49½), ss, abt 78 e 2 av, —x—, 3-sty & b bk dwg; A \$4,250-6,250; Wm Rockwell Est, Mary Rockwell, ENTRX, 304 E 41; (A) Wm J Canary, 2 Rector; filed June 18/18.

57TH st, 48 W (5:1272-66), ss, abt 200 e 6 av, —x—, 4-sty & b stn dwg; AS\$130,000-138,000; Wm D Ellis Est, Geo D Cochran, EXR, 48 W 57; (A) Ward, Wilson & Hayden, 16-8 Exch pl; filed May 28/18.

71ST st, 132 E (5:1405-60), ss, abt 80 w Lex av, —x—, 4-sty & b stn dwg; AS\$37,500-45,000; also 39TH ST, 521-3 W (3:711-19-20), ns, abt 300 w 10 av, —x—, 2-4-sty bk tnts; AS\$20,000-25,500; Park Donahue Est, John Donahue EXR, 132 E 71; (A) Beekman, Menken & Griscum, 52 William. Filed May 22/18.

## CONVEYANCES.

### Borough of Bronx.

JULY 12, 13, 15, 16, 17 & 18.

Barretto st, sec Spofford av, see Tiffany, sec Spofford av.

Barretto st, es, 300 s Spofford av, see Tiffany, sec Spofford av.

Casanova st, nec Randall av, see Tiffany, sec Spofford av.

Cornell pl, nwc 259th, see 259th W, nwc Cornell pl.

Faile st, 886 (10:2761), es, 150 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy et al to Adeline C Coorsen, 886 Faile; mtg \$4,000; July 1; July 13/18 (R S \$1).

O C & 100

Fox st, 945-9, see 163d, 983-5 E.

Garrison sq, ws, 25 s Truxton, see Tiffany, ws, 250 n Randall av.

Gilbert pl, 1219 (10:2762A), ns, 50 w Faile, 25x100, 2-sty & b bk dwg; David Lazar to Morris Smolin, 835 Hunts Point av, & David Tanklesky, 828 Hunts Point av; mtg \$8,000; July 11; July 12/18 (R S 50c).

O C & 100

Irvine st, 882 (10:2761A), ses, 282.5 s Garrison av, 25x100, 2-sty & b bk dwg; David Lazar, 724 Beck, to Fannie A Souweine, 926 So Blvd; mtg \$7,425; July 15; July 18/18.

O C & 100

Manida st, nwc Randall av, see Tiffany, sec Spofford av.

Simpson st, 1003 (10:2724), ws, 323.8 s Westchester av, 41x105.11x41x105.6, 5-sty bk tnt; Olds Holding Corp to Real Estate Mtg Co of New Jersey, 63 Wall; mtg \$33,000; July 12; July 17/18 (R S \$8).

O C & 100

Simpson st, 1007 (10:2724), ws, 287.8 s Westchester av, 41x105.6x41x105.1, 5-sty bk tnt; Olds Holding Corp to Real Estate Mtg Co of New Jersey, 63 Wall; mtg \$60,000; July 12; July 17/18 (R S \$8).

O C & 100

Simpson st, 1229 (11:2974), ws, 277.1 n Home, 25x100, 2-sty & b bk dwg; Alonzo Jackson, Amenia, NY, to Elias Lipiner, 969 Simpson; mtg \$4,000; July 10; July 16/18.

O C & 100

Tiffany st, 921 (10:2711), ws, 240 s 163d, 35x105, 4-sty bk tnt; also TIFFANY ST, 925 (10:2711), ws, 205 s 163d, 35x105, 4-sty bk tnt; also TIFFANY ST, 929 (10:2711), ws, 170 s 163d, 35x105, 4-sty bk tnt; Hy Morgenthau Co to Ledge Realty Corp, 120 Bway; B&S; July 15; July 16/18 (R S \$15).

O C & 100

Tiffany st, 925-9, see Tiffany, 921.

Tiffany st (10:2736 & 2765), ws, 250 n Randall av, 100x100; also WORTHEN ST, es, 350 n Randall av, 100x100; also WORTHEN ST, es, 350 n Randall av, runs n to Truxton xw to cl of st xw—x80; also GARRISON SQ, ws, 25 s Truxton, runs sw 100xw25 to Truxton xsw to WORTHEN xw—x100x100x100x100x100x100 to beg, vacant; also TRUXTON ST, nws, at cl Leggetts Creek, runs nw3.4xne to st xsw to S & Augustus C Gurnee, Bar Harbor, Me, & Wm N Cromwell, 12 W 49, TRSTES Walter S Gurnee, plff; FORECLOSED & drawn July 8; July 16/18 (R S \$9).

10,000

Tiffany st (10:2765A-2765B & 2765C), sec Spofford av, runs s100xe100xs100xw100 to Tiffany xs500xe100xn50xe50xs100 to Randall av xw50 to Casanova xn750 to Spofford av xw200 to beg; also RANDALL AV, nec Casanova, runs n650xe75xn100 to Spofford av xw50xs100xw25xs25x100 to Barretto xs 175xw100xs25xe100xs425xw200 to beg; also BARRETTO ST, sec Spofford av, 275x100;

also BARRETTO ST, es, 300 s Spofford av, runs s100xs50xe100 to Manida xs75xw100x s100xw100x125 to beg; also RANDALL AV, nwc Manida, 100x100, vacant; Edwin H Updike, rel, to Walter S & Augustus C Gurnee, Bar Harbor, Me, & Wm N Cromwell, 12 W 49, TRSTES Walter S Gurnee, plffs; FORECLOSED & drawn July 8; July 16/18 (R S \$35).

60,000

Truxton st, nws, at cl Leggetts Creek, see Tiffany, ws, 250 n Randall av.

Willow Lane (18:5318), being plot begins at cor or bend on said rd, nearly opposite to Underhill's Gate, runs w161xN 183xe203.6 to rd xsw197 to beg; also WILLOW LANE (18:5318), ws, at ns land now or formerly Peter Jones, runs sw338.6xw 119xne336 to Willow lane xse121.6 to beg; also WILLOW LANE (18:5318), ws, at ns land Jas Henderson, runs sw222.6xw66.6x ne338.6 to lane xse68 to beg; Hy E Huntington, 2 E 57, to Arabella D Huntington, 2 E 57; QC; July 9; July 17/18 (R S 50c). 100

Yates av, es, 150 s Neill av, see Williamsbridge rd, es, 225 n Neill av.

Worthen st, es, 350 n Randall av, see Tiffany, ws, 250 n Randall av.

135TH st, 452 E (9:2279), ss, 289.6 w Brown pl, 16x100, 3-sty & b bk dwg (valued at \$6,500); petition to acquire title to above under amended Torrens Law; Thos J Higgins (petitioner) to whom it may concern; July 13; July 15.

order of court  
135TH st, 534 E (9:2262), ss, 122 w St Anns av, 39x100, 6-sty bk tnt; Anton Antosch to Berent C Gerken, 67 E 87; B&S & correction deed; July 9; July 16/18.

135TH st, 534 E; Berent C Gerken to Walter C White, Ocean Township, NJ; mtg \$26,500; July 10; July 16/18 (R S \$3.50).

O C & 100

139TH st, 331 E, see Alex av, 276.

139TH st, 352 E (9:2301), ss, 231.6 e Alex av, 25x100, 5-sty bk tnt; Annie Krug, individ & as ENTRX Antonio Kohlmann, to John & Annie Krug, 352 E 139, tenants by the entirety; mtg \$11,000; B&S & CAG; July 17; July 18/18.

O C & 100

151ST st, 793 E, see Tinton av, 621-3.

156TH st, 277-83 E (9:2416), ns, 165 e Park av, late Terrace pl, on map Melrose South, 100.2x100x100.2x101.7, 2-sty bk factory & 2-sty fr dwg; also 156TH ST E (9:2416), ns, 165 e Terrace pl (now Park av) on map Melrose South, being strip runs n to ns Melrose st (now 156th) on said map xel00.2xs2 to ns 156th xw100.2 to beg; Ulrich Schoch, 4268 White Plains rd, to Casper Fischer, 410 E 157; ½ pt; B&S; mtg \$10,000; July 10; July 12/18 (R S \$9.50).

O C & 100

158TH st, 314 E (9:2417), ss, 173 w Courtlandt av, 25x98.6, vacant; Bankers Trust Co, 501 5 av, TRSTE Geo H Moller to Thessalonian Baptist Church, 786 Courtlandt av; June 17; July 17/18 (R S \$3.50).

3,250

162D st, 426 E (9:2383), ss, 314.5 w Elton av, 25x100, 4-sty bk tnt; Kath Tully to Burkhard Straffel, 370 E 159; mtg \$10,000; July 13; July 17/18 (R S \$3.50).

O C & 100

163D st, 983-5 E (10:2714), nwc Fox (Nos 945-9), runs w76xn78xw32.1xn47xe 106.3 to st xsl25 to beg, 2-5-sty bk tnts, str on cor; Sagamore Holding Co to Martin Grossman, 1018 E 163; mtg \$100,800; July 6; July 15/18 (R S \$27).

O C & 1,000

181ST st, 607 E (11:3083), ns, 41.2 e Belmont av, 25x80.1, 3-sty bk tnt; John J Brady, Jr, et al to Anna Picciolo, 2234 Ryer av; mtg \$3,000; July 17/18 (R S \$2).

O C & 100

183D st E, nwc Park av, see Park av, 4551.

202D st, 220 E (12:3307), ss, 194.4 e Concourse, 25x100, 2-sty & a fr dwg; Mary E Reilly to Gustave M Lefevre, 220 E 202; July 15; July 16/18 (R S \$3).

nom

214TH st E (16:4684), ss, 350 w Paulding av, 50x100, Laconia Park; Kath Morre to Mary F McGreevy, 2932 Bainbridge av; mtg \$4,000; July 11; July 13/18 (R S 50c).

O C & 100

232D st, 1037 E (17:4879), ns, 335 e Paulding av, 25x85.2; John J Hynes, ref, to Bankers Loan & Investment Co, 63 Wall, plff; FORECLOS June 18; July 8; July 15/18.

500

233D st E (17:4964), ns, 50 w Bland av, 50x100, except part for 233d; Margt A Hattrick to Bridget Sheridan, 1670 Boston rd; mtg \$800; Dec 20/17; July 17/18.

100

236TH st, 127 E (12:3371), ns, 250 e Oneida av, 25x100, 2-sty & b fr dwg; Wm J Frey to Josephine Keitel, 1892 Belmont av; mtg \$3,500; July 15; July 16/18 (R S \$2).

O C & 100

236TH st E (17:4999), sec White Plains rd, —x123x108x114.6; Casper Fischer to Ulrich Schoch, 4268 White Plains rd; ½ pt; B & S; July 10; July 12/18 (R S \$8.50).

O C & 100

259TH st W (13:3423), nwc Cornell pl, 50x100, vacant; John N Outwater to Freda Outwater, 351 W 259, his wife; AT; mtg \$2,000; July 11; July 13/18.

O C & 100

259TH st W (13:3423), ns, 100 e Tyndall av, 50x100, except part for st, vacant; John N Outwater to Freda Outwater, 351 W 259, his wife; AT; July 11; July 13/18.

O C & 100

Alexander av, 276 (9:2302), nec 139th (No 331), 20x106.6, except part for st, 3-sty bk tnt & str; Archibald McInnes to Anna L Shoemaker, 65 W 190; mtg \$5,500; July 12; July 16/18.

O C & 100

Andrews av, 2338 (11:3218), es, 198.1 s Fordham rd, 25x100, 2-sty & a fr dwg; Hy A Friedman, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS July 10; July 17; July 18/18 (R S \$7).

6,800

Arthur av, 2415 (11:3066), ws, 127.7 n 187th, 25x113.3x25x113.4, 2-sty fr dwg & str; Rosaria Mosisca to Angelo Mosisca, 2415 Arthur av; ½ pt; mtg \$3,000; July 16; July 17/18.

O C & 100

Blackrock av (14:3788), ss, 102.2 e Virginia, 25x103; Frances Metz to John Gallagher, 214 E 34; June 28; July 18/18.

O C & 100



**Brook av, 1250-2** (9:2395), es, 237.11 ne 168th, 42x100.6, 2-sty bk factory; Regina Bernstein et al to Fannie Bernstein, 1186 Lex av; B&S; June12; July13'18 (R S \$4).  
O C & 100

**Chatterton av, sec Havemeyer av, sec Havemeyer av, sec Chatterton av.**

**Clinton av, 1822** (11:2949), es, 116.5 n 175th, 19.5x90.2, 3-sty bk tnt; Anna C Juneman to Chas J Crowley, 70 Park av; mtg \$5,000; July10; July13'18 (R S \$2).  
O C & 100

**Commerce av** (9:2541), es, 100 s 171st, 100x95, vacant; N Y Homeopathic Medical College & Flower Hospital to De Forest Radio Telephone & Telegraph Co, 1391 Sedgwick av; B&S; July11; July12'18 (R S \$3).  
nom

**Courtlandt av, 565** (9:2331), ws, 80 n 149th, 25x100, 3-sty fr tnt & str; Bingle Realty Co to Angela Mannello, 359 E 145; mtg \$10,000; July13; July16'18 (R S \$9).  
100

**Cruger av** (15:4257), ws, 56.8 s Bear Swamp rd, 25x100; John S Mapes et al, devisees Hy C Mapes, to Ellen M Durr, 1904 Hunt av; 1/2 pt; June3; July12'18 (R S 50c).  
nom

**Cruger av** (15:4257), same prop; Sartorius Realty Corp to same; 1/2 part; June2; July12'18 (R S 50c).  
nom

**Eastchester rd** (15:4209), es, 229.4 sw Saratoga av, 25.2x89.5x25x86.3; Elsa Hohnschlaeger & ano, EXTRX & Fanny M Chapman, to Wm F Smart, Hotel Endicott, Col av & 81st; June24; July13'18.  
nom

**Fordham av, 15** (18:5631), ns, 1,091.4 w Main, 50x100, City Island; Matthew C Griffin, ref, to Thos H Curtin & W Meddaugh Dunning, 391 E 149; FORECLOS June19; July16; July17'18 (R S \$2).  
1,650

**Forest av, 1137** (10:2651), ws, 110 s Home, 20x87.6, 3-sty bk tnt; Rose F Kenney to Seide & Hyman Strum, 1092 Tiffany; mtg \$6,000; July11; July12'18 (R S \$4.50).  
O C & 100

**Havemeyer av** (14:3824), sec Chatterton av, 100x50, except part for Chatterton av & Havemeyer av, Unionport; Theo M Macy, New Rochelle, NY, to M M & M Corp, 139 Pelham rd, New Rochelle, NY; July12; July17'18 (R S 50c).  
O C & 100

**Havemeyer av** (14:3697), sec Hermany av, 108x105, Unionport, except part for Havemeyer & Hermany av; Richd Morrison to Nicholas Hahn, 1441 Ferris pl; mtg \$1,300; July17; July18'18 (R S \$2).  
O C & 100

**Hermany av, sec Havemeyer av, sec Havemeyer av, sec Hermany av.**

**Houghton av** (14:3688), ss, 279.11 w Castle Hill av, 24.11x108; John T Dooling to Augusta Curley, 1363 Beach av; mtg \$3,250; May31; July12'18 (R S \$1.50).  
nom

**Jackson av, 806-8** (10:2647), es, 25 n 158th, 33.4x87.6, 2-3-sty bk tnts; John F McKeon to Ellen M Atkinson, 135 Hamilton pl; July11; July12'18 (R S \$15).  
nom

**Jesup av** (11:2872), ws, 109.1 s Jesup pl, 100x97.6, 1-sty & a fr dwg & vacant; Emma De Voe to Anna Garbe, 168 Cebra av, Tompkinsville, SI; mtg \$—; May2; July13'18.  
nom

**Jesup av** (11:2872), es, 1184.9 s Featherbed la, 75x110, vacant; Ellsworth J Healy, ref, to Commercial Trust Co, 1451 Bway, plff; FORECLOS Oct18'16; July12; July16'18 (R S \$4.50).  
4,200

**Lurting av (Forest st)** (15:4068), ws, 275 n Walker av, 25x100; Martha Levy, 454 West Water st, Elmira, NY, to Ben Barcus, 751 East Water st, Elmira, NY; June28; July12'18 (R S \$3).  
nom

**Marion av, 2495** (11:3023), ws, abt 200 n 188th, 25x78.10x25x78.1, 2-sty fr dwg; Turnau Realty Co to Sarah H Turnau, 2495 Marion av; July8; July12'18 (R S \$6).  
nom

**McGraw av** (15:3581), ns, 25 w Taylor av, 50x100; Thos A Murray, 1805 McGraw av, to Agnes C & Margt M Murray, 274 E 194; July13; July16'18 (R S \$1).  
nom

**Morris av** (12:3318), ws, 551.9 n 196th, 50.2x88.8x51.4x96.2, vacant; Allan T Terbell, East Orange, NJ, to Rudolph F Rabe, 900 Hudson, Hoboken, NJ; B&S & CaG; Mar7; July13'18.  
nom

**Murdoch av** (17:4984), ws, 400 n Randall av, 50x100; Benenson Realty Co, 401 E 152, to Bessie Aginsky, 4111 Murdoch av; July16; July17'18 (R S 50c).  
O C & 100

**Murdoch av** (17:5022), ws, 250 n Jefferson av, 150x100; Alfred Hahn to Rebecca Fishel, 445 W 153; QC; July8; July13'18 (R S 50c).  
nom

**Palisade av** (13:3424), ws, 743 n South av, 138 x 360 x 138 x 354, except part for Sycamore av, 2-sty fr dwg; Myrtle L Buckner to Thos A Buckner, Riverdale-on-Hudson, NY; July17; July18'18 (R S \$40).  
40,000

**Park av, 4551** (11:3031), nwc 183d, 101.4 x 29.2x100x25.5, 5-sty bk tnt & str; Cath T Tully, 810 E 173, to Concourse Estates Corp, 135 Bway; mtg \$22,000; July10; July16'18 (R S \$9).  
100

**Park av, 4551**; Concourse Estates Corp to Muir-Allen Realty Co, 111 E 5 av; mtg \$27,000; July10; July16'18 (R S \$9.50).  
100

**Perry av, 3347** (12:3343), ws, 239.11 s Old rd or Reservoir pl, 25x100, 2-sty fr dwg; Jacob F Seyfarth to May Zapf, 3347 Perry av; mtg \$5,000; Mar8; July12'18.  
O C & 100

**Prospect av, 591** (10:2674), ws, 155 n 150th, 20x100, 4-sty bk tnt; Katharina, wife Ernest F Roedder, to Mary E, wife John Schenck, 591 Prospect av; mtg \$7,500; July11; July12'18 (R S \$10).  
nom

**Randall av, nwc Mauida, sec Tiffany, sec Spofford av.**

**Randall av, nec Casanova, sec Tiffany, sec Spofford av.**

**St Raymond av** (15:3979), ss, 172 w St Peters av, 25x—x26x87, Westchester, except part for St Raymond av; Wellman Finance & Realty Co to Mary Nichols, on Pelham rd, City Island; June29; July12'18.  
nom

**Southern blvd, 1003** (10:2725), ws, 523 s Westchester av, 40x132.7x40x131.2, 5-sty bk tnt & str; Edw Michaels to Frieda Gordon, 1003 So blvd; mtg \$30,000; July15; July16'18 (R S \$27).  
O C & 100

**Spofford av, sec Barretto, sec Tiffany, sec Spofford av.**

**Spofford av, sec Tiffany, sec Tiffany, sec Spofford av.**

**Tiebout av** (11:3143), es, 24.11 s Ford, 25x100x29x100, vacant; Elizabeth wife Jno A Steinmetz, 2155 Daly av, to Anna wife of Donato Piculo, 2234 Ryer av; July15; July17'18 (R S 50c).  
O C & 100

**Tinton av, 621-3** (10:2653), nwc 151st (No 795), 41.8x100x42x100, 5-sty bk tnt & str; Wales Constn Co to Jennie Paley, 636 Cauldwell av; B&S & AL; June5; July13'18.  
O C & 100

**Undercliff av** (9:2537), es, 125 s Boscobel pl, 50x119.3x50.2x123.4, vacant; Corn Exchange Bank to Mary Durack, 204 W 86; B&S & CaG; July12; July16'18.  
34

**Undercliff av** (9:2537), es, 175 s Boscobel pl, 50x115.3 x 50 x 119.3, vacant; Corn Exchange Bank to Adam Kerner, Ghent, NY; B&S & CaG; July10; July13'18.  
31

**Undercliff av** (9:2337); same prop; Corn Exchange Bank to May Terhune, 145 Smith, Perth Amboy, NJ; B&S; July10; July13'18.  
34

**University av, 2358-64** (11:3212), es, 1188.7 n 183d, runs e100.9x100xw87.10 to av xst4.6xst26.10 to beg, 1-sty bk str; Geo A Steinmuller to Anna C Muller, 17 Clifton ter, Weehawken, NJ; B&S, CaG & AL; July11; July13'18.  
nom

**University av, 2358-64**; J Fredk Muller, Weehawken, NJ, to Geo A Steinmuller, 1957 Grand blvd & concourse; B&S & CaG; mtg \$30,000; July11; July15'18.  
nom

**Vreeland av** (18:5368), ws, 475 n Latting, 25x— to Westchester Creek —x—; Emily F Marrin to Mary Keenan, 2170 University av; June17; July15'18 (R S \$1).  
nom

**Walton av, 625** (9:2353), ws, 333.6 n 150th, 16.8x92.11x16.8x92.9, 3-sty & b bk dwg; Jennie S McConnell & ano to Jane H Lynskey, 2280 Bathgate av; 1/2 pt; July15; July17'18 (R S \$2.50).  
O C & 100

**White Plains rd, sec 236th, sec 236th E, sec White Plains rd.**

**Williamsbridge rd** (15:4307), es, 225 n Neill av, 25.1x113.4x25x115.8; also YATES AV (15:4275), es, 150 s Neill av, 50x100; Pompeo Ponte, L I City, to Allan G Emslie, 1231 2 av; mtg \$1,592.50; July5; July13'18 (R S 50c).  
nom

**Willis av, 399** (9:2306), ws, 75 n 143d, 25x107.1, 5-sty bk tnt & str; Concourse Estates Corp to Emco Impf Co, 132 Nassau; B&S; mtg \$28,000; July15; July16'18.  
O C & 100

**Willis av, 399** (9:2306), ws, 75 n 143d, 25x106, 5-sty bk tnt & str; Muir-Allen Realty Co, 111 E 5 av, to Concourse Estates Corp, 135 Bway; mtg \$28,000; July15; July16'18 (R S \$5).  
O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Simpson st, 1003** (10:2724), ws, 328.8 s Westchester av, 41x105.11x41x105.6, 5-sty bk tnt; re mtg; Julius H Zieser, Bklyn, to Olds Holding Corp, 217 Bway; July12; July17'18.  
nom

**Belmont av, 1990**, sec Belmont av, 1992.

**Belmont av, 1992** (11:3079) (owned by party 1st pt); also BELMONT AV, 1990 (owned by party 2d pt); boundary line agmt; Mollie Schlenoff, 1992 Belmont av, with Mary J McManus, 1990 Belmont av; Apr5; July12'18.  
nom

**Cruger av** (15:4257), ws, 56.8 s Bear Swamp rd, 25x100; re judgment; Sophia Price to Sartorius Realty Corp at Valentine av & 178th; May29; July12'18.  
100

**Cruger av** (15:4257), same prop; re mtg; Lambert G Mapes to Ellen M Durr, 1904 Hunt av; June3; July12'18 (R S 50c).  
nom

**Union av** (10:2668), ws, 238 n 161st, 53x164; ante-nuptial agmt; Thos Wallace with Mary A Senior; Mar28'01; July16'18.  
nom

**University av, 2225** (11:3217), ws, 237.8 s 183d, 50x100; certf as to payment of transfer tax of \$93.31; Jas A Wendell, Deputy Comptroller State of N Y, to Estate Chas E Dowdall; July1; July13'18.  
—

**Zuette av** (18:5400), ns, 175 w Merry av, 25x150; re mtg; Wm J Read to Geo J Baxter, 1420 WmsBridge rd; July8; July12'18.  
500

**3D av, 2920** (9:2362), es, 25 s 152d, 25x87; consent to 3d track; Hy B Pye & Co (owner) to Manhattan Railway Co; mtg \$41,000; June18; July12'18 (R S \$1).  
125

**3D av, 2920**; consent to 3d track; Irene K Martin (mtgee) to same; July8; July12'18.  
nom

**3D av, 2920**; consent to 3d track; North River Savings Bank (mtgee) to same; June28; July12'18.  
nom

**Order of court substituting Empire Trust Co as TRSTE Harold W Buchanan, to whom it may concern**; June7; July18'18.  
order of court

**Parcels 74 & 74A** (15:4260), on damage map to open Wallace av from Baker av to Bear Swamp rd; consent to payment of award; Fredk A Southworth, TRSTE John Southworth, to City N Y; May29; July17'18.  
nom

**Parcels 73 & 73 A** (15:4260), on damage map to open same; re mtg; Mary McKenna to same; May22; July17'18.  
nom

**Parcel 52** (17:4863), on damage map to open 227th & 28th sts from Chapin to Bronxwood av; re mtg; Christian Bierack, 280 E 201, with Ida Levin, 5343 Wentworth av, Chicago, Ill; May30; July17'18.  
nom

**Parcel 34** (14:3689), on damage map to open Houghton av from Bolton av to bulkhead line Westchester Creek; re mtg; Peter Brachoss, 947 Morris av, to City N Y; May29; July17'18.  
nom

**Parcel 320** (14:3696) on damage map to open Houghton av from Bolton av to bulkhead line Westchester Creek; re mtg; Theo Stolze, 317 E 18, to City N Y; Apr24; July17'18.  
nom

**Parcel 7** (13:3415E) on damage map to open 244th st from Spuyten Duyvil Pkway & Fieldston rd to Waldo av; re mtg; Emigrant Indust Savgs Bank to City N Y; May7; July17'18.  
nom

**Parcels 2 to 4** (15:4114, 4116, 4115, 4200, 4201, 4202) on damage map to open Morris Park av from Williamsbridge rd to Eastchester rd; re mtg; Louis Wechsler to City N Y; May22; July17'18.  
nom

## LEASES.

### Borough of Manhattan.

JULY 12, 13, 15, 16, 17 & 18.

**Crosby st, 153-7**; see Lafayette st, 318-22.

**Front st, 126** (1:38), 2d fl; Wm J McNulty to Geo C Cholwell & ano, firm Geo C Cholwell & Co, 126 Front; 5yf May1'16; Apr10'16; July13'18.  
600

**Greenwich st, 214**; see Washington, 211.

**Hamilton pl, 152** (7:2075), swc 144th, str & b; Louis Schwartz to Martin Thomforde, 1725 Ams av; 5yf Oct1'18; May11; July17'18.  
1,800

**Lafayette st, 318-22** (2:522); also CROSBY ST, 153-7, all; Gatti-McQuade C oto Theo E Reeve, 25 Beaver, Bklyn; Marcus Kohner, 571 47th, Bklyn, & Morris Marks, 331 Bowne av, Flushing, B of Q; 11 3-12yf Jan1'19; July12; July17'18.  
12,000

**Washington st, 211** (1:34); also GREENWICH ST, 214, all; Jas A O'Gorman, 318 W 108, to Isidore Goldberg, 434 E 4; 10yf July1; June26; July17'18.  
3,500

**7TH st, 147 E** (2:402); assign Ls rec May 8, 1900; Sigmund Levin, B of Q, to Hurwitz Contracting Co, 148 E 7; AL; June27; July12'18.  
nom

**11TH st, 420 E** (2:438), all; sur Ls rec May6'14; Salvatore Bordonaro, 287-9 Elizabeth, to Hulda Solomon, 318 E 79; AT; July13; July17'18.  
290

**12TH st, 142 E**, see 3 av, 84.

**17TH st, 404 E** (3:948), ss, 94 e 1 av, 25 x92, the land; Mary R Goelet et al, TRSTES will Ogden Goelet, to Chas W Griesmer, 404 E 17; 5yf May1'18; Apr13; July13'18.  
taxes & 700

**24TH st, 468 W** (3:721), ss, 122.8 e 10 av, 14.8x80; consent & assn Ls dated May1 '08; Katrina A Henderson, 4 E 119, individ & EXTRX Robt Henderson (with consent by Wm S Moore et al heirs, &c, Kath E Moore) to Mildred L Scott, 38 Barnes st, Prov, RI; July8; July17'18 (R S \$3).  
nom

**30TH st, 146-54 W** (3:805), all, with machinery, lessee to alter for garage, &c; Louis Stern et al, EXRS &c Isaac Stern, to Kingston Av Holding Corp; 15yf June1; Jan3; July18'18.  
10,000

**30TH st, 146-54 W**, all; Kingston Av Holding Corp to Pennsylvania Terminal Garage, Inc, 27 William; 14 11-12yf July1; June21; July18'18.  
22,000

**48TH st, 318-22 E** (5:1340), 4-sty garage, all; agmt as to deposit of \$7,200 as security for performance of covenants in Ls dated Oct20'16, &c; John F Kuhn with Metropolitan Studios, Inc; Feb1'17; July12'18.  
nom

**48TH st, 318-22 E** (5:1340), all, —x—, to 47th, a portion of; assign Ls rec Jan30 '17; Metropolitan Studios, Inc to Florence Flynn, 76 Meserole av, Bklyn; July10; July12'18.  
O C & 100

**48TH st, 318-22 E**; assign Ls rec Jan30 '17, & AT to deposit of \$7,200; same to same; July10; July12'18.  
8,800

**50TH st, 21 W** (5:1266), ns, 357 w 5 av, 21x100.5; Assign Ls rec Feb6'11; Walter J Morgan et al, individ & EXTRX &c Herbert A Morgan, to 21 West 50th St Corp; July6; July16'18 (R S \$15).  
15,000

**60TH st, 243-5 W** (4:1152), all; landlord to erect garage; Richd Carvel to Augustus G Southworth, at Westwood, NJ, & Earle H Glidden, at Leonia, NJ; 10yf completion of bldg; May29'16; July12'18.  
3,500

**73D st, 141-53 W** (4:1145), assign Ls rec July6'18; Isidor Fluegelman to Hamilton Hotel Operating Co, 141-153 W 73; July12'18.  
nom

**120TH st, 166-72 E** (6:1768); assign Ls rec June16'17; Kiosk Contracting Co to Edw L Finch, 1106 Park av, Plainfield, NJ, & ano, TRSTES Annie R Finch; Dec12'17; July12'18.  
8,000

**134TH st W**, see Lenox av, see Lenox av, 478.

**140TH st, 500 W**, see Ams av, 1620A. —

**144TH st W**, swc Hamilton pl; see Hamilton pl, 152.

**146TH st, 200 W**; see 7 av, swc 146.

**Av A, 44** (2:399); assign Ls rec Aug2'07; Rebecca Danson to Hurwitz Contracting Co, 148 E 7; AL; June27; July12'18.  
nom

**Av A, 48** (2:399); assign Ls dated Apr 15'07; Saml Danson to Hurwitz Contracting Co, 148 E 7; AL; June27; July12'18.  
nom

**Av A, 97-9** (2:434); assign two Ls rec May20'11; Frank Gens & Co, 230 Grand, to Hurwitz Contracting Co, 148 E 7; May25; July12'18.  
O C & 100

**Amsterdam av, 1620A** (7:2071); also 140TH ST, 500 W, str No 3 in College Heights Apartments; Circle Concrete Corp, 51 E 42, to Jos Lapolla, 493 W 145; from June1'18 to Apr30'23; May22; July13'18.  
360

**Broadway, 1150**, see 5 av, 230.

**Broadway, 1386** (3:813), str in Hotel Normandie Bldg; Morgan J O'Brien & U S Trust Co of N Y, TRSTES will Herman Wronkow, to Herman Feingold, 2 W 120; 5yf May1'19; June10; July13'18.  
3,500

**Lenox av, 478** (6:1731), see 134th, cor str & front b; Adelaide Comstock, 139 E 71, et al, to Adolph Eisenbud, 2441 7 av, & Morris D Ruderman, 31 W 129; 4y & 11 1/2 mos from May15'18; 5y renewal at \$2,100; May6; July18'18.  
1,860



3D av, 84 (2:556), swc 12th (No 142), 19.1x75; assign Ls rec May 24, 1878; Chas J Wendelken, of Bklyn, to Dorothy Wendelken, 1206 Av R, Bklyn; 1/2 pt; AT; July 13'17; July 12'18. nom

3D av, 84, swc 12th (No 142); assign Ls rec May 24, 1878; John W Wendelken, of Bklyn, to Mabel E Wendelken, 2101 Voorhees av, Bklyn; AT; July 25'17; July 12'18. nom

3D av, 2266 (6:1772), all; Orella D Brown et al, TRSTES will Robt I Brown, to Josef or Joest Birkle, 2266 3 av; 5y1 May'1; Apr'23; July 18'18.

5th av, 230 (3:828); also BROADWAY, 1150, R 1011, on 10th fl in Victoria Bldg; Messrs Akawa Morimura Co, 230 5 av, to Columbia Ribbon Co, at Paterson, NJ; 2 3-12yf Nov'18; June 27; July 13'18. 2,700

7th av (7:2031), swc 146th (No 200), 40 x100; all; Bavarian Realty Co, 30 E 42, to Violet Realty Corp, 51 Chambers; 3yf July 1'18; July 12; July 17'18. 6,000 & 6,200

## LEASES.

### Borough of Bronx.

JULY 12, 13, 15, 16, 17 & 18.

Kelly st, 935 (10:2703); also INTERVALE AV, 938, all; Sarah B Smith, 815 Riverside dr, to Bernard & Aaron Goldstein, 937 Hoe av; 3yf July 1; June 27; July 15'18. 21,100

148TH st E (9:2293), ns, 315 w Brook av, runs w90.4xn94.5xw28.3 x 67.8x99.11 to beg; all; Arkay Garage Corp to Saml Marx, 816 E 179; 10yf Aug'1; June 27; July 18'18. 3,700 & 3,800

Jackson av, 580-4 (10:2642), all; Katharina Schlaier, Guttenberg, NJ, to Harry Brick, 580-4 Jackson av; 10yf July 1'18; July 1; July 16'18. 6,000 & 7,000

Intervale av, 938, see Kelly, 935.

3D av (11:2910), —s, 52 s 170th, 1-sty garage; Rosett Realty Corp to Wm Daly, 1326 Fulton av; 20yf May'18; Dec'28'17; July 18'18. 800 to 1,100

3D av (11:2910), —s, 52 s 170th; same prop; assign Ls; Wm Daly to Gershan Indenbaum, —, & ano; AT; June 28; July 18'18. nom

3D av (11:2910), —s, 52 s 170th; same prop; assign Ls; Gershan Indenbaum & ano to Aaron Pau, —, & ano; AT; July 15; July 18'18. O C & 100

## MORTGAGES.

### Borough of Manhattan.

JULY 12, 13, 15, 16, 17 & 18.

Barrow st, 51 (2:587); ext of mtg for \$3,500 to Nov'21, 5%; July 1; July 18'18; Kath Rainsford with John Wattenberg (R S \$1.75). nom

Front st, 94 (1:33), nws, at sws Gouverneur la, 25x60.6; PM; June 10; July 12'18; 3y6%; Frank C Russell & Saml L Davis, firm Russell & Co, to Anna R Morris, 12 W 53, & Lewis S Morris, 47 E 67, exrs Henry L Morris. 22,000

Gouverneur la, sws, at nws Front, see Front, 94.

Greene st, 132-4 (2:513), es, 150.6 n Prince, 37x100; PM; July 15; July 18'18; due & int as per bond; Botan Realty Co to Greenwich Savgs Bank, 246 6 av. 33,000

Greene st, 136 (2:513), es, 187.4 n Prince, 38.1x100x38.3x100; PM; July 15; July 18'18; due & int as per bond; Botan Realty Co to Greenwich Savgs Bank, 246 6 av. 33,000

Greenwich st, 400 (1:216); ext of mtg for \$16,000 to July 2'21, 5%; July 2; July 15'18; Emigrant Indust Savgs Bank with Edwin C Schlecht, 1350 53d, Bklyn (R S \$8). nom

Hamilton ter, 27 (7:2050), es, 255.9 n 141st, 17x79.4x17x78.1; pr mtg \$10,000; June 15; July 5'18; 2y6%; John G Tholke, 27 Hamilton ter, to Marie E Ohms, 27 Hamilton ter. 5,000

John st, 58 (42) (1:67), ss, 123.3 w William, 24.3x91.7x24.4x91.8; July 15; July 16'18; 3y6%; John Realty Co to Trustees of the N Y Universalist Relief Fund, 38 Park Row. 5,000

King st, 19 (2:520), ns, 42.2 w Congress, 21x75; July 1; July 13'18; 3y6%; Lucy Pascale, 19 King, to Maria Pinto, 14 Cross st, Newport, RI. 3,000

Madison st, 338 (1:266), ss, 75.5 e Scam-mel, 20x38x19.11x37; PM; July 10; July 16'18; due July 15'23 or sooner, 5%; Sarah Abramowitz to Florence S Austin, 690 E 17, Bklyn. 5,000

Monroe st, 177-9 (1:269), ns, 48 w Montgomery, 44.3x75; pr mtg \$39,500; July 15; July 17'18; 5y or sooner, 6%; Le Scal Realty Corp to Robt Passloff, 337 Beck st, Bronx. 3,000

Oak st, 27 (1:111); ext of mtg for \$9,000 to June 1'22, 6%; June 1; July 18'18; Edw M Scudder et al with Jos Lacerra, 957 E 172, & Antonetta Lacerra, 27 Oak (R S \$4.50). nom

Oak st, 27; ext of 2d mtg for \$4,000 to June 1'22, 6%; June 1; July 18'18; same, as exrs & ex Hewlett Scudder, with same (R S \$2). nom

Park ter W, swc 215th; see Seaman av, sec 215.

Pearl st, 80 1/2, see Pearl, 82.

Pearl st, 82 (1:30), ses, 137.3 ne Coenties sl, runs s72.11xw20xw72.4 to st x20 to beg; also PEARL ST, 80 1/2 (1:30), ses, 97.2 ne Coenties sl, runs se56.6xne5.10xse10.11 xne14.3xw67.10 to st xsw20.1 to beg; also AT to STRIP begins 56.6 se Pearl at line bet 80 1/2 & 80 Pearl at point 97.2 e Coen-ties sl, runs se10.11xne5.10xw10.11xsw5.10 to beg; also rights to alley & C; PM; June 20; July 13'18; 5y5 1/2%; 210 West 56th St Co, 135 Bway, to Louis B Schram, 27 W 75, et al, exrs & c Uriah & Nathan Herrmann. gold 33,000

Pearl st, 215 (1:69), nws, 67.10 sw Platt, runs nw122.5xsw0.8xw6.10xsw24.1 xse 77.9 & 50 to st x n e 29.9 to beg; PM; pr mtg \$30,000; July 18'18; due & int as per bond; Jeremiah F Donovan, 124 South Oxford, Bklyn, to Agnes C Richter, at Boonton, N J. 5,000

Spring st, 115-7 (misc); certf & consent to chattel mtg \$14,371.61; July 16; July 17'18; Lexington Inter Goods Co, Inc, to J C Dowd & Co, Inc, 95 Mad av. —

Water st, 388 (1:251), ns, 84.6 e Oliver, 16.10x60; PM; June 20; July 12'18; 3y or sooner, 5%; Saml Stelowitz, 341 Rivington, to Edw L Coster, at Katonah, NY. 3,600

William st, 130-4 (1:77), es, 80.9 s Ful-ton, runs s49.5xe132.10 & 28.3xw50xw164.7 to beg; pr mtg \$450,000, held by party 2d pt, & with this mtg to be treated as one mtg for \$525,000; July 12; July 18'18; due & int as per bond; The 134 William St Co to Title Guar & T Co. 75,000

William st, 130-4; certf as to mtg \$75,000; July 1; July 18'18; same to same. —

7TH st, 140 E, see 8 av, 104.

7TH st, 148 E, see 8 av, 104.

14TH st, 532 E (2:407); ext of mtg for \$10,000 to July 21, 5%; July 11; July 18'18; Emigrant Indust Savgs Bank with Dollie S Horton, individ & extrs Floyd M Horton (R S \$5). nom

18TH st, 320-2 W (3:741), ss, 242.1 w 8 av, 47.11x92; pr mtg \$50,600; July 11; July 12'18; due as per bond, 6%; Harry Maurer & Jacob Kurtz to Harry Aronson, Inc, 200 5 av. 5,000

19TH st, 225 E (3:900), ns, 279 w 2 av, 23x92; July 15'18; due & int as per bond; Fannie Levy to Title Guar & T Co. 6,000

24TH st, 468 W (3:721), ss, 122.8 e 10 av, 14.8x80; AT in leasehold; July 8; July 17'18; 3y6%; Mildred L wife Rev John F Scott, now at 38 Barnes st, Providence, RI, to Katrina A Henderson, 4 E 119. 2,500

25TH st, 313 W (3:749), ns, 130 w 8 av, 24x98.9; pr mtg \$—; July 11; July 12'18; due Jan'19, int as per bond; Ethel V. wife Jere L Sullivan, B of Q, to Margt Reilly, 289 Willis av. 1,000

31ST st, 209 E (3:912), ns, 135 e 3 av, 18.9x98.9; July 15; July 16'18; 3y6%; Robt A Brown & Fredk B Maerke, trstes under deed of trust, & Fredk W Sherman, to N Y Title & Mtg Co. 5,000

37TH st, 146 E (3:892), ss, 166 e Lex av, 14x98.9; ext of mtg for \$15,000 to Dec'18 '20, 5%; Nov'9'17; July 17'18; Wm H Sage, trste will Geo L Ronalds, with Alice Kausler. nom

38TH st, 260 W (3:787); ext of mtg for \$27,500 to May 25'21, 5 1/2%; May 6; July 2'18; Josephine A Johnson, East Orange, N J, with May H Brown, Bryn Mawr, Pa, & gdn of Alex Brown, Jr, et al (R S \$13.75). (Corrects error in issue July 6 when house No was 200 W & amount of mtg \$38,000). nom

43D st, 430 W (4:1052), ss, 300 w 9 av, —; ext of mtg for \$5,500 to July 17'21, 5 1/2%; July 17; July 18'18; Cleaveland F Benton, — High st, Perth Amboy, NJ, with Jas P Dymock, 430 W 43 (R S \$2.75). nom

44TH st, 112 W (4:996), ss, 170 w 6 av, 17.6x100.4; pr mtg \$30,000 (\$30,000 of which is to be paid); July 3; July 12'18; installs, 5 1/2%; Laura M Marston to Eben M Willis, at Concord, NH. 4,500

48TH st, 142 E (5:1302), ss, 142 e Lex av, 32.6x100.5; pr mtg \$22,500; July 12; July 15'18; due July 1'23, 5%; Louis Sandberg, 883 Melrose av, Bronx, to Annie Sternberg, 426 E 162. 2,500

50TH st, 21 W (5:1266), ns, 357 w 5 av, 21x100.5, leasehold; PM to extent of \$10,000 & bldg loan for other \$10,000; July 8; July 16'18; 10y6%; 21 West 50th St Corp to Edw A Morgan, 21 W 50. 20,000

50TH st, 21 W; certf as to mtg \$20,000; July 8; July 16'18; same to same. —

50TH st, 331 W (4:1041), ns, 348.4 w 8 av, 19.2x100.5; PM; July 15; July 16'18; 3y 5 1/2%; Bessie Rufenacht, 331 W 50, to N Y Title & Mtg Co. 7,000

50TH st, 331 W; PM; pr mtg \$7,000; July 15; July 16'18; 3y6%; same to Natalie A Johnson, 154 E 91. 3,000

60TH st, 18 E, see Madison av, 649-51.

62D st, 236 W (4:1153), ss, 275 e West End av, 25x100.5; 1/2 pt; PM; pr mtg \$—; July 12'18; 3y or sooner, int as per bond; Sarah Berger, 174 Sand, Bklyn, to Saml Ellis, 86 S 10, Bklyn. 1,000

64TH st, 24 E (5:1378), ss, 74 w Mad av, 21x100.5; PM; July 16'18; due & int as per bond; Dallas Holding Corp, 120 Bway, to Bond & Mtg Guar Co, 175 Remsen st, Bklyn. 45,000

67TH st, 1 W, see Central Park W, 71-5.

69TH st, 52 E (5:1333), ss, 63 w Park av, 18x67.11; also 69TH ST W, ss, 62.6 w Park av, a strip 0.6x67.11; PM; June 1; July 18'18; 5y or sooner, 6%; Harvey D Gibson, 52 E 69, to Henry P Davison, at Locust Valley, LI. 57,000

69TH st W, ss, 62.6 w Park av, see 69th, 52 E.

70TH st, 177 E (5:1405), ns, 112.6 w 3 av, 12.6x100.5; July 17'18; 5y5 1/2%; Thos McMahon to Lawyers Title & T Co. 3,000

70TH st, 306 W (4:1181), ss, 117 w West End av, 17x100.5; ext of mtg for \$6,000 to Feb'1'21, 5 1/2%; July 16; July 17'18; Abr E Nordlinger with Henrietta & Rebecca Solomon, both at 306 W 70 (R S \$3). nom

71ST st, 110 W (4:1142), ss, 100 w Col av, 18x100.5; July 9; July 12'18; 3y with privilege to extend for 2y, 5 1/2%; Henry Cape, 1 W 67, to Jessie C Dunbar, at Randolph, Mass. 10,000

72D st, 332 E (5:1446), ss, 283.4 e 2 av, 16.8x102.2; pr mtg \$5,000; July 16'18; due June 30'21, or sooner, 6%; Louis Fondiller, 332 E 72, to Saml Kasimer, 344 E 67. 1,500

74TH st, 36 E (5:1388); ext of mtg for \$25,000 to July 21, 5%; July 11; July 12'18; Lewis C Ledyard, Jr, with U S Trust Co of N Y (R S \$12.50). nom

79TH st, 212 W (4:1170), ss, 153 w Ams av, 18x102.2; PM; pr mtg \$14,000; July 9; July 12'18; 1y6%; Geo F Ewald, 214 W 79, to Bessie Lichtenstein, of Lawrence, LI. 4,000

81ST st, 345 E (5:1544); certf as to payment of \$500 on a/c of mtg & that same is reduced to \$4,000; June 24; July 15'18; Louise A Moody to Wilson Mizner, 142 W 44. —

85TH st, 446 E (5:1564), ss, 75 w Av A or Eastern Blvd, 19x102.2; July 15; July 17'18; 3y5 1/2%; Chas Finkbeiner, 116 E 83, admr will Louise Finkbeiner, to Sophie Finkbeiner, 446 E 85. 1,000

85TH st W, see Riverside dr, see Riverside dr, 127.

88TH st, 107 E (5:1517), ns, 133.4 e Park av, 25.6x100.8; pr mtg \$17,500; July 16'18; due July 21, 6%; Jacob L Manheimer, 558 W 164, to Minnie Glauber, 535 W 162. 5,000

88TH st, 183 W (4:1219); ext of mtg for \$10,000 to July 21, 6%; July 1; July 2'18; N Y Life Ins & Trust Co, 52 Wall, to Conde B Pallon, 197 Weyman av, New Rochelle, NY (R S \$7). (Corrects error in issue July 6 as to mortgagor's name.) nom

89TH st, 314 W (4:1250), ss, 200 w West End av, 20x100.8; July 18'18; due & int as per bond; Josephine W Kenny to Title Guar & T Co. 5,000

90TH st, 316 W (4:1250), ss, 216.6 w West End av, 16.6x100.8; July 17; July 18'18; due & int as per bond; Paul Fenn, of Bay Head, NJ, to Title Guar & T Co. 9,000

92D st, 434 E (5:1571), ss, 194 w Av A, 25.2x100.8; PM; pr mtg \$8,250; July 15; July 17'18; 3y or sooner, 5 1/2%; Harry Bailey to Anna Holthusen, 1140 Clay av, Bronx. 3,250

92D st, 434 E (5:1571); ext of mtg for \$8,250 to Mar'23'21, 5 1/2%; July 16; July 17'18; Jacob Brenner, 252 Carroll st, Bklyn, & ano, trstes will Jas S Bearn, with Anna Holthusen, 1140 Clay av, Bronx (R S \$1.65). nom

96TH st, 143 W (7:1851), ns, 150 e Ams av, 25x100.11; pr mtg \$15,000; July 1; July 12'18; 3y6%; Saml L Hyman, 233 W 83, to Anna L Schott, 143 W 96. 6,000

97TH st, 217 E (6:1647), ns, 262.6 e 3 av, 24.6x100.10; PM; July 15; July 16'18; 5y or sooner, 5%; Louis Jacobson, 135 E 103, to T Calam Lawrence of White Plains, NY, admr will Sarah E Lawrence. 7,000

103D st, 134 W (7:1857); ext of mtg for \$15,000 to July 15'23, 5 1/2%; July 15; July 16'18; Emigrant Indust Savgs Bank with John J Falahee, 120 Central Park S (R S \$7.50). nom

104TH st, 50 E (6:1609), ss, 95 e Mad av, 25x100.11; pr mtg \$12,000; July 11; July 13'18; 1y6%; Anna Hopfensack to Frances Mazer, 552 E 86. 2,000

105TH st, 168 E (6:1632), ss, 175 w 3 av, 20x100.11; July 15; July 17'18; installs, 6%; Friedrich H W Kedenburg, 587 E 134, to N Y Edison Savings & Loan Assocn, 130 E 15. 6,500

111TH st, 154 W, see 7 av, 1807-15.

113TH st, 22 E (6:1618), ss, 100 w Mad av, 20x100.11; PM; pr mtg \$8,000; July 16; July 17'18; 6y6%; Congregation Beth David Anshei Wilna, Inc, 22 E 113, to Congregation Shearith B Nai Israel, a corp. 3,000

114TH st, 75 E (6:1620), ns, 155 w Park av, 25x100.11; pr mtg \$15,500; June 17; July 12'18; 2y6%; Hyman Rosenfeld to Chas Hoffman, 39 W 89. 2,500

115TH st, 323-9 E (6:1687), ns, 250 w 1 av, 100x100.10; pr mtg \$25,000; Apr'17'17; July 18'18; due & int as per bond; Chas J Imperatori & Olga G, his wife, both of Mamaroneck, NY, to Suzanne Imperatori, 245 W 102. 9,500

128TH st, 19-21 E (6:1753); ext of mtg for \$47,500 to June 23'23, 5%; June 24; July 17'18; N Y Post-Graduate Medical School & Hospital, 303 E 20, with Leona Realty Corp, 22 E 42 (R S \$23.75). nom

129TH st, 152-6 E (6:1777), ss, 235 w 3 av, 50x99.11; PM; July 12; July 13'18; due Nov'15'23, 5%; Helen Gaffney, 60 W 75, to Citizens Savgs Bank, 56 Bowery. gold 20,000

129TH st, 116-20 W (7:1913), ss, 150 w Lenox av, 75x99.11; pr mtg \$—; July 8; July 17'18; due as per notes, 6%; Anthony Ave Realty Co to Silvershire Holding Corp, 669 Fox st, Bronx. notes 2,800

132D st, 159 W (7:1917); ns, 135 e 7 av, 20x99.11; July 8; July 16'18; 10 mos, 6%; Baptist Temple & the Pastor, Rev Marcellus B Hucless, to Bronx Security & Brokerage Co, 258 E 138, Bronx. 300

134TH st, 524 W (7:1987), ss, 524.3 w Ams av, 43.9x 1/2 blk; ext of mtg for \$16,000 to July 13'21, 5%; July 11; July 15'18; Five-Two-Four Realty Corp, at 256 Bway, with Thos G Field, at Cedarhurst, LI, trste will Henry Weil (R S \$23). nom

135TH st, 143-5 W (7:1920); ext of mtg for \$27,500 to June 16'21, 5 1/2%; July 1; July 17'18; N Y Post-Graduate Medical School & Hospital, 303 E 20, with Rector, etc, of St Philips Cnchr (R S \$13.75). nom

137TH st, 119 W (7:2006), ns, 275 w Lenox av, 25x99.11; PM; June 19; July 12'18; due Aug'16'22 or sooner, 5%; C Le Roy Butler, 1240 46th, Bklyn, to Geo Lowther, Jr, 251 W 89, & ano, as sub trstes in place of Wm H Williams & ano, decd, for benefit Margaretta M Paul. 16,625

147TH st, 471 W; see Ams av, 1761.

160TH st, 507 W (8:2119); ext of mtg for \$4,000 to June 2'21, 5%; June 1; July 17'18; Theodor Bertsch with John J Maloney, 491 Col av (R S \$2). nom

169TH st W, nec St Nicholas av, see St Nicholas av or Bway, 4020.

170TH st W, see St Nicholas av; see St Nicholas av or Bway, 4020.

170TH st, 550 W, see Audubon av, 92-4.

176TH st, 611 W (8:2144); ext of mtg for \$32,000 to June 28'21, 5%; June 28; July 15'18; Emigrant Indust Savgs Bank with Wm Fischer, 611 W 176 (R S \$16). nom

215TH st W, swc Park ter W; see Seaman av, sec 215.

215TH st W, see Seaman av; see Seaman av, sec 215.

Av A, 44, see 8 av, 104.

Av A, 48, see 8 av, 104.

Av A, 97-9, see 8 av, 104.

Av A, 1598 (5:1581), ss, 50 n 84th, 25x98; PM; pr mtg \$21,000; July 10; July 12'18; due July 21, 6%; Valentine Brech to Seymour Realty Co, 25 Broad. 2,000



**Amsterdam av, 1472** (7:1986), ws, 25 s 133d, 25x100; July 15'18; 5y3 $\frac{1}{2}$ %; Gilman Collamore, 210 W 41, to American Savings Bank, 115 W 42. 4,500

**Amsterdam av, 1748** (7:2078), ws, 74.11 s 147th, 25x100; July 15'18; 3y5 $\frac{1}{2}$ %; John M Finnan, 1748 Ams av, to Central Union Trust Co of N Y, 50 Bway, gdn Harriet Chapin. 15,000

**Amsterdam av, 1761** (7:2062), nec 147th (No 471), 24.11x100; July 16'18; due Dec'20, or sooner, 5%; Chas E Coffey & Julia K, his wife, 261st st, near Riverdale av, Bronx, & Emma Coffey, an incompetent at N Y State Homeopathic Hospital at Middletown, NY, by Chas E Coffey, her committee, to Cath Coffey, 78 E 130, widow Danl Coffey. 3,150

**Amsterdam av, 1701**; sobrn of claim for loan to Danl Coffey for \$— to mtg \$3,150; July 5'18; July 17'18; Margt Lenahan to Cath Coffey, 78 E 130, widow Danl Coffey. nom

**Audubon av, 92-4** (8:2126), swc 170th (No 550), 50x100; PM; pr mtg \$55,000; May 31'18; July 16'18; due July 15'20, or sooner, 6%; Chas G Wright of Sussex av, Bronxville, NY, to George A Fisher Co, 414 Riverside dr. 7,500

**Bradhurst av, 27** (7:2051), ws, 315.9 s 145th, runs w10.8 to old rd xsw—xw—xs—xe55.1 to av xna4.3 to beg; July 10'18; July 18'18; 3y6%; John J Mooney, 27 Bradhurst av, to Hy P Wilson, 409 W 146. 3,000

**Central Park W, 71-5** (4:1120), nwc 67th (No 1), 100.5x100; PM; pr mtg \$270,000, with agmt to subordinate to new 1st mtg for \$400,000, &c; July 17'18; July 18'18; 5y5 $\frac{1}{2}$ %; Kath B Laupheimer, 1150 Hancock, Bklyn, to Strauss Building & Realty Co, 73 E 90. 85,000

**Lexington av, 1727** (6:1635); ext of mtg for \$6,500 to Nov'19, 5%; Nov'22'18; July 12'18; Lincoln Trust Co, trste will Chas E Halliwell, for Ruth A Halliwell (now Van Slyke), with Wm Lustgarten & Co. nom

**Madison av, 71** (3:857), es, 74 s 28th, 24.8 x100; June 26'18; July 18'18; 3y, int as per bond; Helen T & Anne W Hopson, of N Y; Alice H Nisbet, of New London, Conn, & Elinor H Tully, of Glen Ridge, NJ, to Farmers Loan & Trust Co, 22 William. 44,000

**Madison av, 514** (5:1289), ws, 20.5 n 53d, 20x95; PM; July 17'18; due & int as per bond; Annetta Vallari to Kate F Hays, 514 Mad av. 65,000

**Madison av, 649-51** (5:1374), sec 60th (No 18), 50.5x90; pr mtg \$36,000 held by party 2d pt; July 15'18; July 16'18; demand, 6%; San Jacinto Hotel, Inc, 18 E 60, to N Y Produce Exch Bank, 10 Bway. 19,600

**Madison av, 649-51**; certf as to mtg \$19,600; July 15'18; July 16'18; same to same. —

**Madison av, 649-51**; consolidation & co-ordination of two mtgs, \$36,000 rec Dec 4 '15 & \$19,600 rec July 16'18; total \$55,600 & ext of same on demand or in event of termination of Ls, &c, 6%; July 15'18; July 16'18; same with same (R S '18). nom

**Riverside dr, 127** (4:1246), sec 85th, 27.5x 92.4x27.2x96.4; PM; July 17'18; July 18'18; due July 12'18, 5 $\frac{1}{2}$ %; Jos S Ward to Emigrant Indust Savgs Bank. 45,000

**St Nicholas av or Broadway, 4020** (8:-2126), nec 169th, 176.7 to 170th x100; PM; pr mtg \$395,000; July 16'18; July 17'18; due Jan 20'21, 6% Mae Sifert, 353 W 15, to 169th St Realty Corp, 200 W 72. 30,000

**St Nicholas av, sec 170th**; see St Nicholas av or Bway, 4020.

**Seaman av** (8:2243), sec 215th, 100.1x 100.1; also 215TH ST W (8:2243), swc Park ter W, 100.1x100.1; PM; July 16'18; July 17'18; 4y5%; Gustave L Herz, 245 W 55, to Thos F McAvoy, 430 W 154. 12,000

**2D av, 1913** (misc); certf as to notes or chattel mtg \$12,000; July 17'18; July 18'18; Phoenix Steam Laundry Co to E Morris Morales. —

**6TH av, 437-9** (3:802), ws, 74 n 26th, 49.4 x100; PM; July 9'18; July 17'18; due July 16'23, 5%; Sophie Scheffel to Sarah King, 636 5 av. 45,000

**7TH av, 725** (4:1001); leasehold; AT; June 22'18; July 13'18; due July 1'19, 6%; Frank Impt Co, 33 W 111, to Edw J McAndrew, 126 5 av. 10,000

**7TH av, 1807-15** (7:1820), sec 111th (No 154), 100.11x150; ext of two mtgs for \$230,000 aggregate to July 31'23, 5%; May 25'18; July 17'18; Lawyers Title & T Co with Long Beach Automobile & Storage Co (R S '113.75). nom

**8TH av, 104** (3:765), es, 25 n 15th, 26.1x 93.6; leasehold; also AV A, 48 (2:399), es, 72.1 n 3d, 24x100; leasehold; also AV A, 97 (2:434), ws, 22.10 n 6th, 22.8x100; leasehold; also AV A, 99 (2:434), ws, 45.6 n 6th, 22.8x100; leasehold; also AV A, 44 (2:399), es, 24 n 3d, 24.1x100; leasehold; also 7TH ST, 140 E (2:402), ss, 150 e Av A, 25x90.10; leasehold; also 7TH ST, 148 E (2:402), ss, 250 e Av A, 25x90.10; leasehold; PM; July 1'18; due & int as per bond; Hurwitz Contracting Co to Morris Fein, 1870 Lyman pl. 10,000

**8TH av, 581-3** (3:762), ws, 74.1 n 38th, 24.1x100; pr mtg \$6,000; June 25'18; July 13'18; 3y5%; Amanda E Simpson, N Y C; Miriam Merrill, of Skowhegan, Me; Hattie Smith, of Chappaqua, NY, & Mary L Simpson, of Bronx, to Georgianna & Geo C Keep, both at Hotel Lafayette, Portland, Me. 2,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

JULY 12, 13, 15, 16, 17 & 18.

**Beekman st, 63-5** (1:94), sec Gold;  $\frac{1}{2}$  pt; AT; Robt W Todd, exr Mary S Todd to Robt W Todd, 520 Park av, et al, trstes will Mary S Todd; (A) Todd & St John, 258 Bway (\$5,055, July 29'03); July 15'18. 5,055

**Broome st, 552** (2:491); Wm N Wetterau, admr &c John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway (\$18,000, Mar 1'15); July 18'18. 18,000

**Chrystie st, 89** (1:304); Wm N Wetterau, admr &c John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway (\$12,000, Oct 26'11); July 18'18. 12,000

**Clinton st, 176** (1:314); Rachel Levy to Annie Kowarsky, 42 Av C; (A) Saml Sturtz, 198 Bway (\$6,000, May 21'07); July 16'18. nom

**Dover st** (1:106), ws, 53.1 n Water, 20.1x 28.2x19.9x27.11; Edw Johnson, of Jersey City, NJ, & ano, to Chas W Todd, 176 Wilkinson av, Jersey City, NJ; AT; (A) Geo M Boynton, 132 Nassau (\$4,000, Apr 28'17); July 18'18. 1,911.52

**Essex st, 66-8** (2:351); Hebrew Orphan Asylum to Samson Lachman, 313 W 106; (A) Lachman & G, 35 Nassau (\$34,000, Dec 1'09); July 15'18. 34,000

**Goerck st, 127-9** (2:330); re recorded from July 10'18; Rosa Saberski to Sadie Hollender, 127 Goerck; (A) Geo Holober, 130 11 av (\$—, June 24'11); July 18'18. O C & 100

**Houston st, 123 W** (2:517); Charlotte Monza, 104 W 43, to L R Holding Co, 118 E 42; (A) Leopold Porrino, 552 West Bway (\$5,500, Nov 2'14); July 12'18. 5,500

**Pine st, 40-4** (1:44); Walter F Kingsland, at Paris, France, to U S Trust Co of N Y, 45 Wall; (A) Stewart & S, 45 Wall (\$100,000, July 2'10); July 12'18. 100,000

**Washington st, 364** (1:185); also NORTH MOORE ST, 96; Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$20,000, June 18'18); July 16'18. 20,000

**West st, 406** (2:637); Fredk C Hardy to Geo A Mansfield, at Prospect, Oregon; (A) Lawyers Title & T Co (\$4,000, Feb 28'09); July 12'18. nom

**11TH st, 512 E** (2:404); Real Estate Mtg Co of N J, 63 Wall, to Julius H Zieser, 666 Greene av, Bklyn, or 217 Bway, NY (\$16,000, Dec 29'10); July 18'18. 16,000

**14TH st, 534 E** (2:407); Max Cohen to Saml H Berlin, 935 E 163, Bronx; (A) Saml S Isaacs, 115 Columbia (\$2,250, July 22'14); July 12'18. O C & 100

**23D st, 163 W** (3:799); Title Guar & T Co to Guaranty Trust Co of N Y, 140 Bway, trste will Eveline G Marshall for Marie Marshall et al; (A) Title Guar & T Co (\$5,000, June 18'18); July 12'18. 5,000

**27TH st, 140 E** (3:882); Wm N Wetterau, trste will John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway \$14,000, Oct 10'10); July 18'18. 14,000

**29TH st, 432 W** (3:726); Title Guar & T Co to Adirondack Cottage Sanitarium; (A) White & Case, 14 Wall (\$5,000, Apr 28'02); July 16'18. 4,000

**31ST st, 209 E** (3:912); N Y Mtg Co to Rector &c of St Michael's Church, 217 High, Bklyn; (A) N Y Title & Mtg Co (\$5,000, July 16'18); July 18'18. O C & 100

**36TH st** W (3:837), ss, 455.2 w 5 av, 15x irreg x15x98.9; Sarah N Hallock of East Orange, NJ, to Alfred N Beadleston & ano, trstes; (A) Columbia Trust Co, 60 Bway (\$15,000, May 17, 1899); July 17'18. nom

**37TH st, 241-5 W** (3:787); Thirty-Seventh St Realty Co to Pauline Auerbach, 508 West End av; (A) same (same mtg); July 16'18. nom

**37TH st, 241-5 W** (3:787); Michl J Mulqueen to Thirty-Seventh St Realty Co, at 842 Bway; (A) Hays, H & W, 115 Bway \$10,000, Nov 30'17); July 16'18. nom

**43D st, 430 W** (4:1052); Douglas Matthewson & ano, exrs John Hardy, to Cleveland F Benton, — High st, Perth Amboy, NJ; (A) Lawyers Title & T Co (\$5,500, Mar 1, 1879); July 18'18. 5,500

**44TH st, 107 W** (4:997); Gertrude A Stillman (Cunningham), extr Sarah A Stillman, to Elise Boyd, 36 Riverside dr; (A) Lawyers Title & T Co (two mtgs, \$5,000 Jan 13, 1899, & \$2,500 (now \$2,000), Jan 16'03); July 18'18. 7,000

**46TH st, 604 W** (1:1093); Eliz K Dooling to Wm R Ferris, 632 75th, Bklyn; (A) Knox & Dooling, 27 Cedar (\$2,500, Aug 11'17); July 17'18. 2,500

**50TH st, 325 E** (5:1343); Wm N Wetterau, admr &c John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway (\$7,000, Jan 4, 1887); July 18'18, 7,000

**50TH st, 20 W** (5:1265); Albt T Kelley & ano, exrs Albt Kelley, to Wm A Butler, 30 E 72; (A) Lawyers Title & T Co (\$15,000 (now \$10,000), Sept 9'08); July 12'18. 10,000

**50TH st, 331 W** (4:1041); Natalie A Johnson, 154 E 91, to Anna Spiegel, 1166 Eastern Pkway, Bklyn; (A) N Y Title & Mtg Co (\$3,000, July 16'18); July 16'18. 1,500

**65TH st E** (5:1380), ss, 200 e 5 av, 25x 100.5; Lazarus Levy to Herbert M Hyde, 6 E 58; (A) Title Guar & T Co (\$82,500 (now \$60,000), July 24'14); July 18'18. O C & 100

**70TH st, 306 W** (4:1181); Louis Nordlinger & ano, trstes will Jacob D Nordlinger, to Abr E Nordlinger, 51 E 87; (A) Title Guar & T Co (\$8,000, Feb 13'08); July 17'18. 6,000

**75TH st E** (5:1469), ss, 200 w Av A, 17.3x 102.2; Lawyers Mtg Co to Metropolitan Trust Co, 60 Wall; (A) Lawyers Mtg Co (\$2,000 (now \$1,000), July 29'08); July 18'18. 1,000

**75TH st, 140 W** (4:1146); Alex Herman, as surviving partner of firm Scholle Bros, to Ferdinand R Minrath, 119 W 75, & ano, exrs Wm Minrath; (A) Lawyers Title & T Co (\$17,500, Oct 14'04); July 12'18. 15,000

**75TH st, 142 W** (4:1146); Alex Herman, as surviving partner of firm Scholle Bros, to Otto Gerdau, of Stamford, Conn; (A) Lawyers Title & T Co (\$17,500, Oct 14'04); July 12'18. 15,000

**76TH st, 51-3 E** (5:1391); N Y Cab Co, 110 W 40, to Adeline Ascher, 34 W 56 (\$25,000, Mar 22'12); July 13'18. nom

**79TH st, 212 W** (4:1170); Farmers Loan & Trust Co, 16 William, to Wm R Rose, 309 W 81; (A) Lawyers Title & T Co (\$15,500 (now \$14,000), Nov 9, 1894); July 12'18. 14,000

**85TH st, 165 W** (4:1216); N Y Trust Co, 26 Broad, to Nellie L Aitken, 37 Wall; (A) Lawyers Mtg Co (\$16,000, June 18'07); July 13'18. nom

**85TH st, 165 W**; Nellie L Aitken to Lawyers Mtg Co; (A) same (same mtg); July 13'18. 14,000

**87TH st E** (5:1515), ss, 321.4 e Park av, 17.6x100.8; Anthony Reipschlager, exr Louisa Reipschlager, to Annie E, wife Florence J McCarthy, 106 E 56; (A) A & H Bloch, 99 Nassau (\$6,500, Oct 2, 1893); July 16'18. 6,500

**87TH st, 419 E** (5:1567); Title Guar & T Co to Marie Geyer, 1995 Morris av, Bronx; (A) Lawyers Title & T Co (\$11,000, July 30 '10); July 12'18. 10,000

**88TH st, 500 E** (5:1584); Elise Junker, individ & extr Herman C Junker, to Carrie Schmitt, 500 E 88, et al; (A) A & H Bloch, 99 Nassau (\$3,500, June 22'12); July 16'18. 3,500

**96TH st, 113 W** (7:1851); Albro Akin & ano, trstes will Sarah Akin, to Anna Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$24,000, June 6'11); July 17'18. an int of 18,200

**96TH st, 113 W** (7:1851); same to E Louise Sands, 11 E 84; (A) same (same mtg); July 17'18. an int of 6,080

**103D st, 134 W** (7:1857); Rose Selig to Emigrant Indust Savgs Bank; (A) Title Guar & T Co (\$20,000, June 18'13); July 16'18. 20,000

**109TH st, 332 E** (6:1680); Real Estate Mtg Co of N J, 63 Wall, to Julius H Zieser, 666 Greene av, Bklyn, or 217 Bway, NY (\$17,000, Mar 23'10); July 18'18. 17,000

**112TH st, 6 E** (6:1617); Frederic de P Foster & ano, trstes for Augusta L Jones, will Ambrose C Kingsland the elder, to Mary K Bradford, 2020 Bway; (A) F de P Foster, 44 Wall (an int of \$2,569.82 in mtg \$20,000, Dec 17'03); July 12'18. nom

**112TH st, 6 E** (6:1617); same & ano as trstes Bessie Aspinwall, will Wm H Aspinwall, to Anna A McClelland, at Manila, PI; (A) same (int of \$3,800 in same mtg); July 12'18. nom

**112TH st, 6 E** (6:1617); same, individ, trste for same, to Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes same; (A) same (a 1-5 pt or int of \$4,000 in same mtg); July 12'18. nom

**121ST st, 101 W** (7:1906); Wm N Wetterau, trste will John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway (\$15,000, July 6, 1900); July 18'18. 15,000

**130TH st, 214 W** (7:1935); Wm N Wetterau, admr &c John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway (\$6,000, Nov 3'02); July 18'18. 6,000

**135TH st, 41-3 W** (6:1733); Anna H & Fredk Watson, exrs Chas W Watson, to Louise Foeller, 334 W 47; (A) Lawyers Title & T Co (\$35,000, Apr 26'06); July 16'18. 35,000

**136TH st, 161 W** (7:1921); Mary Foley to Chas Wynne, 321 S 4 av, Mt Vernon, NY; (A) Stoddard & Mark, 128 Bway (\$1,450, July 1'18); July 17'18. 1,450

**163D st, 535-7 W** (8:2122); Berent C Gerken, 67 E 87, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau (\$4,250, July 3'18); July 17'18. O C & 100

**163D st, 539-41 W** (8:2122); Berent C Gerken, 67 E 87, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau (\$4,250, July 3'18); July 17'18. O C & 100

**Av A, 1598** (5:1581); Seymour Realty Co to Aera Realty Co, both at 25 Broad; (A) Kurzman & Frank, 25 Broad (\$2,000, July 12'18); July 13'18. nom

**Amsterdam av, 1761** (7:2062), nec 147th; Cath Coffey, widow, 78 E 130, to Earl A Smith, atty, 555 W 173; (A) Title Guar & T Co (an int of \$750 in mtg of \$3,150, July 17'18); July 17'18. nom

**Amsterdam av, 1761**; same to Hoadly, Lauterbach & Johnson, 22 Wm, attys; (A) same (an int of \$1,000 in same mtg); July 17'18. nom

**Audubon av** (8:2126), swc 170th, 50x100; George A Fisher Co to Alex C Walker, 414 Riverside dr; (A) Title Guar & T Co (\$20,000 (now \$15,000), Mar 30'11); filed & discharged July 16'18. 15,000

**Central Park W** (4:1120), nwc 67th, 100.5 x100; Yorkville Bank, 1511 3 av, to Frances Wolf, 600 West End av; (A) Lawyers Title & T Co (\$100,000, Sept 4'07); filed & discharged July 18'18. nom

**Lexington av, 1982** (6:1770); Eliz G Muldoon to Della M Kane, 551 Hudson; (A) Gilbert H Montague, 40 Wall (\$12,000 (now \$8,000), Apr 30'07); July 12'18. 8,000

**Madison av, 649-51** (5:1374), sec 60th, 50.5x90; Preferred Mtg Corp, at Great River, LI, to N Y Produce Exchange Bank, 10 Bway; (A) Lawyers Title & T Co (\$36,000, Dec 4'15); July 16'18. 36,000

**Riverside dr** (7:1994), es, 452.2 s 127th, 80x95x irreg x86; corrects asn rec Oct 30'17; Metropolitan Impt Co to Francis M Jencks, 1 Mt Vernon pl W, Balt, Md; (A) C L Westcott, 100 Bway (\$140,000, Aug 13'09); July 17'18. nom

**St Nicholas av, 348** (7:1954); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$16,000 (now \$9,000), Jan 31'12); July 18'18. 9,500

**Wadsworth av** (8:2163), ws, 50 n 179th, 75x100; Harvey N Wadham, at Tenafly, NJ, to Ella H Myers, at Hotel Marie Antoinette, 67th & Bway; (A) Wm R Conklin, 31 Nassau (\$6,000, May 11'15); July 12'18. 6,000



**Wadsworth av** (8:2145), ws, 24.11 n 176th, 75x100; W Forbes Morgan, as trustee & to Jas W Taylor, 33 W 90, & ano; (A) John J Schwartz, 203 Bway (\$50,000, Feb 18'13; July 18'18. 51,250

**West End av** (4:1152), sec 61st, 25.5x100; Lillie B Lillenthal of San Francisco, Cal, to Mayer S Bernheimer & ano, trstees for Irving S Bernheimer, will Simon Bernheimer; (A) Miller, K. L. & T. 80 Bway (\$15,500, Mar 17'04); July 17'18. 15,500

**2D av** (5:1346), nec 83d, 20.5x70; Wm N Wetterau, admr & John B Wetterau, to Wm N Wetterau, at The Meadows, South rd, Poughkeepsie, NY; (A) Bailey & S, 135 Bway (\$7,000, Apr 25, 1881); July 18'18. 7,000

**3D av, 1441** (5:1527); Minnie Brakmann, individ & extrx Ferdinand Brakmann, to Stefan Kasanicky, 346 Ocean Pkwy, Bklyn; (A) A & H Bloch, 99 Nassau (\$3,700, July 16'15; July 16'18. nom

**5TH av, 1346** (4:1596); Lewis Dusenber of San Francisco, Cal, to Minnie D Jacobs, 333 Central Park W; AT; (A) Title Guar & T Co (\$27,000, June 25'08); July 17'18. 13,000

**7TH av, 2234** (7:1937); American Mtg Co to E Louise Sands, 11 E 84; (A) Mid-diebrook & B, 46 Cedar (\$14,000 (now \$11,000), June 28, 1897); July 17'18. 11,000

**8TH av, 2100** (7:1829); Sarah King to Bennett J King, 12 E 50, & ano, trste will Edw J King, for Sarah King; (A) Wm C Orr, 51 Chambers (\$22,500; Jan 29, 1896); July 17'18. 19,478.95

**8TH av, 2112** (7:1830); Title Guar & T Co to Moritz Elias, 440 Riverside rd; (A) Title Guar & T Co (\$10,000, June 20'18); July 12'18. 10,000

**9TH av, 117** (3:715); Jennie E Kopp, 420 E 136, Bronx, to Sterling Sterling, 420 E 136, Bronx (\$11,500 (now \$3,500), Jan 6'12); July 18'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

JULY 12, 13, 15, 16, 17 & 18.

**Beekman st, 63-5** (1:94); S Fredericka Curtis to Danl C Adams & Warren A Mayou, exrs will Angie K Hicks, —; (A) Robt W Todd, 229 Bway; Apr 2'03; July 12'18. 2,000

**Essex st** (2:353), es, 87.6 s Rivington, 12.6x50; pr mtg \$11,000; Hayman Kotlikowski, 122 Essex, to Depositors Assets Corp, 116 Nassau; (A) Adolph Waxenbaum, 277 Bway; July 5'16; July 15'18. 4,000

**Houston st** (2:357), ns, 111 e Av D, 20 x105.10; Moritz Weiss to Adolf Weiss, 131 Cannon; (A) Isadore Apfel, 299 Bway; Feb 5'17; July 17'18. 1,720

**St Nicholas pl, 6-8** (7:2053); Hy W & Josephine M Lloyd to Mary or Marie Schwarz; (A) N Y Title & M Co; July 12'12; July 12'18. 6,000

**14TH st W** (3:764), ns, 166 e 8 av, 24.2x 103.1; Wm J Colihan to the N Y Savgs Bank; (A) Jno Webber, 7 Beekman; June 1'10; July 13'18. 3,000

**26TH st W** (3:749), ss, 225 e 9 av, 50x 98.9; The Classis of New York of the Reformed Church in America, 25 E 22, to Farmers Loan & Trust Co, 22 William; (A) Dixon & Holmes, 32 Nassau; July 12'16; July 12'18. 10,000

**28TH st, 236 W** (3:908), ss, 137.6 w 2 av, 37.6x98.9; Hugo D Rosendorf to Shepherd Knapp, individ & trste Shepherd Knapp; (A) Steiner & P, 309 Bway; July 2'06; July 18'18. 38,000

**31ST st, 209 E** (3:912), ns, 135 e 3 av, 18.9x98.9; Francis H Ross to Emigrant Industrial Savgs Bank; (A) N Y Title & Mtg Co; Oct 4, 1895; July 16'18. 7,500

**31ST st W** (3:754), ss, 287.6 w 8 av, 18.9x 98.9; Ettie V Newman of Yonkers, NY, to Emigrant Industrial Savgs Bank; (A) Henry M Baird, 18 So Bway, Yonkers, N Y; Apr 14'14; July 16'18. 7,000

**45TH st E** (5:1299), ss, 143.9 w 3 av, 18.9 x100.5; Michl Tracy, 827 Carroll, Bklyn, to Albert Van Wyck, 107 Carolemon, Bklyn; (A) Hy W Baird, 66 Bway; Dec 18'13; July 16'18. 13,000

**47TH st, 324 W** (4:1037), ss, 348 w 8 av, 27.6x100.5; Emily K Simonson to Central Trust Co of N Y, gdn of Wm B Chapin; (A) Wm B Hill, 120 Bway; Sept 15, 1897; July 17'18. 20,000

**48TH st, 325 E** (5:1341); Mary C & Nathaniel N Shire to John M Sibley; (A) Lucy A Shire, 224 E 49; Aug 31'09; July 12'18. 2,400

**48TH st E** (5:1322), ns, 312.6 w 2 av, 12.6 x100.5; Jacob M Weil, 1362 Pacific, Bklyn, to Walter E Wyatt & ano, exrs, & C. Cornelia Trimble; (A) Wm Brunner, 220 Bway; Jan 4, 1872; July 16'18. 6,000

**53D st E** (5:1289), ns, 100 w Park av, 15x100.5; John R Dunlap to Mutual Life Ins Co of N Y, 34 Nassau; (A) John R Dunlap, 6 E 39; Oct 17'13; July 16'18. 5,000

**61ST st, 106 W** (4:1132), ss, 110.4 w Col av, 40x100.5; Kath Gallagher, of Freeport, LI, to Oscar Heimberg, 475 Ralph av, Bklyn; (A) Gettner, S & A, 299 Bway; July 17'15; July 18'18. 5,000

**70TH st E** (5:1471), ns, 307 e 1 av, 56x102.2; August Braun, 316 E 67, to Bernhard Pfeifer, 109 E 71; (A) M Hyman, 51 Chambers; July 9'13; July 17'18. 5,000

**78TH st E** (5:1412), ss, 268.9 w 3 av, 18.9 x102.2; Wm G McKnight, 772 Park av, to Gustav Lange, 2528 Grand av, exr Alida Lange; (A) Wm E McKnight, 5 Nassau; May 20'11; July 17'18. 7,000

**82D st, 335 E** (5:1545); Pincus D Epstein & ano to Saml Frankel, 243 W 112; (A) S H Hofstadter, 299 Bway; Apr 5'11; July 18'18. 1,000

**88TH st, 107 E** (5:1517), ns, 133.4 e Park av, 25.6x100.8; Jacob L Manheimer, 223 W 140, to Minnie Glauber, 535 W 162; (A) Kurzman & Frank, 25 Broad; July 5'12; July 16'18. 3,000

**88TH st, 107 E**, ns, 133.4 e Park av, 25.6x 100.8; same to same; (A) same; Jan 31'17; July 16'18. 1,000

**90TH st, 316 W** (4:1250), ss, 216.6 w West End av, 16.6x100.8; Paul Penn to Jas A Trowbridge, at Noroton, Conn; (A) Title Guar & T Co; Sept 3'04; July 18'18. 13,000

**103D st E** (6:1632), ss, 175 w 3 av, 20x 100.11; John B Davis to Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France; (A) Title Guar & T Co; Jan 12, 1882; July 17'18. 8,000

**109TH st, 182 E** (6:1636); Andrea & Eusebia B Casella to Emanuel Arnstein, 101 W 77; (A) Title Guar & T Co; Apr 1'12; July 12'18. 3,500

**112TH st, 128 E** (6:1639), ss, 230 e Park av, 25x100.11; Agatha Hedderich to Mary F Jackson, 600 W 116; (A) Thos Berry, 149 Bway; Aug 21'01; July 18'18. 17,500

**117TH st E** (6:1715), ss, 354.11 e Av A, 18.1x100.11; Jos Herzlich, 1736 Bathgate av, to Harriet B Plester, 5 W 122; (A) Title Guar & T Co; Apr 1'15; July 15'18. 2,000

**118TH st W** (7:1944), ss, 125 w 8 av, 25x 100.11; Lena Katz to Anna A Gillies of Orienta Point, Mamaroneck, NY; (A) L & A W Zinke, 290 Bway; June 25'14; July 17'18. 22,000

**146TH st W** (7:2031), ss, 260 w 7 av, 40 x99.11; Jos Golding to Cooper Realty Co, 28 Exch pl; (A) Saml H Golding, 135 Bway; Mar 25'08; July 18'18. 7,761.65

**146TH st W** (7:2031), ss, 300 w 7 av, 37.6 x99.11; Chanticleer Realty Co, 128 Bway, to Cooper Realty Co, 28 Exch pl; (A) same; Aug 16'12; July 18'18. 10,960.57

**153D st W** (7:2039), ns, 100 e 8 av, 37.6x 99.11; Henry & Dora Schlumbohm, 537 W 144, to Louis Isenburger, 93 Schenck av, Bklyn; (A) Myron Sulzberger, 38 Park Row; Aug 9'09; July 16'18. 6,000

**Av A** (2:399), es, 24 n 3d, 24x100; Hur-witz Constn Co to Saml Danson; (A) M A Rabinovitch, 230 Grand; June 17'14; July 12'18. 1,200

**Av A** (2:406), es, 77.6 s 13th, 25.9x96; Otto Loeschner to Maier Berliner; (A) Otto Loeschner, 391 2 av; Mar 28'04; July 17'18. 9,000

**Av A, 1598** (5:1581); Louis Rosenswaike & Gustave Asch to Chas Vonhof, 248A Vernon av, Bklyn; (A) Title Guar & T Co; May 25'05; July 13'18. 4,000

**Av B** (2:404), ws, 139.6 n 10th, 25x70; Jacob Feirberg, 317 E 27, to Bernhard Mayer, 41 E 72; (A) Jacob Feirberg, 326 E 26; Oct 11'17; July 17'18. 250

**Amsterdam av** (7:2078), ws, 74.11 s 147th, 25x100; John M Pimian to Annie B Fink & ano, exrs Martin D Fink; (A) Title G & T Co; Sept 2'02; July 16'18. 15,000

**Audubon av** (8:2126), swc 170th, 50x100; Cladem Realty Co to Alex C Walker; (A) Title G & T Co; Mar 30'11; July 16'18. 20,000

**Broadway, 72-74**; also NEW ST, 9, 11 & 13 (1:23); Century Bldg Co to Jos D Thier-iot, Oyster Bay, LI; (A) Title Guar & T Co; Apr 16'01; July 15'18. 200,000

**Broadway** (7:1873), nec 101st, 126.10x100; One Hundred & First Street Co to N Y Life Ins Co (A) Philips Livingston, Bar Harbor, Me; Apr 3'06; July 17'18. 80,000

**Broadway** (3:2142), nwc 171st, runs n 201.1 to ss 172d xw100.1xs95 to cl blk bet 172d & 171st xw33.1xs95 to ss 171st xw132.11 to beg; Gross & Herbener to J Fredk Boss; (A) Title Guar & T Co; Aug 5'12; July 12'18. 62,500

**Central Park W** (4:1120), nwc 67th, 100.5 x100; Alfred C Bachman to Frances Wolf, 600 West End av; (A) Lawyers Title & T Co; Sept 1'07; July 18'18. 100,000

**Madison av** (5:1374), sec 60th, 50x90; Madison Av Real Estate Co to Saml W Jones at Baskingridge, NJ; (A) B E Sie-gelstein, 99 Nassau; May 31'16; July 16'18. 5,000

**2D av, 2212** (6:1685), es, 120.11 n 113th, 20x80; Lena Resnick to Blagio Pernetto of Los Angeles, Cal; (A) John R Jones, 21 Park Row; Sept 2'15; July 16'18. 2,200

**5TH av** (5:1387), sec 73d, 77.2x130; 73d Street Realty Co, 165 Bway, to Farmers Loan & Trust Co, 22 Wm; (A) Taylor, Knowles & Hack, 165 Bway; Nov 3'15; July 16'18. 250,000

**5TH av** (6:1724), swc 127th, 49.11x110; Columbia Club to Seamens Bank for Sav-ings; (A) Hy L Slobodin, 302 Bway; July 13'03; July 18'18. 15,000

**8TH av, 581-3** (3:762), ws, 74 n 38th, 24.8x100; Chas Simpson to Anna M Warren, 326 W 89, extrx & Susan H Geissenhainer; (A) Miller & B, 55 Liberty; May 20, 1856; July 18'18. 4,000

**Part lot 183** (3:746), map Clement C Moore, at Greenwich Village, City N Y, bounded nw by 9 av, sw by lot 182, se by line parallel with & distant 78 se from ses 9 av xne by lot 184, 24.8x78; Ike & Pauline Kind, 2250 7 av, to Emil Stork, 455 W 24; (A) Hugo H Ritterbusch, 150 Nassau; July 12'07; July 12'18. 8,000

## MORTGAGES.

### Borough of Bronx.

JULY 12, 13, 15, 16, 17 & 18.

**Byron st** (17:5086), es, 225 n Kossuth av, 25x98.11x25x100.5; July 1; July 12'18; 5y6%; Andy F Lilly, 4524 Byron, to Adam J Metz-ler, 133 Cromwell av, Dongan Hills, SI. 1,000

**Crotona Park N, 841**, see Marmion av, 1780.

**Faile st, 886** (10:2761), es, 150 n Seneca av, 25x100; PM; pr mtg \$4,000; July 1; July 13'18; 5y6%; Adeline C Coorsen, 886 Faile, to Fredk McCarthy, 879 E 162, & ano. 3,750

**Hornaday pl**, see Mohegan av, see 181st E, ns, 30.11 e Mohegan av.

**Lorillard pl, 2365** (11:3055); ext of \$17,- 500 mtg to May 31'21, at 5 1/2%; June 13; July 16'18; Title Guar & T Co with Century Holding Co, 25 W 45. nom

**Parker st** (15:3971), nwc Glebe av, 45x95; contract recorded as a mtg, recording tax of \$10 paid; Feb 13; July 17'18; Frank Gass, Inc, 2215 Westchester av, with Maria Nesto, 1553 Parker. nom

**Simpson st, 1007** (10:2724) ext of \$30,000 mtg to Sept 1'21 at 5 1/2%; July 1; July 13'18; Elisabeth S Harvie, 10 Jones, Jersey City, NJ, with Olds Holding Corp, 217 Bway, & Fredk Brown, 402 W 148. nom

**Simpson st, 1229** (11:2974), ws, 277.1 n Home, 25x100; pr mtg \$4,000; July 15; July 16'18; due, &c, as per bond; Elias Lipiner to Alonzo Jackson, Amenla, NY. 2,450

**Tiffany st, 921** (10:2711), ws, 240 s 163d, 35x105; also TIFFANY ST, 925 (10:2711), ws, 205 s 163d, 35x105; also TIFFANY ST, 929 (10:2711), ws, 170 s 163d, 35x105; PM; pr mtg \$—; July 15; July 16'18; due July 1'23, 6%; Ledge Realty Corp, 120 Bway, to Hy Morgenthau Co, 30 E 42. 12,500

**Tiffany st, 925**, see Tiffany, 921.

**Tiffany st, 929**, see Tiffany, 921.

**139TH st E**, nec Alex av, see Alex av, 276.

**158TH st E** (9:2417), ss, 173 w Court-landt av, 25x98.6; PM; July 16; July 17'18; due &c as per bond; Thessalonian Baptist Church to Bankers Trust Co, 16 Wall, trste Geo H Moller. 2,750

**180TH st, 309 E** (11:3143-3144), ns, 58 w Tiebout av, 16.8x100; pr mtg \$—; July 3; July 16'18; 3y5 1/2%; Fedele & Giovanni Eleuterio, 309 E 180, to Hudson P Rose Co, 7 W 45. 350

**181ST st, 607 E** (11:3083) ns, 41.2 e Bel-mont av, 25x80.1; pr mtg \$3,000; July 15; July 17'18; due Sept 1'20, int as per bond; Anna Piculo, wife Donata Piculo, 2234 Ryer av, to Carl Becker, Jr, Little Ferry, NJ. 2,000

**181ST st E** (11:3124), ns, 30.11 e Mohe-gan av, runs n86.7xw31.2 to es Mohegan av xw29.3 to ss Hornaday pl xw78.4xsl10.3 to st xw30.11 to beg; pr mtg \$35,500; July 12; July 13'18; installs, 6%; Lillian Hof, 164 E 37, to Saml Bergmann, 1145 Presi-dent, Bklyn. 2,500

**181ST st E**, see Honeywell av, see Honey-well av, see 181st.

**183D st E**, nwc Park av, see Park av, nwc 183.

**236TH st E** (12:3371), ns, 250 e Oneida av, 25x100; PM; pr mtg \$—; July 15; July 16'18; 2y6%; Josephine Keitel to Wm J Frey, 1226 Tinton av. 900

**250TH st W** (13:3415S), ns, 100 w Good-ridge av, runs n96.8xw25xw29.6xsl21.11 to st xw28 to beg; PM; June 11; July 12'18; 3y int as per bond; Kath C Baum to Delafield Estate, a corp, 27 Cedar. 2,400

**Alexander av, 276** (9:2302), nec 139th, 20x106.6, except part for st; PM; July 12; July 16'18; due, &c, as per bond; Anna L Shoemaker to Archibald McInnes, 351 E 143. 5,550

**Amsterdam av** (15:4175), es, 175 n Tre-mont av, 50x100; July 12; July 13'18; due &c as per bond; David Fox to Chas Witteck, 944 E 15. 750

**Amundson av** (17:4988), ws, 500 s Jeffers-son av, 52.4x101x53.9x100; July 15; July 16'18; 3y6%; Lars A Stjernberg, 4051 Amund-son av, to Eastchester Savings Bank, 9 S 3 av, Mt Vernon, NY. 3,600

**Amundson av** (17:4988), same prop; pr mtg \$3,600; July 15; July 16'18; installs, 6%; same to Isaac W Wood, 37 E 40, Bayonne, NJ. 1,400

**Anthony av, 1518** (11:2892), es, abt 180 s 176th, 50x184.6x52x199; pr mtg \$4,000; July 15; July 16'18; installs, 6%; John Lit-ter, 1818 Anthony av, to Tremont B & L Assn, 1931 Wash av (R S 75c). 1,500

**Av St John, 951** (10:2685); ext of \$15,000 mtg to Apr 1'21 at 5%; Mar 24; July 18'18; Bankers Trust Co with Sollie Cohen (R S \$7.50). nom

**Belmont av** (11:3079), es, 202.2 s 179th, 25x98.3x25.3x94.6; ext of \$8,000 mtg to July 1'21 at 6%; Apr 25; July 12'18; Bernard McManus with Augusta Larned. nom

**Boston rd, 1441** (11:2938), nws, 91 ne Prospect av, 26.6x130; pr mtg \$—; July 15; July 16'18; 3y6%; Isidor Kaitz to Sig-mund Kaitz, 132 Hanover, Boston, Mass. 3,000

**Chatterton av** (14:3824), sec Havemeyer av, 34.7x95x34.6x95; July 15; July 17'18; 3y 6%; M M & M Corp to Vincenzo Quin-tano, 2378 Bathgate av. 900

**Chatterton av** (14:3824), sec Havemeyer av, same prop; certf as to above mtg; July 15; July 17'18; same to same.

**Commerce av** (9:2541), es, 100 s 171st, 100x95; PM; July 11; July 12'18; 3y6%; De Forest Radio Telephone & Telegraph Co, 1391 Sedgwick av, to N Y Homeopathic Medical College & Flower Hospital, East-ern blvd & 63d. 1,500

**Courtlandt av** (9:2331), ws, 80 n 149th, 25x100; PM; pr mtg \$10,000; July 13; July 16'18; due Aug 1'23, interest as per bond; Angelo Mannello to Bingle Realty Co, 499 Willis av. 8,000

**Cruzer av** (15:4257), ws, 56.8 s Bear Swamp rd, 25x100; PM; July 10; July 12'18; 3y5 1/2%; Ellen M, wife of & Fredk G Durr, to Eliz K Dooling, 179 E 80. 3,500

**Forest av, 1137** (10:2651), ws, 110 s Home, 20x87.6; PM; pr mtg \$6,000; July 11; July 12'18; 3y5 1/2%; Seide & Hy Strum to Rose F Kenney, 1137 Forest av. 2,500

**Glebe av, nwc Parker**, see Parker, nwc Glebe av.

**Goodridge av** (13:3415S), ws, 80 n 250th, 25x98.3x25x97.1; PM; June 11; July 12'18; 3y int as per bond; Kath C Baum to Dela-field Estate, a corp, 27 Cedar. 2,150

**Havemeyer av**, see Chatterton av, see Chatterton av, see Havemeyer av.

**Havemeyer av** (14:3697), sec Hermany av, 108x105, Unionport, except part for Havemeyer & Hermany avs; July 17; July 18'18; due &c as per bond; Nicholas Hahn to Richd Morrison, 3446 Station pl. 1,300



**Hermany av, sec Havemeyer av, see Havemeyer av, sec Hermany av.**

**Honeywell av (11:3125),** sec 181st, 83.6x 65x80.5x65; agmt as to share ownership in mtg; May21'15; July18'18; Max Goldstein, 2147 Honeywell av, with Rose Rudinsky, 1241 47th, Bklyn. nom

**Jackson av, 806-S (10:2647),** es, 25 n 158th, 33.4x87.6; PM; July11; July13'18; due & as per bond; Ellen M Atkinson, 135 Hamilton pl, to Title Guar & T Co. 8,000

**Luring av (15:4066),** nes, 294.11 nw Sackett av, 50x100; July9; July17'18; 1y6%; Harry Lax, 296 Jerome, Bklyn, to Norman Smith, 251 Throop av, Bklyn. 500

**Marmion av, 1780 (11:2957),** nec Crotona Park N (No 841), 93.5x20x93.6x20; July11; July12'18; 3y5½%; Lindo Bldg Co to Lawyers Title & T Co. 3,500

**Marmion av, 1780 (11:2957),** same prop; certf as to above mtg; July11; July12'18; same to same.

**Mohegan av, sec Hornaday pl, see 181st E, ns, 30.11 e Mohegan av.**

**Park av (11:3031),** nwc 183d, 101.4x29.2x 100x25.5; PM; pr mtg \$22,000; July15; July 16'18; due Dec1'20, 6%; Concourse Estate Corp to Cath Tully, 810 E 173. 5,000

**Park av (11:3031),** nwc 183d, same prop, given as collateral security for mtg of \$3,000 covering land in Ft Lee, NJ; pr mtg \$27,000; July15; July16'18; due Jan1'19, 6%; Muir-Allen Realty Co to Concourse Estates Corp, 135 Bway. 3,000

**Park av (11:3035),** es, 217 n 178th, runs n133.8x141x108.2x60.9x25xw141.9 to beg; ext of \$8,000 mtg to Mar11'21 at 5%; Mar 11; July12'18; Wm A Larned et al with Lucy Kirtland, 31 2 pl, Bklyn. nom

**Riverdale av (13:3428),** ws, 33.9 s of stone monument in said av, showing line bet N Y & Yonkers, runs sw240xsw203xw 272xne220xne191.9 to av xs320 to beg; July 11; July13'18; due & as per note; Reliance Motion Picture Corp to Stephen A Lynch, Asheville, NC. 50,000

**Southern blvd, 1003 (10:2725),** ws, 523 s Westchester av, 40x132.7x40x131.1; PM; July15; July16'18; due, & as per bond; Frieda Gordon to Edw Michels, 33 Sutton pl. 14,500

**Tiebout av (11:3143),** es, 24.11 s Ford, 25x100x29x100; July15; July17'18; 5y, int as per bond; Anna, wife Donata Piccolo, 2234 Ryer av, to Carl Becker, Sr, Little Ferry, NJ. 1,000

**Tiebout av (11:3203),** es, 165.3 n 189th, 31x100; ext of \$13,500 mtg to June27'21 at 5½%; June12; July17'18; Jas Stokes, Ridgefield, Conn, with Jefferson D Fuller, 2304 Bway. nom

**Tinton av, 1225 (10:2663),** ws, 249.11 n 168th, 20.5x110; July16; July17'18; due, & as per bond; Harriet Bial to Title Guar & T Co. 3,000

**Washington av (9:2385),** ws, 146.1 n 163d, runs w149.6xn38.5xe50xsl10xe99.4 to av xs 36.7 to beg; ext of \$33,000 mtg to June7'21 at 5%; June12; July17'18; Jas Stokes, Ridgefield, Conn, with Chas Doll, 2213 University av (R S \$16.50). nom

**Washington av, 962-6 (9:2368),** es, 161.3 s 164th, 55.1x1200, except part for av; pr mtg \$8,000; July12; July13'18; 3y5½%; Yockel Bros Corp, 309 Bway, to Bowery Savs Bank, 128 Bowery. 9,000

**Washington av (9:2388),** ws, 100 s 167th, 25x100, except part for av; July15; July 18'18; 3y6%; Maria A De Graff, 1143 Wash av, heir Marie Hafner, to Julie F House, 258 W 73. 1,000

**Washington av (9:2388),** ws, 100 s 167th; same prop; ext of \$4,000 mtg to July—'21 at 6%; July15; July18'18; Julie F House, 258 W 73, with Marie A De Graff, 1143 Wash av (R S \$2). nom

**Washington av, 1376-S (11:2910),** es, 208 s 170th, 50.3x120; July7; July18'18; due Jan15'21, 6%; Jay Tee Bee Holding Co to Areco Realty Co, 299 Bway. 6,000

**Washington av, 1376-S; certf as to above mtg; July17; July18'18; same to same.**

**Washington av, 1380-2 (11:2910),** es, 158 s 170th, 50.3x120, except part for av; pr mtg \$33,000; July17; July18'18; due Jan15'21, 6%; Jay Tee Bee Holding Co to Morris Bergmann, 607 Greene av, Bklyn. 6,000

**Washington av, 1380-2; certf as to above mtg; July17; July18'18; same to same.**

**Webster av (12:3278),** ws, 103.8 s 198th, 25x124.7x25.1x123.2; ext of \$7,500 mtg to Jan31'21 at 5%; Feb23; July13'18; John J Scott, 110 Morningside dr, with Mary R Collins, 2377 Grand av. nom

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

JULY 11, 12, 13, 15, 16 & 17.

**Chisholm st, 1318 (11:2972),** Aloisius Hanger, 556 Cortlandt av, to Albert Brink, 66 Mt Hope pl; (A) J C Hoenninger, 5 Beekman (\$4,000, July28'08); July12'18. 3,000

**Crotona Park N, 841 (11:2957),** Lawyers Title & T Co to Mary T McMullan, 66 Martense st, Bklyn; (A) Lawyers Title & T Co (\$3,500, July11'18); July12'18. 3,500

**Featherbed ln (11:2874),** ss, 48.8 w Nelson av, 24.4x110x24.2x113.6; Mary A Dempsey, 1656 University av, to Wm J Dempsey, Forest Hills, LI; (A) J P Donellan, 140 Nassau (\$8,000, Feb1'16); July15'18. 2,500

**Minford pl, 1434 (11:2977),** Kate G Broderick, Hollis, LI, to Mary Travers, 30 Valliard av, Hollis, LI; (A) Shiland & H, 149 Bway (\$5,000, Oct21'08); July11'18. 5,000

**Simpson st, 1003-7 (10:2724),** Owners Syndicate Co to Julius H Zieser, 666 Greene av, Bklyn; (A) John B Pine, 63 Wall (\$3,000, Apr5'18); July17'18. 3,000

**Simpson st, 1007 (10:2724),** Jos F Stier, 117 W 58, to Elisabeth S Harvier, 10 Jones st, Jersey City, NJ; (A) J F Stier, 11 Bway (\$35,000, Oct31'13); July13'18. nom

**134TH st, 450 E (9:2278),** Hy Windeler & Co, exrs Jacob Dohrmann, to Karl Quenzer, 1401 Mad av; (A) Eifers & A, 211 Bway (\$3,500, May1'10); July16'18. 3,500

**140TH st E (10:2569),** ss, 95 e Jackson av, (5x100.10; American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$6,500, Apr15'06); July17'18. nom

**141ST st, 361 E (9:2309),** Anna C Wildey to Geo M Flogaus, 361 E 141; (A) J W Bryant, 391 E 149 (\$3,500, May1, 1894); July11'18. 3,000

**142D st, 446 E (9:2286),** Title Guar & T Co to Selma Frankel, 695 10 av; (A) Title Guar & T Co (\$2,500, June3'18); July17'18. 2,500

**155TH st, 387 E (9:2402),** Mary P Dunn, admrx Mary T Sweeney, to Lillian Sweeney, 1905 Morris av, & ano; (A) O Lackman, 433 E 161 (\$4,000, July2'06); July15'18. 4,055

**155TH st, 387 E (9:2402),** Jacob Roeser, 2140 Fulton, Bklyn, to Severin F Heizman, same address; (A) O Lackman, 433 E 161 (\$4,000, July2'06); July15'18. 4,100

**155TH st, 387 E; Raymond A Sweeney, 1484 St Nicholas av, et al to Jacob Roeser, 2140 Fulton, Bklyn; (A) same (\$4,000, July 2'06); July15'18. 4,100**

**158TH st, 566 E (9:2117),** American Mtg Co to Bankers Trust Co, trst Geo H Moller; (A) Title Guar & T Co (\$3,000, June26'05); July17'18. nom

**158TH st, 566 E (9:2417),** same prop; same to Chas A Sherman, exr Geo H Moller; (A) same (\$3,000, June26'05); July17'18. 3,019.58

**159TH st E (9:2381),** ss, 275 w Elton av, 25x100; N Y Savings Bank, 81 8 av, to Franz Mertens, 821 Melrose av; (A) Title Guar & T Co (\$10,000, Nov2'06); July12'18. 10,000

**162D st, 426 E (9:2383),** Star Holding Co to John L Thomas, 200 W 125; (A) Title Guar & T Co (\$25,000, Apr18'18); July 17'18. nom

**179TH st E (11:2812),** ns, 250 w Anthony av, 25x90; Chas H Lott, exr Chas F Moody, to Louise Ludder, 213 E 179 (\$3,000, Oct5, 1898); July11'18. 3,000

**182D st, 503 E (11:3050),** Sarah E Van Riper to Andw Nebel, 311 E 85; (A) Title Guar & T Co (\$3,000, Aug2'01); July16'18. 3,000

**202D st E (12:3307),** ss, 169.4 e Concourse, 25x100; Chas E Gleason & ano, exrs Saml Campbell, to Title Guar & T Co (\$3,000, Oct1'02); July17'18. 3,000

**204TH st, 315 E (12:3345),** John C Travis, trste, to Title Guar & T Co (\$5,500, June 17'09); July17'18. 5,050

**236TH st E (12:3371),** ns, 250 e Oneida av, 25x100; Smith Williamson, White Plains, NY, exr Annie M Atwood, to Elvire C Durell, 840 E 176; (A) Title Guar & T Co (\$4,500, June1'08); July13'18. 4,000

**236TH st E (12:3384),** ss, 142.3 e Katonah av, 28.7x100; Title Guar & T Co to May H Ludemann, 456 E 169; (A) Title Guar & T Co (\$5,000, July20'09); July16'18. 4,000

**250TH st W (13:3415S),** ns, 100 w Goodridge av, 28x121.11x irreg; Delafield Estate to Norman R Finch, 1106 Park av, Plainfield, NJ; (A) Delafield, H T & R, 27 Cedar (\$2,400, June11'18); July12'18. nom

**Arthur av, 2483 (11:3067),** Jane H M Tynsky to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar (\$5,000, Apr2'09); July 17'18. an int of 3,000

**Bryant av (11:2998),** ws, 21.10 s 176th, runs sw126.6xse27.7 to av xn130.6 to beg; Christian Biersack to Chas Walther, 26 W 98; (A) Gustave Frey, 3429 3 av (\$1,500, Nov4'10); July16'18. 1,500

**Concord av (10:2574),** sec 144th, 100 x100; Edw J Black, Hasbrouck Heights, NJ, to Louisa A Black, —; (A) J Bescher, 402 Concord av (\$4,500, May—'06); filed & discharged July11'18. 4,500

**Crotona av, 1840-2 (11:2949),** American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$6,500, Mar 2'10); July17'18. 6,519.86

**Evergreen av (14:3771),** nec Westchester av, 104x40x106.9x40.1; Chalmers Wood, admr Stephan D Pringle, to N Y Protestant Episcopal Public School, 30 Pine; (A) Lawyers Title & T Co (\$32,000, May18'14); July11'18. 25,000

**Fordham rd (11:3184),** swc Morris av, 69.6x124.10x75.9x120.5; Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$20,000, June1'15); July 16'18. 20,000

**Goodridge av (13:3415S),** ws, 80 n 250th, 25x98.3x25x97.1; Delafield Estate to Marie L Finch, 1106 Park av, Plainfield, NJ; (A) Delafield, H T & R, 27 Cedar (\$2,500, June 11'18); July12'18. nom

**Jerome av (11:3202),** ws, 62.7 s Kingsbridge rd, 100x114.8x100x115.2; Hugo Gerber, exr Alvin Buchner, to Chas Kurth, 729 Kelly; 1-36 pt; (A) Title Guar & T Co (\$18,000, Jan26'15); July17'18. 500

**Jerome av (11:2861),** ws, 400 n 176th, 75x100; American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$9,000, Nov29'05); July17'18. 9,000

**Jerome av (11:3202),** ws, 62.7 s Kingsbridge rd, 100x114.8x100x115.2; Hugo Gerber, exr Alvin Buchner, to Chas Kurth, 729 Kelly; 1-18 pt; (A) Title Guar & T Co, 176 Bway (\$18,000, Jan26'15); July17'18. 1,000

**Jerome av (11:3202),** ws, 62.7 s Kingsbridge rd, 100x114.8x100x115.2; Rosie Goll to Paul Gerhardt, 518 W 146; (A) Title Guar & T Co (\$18,000, Jan26'15); July16'18. 3,000

**Park av, 3652-6 (11:2901),** John Theofel Jr & ano, exrs John Theofel, to Emma S Trukenbrodt, 159 E 178; (A) M E Naumann, 223 E Tremont av (\$3,000, Aug26 '07); July12'18. nom

**Park av, 4547 (11:3031),** Concourse Estates Corp to Emco Impt Co, 132 Nassau; (A) Title Guar & T Co (\$3,000, July 15'18); July16'18. C O & 100

**Park av (11:3031),** nwc 183d, 101.4x 29.1x100x25.5; Agency Realty & Mtg Co, 31 Nassau, to Emily W Hartley, Cos Cob, Conn; (A) E J West, 31 Nassau (\$4,000, Feb21'16; filed & discharged July16'18. 4,000

**Park av (11:3035),** es, 217 n 178th, 133.8 x141x irreg; Wm A Larned, exr Wm Z Larned, Summit, NJ, to Lucy Kirtland, 21 2d pl, Bklyn; (A) A H MacCarthy, 1457 Bway (\$10,000, Oct5'07); July12'18. 8,175

**Prospect av (10:2688),** es, 125 n Leggett av, 25x100x25.5x100; John Forster, 754 Prospect av, to Emily Renk, same address; (A) Forster, H & K, 59 Wall (\$7,000, Oct 20'04); July13'18. nom

**St Ann's av, 747 (9:2360),** Laura Waldman, Paterson, NJ, to Acra Realty Co, 25 Broad (\$2,500, Aug30'17); July12'18. nom

**St Lawrence av, 1489 (15:3915),** Hudwll Corp to Hudson P Rose Co, 7 W 45 (\$2,500, June11'18); July16'18. nom

**South Oak dr, 762 (16:4597),** Lillie M Bopp, Freeport, LI, to Herman H Wolff, 115 W 71, et al, exrs, & C, Emil Wolff; (A) Bela D Eisler, 30 Pine (\$4,120, Aug1'11); July12 '18. 4,120

**Taylor av, 1240 (14:3765),** Emma A Valentine to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar (\$4,000, July1'07); July17'18. 4,000

**Vyse av (11:2987),** ws, 450 s Jennings, 25x100; Daniel G Francis, Kissimmee, Fla, to Connecticut Trust & Safe Deposit Co; (A) Clocke, K & R, 391 E 149 (\$3,500, Mar15 '01); filed & discharged July16'18. nom

**Westchester av (15:3934),** ns, 50 w Purdy 50x95; Jos Connolly & ano to Harlem Savings Bank; (A) Frank Gass, 2215 Westchester av (\$1,500, Dec6'17); July11'18. nom

**Willis av, 482 (9:2291),** Anna Fath & ano, extrs, & C, Dorothea Ludder to Anna Fath, 338 E 152; (A) John Davis, 68 Wm (\$8,000, May21'17); July12'18. 8,000

**Woodycrest av (9:2510),** es, 343.10 s 168th, 75x100; Jessie C McBride, Dobbs Ferry rd, White Plains, NY, to Nathaniel A McBride, Greenburgh, NY; (A) B J Levy, 15 W 113 (\$5,500, July13'09); July15'18. 5,500

**Woodycrest av (9:2510),** same prop; Nathaniel A McBride to Margt J McDermott, 322 St Nicholas av; (A) same (\$5,500, July13'09); July15'18. 5,500

**Lot 37 (15:4297),** blk 55, map Morris Park; Mutual Life Ins Co & ano to David Lichtenstein, 237 W 58; (A) Myers & G, 100 Bway (\$595, July28'13); July12'18. nom

**Lots 42 & 43 (15:4273),** blk 37, same map; same to same; (A) same (\$1,890, July 28'13); July12'18. nom

**Lots 74 to 76 (18:5400),** map No 1 Conrad Buhr Estate; Jas V Ganly, exr Michl Ganly, to Wm J Reed, 1966 University av; (A) A & C E Hally, 2069 Westchester av (\$1,000, Apr3'13); July12'18. 1,000

**Lots 712½ & 713½ (18:5634),** map Eliz R B King, City Island; Bankers Trust Co to Emily L Wimmer, 661 Jefferson pl, Bronx; (A) E J Marlin, 507 Tremont av (\$2,100, July1'15); July12'18. 1,000

**Lots 17 & 18 (9:2537),** parcel 25, map Wm B Ogden; First National Bank of Perth Amboy, NJ, to May Terhune, 145 Smith st, Perth Amboy, NJ; (A) E P Orrell, Jr, 256 Bway (\$3,200, July8'14); July 13'18. nom

**Lot 418 (15:4029),** map Van Nest Park; Frank Brodsky & ano, exrs Mary Hovorka, to Rudolph Hovorka, 162 9 av, L I City, legatee same; (A) Albt Hennings, 447 Steinway av, L I City (\$1,200, Sept15'05); July11'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

JULY 11, 12, 13, 15, 16 & 17.

**Byron st (17:5086),** es, 225 n Kossuth, 25x98.11x25x100.5; Jos F Moore to Evalena Conrad, Lawrence, LI; (A) H Wabst, 219th & White Plains rd; July6'18. 3,150

**Kelly st, 738 (10:2703),** Bessie Livingston to Saml Kandel, —; (A) S I Hartman, 51 Chambers; May1'14; July16'18. 4,500

**Kelly st (10:2716),** es, 152.11 s 167th, 17 x100; Jacob Bescher to Harlem Savs Bank, 124 E 125; Oct31'01; July11'18. 2,000

**Lorillard pl (11:3054),** es, 171.8 ne 3 av, 25x100; Ida E McKeown to John J Brady, Jr, —; Oct24'02; July12'18. 1,500

**Rose st (\*),** es, lots 202 to 204, map portion Downing Estate; Chas Gillis to Summit Trust Co, of Summit, NJ, exr Geo Hill; (A) Geo McCauslan, 41 Park Row; Nov20 '07; July12'18. 1,000

**Tiffany st (10:2711),** ws, 170 s 163d, 35x 105; Hy Hill to Hy Morgenthau Co; (A) Title Guar & T Co; June30'10; July17'18. 7,000

**135TH st E (9:2279),** ss, 466.6 e Willis av, 16x100; Mary Cherchas, 2423 7 av, to Wm Hoffmann; (A) Max Silverstein, 309 Bway; June20'16; July16'18. 750

**156TH st E (10:2628),** ss, 50 e Cauldwell av, 16.8x100; Ferdinand C Helm to Pauline Berg; (A) H Schrader, 836 Westchester av; Apr27'08; July11'18. 2,650

**156TH st E (9:2416),** ns, 165 e Park av, as on map Melrose South, 100.2x100x100.2x 101.7; also 156TH ST E (9:2416), ns, 165 e Park av, on said map, runs n— to ns Melrose st on said map x100.2x2.1 to 156th x w100.2 to beg; Ulrich Schoch & Casper Fischer to Casper Fischer, —; (A) Frees & McE, 3029 3 av; Jan25'15; July16'18. 10,000



158TH st, 566 E (9:2417); Louis Lese to Bankers Trust Co, 14 Wall, trste Geo H Moller; (A) Title Guar & T Co; June26'05; July17'18. 3,000

162D st, 426 E (9:2383); Alfred H Ackers, 233 W 128, to John L Thomas, —; (A) Title Guar & T Co; April18'18; July17'18. 25,000

162D st E (10:2690), ss, 99.11 e Prospect av, 25.1x99.5x irreg; Kossuth Realty Co to Frank Schleining, 220 Richmond Turnpike, Tompkinsville, SI; (A) Thos C Patterson, 51 Chambers; Dec4'12; July13'18. 1,150

175TH st E (11:2948), ss, 25 w Prospect av, 75x138; Mary E Halley to Emigrant Indust Savgs Bank, 51 Chambers; (A) Mackellar & G, 43 Cedar; June17'04; July11'18. 8,000

181ST st E (11:3124), ns, 30.11 e Mohegan av, 30.11x78.4x29.3x86.10; Lillian Hof, 167 E 37, to Ray Ashendorf, 1074 Manhattan av; (A) H Gottlieb, 299 Bway; July27'17; July13'18. 3,000

187TH st W (11:3207), ss, 75 w Grand av, 25x50; Alice M Mahoney, 58 W 182, to Herman C Dochtermann, 211 2d; (A) Title Guar & T Co; Feb9'14; July12'18. 1,500

227TH st E (\*), at ss land now known as Wakefield, runs e — to land Nathl Prime x e & s — to road from Eastchester to Westchester xsw — to land D Smith xse along said rd 4 ch 25 lks xsw 2 ch 77 lks xsw 4 ch 73 lks to Boston rd xsw 70 lks xnw 87 lks xnw 1 ch 37 lks xnw 1 ch 47 lks xnw 3 ch 83 lks xw — to cl Gunther av xnw — to cl Crawford av xsw — to cl Tieman av xnw — to cl Schieffelin av xw — to cl Laconia av xw — to cl 227th xw — to beg, except part for sts; Clara V, Lucy S & Effingham L Schieffelin to Newburgh Savgs Bank, at Newburgh, NY; (A) Title Guar & T Co; Nov27'12; July11'18. 15,000

236TH st E (12:3377), ns, 60 w Katonah av, 25x100; Lambert K Peacock to Lillie Sanger, 402 W 153; (A) L K Peacock, Jr, 283 E 236; July6'06; July17'18. 1,500

238TH st E (12:3379), ns, 420 e Kepler av, 20x100; Mary Devaney, Orange, NJ, to Geo A Meyer, —; (A) E A Allen, 42 Bway; Nov18'07; July12'18. 250

Amundson av (\*), es, 125 s Nelson av, 25x100; Erik G Nyman to Teresa Tengstrom, 3937 Amundson av; (A) R B Alling, 149 Bway; July11'18. 600

Bryant av, 1448 (11:2999); Louis Chustek to Arthur Knox, 784 Park av; (A) Lawyers Title & T Co; Oct25'16; July11'18. 700

Concord av (10:2514), sec 144th, 100 x100; Fredk Kleinman & Jacob Beschler to Geo L Black, exr Louisa A Black; (A) E G Black, 44 Pine; May1'06; July11'18. 4,500

Grand blvd & concourse (11:3168), nwc 192d, 69x110; 173d St Realty Co, 370 E 149, to Abe Smith, 725 Riverside dr; (A) D Steckler, 135 Bway; July13'18. 11,000

Hull av (12:3281), ws, 96.1 s Mosholu Pkway, 25x113.6; Walter S Cochran to Sadie I Carlew, 17 W 122, & ano; (A) Lawyers Title & T Co; Oct1'13; July11'18. 500

Marion av (12:3282), es, 139 n 194th, 50x 171.4x50x174.4; Anna S Pertsch to Robt A Joyce; (A) John P Joyce, 1803 Wash av; July2'06; July12'18. 6,000

Morris Park av (\*), es, lots 132 & 133, map portion Downing Estate, 47.11x93.11x 47.6x87.6; Chas Gillis, 853 Morris Park av, to Wm F Eppe, 340 E 135; (A) L E French, 41 Park Row; July22'12; July12'18. 10,000

Morris Park av (\*), es, lots 134 & 135, same map; same to Christopher Pesenecker, Jersey City, NJ; (A) J F Frees, 605 E 156; May15'05; July12'18. 8,000

Park av, 3930 (11:2905); Bernard J McGinty to Title Guar & T Co; Jan15'15; July16'18. 2,000

Park av (11:3031), nwc 183d, 101.4x29.10 x100x25.5; Cath T Tully to Peter Sinnott, 967 E 165; (A) Title Guar & T Co; April18'18; July16'18. 1,800

Park av (11:3031), same prop; John J & Jos I Tully to Julia Foley, 1219 Bryant av; (A) same; Feb21'16; July16'18. 4,000

River av (13:3411), ws, 20 s from ns land party 2d part, 70.7x68.8x irreg; Lee de Forest to Along the Hudson Co; (A) McKelvey & F, 84 Wm; Aug1'10; July13'18. 4,600

St Anns av, 339 (9:2268); Fredk Wein to Pauline Wein, 967 Trinity av; (A) G Frey, 3429 3 av; July6'15; July11'18. 3,000

Town Dock rd (\*), swc Wilcox, 25x100; John Whalen, 577 E 139, to Eureka Co-Oper Savgs & Loan Assn, 551 Courtlandt av; (A) John Davis, 68 William; May16'16; July12'18. 3,600

Vyse av (11:2987), ws, 450 s Jennings, 25x100; Peter S Obel to Connecticut Trust & Safe Deposit Co, Hartford, Conn; Mar15'01; July16'18. 3,500

Washington av, 962-6 (9:2368); Yockel Bros Co to Jos H Schwartz, —; (A) Krakower & P, 309 Bway; June14'16; July15'18. 5,250

Washington av, 962-6; same to Sarah Williams, 71 W 113; (A) same; June20'16; July15'18. 10,000

Washington av, 1376-82 (11:2910); Barry Bros, a corpn, to Jennie Rudinsky, 1353 47th, Bklyn; (A) R Loewenthal, 1321 Boston rd; May29'16; two mtgs, each \$6,500; July13'18. 13,000

Westchester av (\*), ns, 50 w Purdy, 50 x95; Julia A Gaskin to Harlem Savgs Bank, 124 E 125; Dec6'17; July11'18. 1,500

3D av (9:2325), swc 145th, 58.6x80x irreg; Borough Estates to Wm J McDonnell, 1129 Tinton av; (A) Title Guar & T Co; July1'09; July11'18. 15,000

Lot 89 (\*), blk B amended map Mapes Estate; Hy J Salzman to Annie B Fink & ano, —; (A) Mextrix Martin D Fink, —; (A) Phillips & A, 41 Park Row; Sept24'07; July11'18. 2,500

Lots 249 & 250 (10:2737), map Westchester property E T Young; Bernard E Gohlfert to Milton Realty Co; (A) G Frey, 3439 3 av; April6'09; July11'18. 2,000

Lot 22 (\*), supplementary map Bronxwood Park; Corti Bldg Co to Randall Comfort, Pleasantville, NY; (A) Title Guar & T Co; Dec23'09; July12'18. 5,500

Lots 33 & 34 (9:2541), parcel 27, map Wm B Ogden; Jas A Hennessy to N Y Homeopathic Medical College & Flower Hospital; (A) N Y Title & Mtg Co; June12'07; July12'18. 1,120

Lots 35 & 36 (9:2541), parcel 27, same map; same to same; (A) same; June12'07; July12'18. 1,120

Lots 36 & 37 (\*), blk 37, map Morris Park; John C Scofield to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July31'13; July17'18. 1,500

Lots 12 & 13 (\*), parcel 4, map Francis Scofield Estate, 50x100; John W Miller to Amelia E Strackbein; (A) Title Guar & T Co; Jan16'02; July17'18. 700

Lots 50 & 51 (\*), blk 30, map sec 1 Bathgate Estate; Della A McGarry to Emma Van Horn, 235 W 13; (A) Title Guar & T Co; Sept30'13; July17'18. 1,000

Lot 8 (\*), blk 59; also LOT 34, blk 25, map Morris Park; Lizzie Rothman to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July22'13; July15'18. 1,555

Lots 42 & 43 (\*), blk 27, same map; Fredk Schwartz to Ida Sattier, 306 W 102; (A) same; July29'13; July15'18. 1,190

Lots 39 & 40 (\*), blk 66, map Morris Park; Hy G Riehl to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July28'13; July16'18. 2,000

Lots 73 to 75 (\*), map Willis Estate; Philip Jaeger, 1342 Chisholm, to Wm J Denig, 1956 Anthony av; (A) Philip Jaeger, 1342 Chisholm; Oct29'15; July16'18. 900

Lots 108 & 109 (\*), map Joel Wolfe Est; Maxwell L Lewis, 452 Ft Wash av, to Saml Borchardt et al, exrs Isaac Rosenfeld; (A) Hy S Mansfield, 55 Liberty; Dec30'12; July16'18. 3,000

Lot 26 (13:3426), map Villa Sites at Riverdale of Jos Rosenthal Estate; Ruby H Popper, 1614 Av N, Bklyn, to Henrietta Morson, 25 Irvington pl, Bklyn, to Henrietta B Monheimer, 35 Nassau; May27'15; July16'18. 1,000

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the state appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

Pontana, Jos. L.—Dec2'15 (July10'18)—DOWNING ST, 13 (2:527-84), 30x80, 4-sty bk tnt & str; 1/4 pt of \$19,000.

Neidlinger, Geo. F.—May14'17 (July18'18)—60TH ST, 111 E (5:1395-512), 20x100, 1-sty & b stn dwg, \$37,500.

Rosenwald, Dora—Jan 25'18 (July16'18)—85TH ST, 321 W (4:1246-421), 16.8x 102.2, 3-sty bk & stn dwg, \$20,000.

Spingarn, Bertha—Jan1'18 (July9'18)—LENOX AV, 253 (7:1907-33 1/2), 19x80, 4-sty bk & stn dwg, \$16,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 19, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### ARTHUR C. SHERIDAN.

120TH ST, 505 E (\*), ns, 71.3 e Pleasant av, 26.9x50.5, 4-sty & b stn dwg; due, \$4,964.83; T&c, \$164.35; Edw F Cole. 4,000

#### JOSEPH P. DAY.

58TH ST, 532 W (\*), ss, 400 w 10 av, 25x 100.5, 5-sty bk tnt; due, \$1,850.88; T&c, \$300; sub mtg \$10,000; Henry H Jackson. 10,775

2D av, 125 (\*), ws, 91.10 s St Marks pl, 27.11x119.4, 5-sty bk tnt & str; due, \$4,754.97; T&c, \$1,620; sub mtg \$48,000; Jos L Buttenwieser. 49,000

#### BRYAN L. KENNELLY.

101ST ST, 134 E, ss, 109.4 w Lex av, 17.1x 100.11, 3-sty & b bk & stn dwg (vol); Wm Von der Horst. 3,200

Riverside dr, 342, es, 58.11 n 106th, 22x 89, 5-sty & b stn dwg (vol); bid in at \$34,500.

#### HENRY BRADY.

12TH ST, 413 E (\*), ns, 173 e 1 av, 21.1x 103.3, 6-sty bk tnt & str; due, \$31,818.75; T&c, \$646.50; Lawyers Mtg Co. 24,000

51ST ST, 361 E (\*), ns, 125 e 3 av, 18x 100.5, 5-sty stn tnt; due, \$17,806.29; T&c, \$1,865.10; Sarah L Dorn, extr, &c, 16,000

85TH ST, 218 E, ss, 230 e 3 av, 25x102, 5-sty bk tnt; due, \$23,203.61; T&c, \$427.55; Peter Kaber. 23,750

108TH st, 327-9 E (\*), ns, 200 w 1 av, 50x 100.11, 6-sty bk tnt & str; due, \$34,767.41; T&c, \$755.91; Lawyers Mtg Co. 33,500

Amsterdam av or 10th av, 4035 (\*), nec 215th, 99.11x150, vacant; due, \$32,137.93; T&c, \$995.60; Sarah E Cook. 15,000

#### JAMES L. WELLS.

117TH st, 220 E (\*), ss, 225 e 3 av, 18.9x 100.10, 3-sty & b fr dwg; due, \$1,144.49; T&c, \$475.19; Anna E Morrison. 1,000

117TH st, 222 E (\*), ss, 243.9 e 3 av, 18.9 x100.10, 3-sty & b fr dwg; due, \$1,144.49; T&c, \$474.04; Anna E Morrison. 1,000

117TH st, 224 E (\*), ss, 262.6 e 3 av, 18.9 x100.10, 3-sty & b fr dwg; due, \$1,144.49; T&c, \$475.19; Anna E Morrison. 1,000

117TH st, 226 E (\*), ss, 281.3 e 3 av, 18.9 x100.10, 3-sty & b fr dwg; due, \$1,144.49; T&c, \$477.49; Anna E Morrison. 1,000

#### HERBERT A. SHERMAN.

73D ST, 211 E (\*), ns, 160 e 3 av, 25x 102.2, 5-sty stn tnt & str; due, \$21,330.86; T&c, \$1,245.92; Geo F Droste. 15,000

Total ..... \$198,225  
Corresponding week 1917..... 392,000  
Jan. 1, 1918, to date.....16,257,384  
Corresponding period 1917.....24,343,638

### Bronx.

The following are the sales that have taken place during the week ending July 19, 1918, at the Bronx Salesrooms, 3208-10 Third av.

#### JOSEPH P. DAY.

156TH st, 960 E (\*), ss, 100 e Kelly, 25x 100, 2-sty & b bk dwg; due, \$8,898.45; T&c, \$204.60; Title Guar & Trust Co, trste, 8,000

Total ..... \$8,000  
Corresponding week 1917..... 327,723  
Jan. 1, 1918 to date.....4,176,952  
Corresponding period 1917.....5,459,497

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

July 20.

No Legal Sales advertised for this day.

JULY 22.

WILLET ST, 94, es, 125 s Stanton, 25x100, 5-sty bk tnt & str; Geo L Carlisle—Wm Kerner et al; Edw S Frith (A), 49 Wall; Eugene Blumenthal (R); due, \$26,477.18; T&c, \$346.18; Joseph P Day.

174TH ST, W, ss, 150 w Amst av, 25x100, vacant; Geo C Marvin—Mary A Williams et al; Henry M Bellinger, Jr (A), 135 Bway; Jas A Lynch (R); due, \$4,628.11; T&c, \$151.50; Henry Brady.

JULY 23.

49TH ST, 506 W, ss, 138 w 10 av, 26.4x100.5, 5-sty stn tnt & str; Farmers' Loan & Trust Co exr—Carrie Hollander et al; Geller, Rolston & Horan (A), 22 Exch pl; Cambridge Livingston (R); due, \$18,511.24; T&c, \$263.60; Henry Brady.

49TH ST, 534 W, ss, 488.6 w 10 av, 6.6x100.10x 36.7x100.5, 5-sty bk tnt; Emigrant Indust Savgs Bank—Fredk W Sherman et al; R & E J O'Gorman (A), 51 Chambers; Max Wieder (R); due, \$6,561.67; T&c, \$249; Joseph P Day.

104TH ST, 25 W, ns, 150 w Central Park W, 30x100.11, 5-sty bk tnt; Josephine M Chamberlin et al exrs—Hugh Donohoe et al; Chas P & Wm W Buckley (A), 141 Bway; Cornelius Huth (R); due, \$29,441.61; T&c, \$766.50; Joseph P Day.

JULY 24.

16TH ST, 503 E, ns, 72.11 e Pleasant av, 25x 80, 5-sty bk tnt & str; N Y Savgs Bank—Wm V Geis et al; Jno A Dutton (A), 80 Maiden la; Chas O'Sullivan (R); due, \$11,013.75; T&c, \$497; Joseph P Day.

CONVENT AV, 102-4, ws, 122 s 133d, 71.6x100, 5-sty bk tnt; Richard F Weeks—Convent Park Constn Co et al; Skinner & Bermant (A), 41 Park Row; Phoenix Ingraham (R); due, \$72,973.36; T&c, \$814.20; Henry Brady.

WEST END AV, 369, ws, 85 n 77th, 17.2x100.6, 5-sty & b bk dwg; Florence F Randolph—Wm J Beaulieu et al; Dean, Tracy & McBarron (A), 160 Bway; Max Altmayer (R); due, \$23,300.08; T&c, \$755; Joseph P Day.

3D AV, 2177, es, 50.5 s 119th, 25x100, 5-sty bk tnt & str 1-sty ext; Advance Mtg Co; Chas M Torpey et al; Lewis S Marx (A), 42 Bway; Edwin W Sohmer (R); due, \$4,805.02; T&c, \$514.84; sub to mte \$23,750; Joseph P Day.

ALL AND SINGULAR THE PROP, rights and franchises of street railroad commencing at the foot of 23d, East River, thence through & along 23d to Av A to 17th to Bway & Union sq to 14th, to 7 av, to Hammond or W 11th, to West, to Christopher, at the foot of Christopher, at North River, thence through & along Christopher to Greenwich av, to W 11th or Hammond, to 7 av, to 14th, to Bway & Union sq, to 18th, to Av A, to 23d, to East River; also leasehold interest of the Central Crostown R R Co of N Y, in & to the right, privilege & franchises, commencing at Christopher St Ferry, running thence through & along Christopher to Greenwich av, to 6 av, to 8th, to Astor pl, to Av A, to 10th, to East River; also commencing at Av A & 9th, thence through & along 9th, Stuyvesant & Astor pl to 8th or Astor pl; also commencing at Greenwich av & Christopher, thence through & along Greenwich av to W 10th, to West, to Christopher St Ferry, beg; Guaranty Trust Co of N Y, trste—Central Crostown R R Co of N Y et al; Stetson, Jennings & Russell, 15 Broad (A); Lytleton Fox (R); due, \$3,545,670.89; T&c, \$—; Bryan L Kennelly.



**JULY 25.**  
8TH ST, 363 E, ns, 158 e Av C, 25x87.10, 4-sty bk tnt & str; Richard L Suydam—Jos Schenk et al; Jos S Frank (A), 66 Bway; Algernon S Norton (R); due, \$12,714.47; T&C, \$1,004.90; Joseph P Day.

16TH ST, 601 E, ns, 64.11 e Av B, 28.1x42, 5-sty bk tnt & str; Theresa E McGoldrick—Loretta Corp et al; Jos H Fleury (A), 189 Montague, Bklyn; Saml Tullman (R); due, \$9,193.46; T&C, \$1,829.77; Henry Brady.

**JULY 26.**  
16TH ST, 359 W, ns, 100 e 9 av, 25x92.2, 2 & 4-sty bk factory; Herman Rositzke—Geo W Meyer et al; Neu, Gilchrist & Spedick (A), 26 Court, Bklyn; Wm R Page (R); due, \$7,000; T&C, \$—; sub to mtg \$7,500; Joseph P Day.

103D ST, 320 E, ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Munderloh Realty Co—Hannah T McLoughlin et al; Oliver E Davis (A), 3210 3 av; Theo K McCarthy (R); due, \$5,077.96; T&C, \$869; Samuel Marx.

RIVERSIDE DR, 725, sec 150th (No 620), 103.4 x98.8x99.11x125, 11-sty bk tnt; Jamestown Mantle Co—Be Glad Constn Co! Thrasher & Clapp (A), Jamestown, N Y; David H Knott, sheriff, all right, title, &c, which defendant had on Apr 8, 1918, or since; due, \$1,476.92; T&C, \$5,192; sub to mtg \$375,000; Henry Brady.

**JULY 27.**  
No Legal Sales advertised for this day.

**JULY 29.**  
72D ST, 332 W, ss, 343 w West End av, 22x102.2, 4-sty & b stn dwg; U S Trust Co of N Y, trstes, &c—Lillian M Sims et al; Stewart & Shearer (A), 45 Wall; Chas H Strong (R); due, \$34,671.67; T&C, \$1,625.45; M Morgenthau, Jr, Co.

**Bronx.**

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**JULY 20.**  
No Legal Sales advertised for this day.

**JULY 22.**  
LA FONTAINE AV, ws, 69.5 s Oak Tree pl, runs s100xw174 to Quarry rd, ne89.1xe63.4xne26.3xe 55 to beg vacant; City N Y—Dudley H Dickinson et al; Wm P Burr (A), Municipal Bldg; Max J Bernheim (R); due, \$15,446.43; T&C, \$1,682.12; M Morgenthau, Jr, Co.

**JULY 23.**  
238TH ST, E, ss, 225 w Keppler av, 25x100, vacant; Philip J Fox—Mary F Watkins; Jno C Stein (A), 2873 Webster av; Jas A Sullivan (R); due, \$979.73; T&C, \$81.90; James J Donovan.

**JULY 24.**  
HAVILAND AV, sec Olmstead av, 91.10x103.1; Eliza J Many—Geo Keiser et al; Peter Mahoney (A), 604 Lafayette av, Bklyn; Israel J P Adelman (R); due, \$4,560.32; T&C, \$1,102.39; James J Donovan.

WESTCHESTER AV, 2044, ss, 259.7 w Olmstead av, 67.1x277.3 to Newbold av, x67x275.11; Dollar Savgs Bank of City N Y—Katharina Schmitz et al; MacKellar & Gerbracht (A), 43 Cedar; Jno V Sheridan (R); due, \$5,475.45; T&C, \$2,434.81; James J Donovan.

**JULY 25.**  
WHITE PLAINS AV, 3617, ws, 75 n 213th, 25.2 x110.3x25x111.11; Michael Brennan, Inc—Michael Brennan et al; Frank A Bennett (A), 22 W 1st, Mt Vernon, N Y; Abr I Solomon (R); due, \$4,272.84; T&C, \$—; Joseph P Day.

**JULY 26.**  
ARTHUR AV, 2456, es, 95 n 188th, 25x81.7, 4-sty bk tnt & str; Anna Defeo—Maria Raffaele et al; Jno B M Pennetto (A), 535 E Tremont av; Geo A Steves (R); due, \$4,620.41; T&C, \$1,500; James J Donovan.

**JULY 27.**  
No Legal Sales advertised for this day.

**JULY 29.**  
214TH ST, E, es, 79 e Holland av, 25x100; Jno Piccirilli—Geo Corti et al; Jacob M Kornfeld (A), 206 Bway; Arthur W Birkins (R); due, \$3,065.93; T&C, \$2,414.40; Arthur C Sheridan.

**FORECLOSURE SUITS.**

*The first name is that of the Plaintiff; the second that of the Defendant.*

**Manhattan.**

**JULY 13.**  
GREENWICH ST, nwc Vesey, 53.10x41.11xirreg; Kalman Haas et al—Sellwell Realty Co et al; amended; Rose & Paskus (A).

LUDLOW ST, 110; Isaac Shiman—Rose Wilder et al; Strasbourger & Schallek (A).

56TH ST, ss, 150 w 5 av, 25x100; Mary A Nichols—Mary P Satterle et al; Platt & Field (A).

126TH ST, 181 W; Yonkers Homeopathic Hospital & Maternity—Arthur Weisbecker et al; H Swain (A).

131ST ST, 2 E; Chas M Cauldwell—Loretta Corp et al; H Swain (A).

14TH ST, 417 E; Eliz B Valentine et al—Christina A Martin et al; Cary & Carroll (A).

PINEHURST AV, nwc 17th, 125x98; N Y Life Ins Co—Aroco Realty Corp et al; G W Hubbell (A).

1ST AV, es, 73.7 s 118th, 50x94; & 28TH ST, ns, 60 w 8 av, 20x54.9; Karl Fink Rocco D'Onofrio et al; amended; L Oppenheimer (A).

**JULY 15.**  
47TH ST, ns, 375 e 2 av, 25x100.5; Lucie A Buddington—Nathan Wolf et al; A Wilson (A).

106TH ST, ss, 188.4 w Park av, 29.2x100.11; Ruth A Bruce—Brown—Jane Caroline Lee et al; Wilson, Barker & Wager (A).

**JULY 16.**  
BETHUNE ST, ns, 82.1 e Washington, runs n 100xw77.7 to es Washington, xs100 to Bethune, xn82.1 to beg; Emigrant Indus Savgs Bank—Mary A Thornton et al; R & E J O'Gorman (A).

BROOME ST, 99; Fredk Bertuch—Esther Samowitz et al; Cary & Carroll (A).

CHERRY ST, 231; Metropolitan Savgs Bank—Bower Realty Co et al; amended; A S & W Hutchins (A).

GRAMERCY PARK, 13; leasehold in prem, &c; Robt Matheson—Gilmer Realty Co, Inc, et al; Greene, Hurd & Stowell (A).

MADISON ST, 280; Greenwich Savgs Bank—Sophie Cohen et al; amended; Middlebrook & Borland (A).

MERCER ST, 45; Ellie M Campbell et al—Daisy Carr et al; J O Skinner (A).

SUFFOLK ST, es, 76 s Rivington, 24x75; Ella V Eldredge—Louis Cohen et al; Thompson & Fuller (A).

20TH ST, ss, 156.4 e 7 av, 17.6x93.10; Lorenzo Semple, admtr—Jos A Farley et al; amended; H Swain (A).

102D ST, 404 E; Juliet Edwina Lathrop et al—Richard L Epstein, individ & exr, et al; F B Sanford (A).

AV A, 310 to 314 & 19TH ST, 503 E; Equitable Life Assurance Soc of U S—Nathan Koppel et al; Alexander & Green (A).

EDGECOMBE AV, ws, 749.6 n 150th, 100x150; Alice D Blauvelt—Candler Holding Corp et al; amended; B Foody, Jr (A).

11TH AV, es, 25.1 n 51st, 25.1x100; Citizens' Savgs Bank—Marks Levy et al; Beall & Rogers (A).

**JULY 17.**  
113TH ST, ns, 50 w Park av, 25x100.11; Citizens Savgs Bank—Julia Levy et al; Beall & Rogers (A).

129TH ST, ss, 375 e 7 av, 25x99.11; Frances Kottle—E Spencer Peets et al; Lind & Pfeiffer (A).

**JULY 18.**  
2D ST, 236; Achilles H Korn—Henrietta Fisher et al; Wollman & Wollman (A).

83D ST, 116 E; Putnam County Savgs Bank—Fmanuel Furst et al; H M Bellinger, Jr (A).

LEXINGTON AV, 1635 & 1637; 2 actions; Central Union Trust Co of N Y—Manhattan Investing Co et al; Miller, King, Lane & Trafford (A).

**JULY 19.**  
GOERCK ST, 71-3; Lawyers Title & Trust Co—Wylor Constn Co et al; Dean, Tracy & Stanfield (A).

SUFFOLK ST, es, 76 s Rivington, 24x75; Ella V Eldredge—Louis Cohen et al; Thompson & Fuller (A).

97TH ST, ns, 200 e 5 av, 50x100.11; N Y Savgs Bank—Sarah Harris et al; J A Dutton (A).

117TH ST, 16 W; Esther Rieser—Henry W Schlesinger et al; amended; Guggenheimer, Untermeyer & Marshall (A).

117TH ST, 14 W; Isaac Untermeyer et al—Henry W Schlesinger et al; amended; Guggenheimer, Untermeyer & Marshall (A).

119TH ST, 423-5 E; Metropolitan Trust Co of City N Y—Loretta Corp et al; J B Pine (A).

**Bronx.**

**JULY 12.**  
CANNON PL, es, 175 s 238th, 75x100; Edw Knapp—Cannon Pl Constn Co, Inc, et al; G Steinhmuller (A).

FREEMAN ST, ns, 57.5 e Prospect av, 13.4x 64.7; Alice Couldock—Jos B Peck et al; Williamson & Bell (A).

FREEMAN ST, ns, 98.1 e Prospect av, 17.2x 42.2; Smith Williamson exr—Jos B Peck et al; Williamson & Bell (A).

194TH ST, ss, 50 e Decatur av, 50x104.7; Mary Anne Murray—Mary Annan et al; Friend & Friend (A).

VALENTINE AV, nwc 181st, 62.8x180; 135 Bway Holding Corp—Ensign Impvt Co et al; H M Bellinger, Jr (A).

**JULY 13.**  
CRUGER AV, es, 225 n Van Nest av, 25x100; Anna C Wildey—May E Holly et al; H Swain (A).

PROSPECT AV, es, 40.1 s 179th, 39x79.1; Lawyers Mtg Co—Cath Booth et al; Cary & Carroll (A).

LOTS 528 to 536; also LOTS 598 to 618, map of Unionport; also HAVEMEYER AV, nwc Haviland av, 82x105; also EDWARDS AV, ns, 100 w Latting, 75x100; Sarah E Conklin—Bronx Dock & Land Co; H DeBraun (A).

LOTS 528 to 536; also LOTS 598 to 618, map of Seton Homestead; Sarah E Conklin—Bronx Dock & Land Co; H DeBraun (A).

**JULY 15.**  
KINSELLIA AV, ss, 101.3 w Bronxdale av, 50x 100; Eliz M Dettner—Amelia Hewitt; H S Walton (A).

**JULY 16.**  
187TH ST, ns, 164 w Bathgate av, 64x90; Frank W. Blauvelt et al, as exrs—Mountain Constn Co et al; B Foody, Jr (A).

**JULY 17.**  
CONNER ST, nec Dyre av, 76.5x101.7; also LOT 44, map of 277 lots of land belonging to Dyre Av Realty Co; Danl McElroy—Annie B Russell; Foley & Martin (A).

LOT 30, blk 3240, map of Kingsbridge Real Est Co's Auction Sale Map; Bertha E Neary Thos M Kerrigan et al; J A Kohn (A).

**JULY 18.**  
PROSPECT AV, ws, 165 n 181st, 33x150; Henry Becker—Rachel Avignone et al; J T Hanlon (A).

3D AV, ws, 148 n 167th, 25x141.5; Martin J Browne—Amelia Cooper et al; M S Cohen (A).

LOT 44, parcel 18, map showing subdivision of est of Wm B Ogden, situated at Highbridge; Peter Brady—P W P Realty Co, Inc, et al; W C White (A).

LOTS 682 & 683, map of Lohbauer Park, 24th Ward; Wm D Hyam—Wm Peters et al; V-J Stahl (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

*The first name is that of the Plaintiff; the second that of the Defendant.*

**Manhattan.**

**JULY 12.**  
2D AV, swc 24th, 74x97.1; N Y Life Ins Co—Airose Realty Co; Geo W Hubbell (A); Matthew P Doyle (R); due....66,394.40

**JULY 13.**  
LEXINGTON AV, 1984; Caroline M Phraner—Edith Dawson; Wells & Snedeker (A); Algernon S Norton (R); due, ..... 7,385.99

26TH ST, 436 W; Lincoln University Endowment Assn—Robt E Forbes Henry M Bellinger, Jr (A); Paul T Kammerer, Jr (R); due, .....14,530.43

**JULY 15.**  
72D ST, ss, 425 e West End av, 70x 102.2; Metropolitan Life Ins Co—Jno Kahn Co; Butcher, Tanner & Foster (A); Chas L Hoffman (R); due.....234,385.78

**JULY 16.**  
GREENWICH ST, nec W 11th, 69.10x 78.5; Ida L Brower—Caroline A Searles et al; Rufus L Scott (A); Lawrence C Hull, Jr (R); due..... 3,176.23

**JULY 17.**  
14TH ST, W, ns, 300 e 7 av, 25x103.3; Farmers' Loan & Trust Co—Robt L Luce; Geller, Rolston & Horan (A); Wm Bondy (R); due, .....37,215.84

12TH ST, 514 E; Margt J Becker—Moses Ryshpan; Geller, Rolston & Horan (A); Isidore Wasservogel (R); due, 23,045.00

15TH ST, 433 W; Harry Mack—Thos C Martin; M S & I S Isaacs (A); Louis A Stone (R); due, ..... 3,412.02

**JULY 18.**  
No Judgments in Foreclosure Suits filed this day.

**Bronx.**

**JULY 12.**  
BRYANT AV, 1474; Cornelius G Coakley—Giuseppina Guarino; Arthur Knox (A); Abr Oberstein (R); due, 6,765.14

LAFAYETTE AV, sec Garrison av, 222.4 x51.5xirreg; Martha B Munn—Edw S Churchill et al; Arthur Knox (A); Jno H Rogan (R); due, .....21,961.87

**JULY 13.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 15.**  
ST ANNS AV, ws, 49.9 n 148th, 33.2x 99.3; Danl Schnatz—Chas G Kirchof et al; G D Zahn (A); M Bendit (R); due, ..... 5,261.25

**JULY 16.**  
LOTS 848 & 849, map of Laconia Park, Williamsbridge; Ralph Hickox—Frank Logue et al; R Hickox (A); A Kenney (R); due, ..... 1,848.65

**JULY 17.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 18.**  
VALENTINE AV, es, 176.4 n 184th, 100.8x115; Globe & Rutgers Fire Ins Co—Albert J McDonald et al; Prentice, Townsend & Hansl (A); C Horowitz (R); due, ..... 9,436.07

VALENTINE AV, es, 176.4 n 184th, 50 x85; same—Julia Kelly et al; same (A); W S Evans (R); due..... 4,674.22

**LIS PENDENS.**

*The first name is that of the Plaintiff; the second that of the Defendant.*

**Manhattan.**

**JULY 13.**  
11TH AV, ws, 49.4 n 37th, 49.4x100; Michael J Horan—Margarey Sweeny et al; action to impress lien; M J Horan (A).

**JULY 15.**  
1ST AV, 2055; Antonio Serge—Assunta Baratta et al; action to impress lien; Thompson, Laughman & Bailey (A).

**JULY 16.**  
No Lis Pendens filed this day.

**JULY 17.**  
FRONT ST, 126; Susan Pringle et al—Wm J McNulty et al; E C Moen (A).

MINETTA ST, 4; Wm Lustgarten & Co—People of the State of N Y et al; registration of land, title, &c; W Fairchild (A).

150TH ST, W, ns, 250 w St Nicholas pl, 25x 99.11; Geo D Sherman—Jno C Tierney et al; registration of title, &c; G R Hawes (A).

8TH AV, ws, 23.5 n 50th, 66x80; Frank C Titus—Bancroft Realty Co et al; amended partition; Davies, Auerbach & Cornell (A).

**JULY 18.**  
2D ST, 120; Geo Foster—Simon Levy; action to foreclose mechanic's lien; Goldfein & Weltfish (A).

25TH ST, 240 & 242 W; Structural Engineering Corp—Edw T Kennard et al; action to foreclose mechanic's lien; W E Golfrey (A).

**JULY 19.**  
No Lis Pendens filed this day.

**Bronx.**

**JULY 12.**  
OGDEN AV, es, 75 n 165th, 20x90; Rosina Giorno et al, as admtrs—Michele Infuso et al; action to set aside deed; W C White (A).

LOT 15, blk 2835, sec 11, on tax map; Nod-A-Way Co, Inc—Nicholas Downey et al; action to foreclose transfer of tax lien; H Swain (A).

**JULY 13.**  
No Lis Pendens filed this day.



**JULY 15.**  
135TH ST, 452 E; matter of petition of Thos J Higgins; action for registration of title; (A).

**JULY 16.**  
No Lis Pendens filed this day.

**JULY 17.**  
No Lis Pendens filed this day.

**JULY 18.**  
No Lis Pendens filed this day.

**MECHANICS' LIENS.**  
First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**JULY 13.**  
BROADWAY, 1600; Mount & Robertson, Inc—Helen C Juillard et al, exrs; United Picture Theatres of America, Inc (54)..... 1,641.00

**ST NICHOLAS AV,** sec 113th, 76.2x 95.5; D H McLaury Tile Co—Julian Benedict; Lulu Benedict (53)..... 394.01

**JULY 15.**  
28TH ST, 238 W; Crane Co—Groh's Sons, Inc (61)..... 2,479.96

**57TH ST, 153 W;** Felice Trocchia—Lucille B Aspegreen; Fredk Constn Co & Edw M McLaughlin (57)..... 75.00

**90TH ST, 17 E;** Ames Bldg Material Co—Charlotte W Fowler, Jr; Architectural Cont Co; McNulty Bros (56)..... 186.30

**BROADWAY, 1205-1213 & 29TH ST, 33 to 37 W;** Hyman Goodman—Lucy A Morris et al; Altman Estates, Inc; Fred Altman (59)..... 1,319.00

**MADISON AV, 110;** Felice Trocchia—Est of Georgianna Oakley; Frederick Constn Co & Liebowitz Bros (58)..... 254.00

**ST NICHOLAS AV, 54 & 56;** Wms Fredricks—Lulu Benedict; Julian Benedict (55)..... 165.76

**ST NICHOLAS AV, 56;** Herman Wagner—Lulu Benedict (60)..... 90.83

**JULY 16.**  
88TH ST, 257-65 W; F J Newcomb Mfg Co—Congregation B'Nai Jeshurun; McNulty Bros, Inc (62)..... 275.00

**5TH AV, 512-4;** Lenox Sand & Gravel Co—Est of Wm Ziegler; McNulty Bros, Inc (63)..... 329.62

**JULY 17.**  
29TH ST, 236 E; Morris Melnick—Frank Correnti, Simon Wiesenberg & Novison & Neidich (65)..... 285.00

**100TH ST, 127 W;** Alberene Stone Co—Jno Doe & Wm I Klein (64)..... 21.70

**JULY 18.**  
29TH ST, 115 E; Master Builders' Co—Hudnut Realty Co; W H South (68)..... 19.00

**114TH ST, 98 to 106 E;** Melrose Plumbing Co—Archie Realty Co; Jos Segovitz or Sager & Saml Shapiro; Superior Cont Co, Inc (67)..... 1,300.00

**ST NICHOLAS AV, 54 to 58;** Henry S Crawford—Lulu Benedict; Julian Benedict (66)..... 25.00

**JULY 19.**  
GANSEVOORT ST, 8; Jas M Saulpaugh—Chas A Goldman (72)..... 1,270.87

**21ST ST, ns, bet 5 av & Bway, 195x62.4 x—x65.5;** Jos B Friedlander—Est of Bradish Johnson & Jacob A Zimmerman & Son, Inc (69)..... 3,168.54

**38TH ST, 334 E;** Aaron Udow—Laura Oppenheim (71)..... 287.63

**5TH AV, 1489;** Pierce, Butler & Pierce Mfg Corp—S V C Hamilton; renewal (70)..... 600.00

**6TH AV, 232;** Saml H Potter, Inc—Andrew & Jno A Phillips (73)..... 125.00

**Bronx.**

**JULY 12.**  
147TH ST, 546 E; Benj Glasser—Mary E Bunt; Mary E Bunt & Jas T Bunt; renewal (11)..... 192.50

**ST ANNS AV, 471;** Benj Glasser—Mary E Bunt; Mary E Bunt & Jas T Bunt; renewal (12)..... 116.09

**JULY 13.**  
173D ST, 1456 E; City Kalamein Co—Margt & Francis X Shine (14)..... 200.00

**BELMONT AV, 2310;** Jacob Rutenberg—Margt E Rich & W & M Realty Corp (13)..... 231.75

**JULY 15.**  
181ST ST, ns, extending from Valentine to Ryer av, 185x62.8; Brick Lime & Cement Co, Inc—Ensign Impvt Co; Damsey & Kehlman (15)..... 145.00

**JULY 16.**  
140TH ST, 607 E; Harry Weinstein—Rosie Klein (16)..... 69.00

**APPLETON AV, sec Ft Schuyler rd, 42x90xirreg;** Hugo C Cook—Eliz Buhler; renewal (18)..... 140.00

**FRANKLIN AV, 1395;** City Kalamein Co—Talmud Torah of Beth Israel, Mr Kern, pres; J Linn (17)..... 75.00

**JULY 17.**  
CAULDWELL AV, 817; Bernhard Schildhaus—McEvoy & Coester Constn Co & (Mrs) M Koester (19)..... 98.00

**SATISFIED MECHANICS' LIENS.**  
First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**JULY 13.**  
25TH ST, 240-2 W; Tony Siracusa—Edw T Kennard et al; July2'18..... 345.90

**JULY 15.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 16.**  
45TH ST, 62 & 64 W; Lenox Sand & Gravel Co—Nathan H Jarvis et al; July12'18..... 329.62

**JULY 17.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 18.**  
145TH ST, 23 W; Corussi Marble Wks, Inc—Jules Mayer et al; July12'18... 110.00

**JULY 19.**  
31ST ST, 142 to 156 E; Friedman Contracting Co, Inc—Wm H Seach et al; Jan'18..... 4,247.00

**SAME PROP;** same—same; Jan10'18... 6,837.00

**SAME PROP;** Jno Richman Plumbing Contracting Co—same; Jan7'18..... 713.80

**SAME PROP;** Friedman Contracting Co, Inc—same; Jan9'18..... 6,837.00

**BROADWAY, 1637 to 1649;** also 50TH ST, 211 to 229 W; also 51ST ST, 210 to 232 W; C H Southard Co—Meredall Realty Corp et al; Jly11-18... 1,311.26

**Bronx.**

**JULY 12.**  
138TH ST, 220 E; Sayles Elec Co—Olin J Stephens, Inc, et al; April 29'16..... 417.29

**JULY 13.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 15.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 16.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 17.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 18.**  
BELMONT AV, 2310; Jacob Rutenberg—Margt E Rich et al; April2'18.... 98.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**  
The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

**JULY 11.**  
JAVA-PACIFIC LIJH AND KONINKLIJKE PAKETVAART MAATSCHAPPIJ; L Schmid & Co, Inc; \$17,483.78; J B Smith, Jr.

**POLLOCK, Sigmund;** Geo D Orenstein Co; \$2,259.67; Hays, Hershfield & Wolf.

**JULY 12.**  
CAMPERWODN MILLS, Inc; M D Becerra Co, Inc; \$2,650; F E Scott.

**GARRERO, Fernando E;** Jno W Barrick; \$6,600; Cabell & Breckenridge.

**JULY 13.**  
GEORGE LEARY CONSTN CO; Ransome Concrete Machinery Co; 4,130.90; Koenig, Suttentfield & Aranow.

**JULY 15, 16 & 17.**  
No Attachments filed these days.

**CHATTEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

**JULY 12, 13, 15, 16, 17 & 18.**

**Hyman, Saml L.** 58 W 70th..Raisler Heating Co..... 1,350.00

**Stahl & Jaeger.** 406 W 31st..Hall Printing Press Co.....(R) 4,600.00

**Bronx.**

**Peerless American Products Co.** Shakespeare av, swc 189th, —x—..Overhead Kitchen Dryers. Clothes Dryers. Corrects error in last issue when amount of mtg was \$740... (R) 240.00

**BUILDING LOAN CONTRACTS**  
The first name is that of the Lender; the second that of the Borrower.

**Manhattan.**

No Building Loan Contracts filed this week.

**Bronx.**

No Building Loan Contracts filed this week.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**ABBREVIATIONS.**  
(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

**7TH AV, 711,** 2-sty bk str & restaurant, 50x 120; slag rf; \$50,000; (o) Silverage Co., 434 Driggs av, Bklyn; Pres, S. Leavitt; (a) A. Edwards (112).

**FACTORIES AND WAREHOUSES.**

**SOUTH ST, 378,** 1-sty bk f. p. warehouse, 100 x140, slag rf; \$10,000; (o) Jackson Bros., Church and Chambers sts; gen. manager, H. A. Jackson; (a) W. B. Will, 1181 Myrtle av, Bklyn (114).

**STABLES AND GARAGES.**

**45TH ST, 338 E,** 1-sty bk garage, 50x100, plastic slate rf; \$10,000; (o) Harry Aronson, Inc., 200 5 av; (a) L. A. Sheinart, 194 Bowery (111).

**1ST AV, e s, 66 s 90th, 1 & 2-sty bk str & garage, 84x50 & 94, slag rf; \$30,000;** (o) St. Joseph's Asylum, 220 E 4th; Pres, Jos. Schmidt; (a) Chas. Kreyenberg, 2240 Quimby av (113).

**STORES AND LOFTS.**

**BROADWAY, 1991,** 5-sty f. p. str & lofts, 2x130, reinforced concrete & slag rf; \$40,000; (o) The 1991 Bway Corp., 1947 Bway; (Pres) J. L. Miller; (a) F. Hausle, 81 E 125th (115).

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

**NELSON AV, s s, 310 e 174th,** 6-sty bk int, 50x93.4, slag rf; \$55,000; (o) J. T. Constn. Co., Jos. Theiss, 584 E 169th, Pres; (a) Chas. Kreyenberg, 2240 Quimby av (127).

**192D ST, E, n s, 78 e University av,** 5-sty bk int, 64x80.10, composition rf; \$72,000; (o) Wm. M. Moore Holding Co., Wm. M. Moore, on prem, Pres; (a) Irving Margon, 355 E 149th (133).

**DWELLINGS.**

**UNDERHILL AV, e s, 75 s Randall av,** 1-sty fr dwg, 19x26, slag rf; \$1,800; (o) Antonio De Gugorio, Sound View av; (a) Anton Pirner, 2069 Westchester av (131).

**WALDO AV, n w c Greystone av,** 2-sty hollow tile dwg, 46.8x25.6; asbestos slate rf; \$8,000; (o) Cornelius M. Breen, 485 E 180th; (a) W. O. Tait, 476 Rossmore, Bronxville (130).

**STABLES AND GARAGES.**

**220TH ST, ns, 230.6 e Barnes av,** 1-sty fr garage, 12x20, tin rf; \$300; (o) Rev. C. Czarkowski, on prem; (a) Emil Liske, Jr., 748 E 225th (128).

**221ST ST, E, n s, 80 w White Plains av,** 1-sty t. c. garage, 12x20, concrete slab rf; \$400; (o) F. Trumpler, 681 E 221st; (a) Emil Liske, Jr., 748 E 225th (129).

**WALTON AV, n e c 151st,** 2-sty bk garage, 123.2x256.2, concrete slab rf; \$30,000; (o) A. J. Schwarzler, 369 E 167th; (a) S. G. Kessler, 529 Courtlandt av (132).

**ST. LAWRENCE AV, s w c Tremont av,** 1-sty bk garage, 40.5x97.0, plastic slate rf; \$10,000; (o) Tiebout Av. Co., Inc., Z. F. Fonda, 1419 Parker, Pres.; (a) H. G. Steinmetz, 1007 E 180th (134).

**MISCELLANEOUS.**

**177TH ST, E, s s, from Bronx River to N. Y. W. & B. R. R.,** 1-sty fr photo gallery, 25x45, slag rf; \$2,700; (o) Est of W. W. Astor, 23 W 26th; lessees, Bronx Exposition, Inc., Times Bldg; (a) Chas. E. Selkworth, Jr., 423 76th, Bklyn (126).

**PLANS FILED FOR ALTERATIONS**

**ABBREVIATIONS.**  
(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**ANN ST, 60,** new stairs & bulkhead to 5-sty bk str & lofts; \$350; (o) Collegiate Reformed Dutch Church, Inc., 113 Fulton; (Pres) D. J. Burrell; (a) Wm. F. Birmingham, 55 Ann (1437).

**BLEECKER ST, 289,** new elevator shaft, f. p. doors, freight elevator, stairs, f. p. stair enclosure & windows to 6-sty bk factory; \$4,000; (o) J. Hopkins, 199 Franklin; (a) Realty Architectural Co., 2471 8 av (1444).

**CEDAR ST, 26,** steps & doors to 14-sty f. p. office; \$100; (o) Emily B. Hopkins, care Guarantor Realty Corp., 427 5 av; (a) A. D. Austey, 162 W 20 (1442).

**CHAMBERS ST, 130,** new show fronts, remove c. i. columns, rebuild piers to 5-sty bk str & office; \$2,500; (o) Acker, Merrell & Condit Co., 130 Chambers; Pres, H. J. Luce; (a) Euvrard, Sambach & Euvrard, 29 Cleveland pl (1395).

**CHRISTOPHER ST, 23,** new entrance, canopy, baths, partitions, cut openings, redecorate, general repairs to 3-sty bk dwg; \$7,000; (o) Switzer Ins. & Home, on prem; (Pres) Miss S. Switzer; (a) F. E. Vitolo, 56 W 45th (1417).

**ELDRIDGE ST, 87,** new skylight to 4-sty bk str & synagogue; \$75; (o) M. Gordon, 102 Bleecker; (a) M. Dushey & E. D. Siton, 87 Eldridge (1449).

**ELIZABETH ST, 168,** lower beams, reset partitions & stairs to 6-sty bk str & tnt; \$3,000; (o) Maria Livoti, 286 Elizabeth; (a) L. A. Sheinart, 194 Bowery (1420).

**FRONT ST, 46,** fill openings with spruce beams to 5-sty bk factory; \$200; (o) J. Curtin, 3 South; (a) F. Ebeling, 13 Park Row (1427).

**GRAND ST, 380,** lower beams, remove wall, new partitions, reset stairs, new marquee, mezzanine, new seats to 4-sty bk theatre & office; \$5,000; (o) A. Silverman, 380 Grand; (a) L. A. Sheinart, 194 Bowery (1433).

**GREENE ST, 193,** new posts to 6-sty bk mfg & storage; \$100; (o) Est. Wm. F. White, 299 Bway; exr, E. Scudder; (a) R. Berger & Sons, 309 Bway (1441).

**HUBERT ST, 24,** remove partitions & plumbing, new elevator shaft, columns & girders to 6-sty bk tnt; \$5,500; (o) S. B. Sofield, 268 West; (a) A. E. Nast, 546 5 av (1407).



McDOUGAL ST, 14, cut openings, new partitions & w. c. compartments to 4-sty bk tnt; \$1,500; (o) A. Repetta, 30 McDougall; (a) J. H. Knubel 305 W 43d (1432).

MONROE ST, 88, new openings & windows to 6-sty bk left; \$450; (o) E. F. Harvie, 10 Johns, Jersey City, N. J.; (a) R. Schweblich, 512 E 76 (1401).

MULBERRY ST, 84, new cornice, sash, window frames, front wall stuccoed, new vestibule, stairs & partitions to 3-sty bk tnt; \$840; (o) R. Prisco, 73 Mulberry; (a) Geo. A. Dugen, 200 5 av (1400).

NASSAU ST, 93, water supply for sprinkler system to 12-sty f. p. office; \$250; (o) Est. Geo. B. Wilson; (trustee) G. B. Wilson, Jr.; (a) F. Hausle, 81 E 125th (1440).

NORFOLK ST, 63, new stairs to 5-sty bk str & tnt; \$150; (o) W. L. Carn, 128 Bway; (a) Horenburger & Bardes, 122 Bowery (1419).

ST MARKS PL, 28, remove stoop, iron stoop, partition, str front to 4-sty bk str & tnt; \$500; (o) J. J. Campbell, 256 Bowery; (a) F. J. Schefoik, 4168 Park av (1389).

SPRING ST, 261, reinforce concrete coal bunker, 48x70; \$7,500; (o) Corp'n Trinity Church, 187 Fulton; controller, H. H. Canmann; (a) J. O. Whitenack, 231 W 18th (1403).

STANTON ST, 340, 1-sty bk motor rm, skylight to 6-sty bk storage; \$800; (o) Pirtle Warehouse Corp., 17 Battery pl; (a) J. Odell Whitenack, 231 W 18th (1431).

WATER ST, 124, new beams & flooring to 5-sty bk storage; \$250; (o) W. H. & F. Jordan, Jr., Inc.; on prem; (a) A. D. Pickering, 103 Park av (1408).

WEST ST, 414, lower beams, new str fronts, partitions, w. c. compartments, tile floor & concrete steps to 4-sty bk str & tnt; \$7,500; (o) Farmers Loan & Trust Co., 16 William; (Pres) Wm. B. Cardoza; (a) B. H. & C. N. Whinston, 148th & 3 av (1426).

WOOSTER ST, 25, new elevator shaft, skylight, f. p. doors to 3-sty bk factory; \$2,670; (o) Catherina Bianchi, on prem; (a) Jean Jeanne, 37 Sullivan (1434).

11TH ST, 222 W, new rf, skylight & fireplace, alter partitions, new plumbing, steam heat & elec light, remove verandah & fire escape, new windows to 4-sty bk dwg; \$3,500; (o) Church of St. John the Evangelist, 224 Waverly pl; Rev. John A. Wade, rector; (a) H. V. Hartman, 125 W 16th (1404).

16TH ST, 5 W, alter partitions, g. i. duct, toilet to str & tnt; \$600; (o) Mechanical Engineers Investing Co., 99 Nassau; Pres, F. T. Williams; (a) Schwartz & Gross, 347 5 av (1386).

17TH ST, 108 E, remove stoop, new entrance, beams & floors, alter stairs, f. p. windows, new baths, alter partitions, new sinks, flues, plumbing, elec. wiring & steam heat; \$8,000; (o) Felicia M. Tucker, 346 4 av; (a) Rewick, Aspinwall & Tucker, 8 W 40th (1397).

23D ST, 549 W, 2 & 3-sty add, 50x98, to 2 & 3-sty f. p. garage; \$52,000; (o) C. C. Moore, care J. N. Wells Sons, 191 9 av; (a) M. M. O'Brien, 49 E 90th (1418).

28TH ST, 128 E, extend hallway, alter fire-escapes, f. p. windows to 5-sty bk str & office; \$1,000; (o) Chas. Laue, 5 Beekman; (a) D. Wortman & H. H. Braun, 114 E 28th (1445).

30TH ST, 15 E, new stairs & horizontal exits to 15 & 17-sty bk stable; \$40,000; (o) His Eminence John Cardinal Farley, 344 5 av; (a) Scott & Prescott, 1 Madison (1410).

33D ST, 203 W, f. p. partitions, beams to 4-sty bk office & dwg; \$1,200; (o) W. R. Walker, 299 Bway; (a) E. Hughes, 210 W 34 (1398).

38TH ST, 48 W, new stairs to 12-sty bk f. p. loft bldg; \$350; (o) M. Coleman, 125 W 56th; (a) Wm. J. Russell, 65 W 48th (1422).

42D ST, 17 W, reframe floor beams, new stairs, alter show windows to 5-sty bk str & office; \$500; (o) Est of E. A. Hoffman, Inc., 258 Bway; Pres, Wm. H. Harris; (a) J. H. Scheifer, 25 W 42d (1402).

44TH ST, 213 E, new tank, fire escape & boiler rm, brick up opening to 5-sty bk lofts; \$4,000; (o) Etagelec Holding Co., 5 Beekman; Pres, W. Benjamin; (a) J. Gescheidt, 142 E 43 (1430).

45TH ST, 23 W, remove wall, carry on wall on upper stories to 5-sty bk restaurant & lofts; \$100; (o) J. J. Mayer, 23 W 45th; (a) H. L. Young, 500 5 av (1392).

45TH ST, 109 W, new plumbing fixtures, alter partitions to 12-sty f. p. hotel; \$10,000; (o) E. H. Litchfield, 44 Wall; (a) G. & E. Blum, 505 5 av (1388).

47TH ST, 3 E, raise beams, alter partitions & heating, new baths, elec lighting & decorating, remove elevator shaft & boiler room to 5-sty bk str & dwg; \$10,000; (o) R. W. Goelet, 9 W 17th; (a) P. J. Murray, 569 5 av (1399).

49TH ST, 11 E, new stairs to 6-sty bk str & tnt; \$200; (o) Chas. Brown, 11 E 49th; (a) J. M. Felson, 1133 Bway (1446).

52D ST, 428 E, new tank & alter window to door to 2-sty bk freezing tank; \$500; (o) Knickerbocker Ice Co., 1480 Bway; Pres, W. M. Oler; (a) Waldemar Mortensen, 405 Lexington (1394).

52D ST, 22 E, remove 3-stys of ext to 5-sty f. p. dwg; \$400; (o) Mrs. H. D. Babcock, 22 E 52d; (a) Hiram V. Chase, 19 W 125th (1443).

56TH ST, 10 E, small ext, new baths & vents to 4-sty semi-f. p. dwg; \$2,000; (o) Wm. H. Wickham, 10 E 56th; (a) N. H. Hunt, 101 Park av (1447).

58TH ST, 227 E, remove wall partitions, stairs & beams, new stairs, beams, f. p. partitions, floor to 3 1/2-sty bk & fr dwg; \$3,500; (o) T. S. Teller, 11 E 61st; (a) W. Williams, 2 W 33d, Rm 1205 (1383).

60TH ST, 55 E, elevator shaft, pent house, skylight, partitions, baths & beams to 4-sty bk dwg; \$20,000; (o) E. Rosenwald Est.; exr, Mrs. Bella Wertheim, 55 E 60th; (a) R. B. Bowler, 101 Park av (1435).

60TH ST, 126 W, reset stairs, new partitions, cut opening, lower beams, new pillars & girders to 5-sty bk str & tnt; \$1,500; (o) Empire Sq. Realty Co., 1947 Bway; (Pres) Chas. E. Miller; (a) F. Hausle, 81 E 125th (1438).

82D ST, 147 W, new partitions, fixtures, dumbwaiter shaft, stairs & fire escapes to 5-sty bk tnt; \$12,000; (o) Est of E. R. Marcus, trste A. Salamon, 200 5 av; (a) M. J. Harrison, World Bldg (1412).

113TH ST, 61 W, alter partitions & closets to 4-sty bk dwg; \$1,000; (o) Chas A. Deshon, 258 Bway; (a) Eli Benedict, 352 Convent av (1406).

116TH ST, 114 W, remove wall, new glass fronts, beams, 5 ft. bk ext, alter partitions to 4-sty bk office & tnt; \$5,500; (o) J. C. F. Jacoby, 301 W 108th; (a) E. O. Holmgren, 1746 Pitkin av, Bklyn (1405).

118TH ST, 421 E, new stucco porch ext, 10 ft, alter windows to 3-sty bk dwg; \$250; (o) V. Grosso, 421 E 118th; (a) A. J. Benline, 401 E Tremont av (1436).

124TH ST, 263 W, alter 2-sty bk storage to garage; \$10,000; (o) Geo. Ehret, care Smith & Donahue, 291 Lenox; (a) L. E. Denslow, 44 W 18th (1385).

125TH ST, 246 W, new scuttle & iron stairs to 2 & 3-sty bk business; \$300; (o) A. D. Russell, 20 Exchange pl; (a) Lansing C. Holden, 103 Park av (1416).

BOWERY, 50, new balcony & seats to 2-sty f. p. theatre; \$1,000; (o) Mr. Korneo Theatre Corp., on prem; (Pres) Maria Acierno; (a) S. Levingson (1448).

BROADWAY, 1311, move back curb to 7-sty f. p. str; \$5,000; (o) Morewood Realty Holding Co., 21 E 40th; Pres, H. Du Puy, 21 E 40th; (a) Buchman & Kahn, 56 W 45th (1413).

BROADWAY, 663, new stair, alter elevator to 12-sty f. p. str & lofts; \$2,500; (o) Harry Fischel, 51 Chambers; (a) M. J. Harrison, World Bldg (1390).

BROADWAY, 1544, remove columns, new girder, alter skylight & rf, f. p. window to 4-sty bk str & office; \$2,000; (o) United Stores Realty Corp., 44 W 18th; Pres, J. C. Bolger; (a) G. A. & H. Boehm, 7 W 42d (1387).

BROADWAY, 791, extend stairs to 4-sty bk factory; \$300; (o) K. L. Pell, 14 Wall; (a) F. Ebeling, 13 Park Row (1421).

FT. WASHINGTON AV, w s, 244 n 190th, bk walls & rf to 1-sty str & fr bldg; \$200; (o) Mother Carolina Bertoli, on prem; (a) A. Vandrascio, 64 Washington Sq S (1356).

LEXINGTON AV, 576, cut down windows, new entrance & stairs, remove sills, remove window to 4-sty bk dwg; \$1,000; (o) Kate Padian, 323 E 19th; (a) L. H. Gallin (1425).

LEXINGTON AV, 1271, raise beams, new 1-sty bk ext, 20x41, alter partitions & stairs, new skylight & vent ducts to 3-sty bk dwg; \$7,500; (o) Ande Realty Co., 2 Rector; (Pres) E. McLoughlin; (a) Gronenberg & Leuchtig, 303 5 av (1423).

ST NICHOLAS AV, 400, change pier, enlarge window, cut opening, insert lintel, new dumbwaiter, remove stairs to 3-sty bk dwg; \$1,000; (o) M. T. Walsh, 510 W 175th; (a) E. H. Hendrickson, 71 Bway (1384).

WEST BROADWAY, 66, w. c. compartments & plumbing fixtures to 6-sty f. p. str & office; \$250; (o) Union Trust Co., 80 Bway; Pres, E. G. Merrill; (a) B. A. Morton; (a) J. B. Snook Sons, 261 Bway (1411).

2D AV, 2211, new w. c. compartments, enlarge windows, remove outhouse to 4-sty bk str & tnt; \$900; (o) M. A. Dietz, 209 E 112th; (a) Nathan Langer, 81 E 125th (1396).

2D AV, 82, remove wall, new piers & beams, 2-sty bk ext, 24x6, to 4-sty bk str & office; \$5,000; (o) Est of George Roll; (trustee) G. J. Roll 9 Riverview ter, North Plainfield, N. J.; (a) Otto Reissmann, 147 4 av (1428).

3D AV, 388, 1-sty bk ext, 24x19, to 4-sty bk str & office; \$2,500; (o) J. Klein, 408 3 av; (a) J. M. Felson, 1133 Bway (1424).

3D AV, 1008, 1-sty add, 200x420, to 6 & 3-sty bk str; \$20,000; (o) Arcade Realty Co., 59th & 3 av; Pres, I. I. Bloomingdale; (a) M. Jos. Harrison, World Bldg (1391).

4TH AV, 481, alter rf trusses & entrance to 1-sty bk car house; \$5,000; (o) N. Y. Railways Co.; Pres, T. P. Shonts, 165 Bway; (a) Chas. E. Corby, 50 Park pl (1409).

5TH AV, 106, new fire escapes to 4-sty bk str & loft; \$700; (o) Rothchild Realty Co., 100 5 av; (a) W. A. Hynd, 223 W 10th (1414).

5TH AV, 535, new skylight, frame rf, tier to 5-sty bk str & office; \$250; (o) Beekman Est., 7 E 42d; (Pres) Gerard Beekman; (a) F. Hausle, 81 E 125th (1439).

6TH AV, 466, new openings, f. p. doors & windows, fire escape platform to 5-sty bk str & mfg; \$300; (o) Canaan Investing Co., 1123 Bway; Pres & (a) Chas. Gilbert (1393).

7TH AV, 901, move entrance to 2-sty bk tea room; \$200; (o) Est of Geo. W. Helme, 31 Nassau; (a) E. D. Dunn, 470 Park av (1415).

10TH AV, 515, alter floor beams, omitting 1 floor to 7-sty bk warehouse; \$20,000; (o) D. Stevenson Brewing Co., 551 W 39th; (a) P. J. Murray, 141 E 40th (1429).

### Bronx.

BARNES AV, e s, 100 s 233d, new toilet & bath room to 2-sty & attic fr dwg; \$75; (o) Henry R. Rampore, 112 W 3d; (a) Sterling Archtl. Co., 212 Bway (177).

ELTON AV, s e c 158th, 1-sty bk ext, 11x22, to 1-sty bk church; \$750; (o) Germ. E. Meth. Church, John Lang, 456 E 158th, pastor; (a) Gustav Schwarz, 302 E 158th (175).

LINCOLN AV, n e c So Blvd, 2-sty bk ext, 20x12 to 5-sty bk factory; \$500; (o) J. B. Simpson, on prem; lessees, Estey Piano Co., on prem; (a) Anton Pirner, 2069 Westchester av (176).



RECORDS SECTION

of the

REAL ESTATE BUILDERS

RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CII

No. 2628

New York, July 27, 1918

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

JULY 19, 20, 22, 23, 24 & 25.

Arden st, 12 (8:2174-182), ws, 129.6 n Nagle av, 40x130, 5-sty bk tnt; Wm H Ford, ref, to Cora B Rutherford of Red Bank, NJ, plff; FORECLOS July5; July8; July24'18; A\$8,000-40,000 (R S \$37.50).

Arden st, 16 (8:2174-180), ws, 169.6 n Nagle av, 40x130, 5-sty bk tnt; Wm H Ford, ref, to Cora B Rutherford of Red Bank, NJ, plff; FORECLOS July5; July8; July24'18; A\$8,000-40,000 (R S \$37.50).

Broome st, 503; see West Bway, 366.

Centre st, 144 (1:193-pt lt 5), es, abt 80 s Walker, 26.4x103x26.8x100.4, vacant; also CENTRE ST, 146-50 (1:193), see at sws Walker (Nos 111-5), 75.3x75.8x80.3x66.2, vacant; also WALKER ST, 117 (1:193), s s, 66.2 e Centre, 25x32x25x80.3, vacant; also WALKER ST, 119 (123), ss, abt 95 e Centre, 25x100, pt 4-sty bk loft bldg; also WALKER ST, 121 (1:198), ss, abt 50 w Baxter, 25x100, 4-sty bk loft & str bldg; Transit Development Co to Coney Island & Brooklyn Terminal Co, 85 Clinton st, Bklyn; B&S; AL; July1; July20'18; A\$— (R S \$267).

Centre st, 146-50; see Centre, 144.

Cherry st, 228 (1:255-11), nwc Pelham, 28.7x96.1x28.10x96, 6-sty bk loft & str bldg; Donald B Abbott, ref, to Central Union Trust Co of N Y, 80 Bway, plff; FORECLOS June13; July19'18; A\$13,000-29,000 (R S \$21).

Forsyth st, 147 (2:420-26), ws, 175 n Delancey, 24x100, 5-sty bk tnt & str; Geo W Collins, ref, to Henry B Schwab, at Merrick, LI, EXR Mary B Schwab, plff; FORECLOS June26; July24; July25'18; A\$16,000-28,000 (R S \$24).

Goerck st, 111 (2:329-60), ws, 74.1 s Stanton, 25x100, 5-sty bk tnt & str; Ella Realty Co to Martin Heldt, 30 Mt Morris Park W; B&S & CaG; AL; July19; July25'18; A\$10,000-23,000 (R S 50c).

Goerck st, 111; Geo Kocher, 927 Bushwick av, Bklyn, to same; QC; AL; July19; July25'18 (R S 50c).

Horatio st, 21-5 (2:627-56), ns, 132.4 w 4th, 50x87.6, 6-sty bk stable; Wm M Barrett, as Pres of Adams Express Co, to American Railway Express Co, 65 Bway; AL; June30; July22'18; A\$22,000-42,000 (R S \$92.50).

Lafayette st, 208 (Elm st 194) (2:482-25), ws, abt 180 n Broome, 21.3x100, 3 & 4-sty bk loft & str bldg; Lewis Soulier, 27 W 64, to Thos Crimmins, 1916 Bway; mtg \$19,000; Aug23'17; July22'18; A\$24,500-33,500.

Lafayette st, 208; Thos Crimmins, 158 W 84, to Quiller Morgan Co, 793 Bway; QC; mtg \$19,000; Feb23; July22'18.

Monroe st, 167 (1:269-9), ns, 185.10 w Montgomery, 26.7x100, 6-sty bk tnt & str; Maurice Bloch, ref, to Henry Jones, 105 W 72, plff; FORECLOS June20'18; July15; July19'18; A\$15,000-30,500 (R S \$25).

Pelham st, nwc Cherry; see Cherry, 228.

Roosevelt st, 91-3 (1:112-35), ws, 95.4 n Cherry, 40x61.4x40x61.8, 6-sty bk tnt & str; Benj Levy of Bklyn to David D Cassel, 365 Crown, Bklyn; AL; July17; July19'18; A\$15,500-35,000.

Rivington st, 315 (2:328-52), ss, 100 e Lewis, 25x100, 5-sty bk tnt & str; Jas King to Miriam G Parlamen, 208 St Johns pl, Bklyn; Nov17'12; July25'18; A\$12,000-19,500.

Van Corlear pl, 22, see Adrian av, ss, 375 w 227th.

Walker st, 111-21; see Centre, 144.

Watts st, 1; see West Bway, 366.

Willett st, 94 (2:339-49), es, 125 s Stanton, 25x100, 5-sty bk tnt & str; Eugene Blumenthal, ref, to Geo L Carlisle, 1 E 39, plff; FORECLOS & drawn July22; July 23'18; A\$15,000-25,000 (R S \$21.50).

3D st, 19 E (2:386-61), ns, 189 e Av B, 23x96.2, 4-sty bk tnt & str & 4-sty bk rear tnt; Wm I Putnam, of Richmond, Va, to D Brown, 382 Hunterdon st, Newark, NJ, & I Eisenstein, 1421 53d, Bklyn; 1-6 pt; July10; July22'18; A\$11,000-13,500 (R S \$1.50).

The

INDEX

to the Manhattan and Bronx

Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY

FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

7TH st, 215 & 215½ E (2:390-46-47), ns, 216.4 w Av C, 33.4x97.6, 2-5-sty bk tnts & str; Meyer Edelstein to Harry Pollock, 195 Av D; ½ pt; mtg \$23,750 & AL; July 10; July24'18; A\$15,000-23,000.

7TH st, 215 & 215½ E; same to Ida Kissen, 222 Av A; ½ pt; mtg \$23,750 & AL; July10; July24'18.

12TH st, 413 E (2:440-53), ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & str; Thos H Baskerville, ref, to Lawyers Mtg Co, plff; FORECLOS July18; July22; July24'18; A \$10,000-26,000 (R S \$24).

12TH st, 609 E (2:395-57); ns, 118 e Av B, 24.7x103.3, 5-sty bk tnt & str & 3-sty bk rear tnt; Muir Land Corp to Anthony Sitko, of Mt Carmel, County of Northumberland, Pa; mtg \$12,500 & AL; July19;

12TH st, 609 E (2:395-57), ns, 118.7 e Av B, 24.7x103.3, 5-sty bk tnt & str & 3-sty bk rear tnt; Stone Ave Realty Co of Bklyn to Muir Land Corp, 391 Fulton, Bklyn; mtg \$12,500; July19; July20'18; A\$8,500-12,500 (R S \$2.50).

12TH st, 119 W (2:608-53), ns, 185.2 w 6 av, 75x103.3, 6-sty bk tnt; No 119-125 W 12th St Co, at 34 Pine, to Robt Schalkenbach, 125 W 12; mtg \$95,000 & AL; July 22; July23'18; A\$53,000-\$. O C & 100

13TH st, 438 E (2:440-27), ss, 172.9 w Av A, 24.3x103.3, 5-sty bk tnt & str; A \$11,000-20,000; also 13TH ST, 440 E (2:440-28), ss, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt & str; A\$11,000-20,000; Louise B Kelly (Branker) to Isidor Leibowitz, 70 Rivington; mtg \$44,500; July23; July25'18.

13TH st, 440 E, see 13th, 438 E.

18TH st, 410 W (3:715-37), ss, 129.6 w 9 av, 20.6x92, 3-sty bk tnt; Randolph Perkins, as TRSTE in bankruptcy of N J, dental Real Estate Corp, a corp of N J, to Henry H Glass, 367 W 120; mtg \$8,000 & AL; June29; July22'18; A\$8,000-9,000 (R S 50c).

19TH st, 243-5 W, see 123d, 159 E.

29TH st, 110 E (3:884-79), ss, 253.1 w Lex av, 21.10x98.9, 3-sty & b stn dwg; Chas O Kimball to Saml Marcus, 1187 Lex av; B&S & CaG; mtg \$20,000; July20; July 25'18; A\$30,500-34,000 (R S \$1). O C & 100

29TH st, 356 W (3:752-76), ss, 583.4 w 8 av, 16.8x98.9, 3-sty & b stn dwg; Felix Campbell & ano, EXRS, &c, Agnes McGirr, to Robt C Fulton, 240 W 102; mtg \$8,000 & AL; July10; July24'18; A\$9,500-12,500 (R S \$4). O C & 100

31ST st, 11 W (3:833-33), ns, 200 w 5 av, 25x98.9, 4-sty stn tnt & str; Hannah V C Bassett, widow, 137 W 74, to Henry A Collins, 254 W 20; mtg \$40,000 & AL; July 23'18; A\$67,500-69,500 (R S \$5). O C & 100

38TH st, 145 E (3:894-35), ns, 186 w 3 av, 16x94, 3-sty & b stn dwg; Helen R Anthony to Josephine Lang, 24 E 38; mtg \$12,000 & AL; July3; July25'18; A\$17,000-20,000 (R S \$12). O C & 100

40TH st, 531 W (4:1069-14), ns, 325 e 11 av, 25x98.9, 4-sty bk tnt & str; Regina Katz, 602 W 130, to Bella Finkel, 500 E 134; mtg \$9,500 & AL; July22; July24'18; A \$10,000-13,000.

48TH st, 117 W (4:1001-23½), ns, 212.6 w 6 av, 18.9x100.5, 4-sty & b stn club; Kath F Reynard of Rye, NY, to Calma Realty Co, 15 W 45; mtg \$19,000 & AL; July1; July20'18; A\$37,500-44,000 (R S \$14). O C & 100

49TH st, 506 W (4:1077-39), ss, 138 w 10 av, 26.4x100.5, 5-sty stn tnt & str; Cambridge Livingstone, ref, to Farmers Loan & Trust Co, 22 William, EXR Jos L R Wood, plff; FORECLOS July23; July24; July25'18; A\$10,500-18,000 (R S \$13).

51ST st, 421 E (5:1363-9), ns, 202.4 e 1 av, 16.8x100.5, 3-sty & b stn dwg; Julius Friedman to Henry H Jackson, 63 E 92; AL; April2; July25'18; A\$5,500-8,000 (R S 50c). O C & 100

53D st, 346 E (5:1345-31), ss, 100 w 1 av, 25x100.5, 5-sty stn tnt & str; Saml Weil et al, EXRS Jonas Weil, to Henry Iffland, 877 Cauldwell av; ½ pt; AL; July22; July 25'18; A\$10,000-18,500.

53D st, 346 E; Bernhard Mayer to same; ½ pt; B&S; AL; July22; July25'18.

53D st, 268 W, see 8 av, 888.

56TH st, 139-41 W, see 57th, 146 W.

57TH st, 144 W, see 57th, 146 W.

57TH st, 146 W (4:1009-54), ss, 250 e 7 av, 19.11x100.5, 5-sty stn tnt & str, 1-sty ext; A\$49,000-55,000; also 57TH ST, 144 W (4:1009-53), ss, 270 e 7 av, 20x100.5, 5-sty stn tnt & str, 1-sty ext; A\$49,000-63,000; also 56TH ST, 141 W (4:1009-11), ns, 250 e 7 av, 25x100, vacant; A\$33,000-33,000; also 56TH ST, 139 W (4:1009-12), ns, 275 e 7 av, 25x100, 2 & 4-sty bk studio; A\$33,000-42,000; Edw F Hutton, of Bayshore, LI, to Nottuh Holding Corp, 15 Broad; QC; July22'18 (R S \$175).

69TH st, 350 E (5:1443-36), ss, 225 w 1 av, 16.8x77.4, 2-sty & b stn dwg; Helena A Pino (Lima) to John Balogh, 337 E 69; mtg \$5,000 & AL; July23; July24'18; A\$5,100-7,500 (R S \$7.50). O C & 100

69TH st, 306-S W (4:1180-39-40), ss, 150 w West End av, 50x100.5, 2-5-sty bk tnts & str; Aaron Cohen, 4 E 117, to Florence I Ludlow, 3039 Bway; AT & corrects deed dated Mar26'18; mtg \$33,535 & AL; June 28; July19'18; A\$18,000-34,000 (R S \$1).

70TH st, 203 W (4:1162-pt lt 23), ns, 100 w Ams av, 15.6x100.5, 6-sty bk home; Lillian C Anderson, widow, to Josephine H Bissell, 46 W 55; 1-5 pt; mtg \$16,000 & AL; July1; July20'18; A\$—\$. O C & 100

73D st, 211 E (5:1428-7), ns, 160 e 3 av, 25x102.2, 5-sty stn tnt & str; Geo W Burleigh, ref, to Geo F Droste on Belport av, Belport, LI, plff; FORECLOS July16; July 22; July24'18; A\$8,000-18,000 (R S \$15).

79TH st, 220 E (5:1433-38½), ss, 245 e 3 av, 20x102.2, 3-sty & b stn dwg; mtg \$12,000; A\$12,000-14,000; also 108TH ST, 59 E (6:1614-27), ns, 238 w Park av, 17x100.11, 4-sty stn tnt; mtg \$7,000; A\$6,500-8,500; to Pauline Schimmer, 219 Audubon av, to Alice Schimmer, 400 W 152; July15; July 19'18 (R S \$1).

81ST st, 151-3 E (5:1510-25), ns, 256.2 w 3 av, 43.10x102.2, 7-sty bk tnt; Fredk Bohde, Jr, to Wm J Hamilton, 494 10th, Bklyn; AL; July24; July25'18; A\$30,000-85,000 (R S 50c).



81ST st, 345 E (5:1544-19), ns, 175 w 1 av, 40x102.2, 5-sty bk int & str; Wilson Mizner, 142 W 42, to Phelan Beale, 30. Mad av; AL; June 21; July 24'18; A\$9,000-17,000. 2,500

81ST st, 163 W (4:1212-10), ns, 218.6 e Ams av, 19x102.2, 3-sty & b bk dwg; John Morrow to Sarah A Menair, 163 W 81; mtg \$10,000; July 19'18; A\$14,500-17,000 (R S 30). nom

95TH st, 8 W (4:1208-38), ss, 133.4 w Central Park W, 16.8x100.8, 3-sty & b stn dwg; Wm H Williams, ADMR & Alex S Williams to Henry C Opitz, 340 West End av; mtg \$12,000 & AL; July 12; July 23'18; A\$11,000-16,000 (R S 50). 17,000

97TH st, 235A E (6:1617-20), ns, 100 w 2 av, 25x100.11, 5-sty bk int & str; Jos Powers, 410 S 5 av, Mt Vernon, NY, to Chas Blair, 261 Berry, Bklyn; mtg \$9,700; July 22; July 23'18; A\$1,000-10,300. nom

98TH st, 31 W (1:1834-17), ns, 375 w Central Park W, 20x 1/2 bk, 2-sty bk stable; Mary T, wife Jno C Rennard, as TRSTES under deed of trust to J Townsend Rennard & Dorothy S Rennard, son & daughter of parties 1st pt, all at Locust Valley, LI; B&S; July 15; July 19'18; A\$12,000-14,000. nom

101TH st, 63-5 E (6:1610-31), ns, 130 w Park av, 25x100.11, 4-sty bk int & str; Geo Bitterman, individ & TRSTES Cath Bitterman, deed, & et al to Alred Barin, 411 W 114, & Chas J Hardy, 330 W 114, TRSTES will Augustus Barin; mtg \$9,500 & AL; Mar 23'14; July 24'18; A\$10,000-19,000. 8,663.22

107TH st, 86 E; see Park av, 1446.

108TH st, 59 E; see 79th, 220 E.

108TH st, 327-9 E (6:1680-17), ns, 200 w 1 av, 50x100.11, 6-sty bk int & str; Middleton S Borland, ref, to Lawyers Mtg Co, pff; FORECLOS July 18; July 22; July 4'18; A\$11,000-37,000 (R S 34). 33,500

112TH st, 6 E (6:1617-67), ss, 125 e 5 av, runs s89.7xse23.3xe4xni100.11 to st xw25 to beg, 5-sty stn int; Emma Koch to Sadie Ansel, 1904 Vyse av, Bronx; mtg \$18,000 & AL; July 22; July 24'18; A\$10,500-20,000 (R S 50c). O C & 100

112TH st, 56 W, see Lenox av, 26.

113TH st, 12 W (6:1596-44), ss, 195 w 5 av, 25x100.11, 5-sty bk int; Lena Wasserzug to Mollie Jacobs, 551 W 178, & Dora Snyder, 55 W 160; mtg \$18,000; July 17; July 22'18; A\$13,000-25,000. O C & 100

113TH st, 278 W (7:1828-59), ss, 125 e 8 av, 18.6x100.11, 3-sty & b stn dwg; Harry Houdini (formerly Enrich Weiss), to Beatrice Houdini, his wife, both at 278 W 113; mtg \$5,000; July 22; July 23'18; A\$8,800-11,500. gift

113TH st, 554 W (7:1884-56), ss, 181 e Bway, 18x100.11, 4-sty & b bk dwg; Janet I D Lockwood, 40 E 62, to R A McEntee Co, 554 W 113; AL; May 31; July 25'18; A\$12,000-18,000 (R S \$15.50). nom

114TH st, 208-10 E (6:1663-47), ss, 122.4 e 3 av, 42.3x100.11, 6-sty bk int & str; Alfred Hahn to 100 West 142d St Corp, at 135 Bway; B&S; AL; July 18; July 19'18; A\$12,700-39,000. nom

117TH st, 143 E, see Lex av, 1879.

119TH st, 85 W (6:1718-7), ns, 139 e Lenox av, 18x100.11, 3-sty & b stn dwg; Serena Wronkow to Nettie Cohen, 85 W 119; B&S; AL; June 25; July 25'18; A\$6,400-9,000 (R S 8.50). O C & 100

119TH st, 125 W (7:1904-19), ns, 305 w Lenox av, 20x100.11, 3-sty & b stn dwg; Bond & Mtg Guar Co to Eliz Pickering, 125 W 119; B&S; mtg \$10,500 & AL; July 24; July 25'18; A\$8,800-12,000 (R S \$13). O C & 100

120TH st, 505 E (6:1817-14), ns, 71.3 e Pleasant av, 26.9x50.5, 4-sty & b stn dwg; Isaac F Russell, ref, to Edw F Cole, 3 Canyon Circle, Yonkers, NY, pff; FORECLOS July 17; July 23; July 24'18; A\$3,200-4,200 (R S \$4). 4,000

121ST st, 226 W (7:1926-44 1/2), ss, 268 w 7 av, 18x100.11, 5-sty bk int; Solomon Riley to Clifford & Whitfield Rolston, 219 W 40; 1/2 pt; AT; B&S; AL; June 28; July 25'18; A\$6,400-9,500 (R S 50c). O C & 100

123D st, 159 E (6:1772-25), ns, 272.7 w 3 av, 25.8x100.11, 5-sty bk int; mtg \$14,000; A\$9,800-15,500; also 123D ST, 161 E (6:1772-26), ns, 246.6 w 3 av, 26.1x100.11, 5-sty bk int & str; mtg \$14,000; A\$10,000-16,500; also 19TH ST, 243 W (3:769-15), ns, 470 w 7 av, 15x62, 3-sty bk int; mtg \$5,500; A\$6,000-6,500; also 19TH ST, 245 W (3:769-14), nes, 485 nw 7 av, runs nw15xne 91.8xse75xsw30.10xnw15xsw30.10xnw45 xsw 62 to beg, 3-sty bk int & 1-sty bk rear stable; mtg \$12,000; A\$14,500-16,000; Randolph Perkins, as TRSTE in bankruptcy of Prudential Real Estate Corp, a corp of N J, to Arthur H Warner, 41 Washington sq, June 29; July 22'18 (R S 50c). 105

123D st, 159 E; also 123D ST, 161 E; also 19TH ST, 253 W; also 19TH ST, 245 W; Arthur H Warner, 41 Washington sq, to Warcotley Co, Inc, 165 Bway; B&S; sub to mtgs as above; July 19; July 22'18 (R S \$2.50). nom

123D st, 161 E; see 123d, 159 E.

124TH st, 306-8 W; see St Nicholas av, 270-6.

124TH st, 334 W (7:1950-41), ss, 200 w 8 av, runs s25.2xw97.8 to St Nicholas av (No 278) xw29.6 to st xel13.2 to beg, 5-sty bk int; Wm M Barrett as prest of Adams Express Co to American Railway Express Co, 65 Bway; June 30; July 22'18; A\$24,000-35,000 (R S \$46.50). nom

127TH st, 301 W, see 8 av, 2367-9.

128TH st, 232 E (6:1792-34), ss, 348.9 e 3 av, 18.9x99.11, 3-sty & b stn dwg; Usel Realty Co to Farmers Loan & Trust Co, 22 Wm, sub TRSTE will Arnold Blum, Jr, for Albert L Blum (now known as Albert Flower); B&S; AL; July 18; July 19'18; A\$4,500-5,000 (R S 50c). nom

130TH st, 125-7 W (7:1915-18-19), ns, 400 e 7 av, 50x99.11, 4-sty stn home; Little Sisters of the Assumption to Cecilia Cohen, 736 Riverside dr; B&S; mtg \$16,000 & AL; July 18; July 24'18; A\$7,500 & exempt, \$9,000 & exempt. nom

130TH st, 125-7 W; Cecilia Cohen to N Y District Independent Order of St Luke, Inc, 261 W 133; mtg \$15,000; July 23; July 24'18 (R S \$4). nom

131ST st, 54 E (6:1755-47), ss, 135 e Mad av, 17.6x99.11, 3-sty & b stn dwg; Algeron S Norton, ref, to Alma S Jarrett, 208 W 138; FORECLOS July 11; July 25'18; A\$3,100-4,000 (R S \$6). 6,000

137TH st, 17-21 W (6:1735-20-24), ns, 325 w 5 av, 120x99.11, 3-6-sty bk int; Elizabeth Realty Co to John E Nail, 2301 7 av; AL; July 12; July 20'18; A\$29,100-108,000 (R S \$15). nom

137TH st, 221 W (7:2023-21), ns, 267 w 7 av, 18x99.11, 3-sty & b stn dwg; Guardian Life Ins Co of America (formerly Germania Life Ins Co) to John P Leo, 529 W 142; B&S & CaG; AL; Mar 8; July 22'18; A\$5,000-7,600 (R S \$9). O C & 100

137TH st, 221 W; John P Leo to Gustavus Henderson, 210 W 133; B&S & CaG; sub to PM mtg \$8,000 & AL; July 18; July 22'18 (R S \$9). O C & 100

138TH st, 321 W (7:2041-37), ns, 102.6 e Edgecombe av, 17.6x99.11, 3-sty & b bk dwg; Ernestine Jacobowsky to Cecilia R Ower, 321 W 138; 1/2 pt; parties of 1st & 2d pts to hold above as joint tenants; AL; May 7'17; July 24'18; A\$4,500-6,500. nom

139TH st, 225 W (7:2025-19), ns, 441.7 e 8 av, 18.2x99.11, 4-sty bk dwg; Emma Lovin to Thos H Marsh, 156 W 131; mtg \$13,000; July 18; July 19'18; A\$5,100-7,100 (R S \$3.50). nom

139TH st W, ns, 575 e Lenox av; see 140th, 18-22 W.

140TH st, 18-22 W (6:1737-46), ss, 575 e Lenox av, 75x199.10 to ns 139th, 1-sty bk garage; Harris Aron to Kayell Realty Co, 35 Nassau; QC; mtg \$30,000; July 2; July 23'18; A\$20,000-29,000. nom

141ST st, 419 W (7:2050-189), ns, 184.9 w St Nicholas av, 16.4x99.11, 3-sty & b stn dwg; C L Lawrence Corp to Anna M Verrier, 1483 Ams av; July 20; July 22'18; A\$7,500-10,500 (R S \$8.50). nom

165TH st, 476-80 W (8:2111-11-13 & 41 1/2-42 1/2), ss, 120.6 e Ams av, 59.11x100, vacant; Sara Campbell, 62 Greenridge av, White Plains, NY, to Amy B Stearns, 32 E 64; B&S & CaG; mtg \$8,000; July 18; July 19'18; A\$19,000-19,000 (R S \$1). O C & 100

169TH st W, nec St Nicholas av; see St Nicholas av or Bway, 4020.

170TH st W, see St Nicholas av; see St Nicholas av or Bway, 4020.

Av B, 284 (3:974-55), ws, 15 s 17th, 25x100, 5-sty bk int & str; Henry A Herrmann to Maria Fischer, 419 E 136; mtg \$26,000 & AL; July 24; July 25'18; A\$9,000-19,500 (R S \$5). nom

Adrian av, see, 626.3 ne 225th; see Adrian av, ss, 375 w 227th.

Adrian av (8:2215-this & parcel below lot 364), ss, 375 w 227th, 22x101.2 to Van Corlear pl (No 22), x37.5x100; also ADRIAN AV (8:2215), see, 626.3 ne 225th, runs sel01.2 to nws Van Corlear pl xnw 100 to av xnel15.5 to beg, 2-sty & b fr dwg & 1-sty fr garage; Donald Burrow, son of Eliz S & Ernest M Burrow, to Ernest M Burrow, both at 22 Van Corlear pl; QC; July 3; July 22'18; A\$7,500-9,500 (R S 50c). nom

Adrian av; Eliz Burrow, 22 Van Corlear pl, daughter of Eliz S & Ernest M Burrow, to same; QC; July 3; July 22'18 (R S 50c). nom

Bowery, 178-178 1/2 on map 178 (2:478-27), ws, abt 30 n Kenmare, 25x100, 1-sty bk str; Ernest E Lorillard, of Bernardsville, NJ, to Jacob Blyn, 22 Mt Morris Park W; July 23; July 25'18; A\$25,000-27,500 (R S \$30). 30,000

Broadway, 1991 (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk str & stable; Broadway & 67th St Corp to The Nineteen Ninety-One Broadway Corp, at 1947 Bway; B&S; AL; July 18; July 20'18; A\$85,000-86,000 (R S \$67.50). O C & 100

Broadway, 2867-9 (7:1894-49-50), ws, at cl of Hospital lane & 101.8 n 111th, runs s w along lane 83.2xsl17.7xse75.5 to ws Bway at pt 50.5 n 111th xnel13 to beg, 2 & 3-sty fr & bk int & str; Lillie E Willis or Frost to Morris Fein, 1370 Lyman pl, Bronx; B&S & CaG; July 11; July 20'18; A\$65,000-70,000 (R S \$2). 2,000

Broadway, 4020; see St Nicholas av or Broadway, 4020.

Lenox av, 26 (6:1595-69-71), sec 112th (No 56), 100.11x100, 2-7-sty bk int & str; Normandy Waist Co, 2 W 33, to M & I Realty Co, 2 W 33; mtg \$174,000; June 29; July 22'18; A\$115,000-288,000 (R S \$60). nom

Lexington av, 1490 (6:1624-15), ws, 25.11 n 96th, 25x80, 5-sty bk int & str; Alice Klein of Bronx to Stephen H Jackson, 151 W 121; mtg \$19,500 & AL; July 11; July 19'18; A\$11,000-17,000 (R S 50c). O C & 100

Lexington av, 1702 (6:1634-56), ws, 84.3 s 107th, 16.8x75, 3-sty & b stn dwg; Sherman C Lloyd of Wilmington, Del, to Chesbro Davidson Realty Co, 1164 1 av; mtg \$5,000 & AL; July 20; July 23'18; A\$5,900-7,500 (R S \$1.50). nom

Lexington av, 1879 (6:1645-20), nec 117th (No 143), 57x30.9x58.10x16.4, 2-3-sty bk dwgs; Emilie Talbot, 43 W 58, to Henry Morgenthau Co, 30 E 42; B&S & CaG; July 19; July 23'18; A\$15,000-17,000 (R S \$5). O C & 100

Madison av, 778-80 (5:1381-17), ws, 60.5 n 66th, 40x80, 10-sty bk int; Isaac F Russell, ref, to Albert H Stone, 13 Westland st, Worcester, Mass, pff; mtg \$145,000 & taxes, &c; FORECLOS June 17; July 10; July 19'18; A\$85,000-200,000 (R S \$50). 50,000

Park av, 1446 (6:1612-38), swc 107th (No 86), 75.11x25, 5-sty stn int & str; Jos Ullman, ref, to Agnes Stewart, 45 Whitney av, Elmhurst, B of Q, pff; FORECLOS July 9; July 18; July 19'18; A\$13,000-23,000 (R S \$15). 15,000

Riverside dr, 450 (7:1990-61), es, 225 n 116th, 84x100, 10-sty bk int; North Castle Realty Corp, 80 Pine, to Leonett Realty Co, 140 St Nicholas av; mtg \$245,000 & AL; July 1; July 24'18; A\$130,000-340,000 (R S \$5). O C & 100

St Nicholas av, 270-6 (7:1950-23), es, 29.6 s 124th, runs s118.6xell10.8 xw25.3 xw25 xn 100.11 to ss 124th (Nos 306-8) xw50x25.2x w97.8 to beg, 1 & 2-sty bk stable & garage; Wm M Barrett et al as TRSTES of Adams Express Co to American Railway Express Co, 65 Bway; AL; July 12; July 22'18; A\$81,000-91,000 (R S \$97.50). nom

St Nicholas av, 278; see 124th, 334 W.

St Nicholas av, 724 (7:2053-69), es, 299.4 n 145th, 19.6x100, 3 & 4-sty & b stn dwg; Wm & Ephraim Samuels to Coolbaugh Estates, Inc, 52 Bway; mtg \$11,000; June 14; July 24'18; A\$8,500-11,500 (R S \$2.50). nom

St Nicholas av, 761 (7:2063-30), ws, 40.10 n 148th, 20.5x88.1x20x92.5, 3 & 4-sty & b bk dwg; Annie Miller, 416 Archer st, Freeport, LI, to John White, 290 W 12; mtg \$10,000 & AL; July 17; July 19'18; A\$9,500-13,500 (R S 50c). nom

St Nicholas av or Broadway, 4020 (8:2126-1), nec 169th, 176.7 to ss 170th x100, 6-sty bk int & str; Mae Sifert to Eliz F Buckley, 215 W 91; B&S; AL; July 16; July 20'18; A\$180,000-390,000 (R S \$20). O C & 100

St Nicholas av, sec 170th; see St Nicholas av or Broadway, 4020.

Vermilyea av, 149-51 (8:2227-5), ss, 100 e 207th, 50x150, 5-sty bk int; A\$12,000-54,000; also VERMILYEA AV, 157-9 (8:2227-10), ss, 200 e 207th, 50x150, 6-sty bk int; A\$12,000-54,000; Rich Trading Co to Louis Gelb, 300 E 58; mtg \$89,700; July 13; July 20'18 (R S \$4.50). O C & 100

Vermilyea av, 157-9; see Vermilyea av, 149-51.

West Broadway, 366 (2:476-70), swc Watts (No 1) or Broome (No 503), 35.9x 21x28.6x22.2, 5-sty bk int & str; John J O'Connell to Providential Realty & Investing Co, 233 Bway; PARTITION June 6; July 19; July 20'18; A\$9,000-13,000 (R S \$11). 10,500

2D av, 2083 (6:1657-23), ws, 50 n 107th, 25.1x73, 4-sty bk int & str; Adriatic Realty Corp, 165 Bway, to Soccorso Camiolo, 2070 2 av; mtg \$9,000 & AL; July 18; July 23'18; A\$8,500-14,500 (R S \$4.50). O C & 100

3D av, 178 (3:872-41), ws, 54.10 s 17th, 18.4x59x18.8x59.3, 4-sty bk int & str; Sophie Blum et al, heirs Minnie Kalmus & et al to Kalmus Holding Co, Inc, 151 W 86; AL; July 1; July 20'18; A\$10,000-12,000 (R S \$4.50). O C & 100

3D av, 2177 (6:1783-47), es, 50.5 s 119th, 25x100, 5-sty bk int & str, 1-sty ext; Edwin W Sohmer, ref, to Advance Mtg Co, 115 Bway, pff; mtg \$23,750; FORECLOSED, drawn & recorded July 24'18; A\$28,000-41,000 (R S \$2.50). 2,500

7TH av, 27-35 (2:608-4), ses, 47.6 sw 13th, runs sw92.9xse95.3xse36.3xse95.9xsw 100 to beg, 1-sty bk & fr office & shed & vacant; Wm M Barrett as prest of Adams Express Co to American Railway Express Co, 65 Bway; AL; June 30; July 22'18; A\$67,000-70,000 (R S \$138.50). nom

8TH av, 888 (4:1024-61), sec 53d (No 268), 22x80, 4-sty stn int & str; Maria L Meincke to Jacob Ruppert Realty Corp, 1639 3 av; mtg \$38,900 & AL; July 19; July 22'18; A\$42,000-49,000 (R S \$8.50). O C & 100

8TH av, 2367-9 (7:1954-29-30), nwc 127th (No 301), 50x83.9x50x33.8, 2-5-sty bk int & str; Henry Morgenthau Co to Emilie Talbot, 43 W 58; B&S & CaG; July 18; July 23'18; A\$33,500-52,500 (R S \$11.50). O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Broome st, 298 (2:419-74), ns, 100 e Forsyth, 25x100, 5-sty bk int & str; re mtg; rec Oct 11, 1887; Albany Savings Bank of Albany, NY, to Morris Shidlovsky, 1455 Lex av; June 1; July 22'18; A\$20,000-33,000. 19,000

Fulton st, swc Greenwich; see Greenwich, 188-90.

Greenwich st, 188-90 (1:82), swc Fulton, 43.11x24.6x43.11x24.2; consent to 3d track; Eliz C Fessenden et al heirs, &c, Margaretta D & Hy P Fessenden to Manhattan Railway Co & ano; mtg \$17,000; July 19; July 20'18 (R S 50c). O C & 100

St Nicholas pl, 34-6 (7:2054-25-27), es, 249.1 s of cl 153d, if extended e, runs e100 xs75xw100 to pl xn75 to beg, 2-5-sty bk int; re mtg; Nov 15'06; Cornelia B Kissam, individ & et al, EXRS Jonas B Kissam, to Ferrstor Corp, 165 Bway; confirm ref executed about May 10'07; July 1; July 23'18; A\$32,000-80,000. nom

26TH st, 319-21 W (3:750), asn rents to secure \$6,600 due on 3d mtg; Lillian L Goldstein of Bronx to Isaac Cohen, 315 Central Park W; sub to pr mtgs \$64,000; Mar 23'15; July 22'18. nom

42D st, 215-23 W; see 43d st, 214-26 W.

43D st, 214-26 W (4:1014), Lyric Theatre (owned by party 1st pt; 42D ST, 228-32 W; also 42D ST, 215-23 W (owned by party 2d pt) and is to erect two theatres, one on 215-23 W 42, & other on 228-34 W 43; agmt as to court or open space & use of wall, beam right agmt & for light & air, etc; Reginald de Koven, 1025 Park av, with Sperry & Hutchinson Co, 2 W 45; July 12; July 19'18. nom

43D st, 228-32 W; see 43d, 214-26 W.

104TH st, 304 W (7:1890); agmt as to alterations as to bldgs, restrictions, covenants, etc; Clara L Reed, 306 W 104, with Leon Sobel, 68 Edgecombe av; May 7; July 19'18. nom

127TH st, 301 W; see 8 av, 2367-9.



**147TH st, 614 W** (7:2093-38½), ss, 117.2 w Bway, 16.8x99.11, 3-sty & b bk dwg; final order & judgment of registration in matter of petition of Sarah M Smyth, 802 W 181, as owner; mtg \$5,500; July 17; July 25'18; A\$8,000-10,000. Torrens System

**178TH st, 519-23 W**; see Audubon av, 261-7.

**Audubon av, 261-7** (8:2152-1 & 3), nec 178th (Nos 519-23), 100x85, 2-5-sty bk tnts & str; notice of petition to register title; Blanche B Newkirk, 18 E 71, owner, to People of State N Y et al; July 24'18; A\$49,-000-110,000. Torrens system

**Broadway, 1991** (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk str & stable; re mtg; rec July 7'16; Farmers Loan & Trust Co to Broadway & 67th St Corp, 111 Bway; QC; June 27; July 20'18; A \$85,000-86,000. 5,000

**St Nicholas av, 404** (7:1858), es, 26.10 n 130th, —x—; asn rents to secure mtg, &c; Adolph Baum of Bklyn to TRUSTEES of the North Presbyterian Church of N Y C; AT; Apr 29'15; July 23'18. nom

**8TH av, 2367-9** (7:1954-29-30), nwc 127th (No 301), 50x83.9, 2-5-sty bk tnts & str; re sheriff's cert of sale filed in County Clerk's office Apr 1'18 & AT&I of Martin M & Wilfred Molenaar which they had on Feb 24'16; City Real Estate Co to Henry Morgenthau Co at 42d St Bldg; QC; July 19; July 20'18; A\$33,500-52,500. nom

**Copy of will (misc)** of John C Eberle, late of 488 Vermont st, Bklyn; Mar 18'01; July 22'18. 100

**Exemplified copy (misc)** last will of Robt B Van Cortlandt; May 9, 1899; July 20'18. 100

**Power of atty (misc)**; Evelyn Bostwick, Comtesse de Perigny, to Egerton L Winthrop, Jr, 114 E 39; June 19'16; July 19'18. 100

## WILLS.

### Borough of Manhattan.

**103D st, 96 W** (7:1838-60½), ss, 80 e Col av, —x—, 5-sty stn tnt & str; A\$10,000-21,000; also COLUMBUS AV, 875 (7:1838-61), sec 103d, —x—, 5-sty stn tnt & str; A \$31,000-48,000; Ellen A Ashman est, Jas Butler, exr, 230 W 72; (A) S Newmark, 261 Bway; filed June 15'18. 100

**121ST st, 342 W** (7:1947-54), ss, abt 50 w Manhattan av, —x—, 3-sty & b stn dwg; A\$6,400-8,200; Janet Foster Est, Wm Foster, exr, 342 W 121; (A) J W Ruef, 43 Cedar; filed June 14'18. 100

**Park av, 1548-50** (6:1617-38), swc 112th (No 74), 75.11x26.3, 5-sty bk tnt & str; A \$14,500-25,000; Abr Spanner Est, ½ pt, Jennie Spanner, EXTRX, 468 E Houston; (A) D Sternlicht, 230 6th; filed May 28'18. 100

## CONVEYANCES.

### Borough of Bronx.

JULY 19, 20, 22, 23, 24 & 25.

**Dawson st, 820** (10:2702), es, 106 n Longwood av, 50x100, 6-sty bk tnt; Mary Kirsch to Olds Holding Corp, 217 Bway; mtg \$37,500; July 15; July 19'18 (R S \$2). 100

**Garfield st, 415** (4:021), ws, 100 n Van Nest av, 25x100; Canio Adamo to Jacob Schwartz, 1723 Garfield; mtg \$4,000; July 19; July 20'18 (R S \$1.50). 100

**Schuyler st, 18** (5:5335), ss, 125 w Crosby av, 25x81.4x25.1x78.10; Hudson P Rose Co to Rosa Grimaldi, 2947 Paine; July 23; July 25'18 (R S \$1). nom

**136TH st, 291 E** (9:2312), ns, 200 e Lincoln av, 25x100, 5-sty bk tnt; Edw E Miers to Morris Goldstein, 87 Woodruff av, Bklyn; mtg \$15,200; July 23; July 25'18 (R S \$1). 100

**142D st, 401-5 E**; see Willis av, 354.

**145TH st, 526 E** (9:2271), ss, 200 e Brook av, 25x100, 2-sty fr dwg; Eliz Mueller, Ridgefield Park, NJ, to Margt Schoepss & Eliz Mueller, 121 Euclid av, Ridgefield Park, NJ, joint tenants; Feb 6'17; July 23'18. nom

**165TH st, 224 E**; see Sherman av, sec 165.

**167TH st, 818 E** (10:2680), ss, 180 w Prospect av, 40x100, 5-sty bk tnt; also 167TH ST, 822 E (10:2680), ss, 140 w Prospect av, 40x100, 5-sty bk tnt; Ray Friedman to Grand Concourse Co, 299 Bway; mtg \$66,000; June 29; July 25'18. 100

**167TH st, 822 E**, see 167th, 818 E.

**168TH st, 771 E** (10:2663), ns, 57.1 w Tinton av, 22x90, 2-sty & b fr dwg; Hy C F Rohlfis to Isaac Wolder, 717 Kelly; mtg \$3,650; July 18; July 19'18 (R S \$6). 100

**169TH st, 306 E** (9:2436), ss, 58.4 e Colledge av, 16.8x100, 2-sty & b fr dwg; Chas F Roessle, 306 E 169, to Anna M & Lillie E Roessle, 306 E 169; July 15; July 24'18 (R S \$2). nom

**173D st, 493 E** (11:2915), ns, 129 e Wash av, old line, 19x100, 2-sty & b fr dwg; Jennie Konopolsky & ano to Jacob Klein, 1712 Wash av; mtg \$4,000; July 3; July 20'18 (R S \$1). 100

**175TH st, 315 E**; see Anthony av, nwc 175.

**178TH st, 856 E** (11:3117), ss, whole front between Marmion av and Southern Blvd (Nos 1989-91), 156.4x33.2x171.2x36.3, 5-sty bk tnt & str; Forrest C Hirsleman, ref, to Hattie Goldschmidt, 858 Fox; FORECLOS mechanics lien July 5; July 18; July 24'18. 200

**178TH st, 905 E**; see Honeywell av, 2004.

**182D st, 727 E** (11:3099), ns, 175 e Crotona av (old line), 75x100, 2-sty fr dwg & 1-sty fr bldg; Emma Goldsmith to Julia T Woerner, 727 E 182; QC; July 19; July 25'18 (R S 50c). nom

**183D st, 741 E** (11:3102), ns, 76 w Prospect av, 24x75, 2-sty & b fr dwg; Anna Wiedersich, 895 Fairmount pl, widow, to Grace Shapiro, 1129 43d, Bklyn; mtg \$3,800; Aug—'17; July 22'18 (R S 50c). 100

**183D st, 741 E**; Grace Shapiro, Bklyn, to Jacques Realty Co, —; mtg \$3,800; July 18; July 22'18 (R S 50c). nom

**203D st, 235 E** (12:3309), ns, 499.9 e Marlon av, also about 40 w Valentine av, 24.9x 100, 3-sty fr tnt & str; Anthony Ave Realty Co to Gustave Rashky, 125 W 117; mtg \$5,750; July 19; July 23'18 (R S 50c). 100

**219TH st E** (16:4678), ns, 155 w Bronxwood av, 25x114, Wakefield; Stephen Kaminski, 861 E 219, to Mary Kaminski, 861 E 219; July 18; July 20'18 (R S \$1). nom

**236TH st, 500 E**; see Verio av, 4286.

**Av St John, 909** (10:2686), es, 72.2 s Prospect av, 20.3x93.4x20.2x94.4, 4-sty bk tnt; Jacob Rumpf to Matti Miller, 1124 Fox; mtg \$7,500; July 18; July 19'18 (R S \$3). 100

**Amundson av, 3850** (17:4940), es, 125 s Nelson av, 25x100; Erik G Nyman to Morris Turitz, 49 St Nicholas ter; mtg \$4,500; July 17; July 19'18 (R S \$3.50). nom

**Anthony av** (11:2891), nwc 175th (No 315), 45x90, 4-sty bk tnt; Olds Holding Corp to Hattie W Miller, Canterbury, Conn; mtg \$25,500; July 10; July 19'18 (R S \$3). 100

**Barkley av** (18:5466), ns, 50 e Dean, 50x 100; Edwin S Ferry on Barkley av, to Nellie E Ferry on Barkley av, Bronx; July 18; July 19'18. nom

**Baychester av, swc Stillwell av**; see Stillwell av, ss, from Baychester to Edson avs.

**Beach av** (15:3899), es, 50 n Wood av, 25x92.5x25x92.4; John C Melahn to Michl J Walsh, 55 McDonald; mtg \$1,250; July 17; July 23'18 (R S \$1.50). 100

**Belmont av, 2217** (11:3086), ws, 275 s 183d, 25x100, 2-sty fr dwg; Mary K Dorney, 2217 Belmont av, to Margt M Madden, 1103 Park av; mtg \$2,500; July 18; July 19'18 (R S \$1). 100

**Bogart av** (15:4059), nes, 140 nw Sackett av, 47.5x57.8x59.7x67.11; Morris Furth et al to Fannie Chodosh, 212 Crystal, Bklyn; July 17; July 25'18 (R S \$1). nom

**Boston rd, 1033-43** (10:2607), ws, 465 s 166th, runs s140.3xw170.8 xn69.9xe32.8 xne 69.8xsel57.6 to beg, 2-5-sty bk tnts; Denwood Realty Co, 401 E 152, to Grand Concourse Realty Co, 299 Bway; mtg \$140,000; July 18; July 19'18 (R S \$20). 100

**Boston rd, 1191** (10:2614), ws, 174.2 s 168th, runs w109.9xs54xw52.3xn136.4x161.6 to rd xs82.6 to beg, 2-sty & a fr dwg & vacant; Gramont Constn Co to Mary E Sandford, Belleville, NJ; July 22; July 25'18 (R S 50c). nom

**Boston rd, 2027** (11:3135), ws, 38.5 s 178th, 18.10x62.7x18.4x63, 3-sty fr tnt & str; Lawyers Mtg Co to John M Pappenberger, 18 E 13; July 24; July 25'18 (R S \$4.50). 100

**Brown av, 1982** (15:4258), es, 450 n Sagamore, 25x67x29.7x51.2; Albert R Gooding, Jr, et al, heirs Helena A Gooding, to Anna, wife Donato Piculio, 2234 Ryer av; mtg \$1,500; May 15; July 22'18 (R S \$1). 100

**Castle Hill** (14:3691), es, 75 s Hermany av, 94.5x105.10x107.3x105; Frank Gass, 2019 Powell av, to Annie R Daily, 1525 Zerega av; mtg \$1,086; June 24; July 23'18. nom

**Cauldwell av, 691** (10:2624), ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; Lexington-Twenty-First St Realty Co to Morris Spergel, 510 E 5; mtg \$3,000; July 24; July 25'18 (R S \$2). 4,600

**Clinton av, 2137** (11:3098), ws, 132.2 n 181st, 44x118, 6-sty bk tnt; Traf Bldg Co to Elsie Hipkiss, 458 Jelliff av; correction deed; Apr 1; July 22'18. 100

**Crotona av, 2067** (11:3080), ws, 50 n Oakland pl, 25x100, 2-sty fr dwg; Robt A Boss, 2067 Crotona av, to Caroline B Gent & Charlotte & Fredk Boss, all at 2067 Crotona av; ¼ pt; AT; Feb 9; July 22'18. nom

**Crotona av** (11:3103), ws, 425 n 183d, 75x 80, vacant; Thos Gilleran, ref, to Andw Wissemann, 753 Home, pliff; FORECLOS July 2; July 12; July 25'18 (R S \$3). 3,000

**Daly av, 1914** (11:2992), es, 421.4 s 177th, 32.1x150.11, 4-sty bk tnt; Robt F Neumann to Adolph Neumann, 916 Home; mtg \$16,-000; July 12; July 24'18 (R S \$1). nom

**Decatur av, 3192-4** (12:3354), es, 44.4 n 205th, 50x100, 2-2-sty bk dwgs; Agnes Peck to August Mosapp, 320 E 166; mtg \$12,500; July 1; July 22'18 (R S \$2.50). 100

**Edson av, sec Stillwell av**; see Stillwell av, ss, from Baychester to Edson av.

**Ft Schuyler rd** (18:5373), sec Harrington av, 30.7x114.8x30x120.6; Mary A Kennedy, Paterson, NJ, to Johanna Kennedy, 412 E Tremont av; Apr 20'08; July 20'18. nom

**Fulton av, 1362** (11:2931), es, abt 205 s 170th, 25x211, except part for 3-sty fr tnt; Morris Polsky to Hy Schnitzer, 1084 Bryant av; mtg \$7,000; July 19; July 23'18 (R S \$6). 100

**Fulton av, 1362** (11:2931), es, abt 205 s 170th, 25x211, except part for 3-sty fr tnt; Irving G Will, 27 Rue Titon 11th Arrondissement, Paris, France, et al (by Edwin R Will, atty) to Morris Polsky, 1381 Fulton av; July 5; July 20'18 (R S \$6). 100

**Grand Blvd & Concourse** (12:3311), ws, 213.4 s Van Cortlandt av, 25x100x25x100.1, vacant; John Coleman, 537 W 133, to John O'Connell, 211 W 51; July 17; July 23'18 (R S \$2). 100

**Harrington av, sec Ft Schuyler rd**; see Ft Schuyler rd, sec Harrington av.

**Honeywell av, 2004** (11:3122), nec 178th (No 905), 24.11x88.8x25x88.8, 4-sty bk tnt; Ruth Jakob, 12 E 8, to Geo F Knepper, 199 Mt Eden av; July 9; July 20'18. 100

**La Salle av** (15:5356-5357), ns, 485.10 e Ft Schuyler rd, runs e85xn95xw25xn18.11x w60xsl11.9 to beg; Kath Schmitz to Hy Voorn, Wappinger Falls, NY; mtg \$—; July 18; July 19'18 (R S \$1). 100

**Leland av** (15:3902), nec Wood av, 25x 100; Frank Gass, 2019 Powell av, to Michl Struth, 638 Jackson av; mtg \$4,600; July 3; July 23'18. 100

**Marmion av, sec 178th**; see 178th, 856 E.

**Mulford av, nec Pelham rd**; see Pelham rd, nec Mulford av.

**Newman av** (14:3456), ws, 100 s O'Brien av, 50x111.6; Pasadma Realty Corp to Lena Hargash, 201 E 71; July 10; July 19'18 (R S 50c). nom

**Parker av** (15:3969), ws, 325 s Lyon av, 25x130, except part for Parker av; River Realty Co, 1005 E 180, to John McGeorge, 200 Field Pt rd, Greenwich, Conn; mtg \$5,-000; July 23'18 (R S \$1). 100

**Pelham rd** (15:4191), nec Mulford av, 112.5x1.9x100x53.1; Thos J McCormack et al to Chas F Halsted, 174 Prospect pl, Bklyn; mtg \$1,000; July 12; July 20'18 (R S 50c). nom

**Quimby av** (14:3693), ss, 305 w Havemeyer av, 25x216 to Story av, except part for Quimby & Story avs, Unionport; Michl B McHugh to Peter Corell, 212 E 115; July 12; July 25'18. nom

**Road** (15:4133; 18:5380, 5381 & 5382) leading from Westchester Village to Pelham Bridge at sec land J S Secor, runs s 175xw600xn175xe500 to beg; Maurice S Cohen, ref, to Jennie G Buckley, 500 West End av; Calvin G Doig, 159 W 105, & John B Harrison, 31 Woodland av, TRSTES Chas Guidet; FORECLOS —; July 17; July 25'18 (R S \$1). 800

**St Lawrence av, sec Walker av**; see Walker av, ss, 27.8 e St Lawrence av.

**Sherman av** (9:2447), sec 165th (No 224), 56.4x63x79.4x72.7, 5-sty bk tnt; Olds Holding Corp to Wm F Kenny Co, 841 Bway; mtg \$37,000; July 19; July 20'18 (R S \$28.50). 100

**Southern Blvd, 1879-83** (11:2959), ws, 57.10 n 176th, runs n122.1xw107.8xs50.11xe 51.2xs53.6xe116.7 to beg, 2-5-sty bk tnts & str & 1-sty bk str; Olds Holding Corp to Wm F Kenny Co, 841 Bway; mtg \$81,-500; July 19; July 20'18 (R S \$30). 100

**Southern Blvd, 1980-91**; see 178th, 856 E.

**Stillwell av** (16:4423), ss, extends from Baychester av to Edson av, 200x25, except part for Baychester av; Bronxdale Realty Co, 503 5 av, to Marie S Chambers, 205 E 176; July 19; July 20'18 (R S 50c). 100

**Story av, ns, 305 w Havemeyer av**, see Quimby av, ss, 305 w Havemeyer av.

**Story av** (14:3686), ss, 80.4 w Castle Hill av, 50x103; Eliz Muller to Chas Schuster, 2334 Webster av; July 22; July 23'18 (R S 50c). 100

**Union av, 762** (10:2676), es, 86.5 n 156th, 16.8x99.4x17.6x95.3, 2-sty fr dwg; Susie E Piser to Ellinore M Piser, 762 Union av; mtg \$2,000; July 20; July 22'18. 100

**Union av, 1172** (10:2681), es, abt 193 s 168th, 19x100x21.8x100, 2-sty & b fr dwg; Sparta Realty Co, 406 E 149, to Celia Shenderoff, 1172 Union av; mtg \$4,000; July 1; July 24'18 (R S \$1.50). 100

**Valentine av** (11:3151), es, 76.6 s 184th, 50x100, vacant; Wm G McGrath, 509 W 147, to Tracy H Harris, Hewlett, LI; mtg \$35,000; Nov 20'16; July 20'18. 100

**Verio av, 4286** (12:3397), sec 236th (No 500), 40.11x69.9x37.2x52.8, 2-sty fr dwg; Geo Beller to John Anderson, 4286 Verio av; mtg \$4,250; July 12; July 19'18 (R S \$1.50). 100

**Verio av** (12:3385), ws, 55.1 n 236th, 109.7 x144.7x99.4x98.5, vacant; Patk M Burke to John L O'Hara, 396 Bedford Park Blvd; mtg \$5,000; Apr 22; July 22'18 (R S \$4). 100

**Vyse av, 1153** (10:2752), ws, 320 n 167th, 20x100, 3-sty bk tnt; Chas M O'Keefe, ref, to Thos C Stephens, 410 Riverside dr, pliff; FORECLOS June 27; July 23; July 24'18 (R S \$8). 8,000

**Walker av, sec St Lawrence av**; see Walker av, ss, 27.8 e St Lawrence av.

**Walker av** (15:3919), ss, 27.8 e St Lawrence av, 27.8x108.11x25x97.7; also WALKER AV (11:3919), sec St Lawrence av, 27.8x97.8x25x85.1; John McGeorge, 200 Field Pt rd, Greenwich, Conn, to Tiebout Av Co, 1005 E 180; July 23'18 (R S \$1). nom

**Washington av, 1376-82** (11:2910), es, 158 s 170th, as on map Morrisania, 100x120, 2-5-sty bk tnts; Arthur J Barry to Jay Tee Bee Holding Co, 2804 3 av; QC; July 17; July 22'18 (R S 50c). 100

**Washington av, 1376-82**; Jas T Barry to same; QC; July 17; July 22'18 (R S 50c). 100

**White Plains rd** (17:4949, 4950, 4951 & 4952), ws, plot 4, map Peter Bertine, at sec Halsey's Farm, contains 1 61-100 acres; Boston Post Realty Co, 14 Elm, Mt Vernon, NY, to Wm Hayes, 64 E 123; July 13; July 22'18 (R S \$4.50). 100

**Whitlock av, 959** (10:2735), ws, 200 n Barretto, 25x100, 3-sty bk tnt; Myron Sulzberger, ref, to John Raschen, 532A 16th, Bklyn, pliff; FORECLOS June 28; July 23; July 24'18 (R S \$7.50). 7,500

**Willis av, 354** (9:2287), nec 142d (Nos 401-5), 25x100, 5-sty bk tnt & str; Sophie Blum et al, heirs Minnie Kalmus to Kalmus Holding Co, 151 W 86; B&S & CaG & AL; July 1; July 24'18 (R S \$11). 100

**Willis av, 390** (9:2306), ws, 75 n 143d, 25 x107.1, 5-sty bk tnt & str; Emeo Impt Co to Isaac Lowenfeld Realty Corp, 37 Liberty; mtg \$28,000; July 22; July 25'18 (R S \$4). nom

**Wood av, nec Leland av**; see Leland av, nec Wood av.

**Woodycrest av, 1183-5** (9:2515), ws, 50.5 n 167th, 50.1x115.1x50.1x113.10, 4-sty stn tnt; Chas Wynne, Mt Vernon, NY, et al to Anthony Ave Realty Co, 5 Beekman; mtg \$22,500; July 17; July 24'18 (R S \$1). 100

**Zerega av** (15:3975), es, 225 s Frisby av, 25x100, except part for sec; Louis Weydanz to Hilma L Blomquist, 1436 Zerega av; July 22; July 24'18 (R S \$2.50). nom

**3D av, 2940** (9:2362), es, 19.4 n 152d, 24.6 x100, 5-sty bk tnt & str; Sophie Blum et al, heirs Minnie Kalmus to Kalmus Holding Co, 151 W 86; B&S, CaG & AL; July 1



**3D av, 2980** (9:2363), es, 50 n 153d, 35x85, 5-sty stn tnt & str; Sophie Blum et al, heirs Minnie Kalmus, to Kalmus Holding Co, 151 W 86; B&S, CaG & AL; July 1; July 24'18 (R S \$11). O C & 100

**3D av, 3046** (9:2364), es, 50 n 156th, 25x96, 5-sty bk tnt & str; Sophie Blum et al, heirs Minnie Kalmus, to Kalmus Holding Co, 151 W 86; B&S, CaG & AL; July 1; July 24'18 (R S \$1). O C & 100

**Interior plot** (15:3895) begins at e line land now or formerly Wm W Astor, at ss lot 457, map Mapes Estate, runs w42 to point 100 w Rosedale av xn50xe43xs50 to beg, being land in rear of 1477 Rosedale av; Eliz Steinmetz, 2155 Daly av, to Frances Singer, 411 West End av; B&S; July 18; July 20'18 (R S \$1). nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Fulton av, 1362** (11:2931); power of atty to sell above; Herbert W Will, 138 Prospect av, Mamaroneck, NY, to Edwin R Will, 64 Stuart av, Mamaroneck, NY; May 20; July 20'18.

**Fulton av, 1362**; power of atty to sell above; Irving G Will, 27 Rue Titon 11th Arrondissement, Paris, France, to same; May 29; July 20'18.

**Power of atty**; Benj Troy, 319 E 13, to Oscar Troy, 319 E 13; July 20; July 25'18 (R S 25c).

## LEASES.

### Borough of Manhattan.

JULY 19, 20, 22, 23, 24 & 25.

**Chrystie st, 155** (2:425); sur rec Apr 3'12; Goldie J B Sachs & Yetta Bernstein of Bklyn to Ernst Plath, 39 E 7; Atty; July 18. O C & 25

**Crosby st, 153-7**, see Lafayette, 318-22.

**Lafayette st, 318-22** (2:522); also CROSBY ST, 153-7. Consent that party 2d pt assign Ls to Theo E Reeve, et al; Louis Ettlinger to Gatti-McQuade Co; July 17; July 22'18.

**Madison st, 68-70** (1:278), ss, 64.4 w Cath, runs s155.4xw139.9 to es Oliver (No 46) xn 34.10xe69.4xn90.11xe24.9xn21.7xw0.8xn7.3 to Mad st x44.2 to beg, all; lessee to build garage, &c; Farmers Loan & Trust Co & ano, TRSTES will Jas F McGuire & et al to Jas Weldon, Jr, 46 Oliver, & Jas S Reardon, 113 Prospect Park W, Bklyn; 10yf Dec 1'17; Sept 24'17; July 23'18, taxes, &c, & 3,000

**New st, 9-11**; see Bway, 72-4.

**Oliver st, 46**; see Madison, 68-70.

**Spring st, 276** (2:579), all; Jos C & Wm H Forbes to Jacob Pfister, trading as Wetterwald & Pfister; 9 mos f Aug 1'18; 4y ren at \$1,300; July 2; July 19'18, per annum 1,100

**White st, 5 & 7** (misc); power of atty to lease, &c; Effie E Thomson & Helen M Bartlett of Greenport, LI, to Wm I Roe; July 2; July 24'18.

**White st, 5 & 7** (1:178), 50x50, all; Effie E Thomson & Helen M Bartlett of Greenport, LI, to Adriatic Warehouse Corp, 57 Thompson, et al; 5yf Aug 15; July 16; July 24'18. 1,500

**Wooster st, 212-8** (2:534), 92.2x100x149.8 x irreg, 6-sty bk bldg, all; Arthur H Elv, at Ely Court, Greenwich, Conn, to S H Kress & Co; 5yf Feb 1'19; July 24; July 25'18. 17,400

**8TH st, 411-31 E** (2:365); asn Ls rec June 19'18; Hyman Davidowitz, 316 Stanton, to Eight St Garage Inc; July 19; July 24'18. nom

**9TH st, 53 E** (misc); power of atty to sur Ls & execute new Ls, &c; Alex Arbib, 53 E 9, & of London, Eng, to Jos Arbib; May 22; July 20'18.

**9TH st, 53 E** (2:561), ns, 277.4 w Bway, 25x92.3; sur Ls dated May 1, 1897 & AT to bldgs; Alex Arbib, 1 Church Court, Clements lane, London, E C, Eng, to TRSTERS of the Sailors Snug Harbor, 61 Bway; May 1; July 20'18 (R S \$3.50). nom

**24TH st, 468 W** (3:721), ss, 122.8 e 10 av, 14.8x80, the land; Kath E Moore of Paris, Fr, to Robt Henderson & Katrine A, his wife; 21yf May 1'08; option to renew; May 1'08; July 20'18. taxes, &c, & 293

**39TH st, 316 E** (3:944), all; Sebastiana Mule, 316 E 39, to Benedetto Parisi, 316 E 39; 5yf Aug 1'18; July 19; July 25'18. 1,500

**108TH st, 235-9 W** (7:1880), all; Harry Schwitzer to Frank S Selleck, 235 W 108; 10 2-12yf Nov 1'16; 10y ren; Oct 8'16; July 23'18. 9,000

**154TH st, 272 W**; see 8 av, 2906.

**Av C, 182** (2:381), all; Henry Goldwater to Hendrick J A & Florence Bauman Bekkers, 709 W 169, firm F Bauman Co; 3yf July 1'18; June 29; July 23'18. 6,500

**Broadway, 72-4** (1:23); also NEW ST, 9-11, cigar str in Bway end of the New st floor; Century Building Co to D A Schulte, Inc, 63 Park Row; 5yf May 1'17; Dec 12'16; July 20'18. 1,500

**2D av, 508** (2:934), str & pt C; Fredk P Aven et al, EXRS & Peter Aven, to Jos Abramson, 508 2 av; 5yf May 1'18; May 25; July 25'18. 900

**8TH av, 2547** (7:2045), n str; Moses Klahr, 2547 8 av, to Reni Hammer, 205 W 117, & Jacob Klein, 39 W 117; 4 10-12yf July 1'18; July 22; July 23'18. 420

**8TH av, 2906** (7:2039), sec 154th (No 273), str & b; Jos M Goldberg, 2 Pinehurst av, to David B Lawrence, 2906 8 av; 4yf July 1'18; July 10; July 19'18. 900 & 990

**12TH av** (7:2004), ws, at el blk bet 130th & 131st, runs w 98 to Hudson R R xs50 xe98 to av xn50 to beg, all; Edw R Murphy et al, EXRS & Wm Sheehan, to Morris & Co, 46 10 av; 18yf May 1'17; June 24; July 22'18; taxes &c & \$3,600 to May 30'18, & then 3,400

## LEASES.

### Borough of Bronx.

JULY 19, 20, 22, 23, 24 & 25.

**Courtlandt av, 869-71** (9:2419), 2-sty bk bldg; Mamie Thoman, 369 E 159, & ano to Alex Sokoloff, 6408 18 av, Bklyn, & ano; 5 yf May 1'18; July 11; July 23'18. 2,200 & 2,400

**Southern blvd, 1319** (11:2976), 3-sty bldg & str; Jas McKenna to Jacob Katz, 1319 Southern blvd; 5yf June 15'18; May 11; July 24'18. 1,200

## MORTGAGES.

### Borough of Manhattan.

JULY 19, 20, 22, 23, 24 & 25.

**Broome st, 298** (2:419), ns, 100 e For-syth, 25x100; June 1; July 22'18; 5y6%; Morris Shidlovsky to Albany Savgs Bank, 20 N Pearl st, Albany, NY. gold 19,000

**Hamilton st, 35**, see Monroe, 32.

**Jefferson st, 29** (1:270), es, 75 s Henry, 25x23.10; pr mtg \$12,000; July 18; July 22'18; due Aug 7'20, 6%; Wolf & Rose Nadler, 1419 51st, Bklyn, to Dora Haskel, 903 6 av. 3,000

**Monroe st, 32** (1:253); also HAMILTON ST, 35; ext of mtg for \$25,500 to July 10'21, 5½%; Apr 29; July 23'18; Adolph Lifshutz, 545 Bedford av, Bklyn, with Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Cox, will Alex Brown (with assent by Louis & Nathan Lifshutz, holders of mtg for \$21,000, to same) (R S \$12.75). nom

**Nassau st, 86** (1:78), es, abt 65 s Fulton, 16.8x50.6x14.2x50.6; 1-10 pt; AT; July 5; July 20'18; due & int as per bond; John P Leach, at Upper Montclair, NJ, to Emily M Leach, — Freemont av, Park Ridge, NJ, & ano, exrs & Jas Leach. 5,000

**Pearl st, 215** (1:69); ext of mtg for \$30,000 to July 17'23, 5%; July 15; July 19'18; N Y Life Ins & Trust Co, 52 Wall, trste for Margt A Kane, will Mary A Gillespie, with Preferred Real Estate Co, 100 William (R S \$15). nom

**Thompson st, 34-8** (2:476), es, 162.8 n Grand, 61.10x94; also WEST BROADWAY (Nos 356-60), ws, 125.3 s Broome, 59.5x68.7x59.5x68.3; pr mtg \$60,000; July 17; July 24'18; due July 1'21, 6%; Emil J, Leon T & Fredk J Dour to Missionary Soc of the Most Holy Redeemer in State N Y, 526 59th, Bklyn. 18,000

**3D st, 353-5 E** (2:357), ns, 155.3 e Av D, runs n96xe35xs38xw0.6xs58.5 to st xw41.9 to beg; pr mtg \$32,500; July 9; July 20'18; due July 15'22, 6%; Mollie Perlbiner, 1428 Bryant av, to Saml H Klein, 474 W 150. 2,500

**3D st, 353-5 E**; sobrn of Ls to mtg for \$12,000 to mtg \$2,500; June 28; July 20'18; same, owner, & Dora Guterman, at Hotel Bon-Ray, nec Mad av & 92d, & ano, trstes will Jacob Guterman, mtgees, with same. nom

**4TH st, 238 E** (2:399), ss, 80 w Av B, 23x96.2; July 19; July 25'18; 3y6%; Eliz M Marshall, of Morristown, NJ, to Central Union Trust Co of N Y, 80 Bway. 4,000

**12TH st, 609 E** (2:395), ns, 118 e Av B, 24.7x103.3; PM; July 10; July 22'18; 1y6%; Muir Land Corp of Bklyn to Stone Ave Realty Co, 26 Court, Bklyn. 1,000

**19TH st, 459** (3:19), W (3:717), ns, 100 e 10 av, 25x92; July 18; July 23'18; Due & int as per bond; Thos J Lawless to Title Guar & T Co. 4,000

**20TH st, 418 E** (3:951), ss, 239.6 e 1 av, 20x92; July 22'18; 3y5%; Wm Grieshammer & Matilda, his wife, to Lena & Geo Grieshammer, 84 Hancock st, Jersey City Heights, NJ. 6,000

**29TH st, 321 W** (3:753), ns, 290 w 8 av, 22x98.9; certf as to reduction of mtg \$8,000 rec Apr 9'12 to \$7,000; July 11; July 23'18; Mary M Glimm, 4 W 93, to Frederic Poffett. 2,500

**37TH st, 327-9 W**; see 38th, 310-28 W.

**38TH st, 145 E** (3:894), ns, 186 w 3 av, 16x94; ext of mtg for \$12,500 to Sept 3'21, 5½%; July 8; July 25'18; Rachel D Kes-singer with Josephine Lang, 24 E 38 (R S \$6.25). nom

**38TH st, 310-28 W** (3:761); also 37TH ST, 327-9 W; sobrn of mtg for \$40,000 to an advance of \$5,000 under mtg for \$100,000 & which with 4 other mtgs were consolidated to form a first lien or mtg for \$315,000; June 18; July 24'18; Equitable Trust Co of N Y, 37 Wall, individ mtgee & trste Emma Mann-Vynne, owner, with Prudential Ins Co of America at 763 Broad st, Newark, NJ. nom

**39TH st, 516 W** (3:710), ss, 250 w 10 av, 25x98.9; July 23; July 24'18; due & int as per bond; John T Finnerty to Alfred Abeles, 1853 2 av. 5,000

**44TH st, 107 W** (4:997-28); ext of two mtgs for \$7,000 aggregate to July 1'21, 5%; July 1; July 25'18; Elise Boyd, 36 Riverside dr, with John T Du Pont, 190 Marlborough rd, Bklyn (R S \$3.50). nom

**47TH st, 612 W** (4:1094), ss, 200 w 11 av, 26x98.5x25x105.8; July 17; July 19'18; due & int as per bond; John J McLoughlin to Isaac S Vought, — Jones rd, Englewood, NJ, & John O Williams, 284 Gates av, Bklyn. 250

**48TH st, 117 W** (4:1001), ns, 212.6 w 6 av, 18.9x100.5; PM; pr mtg \$19,000; July 1; July 20'18; due July 19'23, int as per bond; Calma Realty Co to Kath F Reynard, at Rye, NY. 6,000

**51ST st, 131 W** (4:1004), ns, 400 w 6 av, 25x100.5; PM; July 2; re-recorded from July 3'18 to correct defective acknowledgment; July 25'18; 5y6%; Franbro Realty Co, 318 E 32, to Jos Holt, 132 Locust Hill av, Yonkers, NY. 20,000

**54TH st, 149 E** (5:1209), ns, 133.6 e Lex av, 33.6x100.5; also FAILE ST, 889 (10:2761A), ws, 175 n Seneca av, 25x100; pr mtg \$50,000; July 18; July 19'18; due Oct 18'18, 6%; Robt A Withers, Mary L Wenz

(widow) & Sarah A Withers (widow), 889 Falle, to Robt M Kern, 17 Myrtle st, White Plains, NY. 400

**64TH st, 160 E** (5:1398), ss, 53 e Lex av, 17x80.5; July 20; July 25'18; 3y5%; Carolyn B & Robt K Prentice, 160 E 64, to N Y Life Ins & Trust Co, 52 Wall. 12,000

**68TH st, 12 E** (5:1382), ss, 225 e 5 av, — x—; ext of mtg for \$60,000 to July 20'21, 5%; July 16; July 24'18; U S Trust Co of N Y with Lucy G & Richd M Hurd, 12 E 68. nom

**68TH st, 300 W**; see West End av, 175.

**69TH st, 350 W** (5:1443), ss, 225 w 1 av, 16.8x77.4; PM; July 23; July 24'18; 3y5½%; John Balogh to Helena A Pino, 350 E 69. 5,000

**74TH st, 128 W** (4:1145), ss, 281 w Col av, 19x102.2; July 19; July 25'18; due Aug 1'21, 5%; Harriet S Boas, at the Wyom-ing, 7 av & 55th, to Wm G Sickel, 321 Riverside dr, et al, trstes will Emil L Boas. 5,000

**80TH st, 165 W** (4:1211); ext of mtg for \$35,000 to Mar 1'21, 5%; July 19; July 25'18; Henry W Baird with Albt C Hall, of Stamford, Conn, trste will Alvah Hall (R S \$17.50). nom

**112TH st, 6 E** (6:1617), ss, 125 e 5 av, runs s89.7xe23.3xe4xn100.11 to st xw25 to beg; PM; pr mtg \$17,500; July 22; July 23'18; due Nov 1'18, 6%; Sadie Amsel of Bronx to Emma Koch, 1219 3 av. 500

**112TH st, 116 E** (6:1639), ss, 136.8 e Park av, 17.1x100.11; also 112TH ST, 163 E (6:1640), ns, 220 w 3 av, 25x100.11; pr mtg \$5,000 on No 163; July 22; July 25'18; demand, int as per bond; Barbara H Taus-sky, 123 W 117, to Carrie Hirsch, 450 E 139. 1,500

**112TH st, 163 E**, see 112th, 116 E.

**113TH st, 554 W** (7:1884), ss, 181 e Bway, 18x100.11; PM; July 24; July 25'18; 5y5½%; R A McEntee Co, 554 W 113, to Janet I D Lockwood, 40 E 62. 15,500

**119TH st, 125 W** (7:1904), ns, 305 w Lenox av, 20x100.11; PM; July 24; July 25'18; due & int as per bond; Eliz Pickering to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 8,000

**119TH st, 125 W**; PM; pr mtg \$3,000; July 24; July 25'18; due & int as per bond; same to same. 2,500

**121ST st, 226 W** (7:1926), ss, 268 w 7 av, 18x100.11; ext of mtg for \$9,000 to Mar 1'23, 5%; Oct 25'17; July 25'18; Lydia Lobenstein, 156 Kent, Bklyn, with Solomon S Riley, 156 W 35, & Whitfield, B & Ernest C Rolston, 219 W 40. nom

**127TH st, 301 W**; see 8 av, 2367-9.

**129TH st, 116-20 W** (7:1913), ss, 150 w Lenox av, 75x99.11; certf as to mtg \$2,800; July 8; July 20'18; Anthony Av Realty Co to Silvershire Holding Corp. —

**130TH st, 125-7 W** (7:1915); ext of mtg for \$15,000 to July 15'21, 5%; July 23; July 24'18; N Y Life Ins & Trust Co, 52 Wall, with N Y District Independent Order of St Luke, Inc, 251 W 133 (R S \$7.50). nom

**131ST st, 54 E** (6:1755), ss, 247.6 w Park av, 17.6x99.11; PM; July 25'18; due May 1'21, 5%; Alma S Jarrett to Eliz B Anderson, at Peconic, LI. 6,000

**137TH st, 221 W** (7:2023), ns, 267 w 7 av, 18x99.11; PM; July 18; July 20'18; due & int as per bond; Gustavus Henderson to John P Leo, 529 W 142. 8,000

**138TH st, 321 W** (7:2041), ns, 102.6 e Edgecombe av, 17.6x99.11; July 23; July 24'18; 3y6%; Cecilia R Ober & Ernestine Jacobowsky, 321 W 133, to Adele Freese, 77 Eppit st, East Orange, NJ. 4,000

**139TH st, 225 W** (7:2025); ext of mtg for \$7,250 to June 1'23, 5%; July 18; July 19'18; Equitable Life Assur Soc of U S with Emma, wife of & Martin Lovin, 225 W 139. nom

**154TH st, 272 W**, see 8 av, 2906.

**157TH st, 540-2 W** (8:2115); ext pr participation of mtg \$85,000 to July 31'22, 5%; July 3'17; July 20'18; N Y Life Ins Co with Wm N Carpenter, at Scarsdale, NY (Henry & Hyman Sonn & Mordecai Holding Co, who hold junior participations for \$13,333.33 & \$6,666.67, assent to above). nom

**157TH st, 599 W**, see St Nicholas av, 1541.

**191ST st, 550 W**, see Audubon av, 510.

**Amsterdam av, 1324-8** (7:1980), ws, 49.10 n 125th, 50x100; leasehold; July 1; July 19'18; installs, \$100 monthly on & after Sept 15'18, 6%; X Amusement Co to Beatrice L Laski, of Woodhaven, LI. notes 6,000

**Audubon av, 510** (8:2161), swc 191st (No 550), 90.2x50.1x92.11x50; pr mtg \$53,000; July 18; July 20'18; due Apr 1'20, 6%; Tral-low Realty Corp, 1931 Bway, to Herman Meyer, 16 North Moore. 5,500

**Audubon av, 510**, swc 191st (No 550); certf as to mtg \$3,500; July 18; July 20'18; same to same.

**Audubon av, 510**, swc 191st (No 550); sobrn of Ls to mtg for \$10,000 to mtg \$3,500; July 18; July 20'18; Cella Lowenstein, 12 Fordham rd W, mtgee, with same, nom

**Bowery, 178-178½ on map** 178 (2:478), ws, abt 30 n Kenmare, 25x100; PM; July 23; July 25'18; 3y5%; Jacob Blyn, 22 Mt Morris Park W, to Ernest E Lorillard, of Bernardville, NJ. 17,000

**Broadway, 1991** (4:1139), ws, 84.9 s 68th, 28.1x130.2x25x117.4; PM; mtgor to build not less than 2-sty bldg to cost about \$20,000, & agmt for additional loan or mtg \$5,000; July 18; July 20'18; due July 1'21, 4½%; Nineteen Ninety-One Broadway Corp, to Broadway & 67th St Corp, 111 Bway. 62,500

**Columbus av, 426** (4:1211), ws, 76.8 n 80th, 25.6x100; ext of mtg for \$25,000 to June 28'21, 5½%; June 23; July 25'18; John H Feldscher, 461 Ft Washington av, & August Eitzen, 321 W 55, with Henry Kroer, at 231st, Spuyten Duyvil, Bronx (R S \$12.50). nom



**Lenox av, 511** (7:1920), ws, 99.5 n 135th, runs w56x90.6xw19x25x75 to av xs25.6 to beg; July 24; July 25'18; due Jan 21, 5%; Aloysius Hauger to Robt M F & Mary M C Lyster, 478 Putnam av, Bklyn. 12,000

**Lexington av, 665** (5:1310), es, 80.5 n 55th, 20x80; July 24; July 25'18; due & int as per bond; Isabella Baird to Title Guar & T Co. 10,000

**Lexington av, 1702** (6:1634), ws, 84.3 s 107th, 16.8x75; ext of mtg for \$5,000 to July 22'21, 5 1/2%; July 22; July 23'18; Lawyers Title & T Co with Chesebro Davidson Realty Co, 1164 1 av (R S \$2,500). nom

**Park row, 158** (1:160); ext of mtg for \$22,000 to June 21, 5%; July 11; July 19'18; Laurette de T Prime, 1008 Spruce st, Phila, Pa, with Evarts Holding Co, 302 Bway (R S \$11). nom

**Riverside dr, 450** (7:1990), es, 225 n 116th, 84x100; PM; pr mtg \$245,000; July 1; July 24'18; due as per bond, 5%; Leonett Realty Co, 140 St Nicholas av, to North Castle Realty Corp, 80 Pine. 71,000

**St Nicholas av, 1541** (8:2168), nwc 137th (No 599), 15.10x80; ext of mtg for \$9,000 to July 16'20, int as per bond; July 16; July 25'18; John S Crooks, 53 Clark, Bklyn, & ano, exrs Caroline B Colby, with Harry E Verran, 521 Park av (R S \$450). nom

**West Broadway, 356-60**; see Thompson, 34-8.

**West End av, 175** (4:1179), swc 68th (No 300), 25.5x100; pr mtg \$120,000; July 22; July 23'18; due & int as per bond; Mary E Kennedy to Julia D Stevens, 164 E 94. 2,000

**8TH av, 643** (4:1032), ws, 24.9 n 41st, 24.8x80; July 1; July 19'18; 1y5%; Bernard Karsch to Excellent Realty Co, 277 Bway. 6,000

**8TH av, 2367-9** (7:1954), nwc 127th (No 301), 50x83.9x50x83.8; PM; pr mtg \$—; July 18; July 23'18; due Aug 1'22, 6%; Emilie Talbot, 43 W 58, to Henry Morgenthau Co, 30 E 42. 3,500

**8TH av, 2547** (7:2045), Ls of n str; July 22; July 23'18; due & int as per bond; Benj Hammer & Jacob Klein to Chas & Harry Horowitz, 200 W 148. 1,325

**8TH av, 2906** (7:2039), sec 154th (No 272); Ls of str & b; July 10; July 19'18; installs \$50 monthly, 6%; David B Lawrence to Albt Friedman, 2906 8 av. notes 2,500

**10TH av, 643** (4:1074), ws, 75.3 n 45th, 25.1x106; pr mtg \$23,000; July 3; July 24'18; 4y6%; Sarah Goldstein & Hannah Blankford to Herman Schmonsees, 882 10 av. 2,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

JULY 19, 20, 22, 23, 24 & 25.

**Charles st, 33-7** (2:612); Eleanor M Coyle, extr Susannah E Labatut, to Wilson M Powell, 130 E 70, as treas of the Endowment Fund of the Schofield Normal & Industrial School of Aiken, S C; (A) Wilson M Powell, 7 Wall (\$60,000 (now \$50,000), June 29'08); July 24'18. an int of 3,000

**Charles st, 33-7**; same to same as trste will Jane E Brown; (A) same (same mtg); July 24'18. an int of 2,500

**Charles st, 33-7**; same to same as trste will Wilson M Powell (Elsie P Ingraham trust); (A) same (same mtg); July 24'18. an int of 4,500

**Charles st, 33-7** (2:612); same to same as treas of the Religious Soc of Friends on 15th st; (A) same (same mtg); July 24'18. an int of 5,000

**Charles st, 33-7**; same to Harry A Hawkins, 53 Pierpoint av, West Rutherford, NJ, as treas of the General Conference; (A) same (same mtg); July 24'18. an int of 1,000

**Charles st, 33-7**; same to Sarah E Gardner-Magill, 1 W 70; (A) same (same mtg); July 24'18. an int of 5,000

**Grand st, 581** (1:265); American Mtg Co to Mary M Kearney; (A) Scott, Gerard & Bowers, 46 Cedar (\$8,500, July 9'09); July 25'18. 8,500

**Grand st, 581**; Mary M Kearney to John M Bowers, 45 E 65; (A) same (same mtg); July 25'18. 8,660.56

**Hudson st** (2:625), nec 12th, 80.6x16.6x80 x25.6; Jos F Whelan to Theo H Lamprecht at Manhasset, LI, et al; (A) A T Sieker, 32 Liberty (\$6,000, Jan 23'15); July 19'18. 6,000

**Jane st, 60** (2:625); Mary A Duer & ano, trstes for Hamilton Hadden, to May A Kelly, 60 Jane; (A) Alger & Coughlan, 49 Wall (\$2,000, Mar 2, 1896); July 20'18. 2,000

**Norfolk st** (1:312), es, 100 s Grand, 25x 100; Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$25,000 (now \$24,000), Apr 6'09); July 20'18. 24,000

**Norfolk st** (1:312), es, 100 s Grand, 25x 100; Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) same (same mtg); July 20'18. nom

**Rivington st, 315** (2:325); Annie Berger to Wm H Orr of Westfield, NJ, or 350 Fulton st, Bklyn (\$7,500, Apr 3'07); July 24'18. nom

**St Nicholas pl, 34** (7:2054); Cordelia B Kissam & ano, exrs Jonas B Kissam, to Cordelia B Kissam, 829 West End av; (A) Ferriss & Storck, 165 Bway (an int of \$5,000 in mtg \$35,000, Oct 26'06); July 23'18. nom

**St Nicholas pl, 36** (7:2054); Cordelia B Kissam & ano, exrs Jonas B Kissam, to Cordelia B Kissam, 829 West End av; (A) Ferriss & Storck, 165 Bway (AT in mtg \$35,000, Oct 26'06); July 23'18. nom

**Water st, 124** (1:39); John A Peck of Pelham Manor, NY, to Edgar H Laing, 102 Wall (\$9,000, Apr 1'18); July 24'18. 9,000

**4TH st E** (2:445), ss, 225 e 2 av, 18.9x 96.2; John D Hass, admr, &c, John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) Chas A Flammer, 12 E 44 (\$8,000, Mar 2'04); July 23'18. 8,000

**12TH st W** (2:615), ns, 147.8 w Greenwich av, 77.2x— to ss Jane x69.3x—; Leslie M McCrum, 978 Summit av, Bronx, to Farmers Loan & Trust Co, 22 William; (A) Geller, R & H, 22 Exch pl (\$70,000, Feb 14'18); July 22'18. nom

**18TH st, 320-2 W** (3:741); Harry Aronson, Inc, 200 5 av, to Chas Hoffman, 39 W 89; (A) Lurie & Feinberg, 200 5 av (\$5,000, July 12'18); July 23'18. 5,000

**18TH st, 337 W** (3:742); Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$23,000 (now \$22,000), May 3'11); July 20'18. 22,000

**18TH st, 337 W** (3:742); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) same (same mtg); July 20'18. nom

**84TH st, 34 W** (4:1197); John W Boothby to Anna R Milton, 405 Park av; (A) Foster & T, 141 Bway (\$17,000 (now \$14,000), May 1'11); July 25'18. 14,000

**25TH st, 324-6 W** (3:748); Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$48,000, Jan 29'14); July 20'18. 48,000

**25TH st, 324-6 W** (3:748); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) same (same mtg); July 20'18. nom

**31ST st, 207 E** (3:912); Frank J Davis to Harry Xiques at Hollis, LI; (A) Wm Foster, 34 Nassau (\$2,500, Aug 3'09); July 24'18. 2,500

**34TH st, 211 W** (3:748), ns, 126 w 7 av; Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$28,000, Sept 7'16); July 20'18. 28,000

**34TH st, 211 W** (3:748); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) same (same mtg); July 20'18. nom

**37TH st, 239 W** (3:787); Saml C Burchell, trste for Arthur & Saml Burchell, under deed of trust by Kate E Burchell, to Kate E Burchell, 563 W 182; (A) Dunn & Daly, 261 Bway (\$33,000, Feb 15'11); July 24'18. nom

**40TH st W** (4:1012), ns, 325 e 8 av, 25x 98.9; John D Hass, admr, &c, John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) Chas A Flammer, 12 E 44 (\$16,000, Mar 9'11); July 23'18. 16,000

**45TH st W** (4:1055), ns, 377.6 e 10 av, 22.6x100.4; John D Hass, admr, &c, John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) Chas A Flammer, 12 E 44 (\$18,000, July 5'07); July 23'18. 18,000

**52D st, 318-22 E** (5:1344); Sarah F Bowron of Newark, NJ, to Albert W Lamb, 291 N Walnut st, East Orange, NJ; (A) Wilson M Powell, 7 Wall (\$60,000 (now \$53,000), Mar 23'06); July 23'18. an int of 1,200

**58TH st, 534-550 W** (4:1086); Trustees of Columbia University, 63 Wall, to U S Trust Co, 45 Wall as trste for bondholders; (A) John B Pine, 63 Wall (\$100,000, Mar 14'16); July 19'18. 100,000

**71ST st, 345 W** (4:1183); Brooklyn Trust Co, 177 Montague, Bklyn, to N Y Title & Mtg Co (\$17,500, Dec 9'02); July 19'18. O C & 100

**78TH st, 131 E** (5:1413); Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co \$20,000, June 1'09); July 20'18. 20,000

**78TH st, 131 E** (5:1413); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) same (same mtg); July 20'18. nom

**80TH st, 220 E** (5:1525); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) Lawyers Mtg Co (\$20,000, Dec 2'08); July 20'18. nom

**84TH st, 35 W** (4:1198); Lawyers Mtg Co to Howard T Kingsbury at Sands Point, L I, extr, &c, Saml Frost; (A) Lawyers Mtg Co (\$8,500, June 3'15); July 19'18. 8,500

**89TH st, 321 E** (5:1552); John Diehl & ano, exrs Jacob Koch, to Eliz Keber, 1703 2 av; (A) Geo A Steinmuller, 1511 3 av (\$5,000, Jan 4'11); July 25'18. 5,000

**95TH st, 55 W** (7:1834); L G Company, 111 Bway, to Bessie Holzinger, 1331 Mad av; (A) W S & A S Katzenstein, 277 Bway (\$7,000, June 1'09); July 25'18. nom

**98TH st, 55 W**; same to same; (A) same (\$3,000, Feb 27'01); July 25'18. nom

**98TH st, 55 W**; same to same; (A) same (\$2,600, Apr 21'13); July 25'18. nom

**103D st W** (7:1857), ss, 268.5 e Ams av, 27x104.9; John D Hass, admr, &c, John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) Chas A Flammer, 12 E 44 (\$26,500, July 25'07); July 23'18. 26,500

**104TH st, 65 E** (6:1610); Sarah A Dinant & ano, exrs Anthony B Dinant, to Alfred Barth, 411 W 114, & ano, trstes will Augustus Barth; (A) Hardy, S & W, 165 Bway (\$5,000, July 3, 1900); July 24'18. 4,000

**105TH st, 43 W** (7:1841); Title Guar & T Co to Mary K Blauvelt on Broadway, Piermont, NY; (A) Oswald A Bauer at Sparkill, NY (\$5,000, June 19'16); July 25'18. 5,000

**114TH st, 10 E** (6:1619); Augusta Ritter et al to Tillie Margolies, 64 E 114; (A) Jos G Abramson, 30 Church (\$2,500, July 2'14); July 23'18. 2,500

**115TH st, 246 E** (6:1664); Saml C Burchell, trste for Arthur & Saml Burchell under deed of trust by Kate E Burchell, to Kate E Burchell, 563 W 182; (A) Dunn & Daly, 261 Bway (\$8,000, Aug 22'03); July 24'18. nom

**116TH st, 14 E** (6:1621); Sophie Kaufman to General Theological Seminary of the F E Church in the U S, 175 9 av; (A) Title Guar & T Co (\$20,000 (now \$12,000), Oct 31'12); July 24'18. 12,000

**120TH st, 213 E** (6:1785-7); asn transfer of tax lien; The Tax Lien Co of N Y to Warren W Ermin & Co, 26 Beaver; (A) Warner & Kott, 27 Cedar; (A) \$1,362.11, Dec 18, 13; July 25'18. nom

**130TH st W** (7:1935), ss, 118.6 e 8 av, 18.6x99.11; Lawyers Mtg Co to Sarah V Milne, 149 Latayette av, Passaic, NJ; (A) Lawyers Mtg Co (\$5,100, June 8'18); July 22'18. 5,000

**132D st W** (6:1729), ss, 235 w 5 av, 33.4x 99.11; John D Hass, admr, &c, John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) Chas A Flammer, 12 E 44 (\$26,000, Mar 16'09); July 23'18. 26,000

**134TH st, 523 W** (7:1938); Mary Scott, 322 W 100, to Jos Rosenthal, 49 St Nicholas ter; (A) Horwitz & R, 115 Bway (an int of \$7,500 in mtg \$10,000, June 24'08); July 24'18. nom

**134TH st, 525 W** (7:1988); Sigmund H Spritz to Jos Rosenthal, 49 St Nicholas ter; (A) Horwitz & R, 115 Bway (an int of \$6,000 in mtg \$10,000, June 24'08); July 24'18. nom

**136TH st, 492-4 W** (7:1972); Chas A H Barg to Alice A Crandall, 642 North Cary st, Balt, Md; (A) Davis, S & S, 55 Liberty (\$5,000, Oct 30'16); July 24'18. 1,648.48

**143D st, 259 W** (2:2029); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) Lawyers Mtg Co (\$30,000, Dec 7'04); July 20'18. nom

**145TH st, 209 W** (7:2034); The Natsum Corp, 35 John, to State Bank, 378 Grand (\$4,000, July 1'18); July 24'18. nom

**176TH st, 502 W** (8:2132); Adelia Runyon at Plainfield, NJ, to Kay Asendorfer, 2157 Pacific st, Bklyn, & ano; (A) Herman Gottheb, 299 Bway (\$9,000, Feb 1'17); July 24'18. O C & 100

**187TH st, 531 W** (8:2159); Grace C Whitehall, 438 Quincy, Bklyn, to Emma Warren, 520 St Marks av, Bklyn; (A) Francis W Pollock, 309 Bway, NY (\$7,500, dated Aug 28'12); July 23'18. 7,500

**Bradhurst av** (7:2051), ws, 315.9 s 149th, 44.3x60.1x irreg; Ida B Levy, 930 Fox, Bronx, to Anna E Williams, of Sidney, Delaware Co, NY; (A) Title Guar & T Co (\$1,500, July 19'17); filed & discharged July 19'18. nom

**Broadway, 1991** (4:1139); Broadway & 67th St Corp to Farmers Loan & Trust Co, 22 William, as collateral to secure mtg for \$250,000 (now \$245,000) on mtg rec July 7'16; (A) Geller, R & H, 22 Exch pl (\$82,500, July 20'18); July 22'18. nom

**Lenox av, 433-5** (7:1916); Regina Fink of Bklyn to Harry Fink, 1470 Bway, Bklyn; (A) Saml Feinstein, 299 Bway (\$5,000, Oct 31'13); July 24'18. nom

**Lexington av** (6:1632), ws, 17 n 104th; Sophie F Senior to Theima D Senior, 362 Riverside dr; (A) Dunn & Daly, 261 Bway (\$7,500, Jan 9'07); July 24'18. nom

**Manhattan av, 141** (7:1841); Pyramid Development Corp to J J Steindler Co, 9 E 40; (A) Horwitz & R, 115 Bway (\$1,300 (now \$756), May 2'17); July 20'18. nom

**West End av, 175** (4:1179); Fredk W Jockel & ano, trstes will Wm Jockel, to Central Union Trust Co, 80 Bway, gdn Eugenia Chapin; (A) Title Guar & T Co (\$27,000, Oct 6'08); July 23'18. 20,000

**1ST av, 1438** (5:1469); Meyer Shanoff to Sarah Shanoff, 347 E 72; (A) Jos G Abramson, 30 Church (\$4,500, Mar 13'08); July 19'18. gift

**1ST av, 2265** (6:1688); Geo Vander Roest to Antonino Buonocore, 341 E 109; (A) A Ruggiero, 225 E 115 (\$10,000, July 1'01); July 22'18. 10,000

**2D av, 950** (5:1343); Minna Miehke (Berliner) to Ethel Garten, 56 Ft Washington av; (A) Abr Landau, 346 Bway (\$5,200 (now \$1,700), Oct 18'06); July 23'18. 1,700

**2D av** (5:1349), nec 56th, 21.3x70; John D Hass, admr, &c, John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) Chas A Flammer, 12 E 44 (\$15,000, Sept 23, 1897); July 23'18. 12,000

**3D av, 1519** (5:1531); Jos B Flaherty of Larchmont, NY, & ano, exrs, &c, Albert Brandt, to Eliz Brandt, 1407 Lex av; (A) Saml B Hamburger, 2 Rector (\$10,000 (now \$9,000), Nov 15'06); July 19'18. O C & 100

**7TH av, 162** (3:769); Jos M Adrian, extr Susan Mount, to Clara J Brown, 904 Ogden av, Bronx, a legatee will Susan Mount (\$17,000, Sept 12'07); July 24'18. O C & 100

**7TH av, 2469-71** (7:2012), sec 144th; Lawyers Mtg Co to Adirondack Cottage Sanitarium, at Saranac Lake, NY; (A) Lawyers Mtg Co (\$40,000, Dec 16'09); July 20'18. 40,000

**7TH av, 2469-71** (7:2012); Adirondack Cottage Sanitarium to Bankers Trust Co, as successor trste, 16 Wall; (A) same (same mtg); July 20'18. nom

**9TH av, 618-20** (4:1034); Nathan Rosenbaum at Woodmere, LI, to Bankers Trust Co, 16 Wall; (A) Lawyers Title & T Co (\$38,000, May 27'14); July 19'18. nom

**11TH av** (3:711), nec 39th, 24.9x100; U S Trust Co of N Y, trste will Edw A Hammond, to Danl W Hammond, at Haverhill, Mass, extr Philip A Hammond; (A) Stewart & S, 45 Wall (\$10,815, Nov 20'13); July 23'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

JULY 19, 20, 22, 23, 24 & 25.

**Bank st, 106** (2:634); John & Kath M Peters to Greenwich Savgs Bank; (A) Claude Bearens, 106 Bank; Oct 1, 1888; July 22'18. 3,000

**East Broadway** (1:281), ns, being lot 11, map estate of Hendrick Rutgers, 25x 1/2 blk; Lazarus Levy to Julius J Dukas, as trste in bankruptcy of Louis & Harry Jarumowski, private bankers; (A) Morris Clark, 54 Canal; Apr 1'02; July 24'18. 6,000



## MORTGAGES.

## Borough of Bronx.

JULY 19, 20, 22, 23, 24 &amp; 25.

**Essex st, 104** (2:353), es, 108 n Delancey, 21x100.3x29.1x irreg; also ESSEX ST, es, adj above, 21x100; Jacob Shevell, 720 Riverside dr, to Saml Harris; (A) M E Gossett, 261 Bway; Oct10'08; July19'18. 19,500

**Jefferson st, 29** (1:270); Wolf & Rose Nadler to Dora Haskell & ano; (A) J M Leibner, 63 Park Row; July31'12; July22'18. 3,000

**Ludlow st, 173** (2:412); Jos & Yetta Kaplan to Emilie Macher, Rutherford, NJ; (A) Title Guar & T Co, 176 Bway; April'16; July25'18. 5,000

**Pearl st** (1:69 & 105), ws, 67.10 sw Platt, runs nw122.5xsw0.8xsw6.10xsw24.1xse77.9% xse50 to Pearl xne29.9 to beg; also PEARL ST, 315, ws, 20.2x100x16.5x100; Preferred City Real Estate Co to Geo Richter, Boonton, NJ; (A) Lawyers T & T Co, 160 Bway; Mar7'17; July19'18. 5,000

**2D st, 28-30 E** (2:458); Alwin A & Hedwig S Neumann, Dunwoodie, NY, to Emigrant Indust Savgs Bank; (A) Richd H Clarke, 51 Chambers; Aug1'06; July22'18. 15,000

**2D st E** (2:443), ss, 300 e 2 av, 25x57.9x 25.2x54.6; Eliza Granet, 65 2d, to Dora Haskell, 882 6th; (A) Frank & Wolfson, 69 Rivington; Jan11'14; July22'18. 6,000

**11TH st, 318 E** (2:452); Jennie Gellis to Nathan Lifshutz; owner, Meyer Goldberg, 301 Grand; July2'06; July22'18. 6,750

**20TH st, 418 E** (3:951); Wm & Matilda Grieshammer, 59 Av C, to Wm E Kennedy, on premises; (A) Lawyers Title & T Co; Nov10'15; July22'18. 500

**20TH st E** (3:951), ss, 239.6 e 1 av, 20x 92; Wm & Matilda Grieshammer to Michl & Levi Lobenthal, 501 Cathedral Pkwy; (A) David Steckler, 135 Bway; Nov10'15; July22'18. 500

**39TH st, 516 W** (3:710); Jno F & Nellie G Finnerty to Mary Muller, 397 1st, Bklyn; (A) Title Guar & T Co, 176 Bway; July31'15; July24'18. 1,500

**48TH st, 117 W** (4:1001); Kath F Reynard to Jas J Chamberlain, Jr, 1655 E 118, Cleveland, Ohio; (A) Ashforth & Co, 11 E 42; Apr20'14; July22'18. 3,000

**64TH st, 160 E** (5:1398); Rufus M Stivers to the Hebrew Orphan Asylum of City of N Y; (A) Hoadly, Lauterbach & J, 22 Wm; May12, 1899; July25'18. 12,000

**65TH st, 26 E** (5:1382); Mary K Brown to Ella L Rowland; (A) Title Guar & T Co; July16'13; July24'18. 25,000

**71ST st W** (4:1183), ns, 400 w West End av, 18.9x102.2; Frances T Pope of Montclair, NJ, to New York Title & Mtg Co; Dec9'02; July19'18. 17,500

**73D st, 336 E** (5:1447); Jos & Frances Prach to Emigrant Industrial Savgs Bank; (A) Amend & A, 119 Nassau; Feb25'07; July25'18. 14,000

**76TH st, 421 E** (5:1471), ns, 238 e 1 av, 19x102.2; Isidor & Lucinda Jessor to Margt & Barbara Eckert; (A) Fitch & Grant, 32 Nassau; June20, 1884; July25'18. 8,000

**95TH st, 8 W** (4:1208), Alex S & Eleanor M Williams, on premises, to Wm H Williams, Hotel St Regis, N Y C; (A) Leach & Williams, Bridge plaza, Lonk City City; Aug19'15; July23'18. 1,500

**118TH st, 235-7 E** (6:1783); Weisel Realty Co to Wm M Reed, 325 Pelhamdale av, Pelham, NY; (A) Wilson, Barker & Wagner, 48 Wall; Apr17'18; July24'18. 2,000

**123D st E** (6:1748), ss, 230.6 w Park av, 18.3x100.11; Belle E, wife Chas A Bates, to Wm Hayes, 64 E 123; (A) Lawyers Title & T Co; May18'15; July22'18. 6,000

**146TH st W** (7:2031), swe 7 av, 100x40; Gustav Viehl, 234 E 178, to Bavarian Realty Co, 160 Bway; Dec29'16; July19'18. 9,500

**165TH st W** (8:2111), ss, 120.6 e Ams av; Sara Campbell to Amy B Stearns, 32 E 64; (A) Burlock E Rabell, 38 Park Row; Dec30'16; July19'18. 8,000

**Bowery** (1:115), ws, lot 8, map 1, property of Edw Livingston, 21x93x21.4x93.4, n s; Isaak & Anna Schwarzkopf to Equitable Life Assur Society of the U S; (A) C B Plauts, 15 Wm; Jan10, 1871; July24'18. 4,400

**Bradhurst av** (7:2051), ws, 315.9 s 145th, 44.3x55.1x irreg; John J Moonan, 27 Bradhurst av, to Anna E Williams of Sidney, Delaware Co, NY; (A) Title G & T Co; July19'07; July19'18. 1,500

**Broadway** (8:2243), swe 218th, 103.8x103.8x100x130.11; Chas Weisbecker to Alma Blass, Adolph Bloch & John C Mayforth, exrs of Fredk V Mayforth; (A) J Romaine Brown, 299 Mad av; Dec4, 1899; July20'18. 8,300

**Lenox av, 315** (7:1910); Chas Lewin to Alida W Brown, Mt Vernon, NY; (A) Adams & H, 75 Wm; June4'06; July24'18. 30,000

**Lenox av** (7:1920), ws, 74.11 s 136th, 25.6 x75x irreg; Francis Callaghan to Robt M F & Mary M C Luyster; (A) De Grove & Riker, 145 Nassau; Jan18, 1897; July25'18. 19,000

**7TH av** (7:1820), sec 11th, 100.11x110; Long Beach Automobile & Storage Co to Jacob Rosenthal, 340 W 86; (A) Marks & M, 63 Park Row; Dec20'17; July19'18. 12,000

**8TH av** (4:1024), sec 53d, 22x80; John F Dennin to W Irving Clark & Hy V Allien, exrs will Isabel R Clark; (A) Bowers & S, 46 Cedar; June18'09; July22'18. 8,000

**8TH av** (4:1024), sec 53d, 22x80, M L Melnick, Park av & 32d, to Jacob Rupert, 1639 8 av; (A) Fitch & Grant, 32 Nassau; Dec7'17; July22'18. 1,500

**10TH av, 643** (4:1074); Sarah Goldstein, 8 E 97, to Isaac S Heller, 71 Central Park W; (A) Isaac S Heller, 27 Wm; Dec19'17; July24'18. 1,000

**10TH av, 643**; same to same; (A) I S Heller, 71 Nassau; May28'07; July24'18. 7,750

**Coster st** (10:2765D), ws, 322 n Randall av, runs n102.11xw42.1xsl11.2 to beg; June 17; July24'18; installs, 6%; Arnold Selzer, 641 Coster, to Israel Schechtel, 1564 William, Bronx. 2,000

**Faile st, 889**; see 54th, 149 E, Manhattan Mortgages.

**South Elizabeth or Rochelle st** (18:5638), ns, 100 e Old Main st, 50x100, City Island; Mar3; July23'18; due, &c, as per bond; Thos Gilmartin to Margt S Haren, 41 Pinehurst av. 5,250

**142D st E** (9:2304), ss, 406.6 e Alex av, 25x100; July23; July24'18; due July121, 5½%; Fredk Phueger to John Fischer, 726 E 152. 4,500

**142D st E, swe Jackson av**, see Jackson av, swe 142d.

**161ST st, 754 E**; see Forest av, sec 161.

**163D st E, nec Union av**; see Union av, nec 163.

**165TH st E, see Sherman av**; see Sherman av, sec 165.

**166TH st, 381 E** (9:2426); ext of \$4,000 mtg to Mar15'21 at 6%; Mar15; July19'18; Pauline Ott, 381 E 166, with Johanna Ney & Sigmund Ney, 2328 2 av. nom

**168TH st, 771 E** (10:2663), ns, 57.1 w Tinton av, 22x90; PM; July18; July19'18; due July18'23, 5%; Isaac Wolder to Hy C F Rohlfis, 168 Pilot, City Island. 3,650

**169TH st E** (10:2682), ss, 156.9 e Union av, 19.1x75.6x26.5x81.1; July18; July19'18; due, &c, as per bond; Edw Liebertz to Rudolph Link, 1302 Clay av. 3,000

**175TH st E, nwc Anthony av**; see Anthony av, nwc 175.

**181ST st E, nes, at ses Honeywell av**, see Honeywell av, ses, at nes 181st.

**184TH st W** (11:3209), ss, 90 w Grand av, 20.2x59.10; Oct6'17; July23'18; due, &c, as per bond; Emma Cayen to Jane R Wilson, 947 8 av. 250

**191ST st E** (12:3273), ss, 150 w Hoffman, 25x100; July23; July24'18; due, &c, as per bond; Cristofano Ranzulli to May V Hicks, 1229 Wash av. 1,500

**202D st, 218 E** (12:3307); ext of \$2,500 mtg to July15'21 at 5½%; July15; July19'18; Title Guar & T Co with Annie O'Melia, 218 E 202. nom

**211TH st E, nwc Barnes av**, see Barnes av, nwc 211th.

**Adee av** (16:4543), nwc Barker av, 90x 25; July24; July25'18; 3y6%; Esther V McGarry, 660 Burke av, to Mary A Brush, 366 Herkimer, Bklyn. 600

**Amundson av, 3850** (17:4940), es, 125 s Nelson av, 25x100; PM; pr mtg \$3,500; July 18; July19'18; 3y6%; Morris Turitz to Erik G Nyman, 221 W 66. 1,000

**Anthony av** (11:2891), nwc 175th, 45x90; ext of \$27,000 mtg to Oct24'19 at 5%; Dec4'16; July19'18; Title Guar & T Co with Mary G Lanigan, 2292 Loring pl. nom

**Barker av, see Burke av**, see Burke av, sec Barker av.

**Barker av, nwc Adee av**, see Adee av, nwc Barker av.

**Barkley av** (18:5466), ns, 50 e Dean, 50x 100; July18; July19'18; installs, 6%; Nellie E Ferry to Ezra C Bull, Bronxville, NY. 1,165

**Barnes av** (16:4660), nwc 211th, 24.8x 100.7x24.8x101.1; ext of \$2,050 mtg to May 15'22, at 5%; May15'17; July24'18; Maria Colonna, 3525 Barnes av, with Concetta Rizzo, 611 E 182. nom

**Baychester av, swe Stillwell av**; see Stillwell av, ss, from Baychester to Edison avs.

**Boston rd, 1033** (10:2607); ext of \$70,000 mtg to July1'23, at 5%; July18; July20'18; Lawyers Title & T Co with Denwood Realty Co (R S \$35). nom

**Boston rd, 1039** (10:2607); ext of \$70,000 mtg to July1'23 at 5%; July18; July20'18; Lawyers Title & T Co with Denwood Realty Co. nom

**Boston rd, 1033-43** (10:2607), ws, 465 s 166th, runs sl40.3 xw 170.8 xn 69.9xse32.8xne 69.8xse157.6 to beg; July18; July25'18; 3y 6%; Grand Concourse Realty Co to Sarah Sacks, 1466 Carroll, Bklyn. 7,000

**Boston rd, 1033-43**; certf as to above mtg; July18; July25'18; same to same.

**Boston rd, 2027** (11:3135), ws, 38.5 s 178th, 18.10x62.7x18.4x63; PM; July24; July 25'18; due &c as per bond; John M Papenberger to Lawyers Mtg Co, 59 Liberty. 2,000

**Burke av** (16:4544), sec Barker av, 25x 99.7; July24; July25'18; 3y6%; Esther V McGarry, 660 Burke av, to Mary A Brush, 366 Herkimer, Bklyn. 500

**Crotona av** (11:3102), es, 130 s 187th, 20x 100; ext of \$6,000 mtg to Apr1'21 at 6%; Apr1; July20'18; Hy E Calman, trste Gustave B Calman, 200 Central Park So, with Baisley & Watson Coal Co, Fordham rd & Harlem River. nom

**Edson av, see Stillwell av**; see Stillwell av, ss, from Baychester av to Edison av.

**Forest av** (10:2657), sec 161st (No 754), 51.2x100; ext of \$1,000 mtg to Mar26'21 at 6%; Mar26; July19'18; Eva Kotzen, 57 W 112, with Isaac Sandler, 56 W 112, & ano (R S 50c). nom

**Fulton av, 1362** (11:2931), es, abt 203 s 170th, 25x211, except part for av; PM; July 5; July20'18; 3y5½%; Morris Polsky to Winfred S Taylor, 779 Garden. 5,000

**Fulton av, 1362** (11:2931), es, abt 203 s 170th, 25x211, except part for av; PM; pr mtg \$5,000; July19; July23'18; installs, 6%; Hy Schnitzer, 1084 Bryant av, to Morris Polsky, 1381 Fulton av. 2,000

**Gerard av** (9:2476), nec Concourse approach, runs e124.11 to cl 162d xnw—xw110 to av xs23.5 to beg; July1; July23'18; 5y 5%; Chas W Meyer, 872 Gerard av, to Louisa Holldiek, 836 Gerard av. 5,000

**Holland av** (15:4259), ws, 405 n Barnett pl, 25x100; Apr1; July24'18; 3y5%; Danl J McMahon, 1909 Holland av, to Ellen Grane, 3 South av, Ithaca, NY. 2,000

**Honeywell av** (11:3125), ses, at nes 181st, 70.11x29.2x68.4x19.3; July24; July25'18; 3y6%; Anna Proebel, 1211 Wash av, to Franz Marschall, 144 E 48. 6,000

**Jackson av** (10:2572), swe 142d, 118.9x 100; July24; July25'18; due as per bond, 6%; Jos & Hy Schoen to Herman Lorber, 44 Gramercy Park. 3,000

**Jerome av** (11:2851), es, 17.9 s Mt Hope pl, 18.4x98.3x17.10x94; supplemental to mtg recorded June'08; July12; July23'18; due, &c, as per bond; Digmore Holding Co, 55 Liberty, to Alfred W Kiddle, 314 W 98, et al. 6,500

**Jerome av** (11:2851), same prop; certf as to above mtg; July12; July23'18; same to same.

**Jerome av** (11:3195), ws, 25 n Clinton, 25x100; Mar19; July25'18; 5y4½%; Annie Matthews, 2001 Anthony av, to Egbert Winkler, Jr, Centreville, New Haven, Conn, trste Maria B Galuschka. 800

**Sherman av** (9:2447), sec 165th, approach to Concourse, 56.4x63x79.4x72.7; PM; pr mtg \$37,000; July19; July20'18; 2y6%; Wm F Kenny Co, 841 Bway, to Olds Holding Corp'n, 217 Bway. 4,000

**Sherman av** (9:2447), sec 165th, same prop; ext of \$37,000 mtg to Feb26'21 at 5½%; May20; July20'18; Anna A Bradford, trste Wm H Bradford, with same. nom

**Southern blvd** (11:2959), ws, 57.10 n 176th, runs n122.1xw107.8xse50.11xse51.2xse53.6 xel16.7 to beg; PM; pr mtg \$81,500; July 19; July20'18; 2y6%; Wm F Kenny Co, 841 Bway, to Olds Holding Corp'n, 217 Bway. 10,000

**Southern blvd** (10:2735), es, 400 n Barretto, 77x100; July20; July23'18; due Jan20 '20, 6%; Columbia Constn Co, 3210 3 av, to Edwin H Smith, 1023 So Blvd. 6,000

**Stillwell av** (16:4423), ss, extends from Baychester av to Edison av, 200x25, except part for Baychester av; July19; July20'18; 2y5%; Marie S Chambers to Bronxade Realty Co, 503 5 av. 240

**Tiebout av, 2321** (11:3146), ws, 373.6 x 184th, 50.4x120x50x120; pr mtg \$35,000; July 23; July24'18; due, &c, as per bond; Tiebout Constn Co, 482 Jackson av, to Wm H Maeder, 1208 College av. 6,500

**Tiebout av, 2321**; certf as to above mtg; July23; July24'18; same to same.

**Union av** (10:2673), nec 163d, 33.10x106; pr mtg \$5,000; July15; July23'18; 2y6%; N E Vail & Co, 22 W 1st st, Mt Vernon, NY, to Josephine Kahrs, Crestwood av, Crestwood, Yonkers, NY. 3,000

**Vyse av** (11:2991), ws, 80 n 174th, 50x 100; July19; July20'18; due Feb1'19, 6%; Janota Bldg Co to Manhattan Mtg Co, 200 Bway. 38,000

**Vyse av** (11:2991), ws, 80 n 174th, same prop; certf as to above mtg; July19; July20'18; same to same.

**Wales av** (10:2576), es, 200 s 147th as on map Wilton & Co, 50x100; July19; July 20'18; 3y5½%; Johannes Ruff, 462 Wales av, to Hy Wiegmann, 1069 Teller av. 2,500

**Washington av, 962-6** (9:2368); ext of \$8,000 mtg to July12'21 at 5%; July12; July22'18; Yockel Bros Corp'n with Bowery Savgs Bank (R S \$4). nom

**Webster av** (12:3278), ws, 103.8 s 193th, 25.5x124.7x25.1x123.2; ext of \$7,500 mtg to Jan31'21 at 5%; Feb23; July22'18; John J Scott, 110 Morningside dr, with Mary R Collins, 2377 Grand av (R S \$3.75). nom

**Whitlock av** (10:2735), ws, 200 n Barretto, 25x100; July23; July24'18; 3y5½%; John Raschen, Bklyn, to Jacob Wyler, 587 16th, Bklyn. 5,000

**Certf** (gentl mtg) as to chattel mtg for \$300; July20; July23'18; Modern Grocery Co to Meyer Axseldrod, — Glen st, Glen Cove, LI.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

## Borough of Bronx.

JULY 18, 19, 20, 22, 23 &amp; 24.

**Bristow st, 1332** (11:2972); Lawyers Mtg Co to Louis J Snyder, trste Saml F Engs, Rye, NY; (A) Lawyers Mtg Co (\$5,000, Apr6'04); July24'18. 4,500

**Bristow st** (11:2972), es, 125 n Stebbins av, 25x79.9x28.3x66.5; Louis J Snyder, Rye, NY, trste Saml F Engs, to Saml F Engs, Great Barrington, Mass; (A) Lawyers Mtg Co (\$5,000, Apr6'04); July24'18. order of court

**Fox st, 1167** (11:2974); Mary D Field, trste Dorothea Hoyt, to N Y East Annual Conference of the Methodist Epis Church, 47 Brevoort pl, Bklyn; (A) Guaranteed Mtg Co, 200 Bway (\$6,250, June24'11); July 18'18. O C & 100

**Gates pl** (12:3324A), cl 49.4 n Mosholu Pkwy N, runs e130xn25xw130xsw25 to beg; Anson P Atterbury, exr Olivia P Atterbury, to Fredk B Stimson, 109 E 71; (A) O'Hara Bros, 200th & Webster av (\$1,137.50, July5'06); filed & discharged July 23'18. 378.02

**Irvine st, 801** (10:2761); Mary D Field, trste Dorothea Hoyt, to Dorothy H Votitchenko, 1 W 67; (A) Guaranteed Mtg Co, 200 Bway (\$5,000, Jan8'09); July18'18. 5,000

**Kelly st** (10:2685), ss, 80 w Av St John, runs s78.6xw28.9xw100 to Prospect av xne 25 to st xne95.6 to beg; Peter F Cogley, Roselle, NJ, to Herman Le R Edger, Dobbs Ferry, NY; (A) Cadwalader, W & T, 40 Wall (\$10,250; July31'12); July24'18. nom

**Minford pl, 1436** (11:2977); Geo Lau to Carrie Lau, 1099 Gates av, Bklyn; (A) Geo Ludwig, 1511 3 av (\$5,000, Oct21'08); July 18'18. nom



**Teasdale pl** (10:2621), ss, 119.10 e 3 av, old line, 25x100; John D Hass, admr John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) C A Flammer, 12 E 44 (\$19,000, Aug5'09); July23'18. 17,800

**143D st, 381-3 E** (9:2306); Nathan Rosenbaum, Woodmere, LI, to Bankers Trust Co, 16 Wall; (A) Lawyers Title & T Co (\$43,000, Aug1'13); July19'18. 1,000

**150TH st E** (9:2338), ss, 150 w Morris av, 25x100; John E Quinlan, admr Maria Quinlan, to Lina Hilgeman, 418 Mott av; (A) G F Hilgeman, 418 Mott av (\$3,000, Feb6'03); July20'18. 3,000

**161ST st, 754 E** (10:2657); Isaac Sandler to Eva Kotzen, 67 W 112; (A) Kantrowitz & E, 320 Bway (\$3,000, Jan31'13); July19'18. 1,000

**165TH st, 224 E** (9:2447); Olds Holding Corp to Nathan Cohen, 1494 Crotona Park E; (A) Title Guar & T Co (\$4,000, July19'18); July20'18. 4,000

**167TH st, 818 E** (10:2680); Herman Geller, 857 E 176, to Benenson Realty Co, 401 E 152; (A) Elfers & A, 277 Bway (\$4,000, June29'18); July24'18. 4,000

**167TH st, 822 E** (10:2680); Sarah Sacks, 1488 Carroll, Bklyn, to Benenson Realty Co, 401 E 152; (A) Elfers & A, 277 Bway (\$4,000, June29'18); July24'18. 4,000

**169TH st, 310 E** (9:2436); Chas F Roessle, 306 E 169, to Anna M Roessle, 306 E 169; (A) Schechter & L, 10 Wall (\$4,500, May27'15); July24'18. 1,000

**169TH st, 312 E** (9:2436); same to Lillie E Roessle, 306 E 169; (A) same (\$4,500, May17'15); July24'18. 1,000

**169TH st, 312 E** (11:3040), ss, 151 w Wash av, 16.10x100; Smith Williamson, exr Annie M Atwood, to Peter S O'Hara, 396 Bedford Park Blvd; (A) O'Hara Bros, 200th & Webster av (\$2,000, Jan5'15); filed & discharged July23'18. 2,000

**193D st E** (12:3275), ss, 138.5 e Marion av, 50x35x irreg; John Roberts, Mt Vernon, NY, to Annie M Roberts, 26 So 14th av, Mt Vernon, NY; (A) John Roberts, 26 So 14th av, Mt Vernon, NY (\$7,000, June17'05); July19'18. 1,000

**227TH st, 967 E** (17:4863); Theo Sponheimer & ano, exrs Annie M Sponheimer, to Adolf Folop, Mt Vernon, NY; (A) W C Olsen, 30 E 42 (\$2,500, June21'06); July19'18. 2,000

**238TH st, 233 E** (12:3379); Herman Baer to Fannie Stein, 620 W 138; (A) Title Guar & T Co (\$3,600, June1'12); July19'18. 3,600

**238TH st, 233 E** (12:3379); Fannie Stein to Title Guar & T Co (\$3,600, June1'12); July19'18. 3,600

**Av St John, 981** (10:2684); Hyman Cohn, 1864 7 av, to Lena Cohen, 107 Van Beuren, Bklyn; (A) Gettner, S & A, 299 Bway (\$3,500, Feb1'16); July19'18. 3,500

**Barnes av** (16:4660), nwc 211th, 24.8x 100.7x24.8x101.1; N Y Life Ins & Trust Co, trste Isaac P Smith, to Concetta Rizzo, 611 Hughes av; (A) Mrs Florio, 611 E 182 (\$2,500, June9'15); July24'18. 2,250

**Bathgate av** (11:2919), sec 172d, 55.4x 82.7x55.8x87; Nathan Rosenbaum, Woodmere, LI, to Bankers Trust Co, 16 Wall; (A) Lawyers Mtg Co (\$32,000, July3'14); July18'18. 1,000

**Castle Hill av** (14:3810), nwc Haviland av, 58x105; John D Hass, admr John D Hass, to John D Hass, 120 W 86, & ano, exrs Mary D Hass; (A) C A Flammer, 12 E 44 (\$3,000, Feb10'10); July23'18. 8,000

**Castle Hill av** (14:3810), ws, 33 s Powell av, 25x79.4; same to same; (A) same (\$4,000, Aug15'10); July23'18. 4,000

**Creston av, 2384** (11:3165); Mary A Nicolaus, admr Anna M Kobbe, to Mary A Nicolaus, 481 E 140; (A) Harold C Knoepfel, 5 Beekman (\$5,000, April, 1900); July18'18. 5,000

**Forest av, 1049** (10:2650); Isabella Runk to Chas A Schmalz, 601 W 144, et al; (A) G A Steinmuller, 1511 3 av (\$22,000, Oct15'07); July24'18. 20,000

**Honeywell av, 2120** (11:3125); Max Goldstein, Mt Vernon, NY, to Chelsea Realty Co, 135 Bway; (A) N Y Title & T Co (an int of \$37,500 in mtg \$50,000, May21'15); July18'18. 15,000

**Hull av** (12:3345), nwc 204th, 126.5x50x 111.1x52.3; Title Guar & T Co to Wm Schmidt, 1439 Prospect av; (A) R H Bergman, 3219 3 av (\$18,000, Mar25'09); July22'18. 15,000

**Jackson av, 906** (10:2648); Albert E Hartcorn to Edmund Francis Realty Co; (A) Lawyers Mtg Co (\$27,500, Aug21'16); July22'18. 1,000

**Kepler av, 4280** (12:3376); Mary D Field, trste Dorothea Hoyt, to Dorothy H Votichenko, 1 W 67; (A) Guaranteed Mtg Co, 200 Bway (\$6,750, Dec3'14); July18'18. 6,000

**Lyon av** (15:3971), ns, 55 e Grace av, 25 x100; also LOT 31 (15:4016), map Van Nest Park, also PARK AV, 4446 (11:3037); Marie T Dunn Rousset to Potiers, France, to Wm F Epple, 340 E 135; (A) Geo McCausland, 41 Park Row (\$4,500, Jan5'11, & \$1,200, June28'15, & \$1,600, Aug16'05); July18'18. 5,300

**Marion av, 2791** (12:3289); Christina H Young, 2558 Marion av, to Wm F Kenny, Shore rd & 91st, Bklyn; (A) Beardsley, H & T, 64 Wall (\$4,000, July12'11); July18'18. 4,000

**St Ann's av** (10:2619), sec 161st, 244.1 to Eagle av x350x irreg; Title Guar & T Co, trste, to Title Guar & T Co (\$175,000, July8'13); July18'18. 125,000

**St Lawrence av, 1510** (15:3919); Martin F Breden, exr Anna Soehl to Caroline Waldeyer, 461 Brook av; (A) C A Furthman, 3 av & 148th (\$3,000, Dec6'05); July19'18. 2,500

**Sherman av** (9:2447), sec 165th approach to Concourse, 56.4x63x79.4x72.4; Thos J Bannon to Anna A Bradford, trste Wm Bradford, Lenox, Mass; (A) G B Winthrop, 111 Bway (an int of \$4,000 in mtg of \$37,000, Aug 12'14); July24'18. 1,000

**Southern Blvd** (10:2735), es, 325 n Whitlock av, 75x100; Columbia Constn Co to

Edwin H Smith, 1023 Southern Blvd; (A) A G Bechmann, 1065 Southern Blvd (\$30,000, Oct18'16); July23'18. an int of 6,000

**Southern Blvd, 1879-83** (11:2959); Olds Holding Corp to Wm F Kenny, Shore rd & 91st, Bklyn; (A) Lawyers Title & T Co (\$10,000, July19'18); July20'18. 1,000

**Stebbins av** (10:2696), ws, 329.1 s Westchester av, 40x100; Alex Holman & ano to Title Guar & T Co (\$32,000, May28'13); July24'18. 26,000

**Union av** (11:2961), ws, 310.11 s Boston rd, 16.8x118.6x20.7x106.4; Lawyers Mtg Co to Louis J Snyder, trste Saml F Engs, Rye, NY; (A) Lawyers Mtg Co (\$5,000, Apr21'10); July24'18. 4,000

**Union av** (11:2961); same prop; Louis J Snyder, Rye, NY, trste Saml F Engs, to Saml F Engs, Great Barrington, Mass; (A) same (\$5,000, Apr21'10); July24'18. 4,000

**Union av** (10:2667), ws old line, 20.9 n 160th, 20.9x106; Josephine Isell, 2210 Haviland av, to Rufus T Griggs, 87 8 av, Bklyn; (A) Rufus T Griggs, 31 Nassau (\$2,000, Feb8'17); July20'18. 1,000

**Verio av** (12:3397), sec 236th, 110.1x98.10 x100x52.8; Linsenmeyer Holding Co to Herman C Huell, 338 Putnam av, Bklyn; (A) Title Guar & T Co (\$1,500, Apr1'11); filed & discharged July20'18. 1,500

**Wallace av, 1660** (15:4040); Jas Elgar et al, exrs, & Jas W Elgar, to North Side Mgt Corp, 391 E 149; (A) Lawyers Title & T Co (\$3,000, Aug5'05); July19'18. 3,000

**Washington av** (11:2910), ses, 58.4 ne 169th, 49.8x104.3; Adirondack Cottage Sanitarium to Bankers Trust Co, trste, 16 Wall; (A) Lawyers Mtg Co (\$40,000, Feb3'11); July22'18. 1,000

**Wilkins av** (11:2966), es, 225 n 170th, 112.6x100; Lawyers Mtg Co to Carrie E Deshon, swc Bway & 79th, extrs Saml F Engs; (A) Lawyers Mtg Co (\$26,000, Apr19'11); July24'18. 26,000

**Wilkins av, 1462** (11:2966); Louis J Snyder, Rye, NY, trste Saml F Engs, to Saml F Engs, Great Barrington, Mass; (A) Lawyers Mtg Co (\$26,000, Apr14'11); July24'18. 26,000

**Lots 56 to 58** (15:4100), blk 15, map Morris Park; Mutual Life Ins Co & ano to Thos K McCarthy, as committee Caroline Mett, 137 W 120; (A) Weil & E, 50 Broad (\$2,135, July11'13); July24'18. 2,135

**Lots 1 & 2** (15:4330), blk 67, same map; same to Ludwig Schmidt, 304 E 124; (A) A P Wagener, 50 E 129 (\$2,800, July25'13); July24'18. 2,800

**Lots 55, 56, 59 & 60** (13:3414), map Waldo Hutchins Est; John W Bratton, Bklyn, to Hernandez Realty Corp; (A) Lampke & S, 29 Bway (\$3,000, July8'10); July20'18. 3,000

**Lot 147** (11:2980), map Sect A, Vyse Estate; Carl Rosenbaum to Wm R Rose; (A) Title Guar & T Co (\$3,000, Apr22'96); filed & discharged July18'18. 3,000

**Lots 45 & 46** (15:3991), map 120 lots Daily Estate; Wm Huks, 1727 Taylor av, to Claribel F Lawton, 1840 Mayflower av; (A) Title Guar & T Co (\$2,500, Aug23'05); July22'18. 2,500

**Lots 316 & 317** (15:4168), map Tremont Ter; Stephan Parker to Claribel F Lawton, 1840 Mayflower av; (A) Hirleman & V, 391 E 149 (\$4,000, July10'09); July23'18. 4,000

**Lot 433** (15:4030), map Van Nest Park; Emma Hein to Giovanni Pelletieri, 629 Van Nest av; (A) F R Galigno, 220 Bway (\$4,000, July22'13); July23'18. 4,000

**East 1/2 lot 499** (16:4667), map Wakefield; Frank C Mayhew & ano, trstes Levi H Mace, to Andrew Koehn, 849 Union av; (A) R Hickox, 3830 White Plains av (\$3,000, Apr20'04); July19'18. 2,500

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

JULY 18, 19, 20, 22, 23 & 24.

**Claremont Pkway** (11:2928), ss, 99 w Fulton av, 50x104.10x50x97.7; Morris & Pincus Shalita, 787 E 176, to Harry Frank; (A) Saml Fish, 44 Court, Bklyn; Sept30'15; July24'18. 4,000

**Chisholm st** (11:2973), ss, 103.8 e Stebbins av, 63.4x75x irreg; Zion German Evangelical Church of N Y to Margt Schaus, extrs Peter Schaus, —; (A) Title Guar & T Co; June14'15; July20'18. 3,000

**Lowerre pl** (17:4830), ws, 89 n 227th, 25x 105; J Fletcher Poulsen to John J Fleming, 3400 Corlear av; (A) T C Larkin, 233 Bway; Jan14'16; July22'18. 500

**Fox st, 642** (10:2683); Mary Schacht, 463 W 159, to Nettie Benenson, 255 E 174; (A) Title Guar & T Co; Feb1'17; July23'18. 1,000

**Gates pl** (12:3324), cl, 449.4 n Moshulu Pkway No, runs e130xn25wx130 to cl Gates pl x25 to beg; Anna C Meisel to Fred B Stimson, Flushing, LI; (A) O'Hara Bros, 2873 Webster av; July5'06; July23'18. 1,137

**159TH st E** (9:2406), ns, 217 e Courtlandt av, 50x101.4; Johann C Hofmann, 462 E 142, to Cedar Constn Co, 35 Nassau; (A) F Lese, 35 Nassau; July15'15; July24'18. 8,000

**175TH st E** (\*), ws, lot 68, map Gleason prop, 25x100; Martin Mitchell to Northern Bank of N Y; (A) M Mitchell, 1239 Theriot av; June26'08; July24'18. 1,000

**187TH st E** (11:3040), ss, 151 w Wash av, 16.10x100; Margt Broderick to Peter S O'Hara, —; (A) P S O'Hara, 2873 Webster av; Jan5'15; July23'18. 2,000

**191ST st E** (12:3273), ss, 150 w Hoffman, 25x100; Bernard Halpin to John J Hynes, exr Jennie M Brady, 2366 Davidson av; June17, 1892; July24'18. 1,000

**191ST st E** (12:3273); same prop; Christofano Renzulli to Mary E T Dunn, exr John Brady, 2660 Briggs av; Sept28'06; July24'18. 3,000

**239TH st E** (12:3388), ns, 200 w Martha av, 25x100; Ehrlich Peterson to Central Mgt Co, 60 Wall; (A) Otis & O, 60 Wall; Mar1'15; July18'18. 3,200

**Alexander av** (9:2314), ws, 83.4 s 139th, 16.8x75; Thos & Mary C Overington to Harlem Savgs Bank, 124 E 125; (A) Hirleman & V, 391 E 149; Aug4, 1890; July23'18. 5,000

**Anthony av** (11:2891), nwc 175th, 45x99; Olds Holding Corp to Mary G Lanigan, 2292 Loring pl; (A) Title Guar & T Co; June1'18; July22'18. 5,000

**Bainbridge av** (12:3296), ws, 296.7 ne 198th, 25.10x155.7x25x149; John W Carroll to Frank J McDonald, 152 E 48; (A) Sonneborn & Co, 2860 Webster av; July1'12; July22'18. 1,500

**Boston rd** (11:2962), ses, 192.10 e from an angle point in ss Boston rd opposite Jefferson pl, 25x100x75.9x81.10; Jas Roberts & Abr Mendelsohn to John P Binzen, exr Theresia Binzen; Dec2'04; July24'18. 5,000

**Clay av, 1387** (11:2782); Rosa Altieri to Alice M Keys, extrs; (A) M L Margolish, 1387 Clay av; Feb1'07; July18'18. 4,500

**Delavelle av** (\*), ws, lot 38, map Allen Estate, 25x100; Antonio Scagnelli, 22 Baxter, to Rita B C Caterson, 761 E 233, trste Eliz C Caterson; (A) H D Lent, Mt Vernon, NY; Nov23'11; July20'18. 1,000

**Edson av** (\*), es, 100 n Edenwald av, 25 x100; Lena & Eliz Gehm to Cath O'Connor, 4211 Barnes av; (A) O'Hara Bros, 2873 Webster av; June18'17; July23'18. 1,100

**Forest av, 754** (10:2657); Mary Schaefer to Isaac Sandler, 56 W 112; (A) Kantrowitz & E, 320 Bway; Feb8'07; July19'18. 9,500

**Forest av** (10:2661), sec Home, 61x92.10x 60.9x92.10; Frank A Wahlig Co to Annie E Worm, —; (A) Title Guar & T Co; Apr 28'07; July22'18. 12,000

**Hoe av** (11:2980), ws, 25 s Jennings, 25x 100; Hy J Karback, L I City, to Wm R Rose, —; (A) Rose & P, 128 Bway; Apr 22, 1896; July18'18. 3,000

**Jackson av** (10:2579), es, 229 n 147th, 8 x100; Rosie Raphael to M Maude Williamson, extrs Wm J Williamson & ano; (A) Lawyers Title & T Co; Jan3'15; July23'18. 400

**Jerome av** (9:2502), sec 165th, 466.5 to 164th x125.10x irreg to Cromwell av; also JEROME AV (9:2501), sec 164th, 201.5x25x irreg; Edw F Robinson, Bklyn, to Randall H Macdonald et al; (A) Title Guar & T Co; Nov13'06; July23'18. 60,000

**Marion av** (12:3283), es, 100 s 197th, 25x 128.3; Hy R Murray to Libby Brill, Caldwell, NJ; (A) Peter S O'Hara, 2873 Webster av; June21'16; July23'18. 1,800

**Parker av** (\*), ws, 325 s Lyon av, 25x 130; Amelia Steinmetz to Bernhard Risse, 947 Westchester av; (A) J A Steinmetz, 1087 Tremont av; Apr28'09; July23'18. 1,800

**Public rd** (\*), sws, part lot 15, map Classons Point, runs ne287xnw—xsw—to beg; John D & Hy Helmeke to Mary F Helmeke; (A) C A Furthman, 3 av & 148th; July27'08; July24'18. 7,000

**Rosedale av, 1493** (\*); Anna Piculo to Eliz Steinmetz, 2155 Daly av; (A) John A Steinmetz, 1005 E 180; Sept15'17; July18'18. 450

**Southern Blvd** (11:2959), ws, 57.10 n 176th, 122.1x107.8x irreg; Olds Holding Corp, 217 Bway, to Benenson Realty Co, 401 E 152; (A) Lawyers Title & T Co; Mar 23'18; July20'18. 7,000

**Southern Blvd** (11:2977), ws, 375 n Jennings, 37.6x100; Anna Majewski, 574 E 141, to Benenson Realty Co, 401 E 152; (A) A Majewski, 574 E 141; July20'15; July20'18. 1,500

**Stebbins av** (11:2965), es, 408.9 n Freeman, 25x73.5x25x80.4; Katie Zorn to John Bussing, Jr, 205 East Lincoln av, Mt Vernon, NY; (A) Williamson & Bell, 364 Alex av; May18'09; July23'18. 4,500

**Union av** (10:2678), nec 163d, 33.10x106; N E Vail Co, Mt Vernon, NY, to Josephine Kahrs, Crestwood, Yonkers, NY; (A) N E Vail Co, 22 W 1st st, Mt Vernon, NY; Dec 26'17; July23'18. 2,640

**Valentine av** (11:3151), ws, 76.1 s 184th, 50x100; Ensign Imp Co to Simon M Goldsmith, 302 Convent av; (A) Lawyers Title & T Co; July18'16; July20'18. 5,500

**Verio av** (12:3397), sec 236th, 110.1x98.10 x100x52.8; Geo Beller to Linsenmeyer Holding Co, 756 Flushing av, Bklyn; (A) Title Guar & T Co; Apr1'11; July20'18. 1,500

**White Plains rd** (\*), ws, 100 s 224th, 25 x100; Albert A Pinna to Elsa Kasser; (A) John Davis, 68 Wm; July1'09; July18'18. 1,000

**Whitlock av, 970** (10:2734); Lawrence J Rice to Jos Kalikow; (A) J M Levine, 30 E 42; Dec1'06; July19'18. 2,500

**Lot 35** (\*), blk 49, map Morris Park; Halter Zalowitz, Elizabeth, NJ, & Morris Schrenkoff, NY, to Mutual Life Ins Co & ano; Oct14'13; July18'18. 625

**Lot 209** (\*), map Pugsley Estate; Wm Buhl, Inc, to John Gallagher, 214 E 35; (A) N Y Title & Mgt Co; Nov20'13; July18'18. 5,000

**Lot 22** (\*), blk 9, map Morris Park; Harry Dieter to Mutual Life Ins Co & ano; July23'13; July19'18. 600

**Lots 23 & 24** (\*), blk 39, same map; Ernestine E Greidams, Arlington, NJ, to same; July17'13; July19'18. 1,500

**Lot 5** (\*), blk 36, same map; Minnie Faist to same; July31'13; July19'18. 600

**Lots 1 & 2** (\*) blk 8, map Morris Park; Morris Furth to Mutual Life Ins Co, —, & ano; (A) Lawyers Title & T Co; July 25'13; July20'18. 780

**Lots 627 & A33** (\*), map Lorillard Spencer et al; Anna Kaner to Donald Harper & ano, trstes Eleanor L S Cenci; (A) Stewart & S, 45 Wall; June15'17; July20'18. 390



**Lots 2 & 3 (\*)**, map Sisters of Charity; Edw H Hall to Lucy C Robertson, 2270 University av.; (A) Jas H Robertson, 63 Wall; July 15'18; July 22'18. 1,000

**Lot 146 (\*)**, map property W F Duncan; Antonio Giusto to Eliz K Dooling; (A) John Brucella, 3648 White Plains av.; Aug 10'08; July 22'18. 2,500

**Lots 19 & 20 (\*)**, blk 16; also LOTS 11 to 18 & 22 to 23, blk 18; also LOTS 13 to 18, blk 17; also LOTS 26, 27 & 37, blk 27; also LOTS 18 to 25, blk 33; also LOTS 1 to 3, blk 35; also LOTS 26 to 32, blk 34, map Pelham Park, except part for Baychester av, Bronxdale Realty Co to Franklin Society for Home Bldg & Savings, 38 Park Row; (A) Title Guar & T Co; Dec 18'16; July 22'18. 7,360

**Lot 24 (\*)**, blk 62, map Morris Park; Giuseppe Caruso to Mutual Life Ins Co & ano; July 25'13; July 23'18. 850

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Beyerle, Margaretha**—Jan 5'17 (July 20'18)—38D ST, 287 E (2:373-62), 21x96.2, 4-sty bk tnt, \$13,500.

**Ingersoll Horace L.**—Apr 1'16 (July 25'18)—129TH ST, 235 W (7:1935-17), 18.9x99.11, 3-sty & b stn dwg, \$8,500.

**Knobloch, Phillipina**—Mar 15'18 (July 20'18)—83D ST, 313 E (5:1546-10), 44x102.2, 3-sty bk stable, 1/2 pt of \$12,000.

**Lantry, Cath. D.**—Sept 22'17 (July 25'18)—LEXINGTON AV, 707 (5:1312-21), 20x66, 3-sty bk & stn str & tnt, \$26,000.

**Mahler, Edw.**—Feb 5'18 (July 25'18)—PITT ST, 86-8 (2:339-3), 41x100, 2-4-sty bk & fr tnts & stores & 2-4-sty bk & stn tnts on rear, \$25,000.

**Murray, Patk.**—Apr 1'16 (July 20'18)—225TH ST (8:2215-62), ws, Leyden to Teunissen pl, 100x100.1x irreg, vacant, being lots 55 to 58 & 48, map of Isaac N Dyckman at Marble Hill, \$12,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 26, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

BRYAN L. KENNELLY.

All the property rights & franchises of street railroad commencing at the foot of 23d, East River, thence through & along 23d to Av A to 17th to Bway & Union sq to 14th to 7 av to Hammond or W 11th to West to Christopher at the foot of Christopher at North River, thence through & along Christopher to Greenwich av to W 11th or Hammond to 7 av to 14th to Bway & Union sq to 18th to Av A to 23d to East River; also leasehold interest of the Central Crosstown R R Co of N Y in & to the right, privilege & franchises, commencing at Christopher St Ferry, running thence through & along Christopher to Greenwich av to 6 av to 8th to Astor pl to Av A to 10th to East River; also commencing at Av A & 9th, thence through & along 9th, Stuyvesant & Astor pl to 8th or Astor pl; also commencing at Greenwich av & Christopher, thence through & along Greenwich av to W 10th to West to Christopher St Ferry, to beg; due, \$3,545,670.89; T&C, \$—; N Y Railways Co. 2,114,000

HENRY BRADY.

**16TH ST, 601 E (\*)**, ss, 64.11 e Av B, 28.1x42, 5-sty bk tnt & str; due, \$9,193.46; T&C, \$1,829.77; Theresa E McGoldrick. 6,000

**49TH ST, 506 W (\*)**, ss, 138 w 10 av, 26.4 x100.5, 5-sty stn tnt & str; due, \$18,511.24; T&C, \$263.60; Farmers Loan & Trust Co, exp. 13,000

**174TH ST W**, ss, 150 w Ams av, 25x100, vacant; due, \$4,628.11; T&C, \$151.50; Wilton Holding Co. 4,000

**Convent av, 102-4 (\*)**, ws, 122 s 133d, 25x100, 5-sty bk tnt; due, \$72,973.36; T&C, \$814.20; Richd F Weeks. 50,000

**Riverside dr, 725**, sec 150th (No 620), 103.4x98.9x99.11x125, 11-sty bk tnt; all RT&I; due, \$1,476.92; T&C, \$5,192; sub to mtg \$375,000; withdrawn.

JOSEPH P. DAY.

**Willitt st, 94 (\*)**, ss, 125 s Stanton, 25x100, 5-sty bk tnt & str; due, \$26,477.18; T&C, \$346.18; Geo L Carlisle. 21,500

**8TH ST, 363 E (\*)**, ns, 158 e Av C, 25x87.10, 4-sty bk tnt & str; due, \$12,714.47; T&C, \$1,004.90; Richd L Suydam. 10,000

**104TH ST, 25 W**, ns, 150 w Central Park W, 30x100.11, 5-sty bk tnt; due, \$29,441.61; T&C, \$766.50; Hugh Donohue. 30,500

**116TH ST, 503 E (\*)**, ns, 72.11 e Pleasant av, 25x80, 5-sty bk tnt & str; due, \$11,013.75; T&C, \$497; N Y Savgs Bank. 10,000

**West End av, 369**, ws, 85 n 77th, 17.2x100.6, 5-sty & b bk dwg; due, \$23,309.08; T&C, \$755; Geo Ranger. 24,600

**3D AV, 2177 (\*)**, es, 50.5 s 119th, 25x100, 5-sty bk tnt & str, 1-sty ext; due, \$4,805.02; T&C, \$514.84; sub to mtg \$23,750; Advance Mfg Co. 27,099

SAMUEL MARX.

**103D ST, 320 E (\*)**, ss, 287.6 e 2 av, 27.6x100.11, 6-sty bk tnt & str; due, \$5,077.96; T&C, \$869; pr mtg \$27,800; Munderloh Realty Co. 29,318

Total ..... \$2,340,017  
Corresponding week 1917..... 527,075  
Jan. 1, 1918 to date.....18,597,401  
Corresponding period 1917.....24,870,713

### Bronx.

The following are the sales that have taken place during the week ending July 26, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JAMES J. DONOVAN.

**238TH ST E (\*)**, ss, 225 w Keppler av, 25x100, vacant; due, \$979.73; T&C, \$81.90; Philip J Fox. 500

**Arthur av, 2456 (\*)**, es, 95 n 188th, 25x81.7, 4-sty bk tnt & str; due, \$4,620.41; T&C, \$1,500; pr mtg \$10,000; Anna Defeo. 15,000

**Westchester av, 2044 (\*)**, ss, 259.7 w Olmstead av, 67.1x277.3 to Newbold av x 67x275.11; due, \$5,475.45; T&C, \$2,434.81; Dollar Savgs Bank of City N Y. 7,500

M. MORGENTHAU JR. CO.

**La Fontaine av**, ws, 69.5 s Oak Tree pl, runs 100xw174 to Quarry rd, ne89.1xe63.4x ne26.3xe55 to beg, vacant; due, \$15,446.43; T&C, \$1,682.12; City N Y. 250

JOSEPH P. DAY.

**White Plains av, 3617 (\*)**, ws, 75 n 213th, 25.2x110.3x25x111.11; due, \$4,272.84; T&C, \$—; Michl Brennan, Inc. 1,000

Total ..... \$24,250  
Corresponding week 1917..... 41,000  
Jan. 1, 1918 to date.....4,201,202  
Corresponding period 1917.....5,500,497

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

**JULY 27.**  
No Legal Sales advertised for this day.

**JULY 29.**  
72D ST, 332 W, ss, 343 w West End av, 22x102.2, 4-sty & b stn dwg; U S Trust Co of N Y, trustee, & c—Lillian M Sims et al; Stewart & Shearer (A), 45 Wall; Chas H Strong (R); due, \$34,671.67; T&C, \$1,625.45; M Morgenthau, Jr, Co.

**JULY 30.**  
16TH ST, 608 E, ss, 488 w Av C, 25x103.3, 5-sty bk tnt & str; Fanny K Gregory—Clara S Dean et al; Norwood & Walsh (A), 12 E 44th; Karl W Kirchwet (R); due, \$14,815.05; T&C, \$300; Joseph P Day.

**49TH ST, 534 W**, ss, 488.6 w 10 av, 6.6x100.10x36.7x100.5, 5-sty bk tnt; Emigrant Indust Savgs Bank—Fredk W Sherman et al; R & E J O'Gorman (A), 51 Chambers; Max Wieder (R); due, \$6,561.67; T&C, \$249; Joseph P Day.

**61ST ST, 247 W**, ss, 125 e West End av, 25x100.5, 5-sty bk tnt & str; Metropolitan Savgs Bank—Manhattan Investing Co et al; A S & W Hutchins (A), 84 William; Lawrence Greenbaum (R); due, \$13,384.62; T&C, \$1,655.65; L J Phillips & Co.

**122D ST, 521-3 W**, ss, 312.6 w Amst av, 62.6x90.11, 5-sty bk tnt; N Y Life Ins Co—Sauer Realty Co et al; Geo W Hubbell (A), 346 Bway; Harmon S Graves (R); due, \$89,898.55; T&C, \$3,462.55; Bryan L Kennelly.

**8TH AV, 862**, es, 40.5 s 52d, 20x80, 4-sty stn tnt & str; Louis B Rolston—Andrew A Smith et al; Geller, Rolston & Horan (A), 22 Exch pl; Algernon S Norton (R); due, \$3,400.91; T&C, \$628.36; Bryan L Kennelly.

**JULY 31.**  
JACKSON ST, 41 & 43, nwc Cherry (Nos 432-6), 50x100, 2-5-sty bk tnts & str; Eliz W Burke—Ceia Rosenzweig et al; Miller, King, Lane & Trafford (A), 80 Bway; Theo M Riehle (R); due, \$1,241.81; Joseph P Day.

**109TH ST, 425-35 E**, ns, 270 e 1 av, 150x100.11, bk & fr bldgs & coal yd; Metropolitan Savgs Bank—Henry D Strack et al; A S & W Hutchins (A), 84 William; Cambridge Livingston (R); due, \$32,760.38; T&C, \$2,085.53; Henry Brady.

**AUG. 1.**  
17TH ST, 419 W, ns, 225 w 9 av, 25x92, 6-sty bk tnt & str; Thos J Goodwin et al, exrs & c—Sarah Siegel et al; Harold Swain (A), 1, Bway; Mathias L Connes (R); due, \$19,630.13; T&C, \$364.35; Henry Brady.

**112TH ST, 164-6 E**, ss, 211.8 w 3 av, 33.4x100.11, 5-sty bk tnt & str; Cremieux Benevolent Soc—Arpad Wellish et al; Bertram Scheuer (A), 220 Bway; Wm D Sporborg (R); due, \$20,605.31; T&C, \$2,889.16; Joseph P Day.

**LEXINGTON AV, 1553**, es, 26 n 99th, 25x95, 5-sty bk tnt & str; Roman Catholic Orphan Asylum in City N Y—Rosalee J Greenbaum

Jaffa et al; Edw H Daly (A), 52 Wall; Chas D Donohue (R); due, \$19,440.86; T&C, \$917.66; Henry Brady.

**AUG. 2.**  
16TH ST, 359 W, ns, 100 e 9 av, 25x98.2, 2 & 4-sty bk factory; Herman Rositzke—Geo W Meyer et al; Neu, Gilchrist & Spedick (A), 26 Court, Bklyn; Wm R Page (R); due, \$7,000; T&C, \$—; sub to mtg \$7,500; Joseph P Day.

162D ST, 666 W, ss, 265 w Ft Washington av, 125x99.11, 6-sty bk tnt; Abr Smith—J M B Co, Inc, et al; David Steckler (A), 51 Chambers; Alfred M Schaffer (R); due, \$13,134.55; T&C, \$1,252.40; sub to mtgs aggregating \$163,900; Samuel Marx.

2D AV, 2002, es, 25.5 n 103d, 25x74.7, 4-sty bk tnt & str; Mary F Phelps et al—Fannie Mandelbaum et al; Rounds, Hatch, Dillingham & Debevoise (A), 62 Cedar; Wilbur Larremore (R); due, \$11,888.44; T&C, \$451.80; Henry Brady.

**AUG. 3 & 5.**  
No Legal Sales advertised for these days.

### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

**JULY 27.**  
No Legal Sales advertised for this day.

**JULY 29.**  
214TH ST, E, ss, 79 e Holland av, 25x100; Jno Piccirilli—Geo Corti et al; Jacob M Kornfeld (A), 206 Bway; Arthur W Birkins (R); due, \$3,065.93; T&C, \$2,414.40; Arthur C Sheridan.

**JULY 30.**  
FULTON AV, 1175, ws, 171.1 n 167th, 69.2x131.7x71.9x121.6, 2-sty fr dwg; Cruikshank Co—481 E 174th St Corp et al; Harold Swain (A), 176 Bway; Edw C Cohen (R); due, \$6,051.25; T&C, \$268.33; Arthur C Sheridan.

**WALTON AV, 327-31**, swc 140th, 75x96.9x74.8x97.9, 2 & 4-sty bk factory; Laura S Carey—Mary A O'Neill et al; J G O'Connor (A), 11 William; Thos Gilleran (R); due, \$34,267.78; T&C, \$1,030.70; Henry Brady.

**JULY 31.**  
FORDHAM RD, swc Crotona av, 52x204.7x89.4x209.4, vacant; N Y Title & Mtg Co—Jefferson M Levy et al; Morris A Hulet (A), 135 Bway; Wm G Keir (R); due, \$9,654.32; T&C, \$—; James J Donovan.

**HAVILAND AV**, sec Olmstead av, 91.10x103.1; Eliza J Many—Geo Keiser et al; Peter Mahoney (A), 604 Lafayette av, Bklyn; Israel J P Adlerman (R); due, \$4,560.32; T&C, \$1,102.39; James J Donovan.

**AUG. 1.**  
WASHINGTON AV, 2246, es, 36.7 n 182d, 36.7x79.11x36x86.6, 5-sty bk tnt; Ida K Bronner—Riverdale Holding Corp et al; Leonard Bronner (A), 309 Bway; Patrick J McMahon (R); due, \$22,636.43; T&C, \$624.80; Joseph P Day.

**AUG. 2 & 3.**  
No Legal Sales advertised for these days.

**AUG. 5.**  
POWELL AV, ns, 388.5 w Olmstead av, 100x103.1; Bertha Lipman—Margt O'Brien et al; Isidore Faitt (A), 154 Nassau; J Clifford McChristie (R); due, \$1,768.19; T&C, \$917.26; Joseph P Day.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

### Manhattan.

**JULY 20.**  
BOND ST, 30; Greenwich Savgs Bank—Stanley M Cook et al; Middlebrook & Borland (A).

SPRING ST, 5; Mathilde S Siegmán—Citizens Investing Co et al; Rose & Paskas (A).

**JULY 22.**  
CANNON ST, 33; Roman Catholic Orphan Asylum in the City of N Y—Chas J Schlesinger et al; E H Daly (A).

2D AV, ses, 98.9 ne 40th, 24.8x100; Felix Lorch, individ & exr—Aaron Lewis et al; F M Tichenor (A).

**JULY 23.**  
38TH ST, 237 to 241 W; The German Savgs Bank in City N Y—Laura A Cregan et al; amended; A H Mosle (A).

85TH ST, 62 W; Harris D Colt, trustee—Phebe W Hankinson et al; Curtis, Mallet-Prevost & Colt (A).

123D ST, 239 W; Caroline H Field—Mary T Mulry, individ & admtr, et al; Curtis, Mallet-Prevost & Colt (A).

126TH ST, 270 W; Annie D Bretherton—Henrietta Baker et al; A Goldfarb (A).

**JULY 24.**  
80TH ST, 501 E; German Savgs Bank in City N Y—Frank Volz et al; amended; M Auerbach (A).

81ST ST, 151-3 E; Jno H Coursen—Fredk Bohde, Jr, et al; C V Pallister (A).

**JULY 25.**  
GRAND ST, 581; Spotswood D Bowersett et al—Sarah G Starkman et al; F M Scott (A).

124TH ST, 124 W; Tim Davenport et al, exrs—Jno A Bloom et al; I H Brainerd (A).

126TH ST, ss, 126 w 3 av, 36x100.10; Jno E Roosevelt et al—Park H Sullivan et al; amended; Roosevelt & Kobbe (A).

139TH ST, ns, 156.1 e 8 av, 19x99.11; Equitable Life Assurance Soc of U S—Lena Holzwasser et al; Alexander & Green (A).

ST NICHOLAS AV, 732; Wm H Maeder—Echo Bldg Co, Inc, et al; A Knox (A).

**JULY 26.**  
CHERRY ST, 122; Equitable Life Assurance Soc of U S—Jane Whelan et al; Alexander & Green (A).

CHERRY ST, 227; U S Trust Co of N Y, exr—Lina Moskowitz et al; Stewart & Shearer (A).



83D ST, 245 E; also 2D AV, 1601; Patk Dacy—Margt E Sheehy et al; G A Moses (A).  
129TH ST, 132 W; Geo W Dunn et al—Clifford S Peets; A S Daly (A).  
136TH ST, ss, 163.4 e 8 av, 18.8x99.11; Equitable Life Assurance So of U S—Harriete N Finch et al; Alexander & Green (A).

**Bronx.**

**JULY 19.**  
CHISHOLM ST, es, 215 s Jennings, 20x100; Guaranteed Mtg Co—Wm H Aird et al; Carrington & Pierce (A).  
UNION AV, 607; Jas Dowds, Inc—Theo Golden et al; M J Sullivan (A).

**JULY 20.**  
178TH ST, sec Prospect av, 47.1x100; Abr Dorb et al—Jos Sonsin Co, Inc et al; H Gottlieb (A).  
BRYANT AV, 1439; Della Kearney Huss—Geo W Muller et al; Knox & Deignan (A).  
DOON AV, ws, 450 w Edenwald av, 50x95.6; Peter Brady—Edenwald Nelson; W C White (A).

HOLLAND AV, ws, 200 s Van Nest av, 25.2x100; Fredk A Southworth, as trste—Chas H Baechler, as exr, et al; W R Brinckeroff (A).  
WEBSTER AV, ws, 51.1 n 197th, 47.3x115.2; Maria D Pringle—Evelyn Bldg Co et al; foreclosure of mtg; C Wood (A).  
LOTS, 465 & 466, blk P, amended map of prop belonging to Hudson P Rose, known as Mapes Est; Karl Mildenberg—River Realty Co et al; J T Hanlon (A).

**JULY 22.**  
ST ANNS AV, 340; Sarah E Bruce—Taxpayers & Store Leasing & Impvt Co, Inc, et al; C P & W W Buckley (A).

**JULY 23.**  
WILLIS AV, ws, 25 n 145th, 49.9x106; Theo Baumeister—Jno Ulrich et al; W D Jennings (A).

**JULY 24.**  
140TH ST, ns, 460 e St Anns av, 40x95; Reinhard Sidenberg as trste—Rosie Klein et al; Cary & Carroll (A).

156TH ST, E, swc Prospect av, 25x90.5; German Savgs Bank in City N Y—Katie Rasche et al; Amend & Amend (A).

**JULY 25.**  
SEDGWICK AV, es, bet W 183d & Fordham rd, being land conveyed to Wm Harrison by Gustavus A Sacchi, 40.9x120.7; Roman Catholic Orphan Asylum in City N Y—Bridget Peters; E H Daly (A).  
TREMONT AV, ss, 175.7 w Prospect av, 20x99.3; Susan N Rouget, as trste—Ada E Maslen et al; Davison & Underhill (A).

WALTON AV, es, 100 n 175th, 26x101.1; Madeleine G France as extrx—Chas E Juillerat et al; T Earle (A).  
LOTS 449 & 453, map of 463 lots adjoining prop F P & H A Forster, Chas Schmitt & Jno Whalen, trste; Michl P Knowles—Thos J Totten et al; G H Hyde (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**JULY 19.**  
HAMILTON PL, 101; Sarah Davis—Henry Salinsky; Guggenheimer, Untermeyer & Marshall (A); Thos W Churchill (R); due..... 8,251.34

**JULY 20.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 22.**  
116TH ST, 130 W; City Real Estate Co—Forderaw Co; Harold Swain (A); Wm B Roulstone (R); due.....29,737.75

**JULY 23.**  
NORFOLK ST, 153; Jacob I Prenowitz—Harris Schmulowitz; M S & I S Isaacs (A); Emanuel Van Denroot (R); due .....28,301.51

141ST ST, ss, 161 e Amsterdam av, 18x99.11; Seamen's Bank for Savgs in City N Y—Clara K Stackfeth—Cadwalader, Wickersham & Taft (A); Walter C B Schlesinger (R); due.....16,989.58

**JULY 24.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 25.**  
122D ST, ns, 408.4 w Lenox av, 16.8x100.11; Mary E Bergen—Lewis F Hall; Henry M Bellinger, Jr (A); Marcel Levy (R); due.....12,332.33

**Bronx.**

**JULY 19.**  
LOTS 3, 4 & 7, map made by Andrew Findlay July 5, 1852, & is annexed to deed from Wm Smith to Jas Kelly, which map is recorded in County Clerk's Office at White Plains; Thos Lenane—Jno J Honohan; Wesselman & Kraus (A); E L Brisach (R); due ..... 8,489.31

**JULY 20.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 22.**  
LOT 420, map of Adea Park, 24th Ward; City of N Y—Warwick Realty & Constn Co; W P Burr (A); J H Beckwith (R); due..... 1,040.91

**JULY 23.**  
LOTS 130 & 131, map of Cebrie Park, 24th Ward; Wilhelmina Einberger—Cohodo Realty Corp et al; H Crauer (A); M Frank (R); due..... 8,683.75

**JULY 24.**  
UNIONPORT RD, 502 Chas H Baechler—Sarah Lichtenstein et al; Neier & VanDerveer (A); M B McHugh (R); due..... 927.45

**JULY 25.**  
3D AV, nwc 181st, 31.6x100; Lawyers Title & Trust Co et al, as exrs—Anna J McSweeney et al; Dean, Tracy & McBarron (A); D L O'Reilly (R); due .....16,909.45

**LIS PENDENS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**JULY 20.**  
No Lis Pendens filed this day.

**JULY 22.**  
No Lis Pendens filed this day.

**JULY 23.**  
No Lis Pendens filed this day.

**JULY 24.**  
77TH ST, 144 W; Sam Friedlander—Marie T Alter et al; action to declare lien; C S M First (A).  
178TH ST, 519-23 W; also AUDUBON AV, 265-7; Blanche B Newkirk—Ethel B Israel et al; registration of land title, &c; W Fairchild (A).

**JULY 25.**  
BROADWAY, 1435; Louis Werner—Mary M E Deane et al; notice of attachment; May & Jacobson (A).

**JULY 26.**  
No Lis Pendens filed this day.

**Bronx.**

**JULY 19.**  
No Lis Pendens filed this day.

**JULY 20.**  
137TH ST, ss, 255.4 e Southern blvd, 12.6x100; Municipal Liens Co—Blackwood Realty Co et al; action to foreclose transfer of tax lien; E C Smith (A).

**JULY 22.**  
No Lis Pendens filed this day.

**JULY 23.**  
No Lis Pendens filed this day.

**JULY 24.**  
No Lis Pendens filed this day.

**JULY 25.**  
No Lis Pendens filed this day.

**MECHANICS' LIENS.**

The first name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**JULY 20.**  
29TH ST, 236 E; Sims Constn Co—Frank Correnti (74)..... 1,400.00  
BROADWAY, 1587; Superior Painting Co; Silk Realty Co; Rosoff Lunch Co; renewal (75)..... 1,350.00

**JULY 22.**  
BROADWAY, 1587; Isaac Sagovitz—Silk Realty Co; Rosoff Lunch Co, Inc; redocket (76)..... 2,327.20  
84TH ST, 113 W; Wm J Sutterer—Alice B Pettit; Frank Lurz (77)..... 474.50

**JULY 23.**  
GOUVERNEUR ST, 33, & MADISON ST, 319; Isidore Blumenthal—Fannie Goldman (81)..... 185.00

GANSEVOORT ST, 8; Christenson & Nelson—Chas A Goldman (78)..... 288.40  
WATER ST, 44; Bonica & Murphy—Danl Birdsall; Salum Barbour (79)..... 44.35

CON ST, 100 to 110 W; Peter Gwyn—Wm H Wheeler; Steen & Symes, Inc (80)..... 50.50

123D ST, 226 W; Frank Lee—Clifford S Peets (82)..... 94.11

**JULY 24.**  
14TH ST, 120 E; Brooklyn Vault Light Co—Jno W Condit et al & L Abramson & Son, Inc (83)..... 132.75

2D AV, 318; Cross, Austin & Ireland Lumber Co—Alex J Leimborg; renewal (84)..... 463.71

**JULY 25.**  
CHERRY ST, 420; Isidore Greenstein—Harry & Jno Kaufman & C C Brunner, Inc (88)..... 184.05

19TH ST, 202.4 E; Standard Arch Co—Eimer & Amend & Jacob A Zimmermann & Son, Inc (86)..... 2,500.00

49TH ST, 28 W; Edw Keller—Columbia College, trstes, & Brett Realty Co, Inc (85)..... 546.27

4TH AV, 467; Tony Siracusa—Eliz C Schettler & Henry Hauer (87)..... 180.00

**JULY 26.**  
BLEECKER ST, 150-2; Sexauer & Lemke, Inc—Paris Heneken Co (92)..... 274.37

79TH ST, 535 E; Dora Iseseks—Richard Croker & W & N F Crockett (90)..... 35.00

125TH ST, 440 W; Harry Miller—Jennie Bear & Herman Meyer (89)..... 163.00

BOWERY, 50-2; Angelo Magglo—Atlantic Garden Realty Corp & Maria & Feliciano Acerno (91)..... 1,108.05

**Bronx.**

**JULY 19.**  
178TH ST, 905 E; Max Mand—Ruth Jakobi; Marie Blasius (20)..... 79.50

**JULY 20.**  
145TH ST, 546-8-50 E; Jno Miller—Esther M Kalisky (21)..... 531.40

205TH ST, nec Hull av, 107.3x100.1; Richard E Thibaut, Inc—Harsin Bldg Corp (22)..... 476.50

**JULY 22.**  
No Mechanics' Liens filed this day.

**JULY 23.**  
No Mechanics' Liens filed this day.

**JULY 24.**  
No Mechanics Liens filed this day.

**JULY 25.**  
ALEXANDER AV, 270; Adolph Thor-mahlen—Est Sarah Katz & Extensive Bldg Co, Inc (23)..... 80.00

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**JULY 20.**  
No Satisfied Mechanics Liens filed this day.

**JULY 22.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 23.**  
49TH ST, 47 W; Harry Spencer—W S Benedict et al; June 1918..... 162.75

116TH ST, 60-2 W, & 115TH ST, 75 to 79 W; Tager Co—62 W 116th St et al; Oct21'15; canceled..... 7,235.99

SAME PROP; Henry Scharnberg—same; Nov4'15; canceled..... 147.50

SAME PROP; Jno A Pailbrick & Bro—same; Oct6'15; canceled..... 862.71

SAME PROP; T P Kane Co—Fredk I Unger et al; Aug31'15; canceled..... 173.25

SAME PROP; Henry Scharnberg—same; Nov4'15; canceled..... 175.00

1128TH ST, 305-7 W; Chas Kurzon—Geo Heinlein; Dec20'17..... 30.75

SAME PROP; Jas McLaughlin—same; Dec22'17..... 39.00

SAME PROP; David Lumber Co—same; Jan31'18..... 7.74

**JULY 24.**  
15TH ST, 7 W; Queensborough Cabinet Co—Commonwealth Center, Inc, et al; Jan23'18..... 385.00

27TH ST, 454 W; American Hardware Corp of N Y—N Y Edison Co et al; Mar23'18..... 160.00

100TH ST, 127 W; Alberene Stone Co—Jno Doe et al; Jly17'18..... 21.70

**JULY 25.**  
No Satisfied Mechanics Liens filed this day.

**JULY 26.**  
ACADEMY ST, 678; Marx Karp—Jarvis Realty Co, Inc, et al; June26'18..... 30.30

11TH ST, 702 E; Louis Benzer et al—Pinkus Burger et al; Jly2'18..... 175.00

12TH ST, 81 W; Geo Foster—Mary A Chisolm et al; June12'18..... 175.00

20TH ST, 229-35 E; Hyman Bender—Louis Belzer et al; Jly11'18..... 150.00

LENOX AV, 145-7; Morris Wolf—145 Lenox Av Corp; May10'18..... 1,163.40

**Bronx.**

**JULY 19.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 20.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 22.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 23.**  
No Satisfied Mechanics' Liens filed this day.

**JULY 24.**  
No Satisfied Mechanics Liens filed this day.

**JULY 25.**  
No Satisfied Mechanics Liens filed this day.

1Discharged by deposit.  
2Discharged by bond.  
3Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

**JULY 18.**  
No Attachments filed this day.

**JULY 19.**  
BRONNER, Henry; Ralph W Burch et al; \$5,320.60; A W Levy.  
E L BRUCE CO; Indiana Flooring Co; \$10,000; T L Zimmerman, Jr.

**JULY 20.**  
No Attachments filed this day.

**JULY 22.**  
HAGER, Sarah F; Fannie Rice; \$500; Bick & Freedman.  
S D WARREN CO; St Lawrence Talc Co, Inc; \$25,002.77; E J Welch.

JONES, John M & Arthur D Dunn; R L Haas Lumber Co; \$427.50; H Uttal.

**JULY 23.**  
No Attachments filed this day.

**JULY 24.**  
CONTINENTAL AIRCRAFT CORPN; Bernard H Sandler; \$1,900; S Levine.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

**JULY 19, 21, 22, 23, 24 & 26.**  
Abbate, Dominick, 240-2 Thompson st  
Raisler Heating Co..... 1,375.00

Donald Constn Co, 259 W 47th st..A  
B See Electric Elevator Co..... 6,100.00

Unger, Fred I, 445 W 40th st..Raisler Heating Co..... 1,475.00

**Bronx.**

**JULY 18, 19, 20, 22, 23 & 24.**  
No Chattels filed this week.



## BUILDING LOAN CONTRACTS

The first name is that of the Lender;  
the second that of the Borrower.

## Bronx.

JULY 19.

No Building Loan Contracts filed this day.

JULY 20.

No Building Loan Contracts filed this day.

JULY 22.

VYSE AV, ws, 80 n 174th, 50x100; Manhattan Mtg Co loans Janeta Bldg Co, Inc, to erect 1-5-sty apt; 10 payments. ....38,000.00

JULY 23.

No Building Loan Contracts filed this day.

JULY 24.

No Building Loan Contracts filed this day.

JULY 25.

LOT 84, map of lots at Wakefield, prop of Monatiquot Real Est Co; Bankers Loan & Investment Co loans Lorillard Bldg Co, Inc, to erect 2-fam dwg & garage; 4 payments..... 5,400.00

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

## Manhattan.

## STORES, OFFICES AND LOFTS.

29TH ST, 38 E, 10-sty bk f. p. loft, 62x98, slag rf; \$200,000; (o) Dr. Chas. E. Nammack, 379 Park av; (a) D. E. Waid, 1 Madison av (116).

## Bronx.

## SCHOOLS AND COLLEGES.

CROTONA AV, w s, from 180th to 181st, 5 & 3-sty bk school, 193x90, 71.3x60; \$450,000; (o) City N Y; (a) C. B. J. Snyder, Municipal Bldg. (136).

## STORES, OFFICES &amp; LOFTS.

OGDEN AV, s w c 171st, 1-sty bk strs, 125x45.9, rubberoid rf; \$13,000; (o) Lankau Realty Co., A. H. Lauzner, 656 W 181st, Pres; (a) Gronenberg & Leuchtag, 303 5 av (135).

## PLANS FILED FOR ALTERATIONS

## ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

## Manhattan.

CANNON ST, 7, new openings & f. p. doors to 4-sty f. p. & bk factory; \$300; (o) Manhattan Pie Baking Co., 540 Grand; Pres, Wm. Folterman; (a) J. B. Snook, 261 Bway (1452).

CHARLES ST, 165, new mezzanine floor to 2-sty bk shop & storage; \$1,500; (o) Alex. Reid, Darien, Conn.; (a) E. N. Carnsey, 39 W 39th (1473).

FORSYTH ST, 23, block up floor, remove partitions & show front to 1-sty bk theatre & str; \$500; (o) Chas. Rubinger, 220 Bway; (a) M. Muller, 115 Nassau (1484).

GREENWICH ST, 552, 2-sty bk ext & baths, new partitions & plumbing to 4-sty bk tnt; \$3,000; (o) Chas. W. Mead, London, England; (a) J. H. Knubel, 305 W 43d (1475).

HAMILTON PL, 7, remove entrance & seats, new w. c. compartments to 2-sty bk theatre & office; \$500; (o) Alex. Yaremenko, 11 Hamilton pl; (a) J. M. Felson, 1133 Bway (1456).

ROOSEVELT ST, 14, alter partitions, new bath to 6-sty bk tnt; \$300; (o) Jos. Rovegno, 13 Bedford; (a) G. J. Casazza, 1133 Bway (1466).

SOUTH ST, 169, alter wall, new steel lintels to 4-sty bk business; \$800; (o) N. Y. C. Dept. of Plant & Structures, room 1800 Municipal Bldg.; (com) J. H. Delaney (1464).

UNIVERSITY PL, 29, new passage, walls, steel beams, f. p. floors, tar rf, stucco wk, f. p. doors & windows, baths, partitions, horizontal exit, remove fire escape to 4-sty bk hotel; \$10,000; (o) Trustees of Sailors' Snug Harbor, 61 Bway; (cont) J. Henry; (a) Geo. Provot, 104 W 42d (1480).

WILLIAM ST, 220, new stair enclosure, bulkhead, skylights to 6-sty f. p. bk lofts; \$5,500; (o) A. Zinsser, 1511 3 av; (a) Horenburger & Bardes, 122 Bowery (1463).

WORTH ST, 194, new partition & w. c. compartments to 5-sty bk office & storage; \$200; (o) Chas. Cooper & Co., Inc., 194 Worth; (Pres) H. L. Kleinhance; (a) R. Teichman (1467).

16TH ST, 453 W, alter wall, new steel girders to 5-sty bk lofts; \$1,000; (o) Walter McGuire, on prem; (a) J. Gescheidt, 142 E 43d (1469).

16TH ST, 204 E, remove partitions & closets, new scuttle to 3-sty bk dwg; \$1,400; (o) Petersfield Realty Corp., 14 Wall; (Pres) Hamilton Fish; (a) Geo. A. Flitting (1454).

19TH ST, 447 W, remove beams & partitions, new 40 ft. ext, alter walls, new w. c. compartments to 4-sty bk tnt; \$6,000; (o) Est of F. L. Ogden, 191 9 av; (exr) Wm. Harrison; (a) A. E. Straker, 191 9 av (1485).

23D ST, 431 E, new bk wall, alter wood beams, remove elevator shaft to 4-sty bk factory; \$3,000; (o) J. E. & W. S. Cameron, 31 E 38th; (a) Buchman & Kahn, 56 W 45 (1479).

24TH ST, 401 W, partitions, toilet & wash rooms to 6-sty bk tnt; \$300; (o) Carrie E. Lynch, 401 W 24th; (a) Jos. Mitchell, 332 W 24th (1462).

25TH ST, 614 W, close openings, new bk partitions, furnace, reinforced & concrete floor to 1-sty bk str & blacksmith; \$800; (o) Bennett De Beiksdon, 44 Wall; (a) L. R. Koenig, 340 Lewis av, Bklyn (1468).

37TH ST, 248 W, 2-sty ext to 3-sty bk storage; \$7,500; (o) J. H. Ottly, 240 W 37th; (a) J. Harder, 120 W 32d (1482).

41ST ST, 11 E, alter partitions & stairs, new openings, hardwood floor, lower sidewalk, new show window, new entrance, steam heat, new plumbing to 5-sty bk res; \$12,000; (o) The 9-11 E. 41st St. Co., 2 Rector; (Pres) Chas. A. Conlon; (a) F. P. Hill, 299 Madison av (1483).

55TH ST, 452 W, alter door, new f. p. vestibule to 3-sty f. p. laundry; \$500; (o) Horace Ginsberg, 142 E 43d; (a) J. Gescheidt, 142 E 43d (1470).

57TH ST, 135 E, remove window, new show front, remove hall & stairs to 4-sty bk dwg; \$2,500; (o) Dr. F. A. Doran, 133 E 57th; (a) Wm. L. Bottomley, 597 5 av (1471).

59TH ST, 205 E, alter partitions, new seats, block up floor, new show front, new stairs, w. c. compartment to 2-sty bk loft & theatre; \$3,000; (o) W. B. Cockran, 100 Bway; (a) De Rose & Cavalieri, 306 E 116 (1477).

88TH ST, 2 W, alter partitions & windows to 8-sty f. p. tnt; \$1,500; (o) Home Prospect Realty Co., 149 Church; (Pres) H. Sonn; (a) Schwartz & Gross, 347 5 av (1474).

114TH ST, 554 W, new partitions & baths to 5-sty bk dwg; \$5,000; (o) Celia Schlesinger, 287 Edgecombe av; (a) E. B. Chestresmith, 181 Woodruff av (1453).

125TH ST, 226 W, new front, remove wall, new columns & girders, partitions, walls, toilets & iron balcony to 1-sty bk str; \$15,000; (o) S. Lachman & A. Goldsmith, trstes for Josephine Morgenthau, 35 Nassau; (a) Buchman & Kahn, 56 W 45th (1450).

BROADWAY, 1671, new door, opening, stairs, partitions to 6-sty bk str & hotel; \$1,000; (o) Posada Realty Co., 111 Bway; (Pres) J. E. Lundin; (a) Buchman & Kahn, 56 W 45th (1465).

BROADWAY, 172, f. p. mezzanine to 18-sty f. p. bk str & office; \$2,000; (o) Bway-Maiden La Corp., 92 William; Pres, G. M. Wittlesey; (o) Augus MacDonald, 70 Mink, Boston, Mass (1478).

CENTRAL PARK W, 71, new f. p. stairs & enclosures, elevators, partitions, enlarge windows, new sidewalk lift & pent house, remove upper wood floors, new f. p. arches to 7-sty bk tnt; \$300,000; (o) Fred T. Ley & Co., Inc., 449 Main st, Springfield, Mass.; (Pres) H. A. Ley; (a) Starret & Van Vleck, 8 W 40th (1459).

COLUMBUS AV, 440, new motor room & f. p. enclosure, reset skylight, new wire screen, f. p. s. c. doors to 6-sty bk hotel; \$1,200; (o) Jos. Reuger, Bway & 31st; (a) J. O. Whitenack, 231 W 18th (1472).

MADISON AV, 1861, remove scuttle & partitions, new partitions & openings to 3-sty bk dwg; \$1,500; (o) Barnet Brodsky, 807 E 176th; (a) Chas. B. Meyers, 1 Union sq (1457).

PARK AV, 43, new front wall, f. p. doors & rf. partitions, shafts, stairways, remove floors & walls to 5-sty bk res; \$75,000; (o) John E. Berwind, 102 E 39th; (a) Walter Lund, 101 Park av (1458).

RIVERSIDE DR, 258, new toilet & locker compartment, new opening & cement floor to 12-sty f. p. bk tnt; \$100; (o) J. Fleischmann, 699 Washington; (a) W. L. H. Gallin, 6 Gold (1481).

WEST END AV, 101, coal storage shed to 4-sty bk mfg; \$500; (o) Wm. K. Vanderbilt, Pres, N. Y. Central Railroad; (a) Jos. C. Cocker, 2017 5th av (1460).

3D AV, 246, new beam, stairs, cement floor & sidewalk, remove vault cover, new steel trap doors, plaster ceiling to 4-sty bk str & tnt; \$500; (o) A. N. H. Stuyvesant, 49 Wall; (a) Chas. H. Richter, 39 Courtlandt (1455).

5TH AV, 721, new area, partitions & toilet to 5-sty bk str & tnt; \$300; (o) Wm. W. Astor, 23 W 26th; (a) private plans (1451).

7TH AV, 859, alter partitions, remove fixtures, new iron stairs to 8-sty f. p. bk tnt; \$20,000; (o) 859 7 Av Corp., 859 7 av; Pres, M. L. Goldstone; (a) Schwartz & Gross, 347 5 av (1476).

7TH AV, 2249, remove columns, alter show fronts to 5-sty bk str & tnt; \$100; (o) Sarah Altman, 586 W 178th; (a) Gronenberg & Leuchtag, 303 5 av (1461).

## Bronx.

BARNES AV, s w c St Owens pl, move 3-sty bk dwg; \$2,000; (o) of ground, Magdalena Leib, 50 Central Park W; (o) of bldg., C. D. Middlebrook, 10 Rivington; (a) W. W. Penfield, 4523 White Plains av (179).

RIDER AV, w s, 250 s 138th, new str front to 3-sty bk str, office & dwg; \$200; (o) Henry Meyer, 137th & Rider av; (a) Harry T. Howell, 3 av & 149th (180).

SOUTHERN BLVD, w s, 203.8 n Wilkins av, new beams, str front, partitions to 2-sty bk str & dwg; \$1,750; (o) Kent Realty Co., Wm. P. Rose, 9 W 45th, Pres.; (a) A. J. Benline, 401 Tremont av (181).

SOUTHERN BLVD, s w c Westchester av, new balcony at rear of str of 6-sty bk str & tnt; \$75; (o) American Real Est. Co., 1063 E 163d; (a) A. J. Benline, 401 Tremont av (182).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corpn—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
lmpt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stin—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.

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# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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Vol. CII

No. 2629

New York, August 3, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

JULY 26, 27, 29, 30, 31 &amp; AUG. 1.

**Bedford st, 6** (2:527-3), es, abt 155 s Downing, 22x73.2x12x83.8, 4-sty bk dwg; Battista Laraia, 3 King, to Giambattista Laraia & Anna R, his wife, 6 Bedford; B&S & CaG; July 26; July 29'18; A\$5,000-6,000. nom

**Broome st, 72-4** (2:332-71), ns, 50 w Cannon, 47x75, 6-sty bk tnt & str; John A Brown, Jr, of Newtown Township, Delaware Co, Pa, to Dormond Realty Co, 239 Bway; CaG; AL; July 19; July 26'18; A\$18,000-40,000 (R S \$25). O C & 100

**Canal st, 302** (1:210-19), ss, 153.3 w Bway, 18.8x62.9 to ns Lisenard (No 61) x 18.5x60, 5-sty stn, loft & str bldg; Geo C Taylor, at Pelham Heights, NY, as Pres of American Express Co, to American Railway Express Co, 65 Bway; June 28; Aug 1'18; A\$27,000-30,000 (R S \$46.50). nom

**Cherry st, 66**, see Water, 381.

**Clinton st, 97** (2:348-27), ws, 225.4 s Rivington, 25.4x100, 5-sty bk tnt & str; Barnett Realty Corp to Jos Kaplan, 626 Willoughby av, Bklyn; mtg \$29,700 & AL; July 24; July 26'18; A\$26,000-40,000 (R S \$9). O C & 100

**Clinton st, rear pt of 179** (1:313-pt lot 27), begins 80 w Clinton & 174.7 n Hester, runs w20xn25xe20xs25 to beg, 4-sty bk tnt, with right of way through hallway of 179 Clinton; Carrie Greenberg, 1815 7 av, to Sylvester Winter, 1072 Bryant av; B&S; July 26'18; A\$—\$— (R S \$2.50). O C & 100

**Front st, 52** (1:32-30), ns, abt 110 e Coenties sl, 30.6x80, 4-sty bk loft & str bldg; Martha E & Oliver De L Coster to West Beach Realty Corp, 46 Cedar; B&S & CaG; July 26; July 31'18; A\$20,000-29,000 (R S \$33.50). O C & 100

**Front st, 52**; West Beach Realty Corp, 46 Cedar, to Markham Realty Corp, 31 Nassau; B&S; July 30; July 31'18. O C & 100

**Greene st, 102** (2:499-6), es, 225 n Spring, 25x100, 5-sty bk loft & str bldg; Amelia Naselli, of Rome, Italy, to Viola M Flannery, 612 5 av; July 30; Aug 1'18; A\$15,000-21,000. O C & 100

**Greenwich st, 69** (1:19-pt lt 13), es, abt 115 n Edgar, 25.6x75.9 to ws Trinity pl (No 32), x25.6x80.2, ss, 5-sty bk & str bldg; Wm M Barrett as prest of Adams Express Co to American Railway Express Co, 65 Bway; June 30; July 29'18; A\$—\$— (R S \$230). nom

**Greenwich st, 71-9** (1:19-pt lt 13), es, abt 104.7 s Rector, 110x75.9 to Trinity pl (Nos 34-42), 108.1x97.1, 4-sty bk office bldg; Wm M Barrett as prest of Adams Express Co to American Railway Express Co, 65 Bway; AL; June 30; July 29'18; A\$—\$— (R S \$100). nom

**Hamilton pl, 110-32**, see 142d, 509 W. **Jane st, 8** (2:615-73), ss, 103.3 w Greenwich av, 20x64x19.8x62.1, 3-sty bk dwg; Louisa Oppert, individ & EXTRX John Fox, to Francis E Gaffney, 79 North st, Jersey City Heights, NJ; July 29; July 30'18; A\$5,500-6,000 (R S \$4). 4,000

**King st, 39** (2:520-22), ns, 248.7 e Varick, old line, 25.8x100x25.9x100, 5-sty stn tnt; Anna H Ahrens to John Wichelns, 36 3 av, Bklyn; mtg \$20,000; July 19; July 31'18; A\$13,000-26,000. nom

**Lafayette st, 208** (Elm st, 194) (2:482-33), ws, abt 130 n Broome, 21.3x100, 3 & 4-sty bk loft & str bldg; Lewis Soulier, 27 W 64, to Thos Crimmins, 1916 Bway; mtg \$19,000; Aug 23'17; July 22'18; A\$18,000-20,000. (Corrects error in last issue as to lot No and assessed value.) nom

**Lafayette st, 208**; Thos Crimmins, 158 W 84, to Quiller Morgan Co, 793 Bway; QC; mtg \$19,000; Feb 23; July 22'18. nom

**Lawrence st, 136**, see Bway, 3200.

**Lewis st, 104** (2:330-41), es, 96 n Stanton, 25x100, 5-sty bk tnt & str; Annie Britton, 210 E 21, to Wolf Tanenbaum, 261 Rivington; mtg \$17,250 & AL; July 30; July 31'18; A\$10,000-23,000 (R S \$2). O C & 100

**Lisenard st, 61**, see Canal, 302.

## The INDEX

to the Manhattan and Bronx

## Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY  
FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

**Ludlow st, 173** (2:412-29), nws, abt 180 n Stanton, 25x87.6, 5-sty bk tnt & str; Jos Kaplan, of Bklyn, to Barnett Realty Corp, 271 Bway; mtg \$25,000 & AL; July 24; July 26'18; A\$14,500-21,000 (R S \$2.50). O C & 100

**Manhattan st, 131**, see Bway, 3200.

**New Chambers st, 86**, see Water, 381.

**Platt st, 12** (1:69-27), ws, 84 s Gold, runs w31.1xsl4.4xe10.1xs3xe71.10 to st xn, 20.11 to beg, 4-sty bk loft & str bldg; Wm H Sage, at Bronxville, NY, TRSTE will Geo L Ronalds, to Jere F Donovan, 124 S Oxford, Bklyn; July 26'18; A\$16,000-19,000 (R S \$23). O C & 100

**Platt st, 12**; Jere F Donovan, of Bklyn, to Lawyers Realty Co, 160 Bway; mtg \$20,000 & AL; July 26'18. O C & 100

**Sullivan st, 96 to 100** (2:504-37), ws, 56.2 n Spring, runs n69.5xw100xs—xw24xs13.8 xe129.7 to beg, 6-sty bk stable; Donald B Abbott, ref, to One Hundred Sullivan St Corp, at 100 Sullivan; FORECLOS May 28 '18; July 1; July 26'18; A\$83,000— (R S \$78). 77,950

**Trinity pl, 32**; see Greenwich, 69.

**Trinity pl, 34-42**; see Greenwich, 71-9.

**Water st, 235** (1:97-50), ss, 83.3 e Beekman, 16.6x73.1x16.8x73, with AT to strip bet cl of blk & n wall of bldg adj on s, 5-sty bk loft & str bldg; Philip J Britt, ref, to Chas E Gremmels, 296 Fisk av, B of R; FORECLOS Apr 4; July 18; July 31'18; A\$9,500-14,000 (R S \$19.50). 19,500

**Water st, 381** (1:251-24), ss, 83.4 e Oliver, 16.8x80, 3-sty bk loft & str bldg; A\$4,000-4,500; also CHERRY ST, 66 (1:111-15), ns, 71.1 w New Chambers, 17.1x97.6 to ss New Chambers (No 86) x22.6x79.8 to beg, 3-sty bk tnt & str & 4-sty bk tnt & str; A\$9,000-10,500; Jos A Kirk, at Ronkonkoma, LI, to Geo I Johnston, 131 Butler, Bklyn; sub to PM mtg \$5,800; July 29; Aug 1'18 (R S \$11). O C & 100

**West Washington pl, 71** (2:552-64), nes, abt 130 w Macdougall, 22x97, 5-sty bk studio, 1 & 2-sty ext; Frank J Maguire to Rudolph Evans, 71 West Wash pl; B&S; Apr 6'16; July 30'18; A\$15,000-32,000. nom

**Whitehall st, 57 & 58** (1:4-9-10), es, 82.2 s Front, 40.4x40.7x39x37.6, 5-sty bk hotel; Patk A Dollard et al to Ambrose Realty Co, 46 Cedar; AL; July 10; July 30'18; A\$31,000-93,000. nom

**Wooster st, 9** (1:228-40), ws, 137.4 n Canal, 21.4x100x21.2x100, 4-sty bk loft & str bldg; Wm M Barrett as prest of Adams Express Co, to American Railway Express Co, 65 Bway; June 30; July 29'18; A\$11,500-12,000 (R S \$100). nom

**Wooster st, 11-9** (1:228-this & parcel below lot 12), ws, 158.5 n Canal, 103.7x100x104.2x100; also WEST BROADWAY, 311-9 (1:228), es, 108.2 n Canal, 95.4x100x95.2x100, 1-sty bk & fr bldg; Wm M Barrett as prest of Adams Express Co, to American Railway Express Co, 65 Bway; June 30; July 29'18; A\$145,000-150,000 (R S \$88.50). nom

**7TH st, 182 E**, see Av B, 108.

**13TH st, 500-4 E**, see Av A, 208.

**16TH st, 19 W** (3:818-24), ns, 425 w 5 av, 25x92, 3-sty & b bk dwg, 2-sty ext; E M & H K Real Estate & Contracting Corp, 258 Bway, to Manerica Realty Corp, 67 W 36; mtg \$15,000 & AL; July 30; July 31'18; A\$24,000-25,500 (R S \$3.50). O C & 100

**18TH st, 215 W** (3:768-27), ns, 200 w 7 av, 25x92, 5-sty bk tnt; Theo A L Davis to Anna Brandt, 255 W 114; AL; July 30; July 31'18; A\$14,000-21,000 (R S \$2). O C & 100

**18TH st, 342 W** (3:741-56), ss, 300 e 9 av, 25x92, 5-sty stn tnt; Mary E Sandford, of Belleville, NJ, to Matilda Albanusius, 2465 Hudson blvd, Jersey City, NJ; mtg \$20,000 & AL; July 22; Aug 1'18; A\$12,000-27,000 (R S \$10). nom

**26TH st, 35-44 W** (3:827-68), ss, 175 e 6 av, 60x98.9, 12-sty bk loft & str bldg; Emily M & Jean S Hinkle to Eugene E & Terry Hinkle; B&S & CaG; AL; Mar 12'09; Aug 1'18; A\$145,000-300,000. nom

**26TH st, 244-50 W** (3:775-64), ss, 215.6 e 8 av, 84.8x98.9x83.3x98.9, 4-sty bk loft bldg; Wells Fargo & Co to American Railway Express Co, 65 Bway; July 1; July 29'18; A\$58,000-115,000 (R S \$197). nom

**26TH st, 562 W**, see 11 av, 230-40.

**29TH st, 259-61 W**, see 8 av, 382.

**29TH st, 356 W** (3:752-76), ss, 533.4 w 8 av, 16.8x98.9, 3-sty & b stn dwg; Robt C Fulton to Margt E Mayle, 356 W 29; mtg \$8,000 & AL; July 17; July 31'18; A\$9,500-12,500 (R S \$4). nom

**32D st, 44-50 E** (3:861-47), ss, 83.8 w 4 av, runs sl10.2xw48 to es old Middle rd x again w11.4xn107.5 to st xe66.4 to beg, 12-sty bk loft & str bldg; Hasco Building Co, 52 Vanderbilt av, to Paul M Herzog, 41 W 68; mtg \$346,000 & AL; July 2; July 30'18; A\$185,000-400,000 (R S \$89). nom

**42D st, 219-23 E**, see 42d, 225 E.

**42D st, 225 E** (5:1316-12), ns, 345 e 3 av, 20x100.5; also 42D ST, 227 E (5:1316), ns, 225 w 2 av, 20x100.5; also 43D ST, 224 E (5:1316), ss, 225 w 2 av, 30x100.5; also 43D ST, 212-22 E (5:1316), ss, 205 e 3 av, runs sl100.5xe50xs100.5 to ns 42d (Nos 219-23) xe90xn100.5xe10xn100.5 to 43d xw150 to beg, 7-sty bk stable; A\$190,000-625,000; also 44TH ST, 226 E (5:1317-11 & 37), ss, 330 e 3 av, 25x100.5; also 44TH ST, 224 E, ss, 305 e 3 av, 25x100.5; also 43D ST, 217-23 E, ns, 255 e 3 av, 100x100.5; also 44TH ST, 218-22 E, ss, 230 e 3 av, 75x100.5, 7 & 11-sty bk garage; A\$101,000-540,000; Geo C Taylor, at Pelham Heights, NY, as Pres of American Express Co, to American Railways Express Co, 65 Bway; June 28; Aug 1'18 (R S \$2,135.50). nom

**42D st, 227 E**, see 42d, 225 E.

**43D st, 212-22 E**, see 42d, 225 E.

**43D st, 217-23 E**, see 42d, 225 E.

**43D st, 224 E**, see 42d, 225 E.

**44TH st, 218-6 E**, see 42d, 225 E.

**45TH st, 431 W** (4:1055-17), ns, 375 w 9 av, 25x100.5, 5-sty bk tnt; Daisy T, wife John G Peppier, said John G Peppier being heir Christian Peppier, to Emeline Roffe (nee Peppier), 2308 Prospect av, also heir Christian Peppier; B&S; June 21 '17; July 27'18; A\$11,000-19,500. nom

**47TH st, 530**, abt 530 e 1 av, see 48th E, ss, 530 e 1 av.

**47TH st, 242-4 W** (4:1018-pt lt 50), ss, 325 e 8 av, 50x100.5, 4-sty bk stable; Wm M Barrett as prest of Adams Express Co, to American Railway Express Co, 65 Bway; June 30; July 29'18; A\$—\$— (R S \$100). nom



**47TH st, 246-8 W** (4:1018-pt lt 50), ss, 275 e 8 av, 50x100.5, 4-sty bk stable; Wm M Barrett as prest of Adams Express Co to American Railway Express Co, 65 Bway; June30; July29'18; A\$—\$— (R S \$209.50). nom

**48TH st E** (5:1359, 20-22 & 26, 30 & 31), ss, 530 e 1 av, runs w55xsl67.5 to East River x— to beg, vacant; also 48TH ST, ss, 530 e 1 av, runs e54x8— to ss 47th xw 68x33.5xe along original h w l — to beg; also AT to lands under water east of above & bet ss 47th & ss 48th, &c, vacant; Sarahette Realty Co, 111 Bway, to Edwin F Raynor, 2539 Bway; B&S; mtg \$60,000 & AL; Oct30'11; Aug1'18; A\$69,500-70,500. O C & 100

**48TH st E** (5:1359); also 47TH ST E, &c; same prop; Edwin F Raynor to Sarah J Raynor, his wife, temporarily at 534 Tremont av, Westfield, NJ; B&S; mtg \$55,000; July31; Aug1'18 (R S \$15.50). O C & 100

**49TH st, 534 W** (4:1077-52½), ss, 488.6 w 10 av, runs s100.5xw36.7xnel100.10 to st xe 6.6 to beg, 5-sty bk int; Jane G wife Fredk W Sherman, 128 E 29 (formerly Jane wife John Gleason) to Mae Sifert, 351 W 15; A L; July10; July31'18; A\$7,000-10,000 (R S \$2.50). nom

**49TH st, 536-8 W**; see 49th, 540 W.  
**49TH st, 540 W** (4:1077-55), ss, 225 e 11 av, 25x100.4, vacant; A\$10,000-10,000; also 49TH ST, 536-8 W (4:1077-53), ss, 250 e 11 av, 55x104.10x24.11x100.5, vacant; A\$16,000-16,000; Edw Howe & as, TRSTE will Edw Leavitt, to Mae Sifert, 351 W 15; July24; July31'18 (R S \$25). O C & 100

**50TH st, 514 W** (4:1078-42), ss, 225 w 10 av, 25x100.5, 5-sty stn tnt & str; 514 West 50th St Corp'n to Isidor Abraham, 8 W 103; mtg \$8,000; July31; Aug1'18; A\$10,000-15,000 (R S \$2). O C & 100

**51ST st, 361 W** (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Jacquelin Frank, ref, to Sarah L Dorn, "The Apthorp," Bway & 75th, TRSTE will John H Dorn; FORECLOS July15'18; July23; July26'18; A\$12,000-21,500 (R S \$16). 16,000

**52D st, 201 W**; see 7 av, 800-8.  
**56TH st, 411-3 E** (5:1368-8), ns, 174 e 1 av, 40x94.7x40.1x97.2, 6-sty bk tnt & str; Rebago Corp'n, 2 Rector, to Barnet Ginsberg, 122 Clymer, Bklyn; mtg \$33,500; July1; July5'18; A\$12,000-40,000 (R S \$7); corrects error in issue July13, when prop read 56th, 441-3 E. O C & 100

**56TH st, 411 W** (4:1666-25), ns, 175 w 9 av, 25x100, 5-sty stn tnt; Anna Wornier, ADMRX will Wilhelm Arnold, to Michael Hallinan, 411 W 56; ½ pt; AL; July25; July31'18; A\$11,000-18,000 (R S \$1). 550

**58TH st, 227-9 E** (5:1332-15-15½), ns, 230 w 2 av, 25x100.5, 2-3-sty & b bk dwgs; Susanna Von Der Horst to T Sufferin Tailer, of Newport, RI; July22; July26'18; A\$12,000-15,000 (R S \$6). nom

**60TH st, 317 E** (5:1435-11), ns, 250 e 2 av, 25x98, 5-sty bk tnt & str; A\$10,000-18,000; also 60TH ST, 319 E (5:1435-12), n s, 350 w 1 av, 25x100.5, 5-sty bk tnt & str; A\$10,000-18,000; Haiman Cohn, 324 E 3, to Herman Weisberger, 189 2d; ½ RT & I; July31'18. nom

**60TH st, 319 E**; see 60th, 317 E.

**63D st, 301 E**; see 2 av, 1202.

**64TH st, 232 E** (5:1418-31), ss, 155 w 2 av, 25x100.5, 6-sty bk tnt & str; Chas Pitthan, 200 E 69, to Pitthan Realty & Holding Co, 200 E 69; AL; July27; July30'18; A\$12,000-30,000. nom

**70TH st, 326 E** (5:1444-36), ss, 244 w 1 av, 25x100.4, 4-sty stn tnt & str; Ellen Riley, 149 Clinton av, Bklyn, to City Real Estate Co, 176 Bway; B&S; mtg \$10,000 & AL; July25; July27'18; A\$9,000-16,000 (R S 50c). nom

**71ST st, 423 E** (5:1466-12), ns, 288 e 1 av, 25x102.2, 6-sty bk tnt & str; Chas Pitthan, 200 E 69, to Pitthan Realty & Holding Co, 200 E 69; AL; July27; July30'18; A\$8,000-28,000. nom

**72D st, 333 W** (4:1183-47), ss, 343 w West End av, 22x102.2, 4-sty & b stn dwg; Chas H Strong, ref, to U S Trust Co of N Y, 45 Wall, TRSTE will Clinton Gilbert; FORECLOS & drawn July20; July30'18; A\$39,000-50,000 (R S \$35.50). 35,400

**73D st, 402 E** (5:1467-41½), ss, 88 e 1 av, 25x51.2, 5-sty bk tnt & str; Classic Realty Corp'n, 600 W 181, to Minnie Kouba, 336 E 71; mtg \$7,800 & AL; July31; Aug 1'18; A\$5,000-11,500 (R S \$3.50). O C & 100

**73D st, 273 W** (4:1165-4½), ns, 100 e West End av, 18x102.2, 4-sty & b stn dwg; Jas Baird to Service Realty Co, 7 E 42; mtg \$19,000; July31; Aug1'18; A\$21,000-28,000 (R S \$5). nom

**74TH st, 439 E** (5:1469-19), ns, 125 w Av A, 25x102.2, 6-sty bk tnt & str; Barnet Cohen, 1223 Park av, to Crescent-Star Realty Co, 211-3 E 55; mtg \$25,500 & AL; July23; July31'18; A\$8,500-25,000 (R S 50c). nom

**76TH st, 247 W** (4:1168-7), ns, 147 e West End av, 19x102.2, 4-sty & b bk dwg; Jas H Cruikshank to Wm Lipshutz, 666 W 178, & Barnet Weber, 5 W 107; mtg \$19,000 & AL; July23; July26'18; A\$20,500-25,500 (R S 50c). O C & 100

**77TH st, 101 W** (4:1149-31), nwc Col av (Nos 360-8), 30x100.8, 5-sty bk tnt & str; Richd A Henriquez, 656 W 204, et al, to Maria A D H Diaz, 145 Vermilyea av; AT; mtg \$60,000; July3; Aug1'18; A\$55,000-80,000 (R S 50c). O C & 100

**85TH st, 3-5 E** (5:1497-5), ns, 100 e 5 av, 50x102.2, 9-sty stn tnt; Susanna S Min-turn to Frances G Stoddard, 66 Sound View av, New Rochelle, NY; B&S; mtg \$215,000 & AL; July26; July31'18; A\$100,000-250,000 (R S \$30). O C & 100

**89TH st, 76 W** (4:1202-61), see Col av (Nos 589-595), 27.8x100.8, 5-sty bk tnt & str; Richd A Henriquez et al to Media Realty Co, 591 Col av; mtg \$60,000; July 29; July30'18; A\$50,000-65,000 (R S \$5). nom

**92D st, 67 W** (4:1206-8), ns, 165 e Col av, 20x100.8, 3-sty & b stn dwg; Cora A E Miller (formerly Cora A Becker, widow

of Julius A Becker), 776 Gaylord st, Denver, Col, to Jos Becker, 371 Washington st, Belleville, NJ; QC; July19; Aug1'18; A\$14,500-17,000 (R S \$15). nom

**93D st, 172 E** (5:1521-44½), ss, 190 w 3 av, 20x100.8, 3-sty & b stn dwg; Maria E Wagner et al, heirs & c of Adam & Eliz Wagner, to Peter G Ottendorfer, 107 Cognigni av, New Rochelle, NY; mtg \$7,800; July22; July26'18; A\$9,500-12,000 (R S \$2). nom

**93D st, 159 W** (4:1224-10), ns, 219 e Ams av, 15x104.1 to cl old Apthorps la x15x 104.8, 3-sty & b bk dwg; Elise H Warner, 159 W 93, to Dominick M Borell, 2336 Belmont av; mtg \$11,500; Aug1'18; A\$10,000-14,500 (R S \$3.50). O C & 100

**93D st, 159 W**; Dominick M Borell, of Bronx, to Nippon Club, Inc, 161 W 93; B&S & CaG; mtg \$11,500; Aug1'18. O C & 100

**96TH st, 302-4 E** (5:1558-47), ss, 100 e 2 av, 50x100.8, 3-sty bk stable; Eleanor Happel, 6 W 91, individ & legatee Fredk L Happel, to Marcus Hyman, 1071 Home, ¼ pt; Harry Goodwin, 875 Driggs av, Bklyn, ¼ pt, & Jos Leibner, 1421 Mad av, ½ pt; mtg \$13,000 & AL; July30; Aug1'18; A\$17,000-31,500 (R S \$2). O C & 100

**96TH st, 12 W** (4:1209-37), ss, 100 w Central Park W, 25x100.8, 4-sty & b bk dwg; Thos F Somers, 12 W 96, to Wm H Taylor, at Hotel Ansonia, Bway & 73d; mtg \$30,000 & AL; July31; Aug1'18; A\$20,000-35,000 (R S \$10). nom

**100TH st, 321 W** (7:1889-10), ns, 265 w West End av, 20x100.11, 5-sty bk dwg; Josiah H De Witt, GDN Helen A Titus, to said Helen A Titus, 417 Park av; AL; July25; July29'18; A\$17,000-28,000 (R S 50c). nom

**101ST st, 109 E** (6:1629-3), ns, 63 e Park av, 15.6x75, 3-sty & b bk dwg; A\$4,200-6,000; also 101ST ST, 111 E (6:1629-3½), n s, 78.6 e Park av, 15.6x75, 3-sty & b bk dwg; A\$4,200-6,000; Flora V Bandler to Mary A Truslow, 40 W 59; B&S; mtg \$11,000 & AL; July26; July31'18. nom

**101ST st, 111 E**; see 101st, 109 E.

**101ST st, 20 W** (7:1836-47), ss, 275 w Central Park W, 95 to es Manhattan av (Nos 10-16), x100.11, 6-sty bk tnt & str; Shenk Realty & Constn Co to Specter Realty Co, 51 E 129; AL; July29; Aug1'18; A\$77,000-175,000 (R S \$25). nom

**105TH st, 114-6 E** (6:1632-66-66½), ss, 137.6 e Park av, 37.6x100.11, 2-3-sty & b stn dwgs; Rachel Redelsheimer to Beth Hamedrosh Hagodol, of Harlem, a corp'n, 110 E 105; mtg 12,500; July25; July26'18; A\$12,000-15,000 (R S \$6.50). O C & 100

**107TH st, 217 E** (6:1657-12), ns, 310 w 2 av, 25x100.11, 4-sty bk tnt & str; Erwin W Berry of Maplewood, NJ, to Metropolitan Trust Co of N Y, 60 Wall, TRSTE will James McIndoe; B&S & CaG; July25; July 30'18; A\$6,500-11,500 (R S \$12.50). nom

**111TH st, 209 E** (6:1661-6), ns, 135 e 3 av, 25x100.11, 5-sty bk tnt & str; MacLay Associates, a corp'n, 67 Wall, to Farmers Loan & Trust Co, 22 Wm, TRSTE of the Havemeyer Trust Fund under will of Laura A MacLay; B&S & CaG; mtg \$22,500; July5; July31'18; A\$7,500-17,500 (R S \$1). O C & 100

**113TH st, 21 W** (6:1597-27½), ns, 245 w 5 av, 15.6x100.11, 3-sty & b bk dwg; Sadie Amsel to Abr Faer, 1779 Mad av; mtg \$5,000 & AL; July31; Aug1'18; A\$6,300-8,000 (R S \$1.50). O C & 100

**115TH st, 4 W** (6:1598-40½), ss, 100 w 5 av, 20x100.11, 5-sty stn tnt; Walter Solomon, 1367 E 3d, Bklyn, et al to Meyer Zausner, 1504 Park av, & Joseph Kahauer, 7 E 113; sub to P M mtg \$10,850; July29; July30'18; A\$9,500-18,000 (R S \$15). nom

**115TH st, 352 W**, see Morningside av, 9.  
**116TH st, 503 E** (6:1715-5), ns, 72.11 e Pleasant av, 25x80, 5-sty bk tnt & str; Chas O'Sullivan, ref, to N Y Savings Bank, 81 8 av, pff; FORECLOS July24; July26; July29'18; A\$7,000-14,000 (R S \$10). 10,000

**119TH st, 536-8 E** (6:1815-33½-34), ss, 444.5 e Pleasant av, 35.8x100.11, 2-3-sty stn tnts; Irene Pierce, 457 E 170, Bronx, to Meyer Herbst, 447 Ft Washington av; sub to PM; mtg \$7,500 & AL; July29; July 30'18; A\$6,400-8,400 (R S \$11). O C & 100

**119TH st, 115 W** (7:1904-23), ns, 207 w Lenox av, 18x100.11, 3-sty & b stn dwg; Louis Kaemmerer to Jos Cheroff & Alex Ossipoff, both at 2 E 113; mtg \$11,000 & A L; July19; July31'18; A\$7,900-11,000 (R S \$1.50). nom

**120TH st, 507 E** (6:1817-5), ns, 98 e Pleasant av, 25x100.11, vacant; Julius Hammel, 406 W 43, to Frances K Schwartz, 309 E 4; AL; Feb15; July30'18; A\$4,500-4,500 (R S 50c). O C & 100

**121ST st, 351 W** (7:1948-7½), ns, 170 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Frederic N Gilbert, of Mamaroneck, NY, to Rena Arvine, 353 W 121; AL; June 5; Aug1'18; A\$6,400-8,200 (R S \$1). O C & 100

**122D st, 13 W** (6:1721-9), ns, 175 e Lenox av, 17.7x100.11, 3-sty & b stn dwg; Chas G Wright, of Sussex av, Bronxville, NY, to Geo A Fisher Co, 414 Riverside dr; B&S & CaG; AL; May31; July15'18; A\$8,800-10,500 (R S \$12.50); corrects error in issue July20 as to 3d line. 12,500

**123D st, 321 E** (6:1800-10), ns, 218 e 2 av, 18x100.11, 3-sty & b stn dwg; Helen L Sullivan to Jas J Fitzpatrick, 400 E 123; AL; July29; July30'18; A\$4,500-5,500 (R S \$4.50). O C & 100

**125TH st, 514 W** (7:1979-40), ss, 175 w Amst av, 25x100.11, 5-sty bk tnt & str; Saml Weil et al, ENRS Jonas Weil, to Bertha Kahn, 421 E 82; ½ pt; AL; July 30'18; A\$13,000-20,000. 50

**125TH st, 514 W**; Bernhard Mayer to same; ½ part; B&S; July30'18. O C & 50

**127TH st, 122-4 W** (7:1911-43-44), ss, 225 w Lenox av, 50x99.11, 2-5-sty bk tnts; Isaac Steinberg, 41 St Nicholas ter, to Leo Falkenberg, 611 W 114; ½ pt; AT; AL; July29; July31'18; A\$17,000-42,000. nom

**127TH st, 241 W** (7:1933-18), ns, 325 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Charlotte F Winsor of Norwood, NJ, to Ada W Leet, 541 W 149; QC; June26; July30'18; A \$5,600-7,800. nom

**128TH st, 236 E** (6:1792-33), ss, 205 w 2 av, 18.9x99.11, 3-sty & b stn dwg; Harry Whelan, 480 S Bway, Yonkers, NY, to The Hudwill Corp'n, 7 W 45; mtg \$3,600 & AL; Oct31'17; July26'18; A\$4,500-5,000 (R S 50c). nom

**128TH st, 11 W** (6:1726-30), ns, 166.6 w 5 av, 18.5x99.11, 3-sty & b stn dwg; Law-yers Mtg Co to Sarah Smith, 215 W 123; B&S; AL; July24; July26'18; A\$4,800-6,300 (R S \$8.90). O C & 100

**129TH st W**, ss, 14.8 e Bway, see Bway, 3200.

**131ST st, 53 E** (6:1756-30), ns, 150 w Park av, 25x99.11, 5-sty bk tnt; John F Fetzler, of Bronx, to Anthony Av Realty Co, 5 Beekman; ½ pt; AL; July30; Aug1'18; A\$5,000-15,000 (R S 50c). O C & 100

**132D st W**, swc 5 av, see 5 av, 2158.

**137TH st, 121-3 W** (7:2006-18-19), ns, 300 w Lenox av, 50x99.11, 2-5-sty stn tnts; Delta Holding Corp'n to John T Britton, of Long Branch, NJ; mtg \$31,000 & AL; July 31; Aug1'18; A\$13,000-30,000 (R S \$5). O C & 100

**137TH st, 288 W** (7:1942-58), ss, 150.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Wm A Alcock, of Bklyn, to Anna W Pierson, at Montclair, NJ; B&S; mtg \$8,000; Apr22; Aug1'18; A\$4,300-7,200. nom

**137TH st, 288 W**; Anna W Pierson, at Montclair, NJ, to 210 West 56th St Co, at 135 Bway; B&S; mtg \$5,250 & AL; July13; Aug1'18 (R S \$1.50). nom

**137TH st, 288 W**; 210 West 56th St Co to Merit Realty Corp'n, 135 Bway; B&S; mtg \$5,250; July31; Aug1'18. O C & 100

**142D st, 505-7 W**, see 142d, 509 W.

**142D st, 509 W** (7:2074-21), ns, 475 e Bway, 40x99.11, 6-sty bk tnt; A\$21,000-58,000; mtg \$45,000; also 142D ST, 507 W (7:2074-23), ns, 515 e Bway, 40x99.11, 6-sty bk tnt; A\$21,000-58,000; mtg \$45,000; also 142D ST, 505 W (7:2074-25), ns, 555 e Bway, runs e24w1 to Hamilton pl (Nos 110-6) xnel08.6xw—xs99.11, 7-sty bk tnt & str; A\$37,000-90,000; mtg \$80,000; also 143D ST, 500 W (7:2054-40), ss, 575 e Bway, runs s99.11xe47.4 to ws Hamilton pl (Nos 122-32) xnel08.6 to st xw89.9 to beg, 7-sty bk tnt & str; A\$52,000-135,000; mtg \$115,000; also 143D ST, 502 W (7:2074-42), ss, 525 e Bway, 50x99.11, 6-sty bk tnt; A\$26,000-72,000; mtg \$55,000; also 143D ST, 504 W (7:2074-44), ss, 475 e Bway, 50x 99.11, 6-sty bk tnt; A\$26,000-72,000; mtg \$45,000; Welham Co, 14 E 28, to Realty Sureties, Inc, at 3089 Bway; July1; July 26'18 (R S \$50). O C & 100

**142D st, 625 W** (7:2089-19), ns, 305 w Bway, 15x99.10, 3-sty & b bk dwg; Willy G Keuffel of Hoboken, NJ, et al, EXRS, &c, Wm J D Keuffel, to Henrietta Alcom-brack, 619 W 142; July26; July31'18; A\$7,000-9,000 (R S \$6.50). 6,300

**143D st, 500-4 W**, see 142d, 509 W.

**147TH st, 286-8 W** (7:2032-56), ss, 175 e 8 av, 50x99.11, 5-sty bk tnt; Gertrude L Vogel to Bessie Holzinger, both at 1331 Mad av; ½ RT&I; mtg \$34,000 & AL; July 22; Aug1'18; A\$10,500-43,000 (R S \$5.50). O C & 100

**149TH st, 460-4 W** (7:2063-57), ss, 100 e Amst av, 75x99.11, 6-sty bk tnt; Security Mtg Co to 460 West 149th St Corp'n at 128 Bway; mtg \$115,000 & AL; July30'18; A \$34,000-110,000 (R S \$20). O C & 100

**166TH st W**, nec Audubon av, see Audubon av, 19-25.

**180TH st, 751 W**, see Pinehurst av, 60-2.  
**Av A, 208** (2:406-8), see 13th (Nos 500-4), 26x96, 5-sty bk tnt & str; Yetta Salz-man, 830 E 163, Bronx, to Joy P Gershel, 310 W 83; mtg \$45,000 & AL; July25; July 29'18; A\$25,000-41,000 (R S \$14). O C & 100

**Av B, 108** (2:402-34), swc 7th (No 182), 28x64.2, 5-sty bk tnt & str; Augustus S Hughes to Eliz L Hughes, both of Jersey City, NJ; B&S; July17; July26'18; A\$32,000-43,000 (R S 50c). nom

**Audubon av, 19-25** (8:2123-48-51), nec 166th, 100x95, 3-sty fr dwg & vacant; Honora Kearney, 21 Audubon av, to City Real Estate Co, 176 Bway; Aug1'18; A\$44,000-44,000 (R S \$56). 56,000

**Bowery, 327** (2:458-2), es, 25.7 n 2d, 25.6 x78.5x25x72.8, 4-sty bk loft & str bldg; Sophor Realty Co to Fredk H MacRobert, 617 W 113; B&S & CaG; mtg \$17,000; July 30; July31'18; A\$19,000-22,000 (R S 50c). nom

**Broadway, 3200** (7:1982-59), nec Man-hattan (No 131), 112.7x98.4x100.1x47.2, 6-sty bk tnt & str; mtgs \$117,500; A\$85,000-140,000; also BROADWAY, 3210 (7:1982-73-74), begins Lawrence st (No 136), ss, 195.4 w old Bway, runs w36.2 to ss 129th xw14.8x30.3 to es Bway xs69xe18x 99.6 to beg, 6-sty bk tnt & str; mtgs \$67,000; A\$42,000-77,000; Maria A D H Diaz, 145 Vermilyea av, to Richd A Hen-riquez, 656 W 204; Luz Henriquez, 145 Vermilyea av, & Maria C Henriquez, 13 W 88; AT; June3; Aug1'18 (R S 50c). O C & 100

**Broadway, 3210**, see Broadway, 3200.

**Broadway** (8:2232-4), es, 74.11 n 214th, 27.3x68.1x25x78.10, vacant; Michl J Dowd, 2541 Valentine av, to Max Marx, 419 Con-vent av; mtg \$7,



**Lexington av, 604-6** (5:1311-53), ws, 25.5 s 57th, 40x90, 4-sty bk stable; Henry Morganthau Co to Utility Realty Co, 30 E 42; July 29; July 31'18; A\$45,000-64,000. nom

**Lexington av, 1719** (6:1635-21½), es, 67.7 n 107th, 16.8x65, 4-sty stn tnt; Townsend Burden, Jr, ADMR Augusta Hyatt, to Columbia Trust Co, 60 Bway, as sub TRSTE Geo H Robinson et al; AT; QC; July 30; Aug 1'18; A\$5,400-9,000. nom

**Madison av, 2078** (6:1755-57½), ws, 16.8 s 131st, 16.8x74.10, 3-sty & b stn dwg; Lucy G Williams, 229 E 176, & Artelia C Williams, 1871 Morris av, to Jas J Williams, 104 E 177, & Lewis C Williams, 916 E 176, all of Bronx; QC; AL; July 22; July 27'18; A\$4,300-4,600 (R S \$250). nom

**Madison av, 2089** (6:1756-52), es, 74.11 s 132d, 25x96, 5-sty bk tnt & str; Maurice Cohen, of Yonkers, NY, to Edw Wolf, 971 Trinity av; ½ pt; AL; July 25; July 27'18; \$7,400-16,000 (R S \$2). nom

**Manhattan av, 10-10**, see 101st, 20 W.

**Morningside av, 8**, see Morningside av, 9.

**Morningside av, 9** (7:1849-16), see 116th (No 352), 31.10x84.9x27x101.5, 5-sty bk tnt; A\$25,000-36,000; also MORNINGSIDE AV, 8 (7:1849-18), es, 31.10 s 115th, 43.5x72.8x 36.11x95.5, 5-sty bk tnt; A\$22,000-32,000; Service Realty Co to Jas Baird, 2380 Bway; mtg \$58,000 & AL; July 31; Aug 1'18 (R S \$5). O C & 100

**Pinehurst av, 60-2** (8:2177-130), nwc 180th (No 751), 53.6x109.1x53.6x106.9, 5-sty bk tnt; 751 West 180th St Corp to Classic Realty Corp, 600 W 181; mtg \$62,500; July 31; Aug 1'18; A\$31,000-81,000 (R S \$6). O C & 100

**Riverside dr** (8:2139-256), es, 166.6 nw 170th, produced, runs nw102.9xne223.9xse 100xsw209 to beg, except pt for st & park purposes, vacant; A\$14,000-14,000; also RIVERSIDE DR (8:2139-252), es, 63.6, n 170th, produced, runs ne193.1xnw100xsw209 to dr xsl03 to beg, vacant; A\$14,000-14,000; excepts pt for st & park purposes with A T to awards for opening service st on es of Riverside dr extending from pt near 168th to pt near 178th, with public park bet said service st & Riverside dr, etc; Wm de Lancey Ward, 77 Quai President Caron, Les Cotraux de St Cloud, Paris, Fr, to Providential Realty & Investing Co, 233 Bway; July 24; Aug 1'18 (R S \$19.50). 19,500

**Riverside dr, es, 63.6 n 170th**; see Riverside dr, es, 166.6 nw 170.

**West Broadway, 311-9**; see Wooster, 11-9.

**1ST av, 352** (3:952-61), es, 46 s 21st, 23x 68.8, 3-sty bk tnt & str; Alfonso Oliva, of Garfield, NJ, to Jos Goldenberg, 140 Clara, Bklyn; AL; July 26'18; A\$3,000-10,500 (R S \$1). O C & 100

**2D av, 1202** (5:1438-1), nec 63d (No 301), 20.5x80, 5-sty stn tnt & str; Chas Pitthan, 200 E 69, to Pitthan Realty & Holding Co, 200 E 69; AL; July 27; July 30'18; A\$17,000-24,000. nom

**2D av, 1422** (5:1449-2), es, 22 n 74th, 20x80, 4-sty stn tnt & str; Veldran Realty Co, 35 Fulton, to Geo Foster, 522 Garden st, Hoboken, NJ; AL; July 26; July 27'18; A\$10,000-16,000 (R S \$5). O C & 100

**5TH av, 2158** (6:1729-40), swc 132d, 18x 75, 4-sty stn tnt & str; John W Wendelken to Mabel E Wendelken, his wife, 605 W 137; 1-7 pt; AT; B&S; July 10'15; Aug 1'16; A\$7,500-11,500. nom

**7TH av, 800-8** (4:1024-29), nwc 52d (No 201), 75.5x74.4, 3-sty bk bldg & str; Emma G Badgley of East Orange, NJ, to Hasco Building Co, 52 Vanderbilt av; B&S; mtg \$175,000 & AL; July 29; July 30'18; A\$175,000-180,000 (R S \$48). O C & 100

**8TH av, 352** (3:779-1 & 6), nec 29th (Nos 259-61), 24.8x100, 4-sty bk & stn tnt & str; Wilbur S Seaman, 770 St Nicholas av, to Mary J Smith, 57 W 75; Carrie Behrens, 1446 Dean, Bklyn, & Edna F Spear, 12 Rodney st, Glenrock, NJ; AT; mtg \$15,000 & AL; July 11; July 26'18; A\$33,000-48,000 (R S 50c). 500

**10TH av, 646** (4:1055-63½), es, 63.11 s 46th, 23.5x60, 5-sty stn tnt & str; Emaline Roffe (Peppier) wife Jno C Roffe, heir Christian Peppier or Paeppler, to Barbara Peppier, 720 Blvd East, Weehawken, NJ; B&S; Dec 13'16; July 29'18; A\$11,000-16,000. 2,800

**10TH av, 646**; Henry W Peppier of Weehawken, NJ, as above, to same; B&S; Dec 13'16; July 29'18. 2,800

**10TH av, 646**; Ida R Christman (Peppier) wife Geo J Christman & heir as above to same; B&S; Dec 13'16; July 29'18. 2,800

**10TH av, 646**; John G Peppier of Weehawken, NJ, & heir as above to same; B&S; Dec 13'16; July 29'18. 2,800

**11TH av, 230-40** (3:697-64-67), sec 26th (No 562), 98.9x100, 2 & 3-sty bk & fr shop; Herbert K Smith, of Farmington, Conn, to Thos Williams, at Lawrence, LI; mtg \$43,000; July 18; Aug 1'18; A\$54,000-59,500 (R S \$27). 27,000

## MISCELLANEOUS CONVEYANCES.

## Borough of Manhattan.

**27TH st W, swc 5 av**, see 5 av, swc 27th.

**29TH st E, sec 2 av**; see 2 av, 514.

**73D st, 304-6 E** (5:1445); satisfaction of four assign rents dated Mar 15'15, Oct 11'15, Apr 4'16 & Dec -16; Frank Gens & Co, 230 Grand, to Gershon & Freida Goldbaum, 304-8 E 73; June 21; July 27'18. —

**86TH st, 306 E**, see 93d, 172 E.

**93D st, 172 E** (5:1521), ss, 190 w 3 av, 20x100.8, re judgmt rendered June 22'15; Peter G Ottendorfer, EXR John Ottendorfer, to Lena or Magdalena Schmidt, of Freeport, LI; July 26'18. 25

**93D st, 172 E** (miscel); also 86TH ST, 306 E; power of atty; Carl or Chas F Wagner to Marie Wagner; Mar 14; July 26'18. —

**111TH st, 209 E** (6:1661); re from all liability under bond & mtg for \$22,500 rec May 10'01; Farmers Loan & Trust Co, TRSTE will Laura A MacLay, to John Fitzgerald, 67 Wall; QC; June 28; Aug 1'18. nom

**118TH st, 216-8 E** (6:1667); certf as to cancellation of agmt as to assign of rents rec Mar 30'18; Morris Florea, 103 E 123, to Beatrice S Brand, 601 W 162; July 25; July 26'18. —

**Broadway, sec 27th**, see 5 av, swc 27th.

**Lexington av, 645** (5:1309-20), es, 75.5 n 54th, 25x100, 5-sty bk tnt & str, 2-sty ext; notice of petition to register title; Frank Fetzler of Scarsdale, NY, petitioner & owner, to People of State N Y et al; July 29'18; A\$22,500-38,000. Torrens system

**2D av, 514** (3:934), sec 29th, 25.9x75; consent to 3d track; John P Schussler, 608 Riverside dr, to Manhattan Railway Co & ano; mtg \$15,000; July 10; July 29'18 (R S 50c). 219

**2D av, 514**; consent to 3d track; Jas F Boyle & ano, TRSTES for Bridget Carroll, will James Murray, mtgees, to same; mtg \$15,000; July 15; July 29'18. nom

**5TH av** (3:828), swc 27th, —x— to es Broadway; certf as to satisfaction of assign rents rec Oct 5'16; Metropolitan Life Ins Co to 230 5th Av Corp; July 31; Aug 1'18.

**Application** (miscel) of Florence Scholle Rothenberg for leave & authority to assume name of Florence Scholle Roberts; July 18; July 30'18. court order

**Copy of will** (miscel) of Wm J Leazenbee; July 19'16; Aug 1'18. —

**Court order** (miscel) authorizing change of name of the German Savings Bank in City NY to Central Savings Bank in City NY; June 19; July 30'18. —

**Court order** (miscel) appointing Joseph Merillon as sub TRSTE under will of Robt T Clinch, decd, in place of Cornelia S Merillon, decd, & of Horace Russell, renounced; June 15'05; July 31'18. —

**Power of atty** (miscel); Helen A Titus, 417 Park av, to Josiah H De Witt, 500 Mad av; July 25; July 29'18. —

**Power of atty** (miscel); Jessie G Tim to Louis B Tim; July 26; July 29'18. —

**Power of atty** (miscel); Geo P Ingersoll, of Ridgefield, Conn, to Stamford Trust Co, of Stamford, Conn; Aug 13'17; July 26'18. —

## CONVEYANCES.

## Borough of Bronx.

JULY 26, 27, 29, 30, 31 &amp; AUG. 1.

**Bridge st** (16:4534, 4535 & 4546), nwc Old White Plains rd as in 1869, 100x45; also EASTCHESTER RD, es, 165.10 s Arnnow av, runs e305.6xnl08.11xw315.3 to rd xsl09.1 to beg; Wm E Davies, Demarest, N J, to MacLay Associates, a corp, 67 Wall; B&S & Cag; July 27; July 31'18. nom

**Elsmere pl, swc Marmion av**, see Marmion av, 1915.

**Fairmount pl, swc Marmion av**, see Marmion av, 1905.

**Fordham st** (18:5644), nwc Lafayette av, 47.6x98.6, City Island; Mary L Fordham, widow, et al, heirs Wm R Fordham, to Mary R Fordham, 171 Fordham st, City Island; July 11; July 26'18 (R S 50c). O C & 100

**Fordham st** (18:5644), ns, 47.6 w Lafayette av, 50x98.6, City Island; Mary L Fordham, widow, et al, heirs Wm R Fordham, to Sarah J Spencer, River rd, Cos Cob, Conn; July 11; July 26'18 (R S 50c). O C & 100

**Fordham st** (18:5644), ns, 97.6 w Lafayette av, runs w50xnl09.11xw25xsl1.6xw25xsl 98.6 to beg, City Island; Mary L Fordham, widow, et al, heirs Wm R Fordham, to Howard C Fordham, 277 City Island av, City Island; July 11; July 26'18 (R S 50c). O C & 100

**Fordham st** (18:5644), ns, 147.6 w Lafayette av, 50x109.8x50x109.9, City Island; Mary L Fordham, widow, et al, heirs Wm R Fordham, to Willietta Fordham, 163 Fordham st, City Island; July 11; July 26'18 (R S 50c). O C & 100

**Fordham st** (18:5644), ns, 322.6 w Lafayette av, 50x108.11x49.5x109.2, City Island; J Alfred Fordham et al, heirs Wm R Fordham, to Mary L Fordham, 163 Fordham st, City Island; July 11; July 26'18 (R S 50c). O C & 100

**Fordham st** (18:5644), ns, 247.6 w Lafayette av, 50x109.3x50x109.5, City Island; Mary L Fordham, widow, et al, heirs Wm R Fordham, to J Alfred Fordham, 171 Fordham st, City Island; July 11; July 26'18 (R S 50c). O C & 100

**Fordham st** (18:5644), ns, 197.6 w Lafayette av, 50x109.5x50x109.8; Mary L Fordham, widow, et al, heirs Wm R Fordham, to J Oscar Fordham, Stillwater, NY; July 11; July 31'18 (R S 50c). O C & 100

**Fox st, 1042** (10:2726), es, 323.2 n 165th, 25x100, 3-sty bk tnt; Lena Lauria to Vincenzo Giorgio, 290 W 12; mtg \$5,000; July 27; July 29'18 (R S \$3.50). nom

**Jefferson st** (15:4260), ws, 30 n Barnett pl, 25x100, except part for sts; Geo A Devermann, White Plains, NY, to Louis Preisel, 1873 Wallace av; July 30; July 31'18 (R S \$5). O C & 100

**Kelly st, 1044** (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; Chas Wynne, Mt Vernon, NY, et al, to 37 W 19th St Realty Co, 35 Nassau; mtg \$14,700; July 25; Aug 1'18 (R S \$3). O C & 100

**Light st** (17:4950), ss, 80 w Rombouts av, 20x100; Patk Sullivan to Fannie Sullivan, his wife, 130 E 93; May 27; July 27'18 (R S \$5). nom

**Macy pl, 876** (10:2688), ss, 50 w Hewitt pl, 25x94.9, 2-sty & b fr dwg; Robt M Reid, ref. to Andw Burke, 750 Hewitt pl; FORECLOS June 27; July 21; Aug 1'18 (R S \$6.50). 6,050

**Main st, 650** (18:5636), es, 236.9 s Bridge, 50x107.10, City Island, except part for Main st; J Alfred Fordham et al, heirs Wm R Fordham, to Mary L Fordham, 163 Fordham, City Island; July 11; July 26'18 (R S 50c). O C & 100

**Valentine st, ws, 100 s Town Dock rd**; see Pelham rd, ns, 25.9 w Pilgrim av.

**Vincent st, es, 250 s Barkley av**; see Pelham rd, ns, 25.9 w Pilgrim av.

**Wilcox st, es, 275 s Barkley av**; see Pelham rd, ns, 25.9 w Pilgrim av.

**Wilcox st, sec Barkley av**; see Pelham rd, ns, 25.9 w Pilgrim av.

**135TH st, 450 E** (9:2279), ss, 245 w Brown pl, 25x100, 5-sty bk tnt; Theresa Askey, widow, to Lena Fehskens, 520 E 87; mtg \$18,600; July 31; Aug 1'18 (R S \$1). O C & 100

**136TH st, 374 E** (9:2298), ss, 206.6 w Willis av, 25x100, 5-sty bk tnt; Helena Wolf, 458 Brook av, to Bertha Lesser, Hattie Marshack & Saml Wolf, 458 Brook av; July 22; July 31'18. nom

**138TH st, 431-3 E** (9:2283), ns, 290 e Willis av, 49.6x100, 6-sty bk tnt & str; John J Brennan to Cath Brennan, his wife, 239 E 95; mtg \$56,500; Nov 28'17; July 27'18 (R S \$3.50). nom

**144TH st, 451 E** (9:2289), ns, 475 e Willis av, 25x98.6x25x100, except part for st, 3-sty fr & bk tnt; John J Brennan to Cath Brennan, his wife, 239 E 95; mtg \$5,000; Aug 29'17; July 27'18 (R S \$1.50). nom

**150TH st, 245 E** (9:2440), ns, 200 w Morris av, 25x118.5, 3-sty fr tnt & 2-sty fr rear tnt; Hannah Cohen, 726 Prospect av, to Guiseppe Pignone, 245 E 150; mtg \$2,800; July 30; July 31'18 (R S \$4). nom

**156TH st, 1015 E** (10:2770), ns, 45 e Fox, 40x100, 5-sty bk tnt; Kitar Realty Corp to Harted Realty Co, 299 Bway; QC & correction deed; mtg \$27,000; June 19; July 27'18. 400

**158TH st, 401 E**; see Melrose av, 800-2.

**160TH st, 796-800 E**; see Union av, swc 160.

**163D st, 657 E** (10:2632), ns, 150 w Trinity av, 18.9x50, 2-sty & b fr dwg; Caludes Z Caludes to Despina V Caludes, 657 E 163; mtg \$—; July 30; July 31'18. nom

**165TH st E, nec Sherman av**; see Sherman av, nec 165.

**165TH st, 875 E**, see Stebbins av, 1020-8.

**176TH st E** (11:2959), nes, 370.5 nw So Blvd, 75 x 150 x 75 x 151.6, vacant; John J Dempsey, 1243 Simpson, to Federal Resilient Wheel Corp, 1476 Bway; July 27; July 30'18. O C & 100

**179TH st, 662 E**; see Belmont av, 1996.

**180TH st, 543-5 E** (11:3062), ns, 48 w Monterey av, 57x100, 5-sty bk tnt & str; Anna M Jones, 2463 Valentine av, to Louis Becker, 1996 Belmont av; mtg \$40,000; July 25; July 26'18 (R S \$12). O C & 100

**183D st, 461-3 E**; see 183d, 465-7 E.

**183D st, 465-7 E** (11:3038), ns, 99.7 w Wash av, 35x100, 4-sty bk tnt; also 183D ST, 461-3 E (11:3038), ns, 134.7 w Wash av, 35x100, 4-sty bk tnt; Harry Jackson et al to Max Jackson, 1816 Holland av; mtg \$46,000; May 1; July 26'18 (R S \$5). O C & 100

**196TH st, 201 E**; see Valentine av, 2751.

**196TH st E, nec Grand Blvd & Concourse**; see Valentine av, 2751.

**196TH st E, nwc Valentine av**; see Valentine av, 2751.

**198TH st, 23 E** (12:3319), ns, 215.1 e Jerome av, 25.10x119.8x25x126.3, 2-sty & a fr dwg; Henriette Wolf to Adolf Butze, 2132 La Fontaine av; mtg \$5,500; July 30; July 31'18. O C & 100

**201ST st E** (12:3281), ns, 46.7 e Decatur av, 50x121.1 to Mosholu Pkway So (Nos 390-2), x51.3x132.4, 2-sty bk garage; John M Rauh to Benenson Realty Co, 401 E 152; mtg \$12,000; July 17; July 26'18 (R S \$8). O C & 100

**235TH st, 122 E** (12:3369), ss, 250 w Kepler av, 25x100, 2-sty bk dwg; Sydney H Blower, 533 E 22, to Wm J Schnable, 120 E 235; July 3; July 30'18 (R S 50c). O C & 100

**250TH st W** (13:3415S), ns, 100 w Goodridge av, runs n95.8x—25xw29.6xsl21.11xw 28 to beg, vacant; also GOODRIDGE AV (13:3415S), ws, 80 n 250th, 97.1x25x98.3x25, vacant; Delafeld Estate, a corp, 27 Cedar, to Kath C Baum, at nwc Goodridge av & 250th; May 31; July 26'18 (R S 50c). nom

**Bailey av** (12:3269A), nws, 276 sw from sec lands now or formerly Geo H Peck, runs nw97xsw100xse97 to av xnel10 to beg; Edwin Kempton, TRSTE, to Wm T Morrison, 849 Manida; Jan 31; July 29'18. nom

**Barkley av, ss, 75 w Valentine**; see Pelham rd, ns, 25.9 w Pilgrim av.

**Barkley av, sec Wilcox**; see Pelham rd, ns, 25.9 w Pilgrim av.

**Bathgate av, 2270** (11:3051), es, 160 s 183d, 30x115.6, 3-sty fr tnt & 2-sty fr rear garage; Frank Bayer, 2270 Bathgate av, to Anna Bayer, 2270 Bathgate av, his wife; mtg \$6,000; May 1; July 29'18. O C & 100

**Beaumont av, 2345** (11:3089), ws, 220 s 187th, 25x100, 4-sty bk tnt; Edw E Miers, 535 W 111, to Aline E De Passe, 205 W 107; mtg \$14,783.33; Dec 20'17; July 27'18. nom

**Belmont av, 1096** (11:3079), sec 179th (No 662), 100x20.4x96.4x31.11, 5-sty bk tnt & str; Louis Becker, 1996 Belmont av, to Kopel Podvitz, 456 E 171; mtg \$29,000; July 25; July 26'18 (R S \$2.50). O C & 100

**Boston rd, 1191** (10:2614), ws, 174.2 s 168th, runs w109.9xsw52.3xnl36.4xw161.6 to rd xsl2.6 to beg, 2-sty & a fr dwg & vacant; Mary E Sandford, Belleville, NJ, to Matilda Albanesi, 2465 Hudson Blvd, Jersey City, NJ; mtg \$10,000; July 22; Aug 1'18 (R S \$7). nom

**Bracken av** (17:4930), ws, 325 n Randall av, 25x100; Realty & Commercial Co, to Rosalia U Passantino, 2537 Ams av; July 30; July 31'18 (R S \$1). 600

**Brook av, 1238** (9:2395), es, 131.11 n 168th, 17.8x95, 3-sty fr tnt; Caroline F Schaefer, 634 Crotona Park So, to Laura C Phelan, 2045 Ryer av; mtg \$4,000; July 1; July 31'18 (R S \$3). nom

**Bryant av, 817** (10:2762B), ws, 175 n Lafayette av, 25x100, 2-sty & b bk dwg; Hahnemann Hospital of City N Y to Belle Tannenbaum, 1481 Hoe av; July 10; July 27'18 (R S \$4). 4,000



**Carter av** (11:2890), ws, 197.8 n 174th, 57.5x66x—x49.9, vacant; Algernon S Norton, ref, to City N Y, plff; FORECLOS tax lien June20; July24; July29'18 (R S 50c).

**Carter av** (11:2890), ws, 255.2 n 174th, 25x72.8x—x66, vacant; Algernon S Norton, ref, to City N Y, plff; FORECLOS tax lien June20; July24; July29'18 (R S 50c).

**Castle Hill av** (15:3948), nwc Starling av, 75x105; Odell St Realty Co to Auguste Helmstetter, 2253 Watson av; July30, July31'18 (R S 50c).

**Castle Hill av** (15:3948), ws, 75 n Starling av, 105x105; Auguste Helmstetter to Odell St Realty Co, 1433 Zerega av; July30; July31'18 (R S 50c).

**Clinton av**, 1820 (11:2949), es, 97 n 175th, 19.5x90.2, 3-sty bk tnt; Jacob Brouwer, Rockville Centre, LI, to Cilli Schoenfeld, 1820 Clinton av; mtg \$3,350; July24; July29'18 (R S \$6.50).

**Creston av**, 2402 (11:3165), es, 250 s Irving, 25x100, 2-sty & b fr dwg; Belle K Mead, 2402 Creston av, to Irene Dummeier, 159 Bway, Bklyn; mtg \$5,000; July20; Aug1'18 (R S \$2.20).

**Daly av**, 2068 (11:3127), es, 77.8 n 179th, 37.10x91.8x34.8x88.7, 4-sty bk tnt; Nellie Sullivan to Olds Holding Corp, 217 Bway; mtg \$18,500; July9; Aug1'18 (R S \$1.50).

**Decatur av** (12:3354), ss, 219.4 e 205th, 25x100, vacant; Peter V Bussing to Mary Bussing, his wife, 176 W 86; B&S; Mar22'11; July27'18.

**Devoe av**, sec Tremont av; see Tremont av, sec Devoe av.

**Eastchester rd**, es, 165.10 s Arnov av; see Bridge, nwc Old White Plains rd.

**Eastchester rd**, es, 329.11 s Arnov av; see Old White Plains rd, ws, 45 n Bridge.

**Ferris av**, swc Main av, see St Marys av, ws, 25 s Central av.

**Frishy av** (15:3977), nws, 215.7 sw Rowland, 25x118.8x25x118.9; Chas G Neubarth to Hy J Etzold, 525 Tinton av; mtg \$2,000; July26; July29'18 (R S \$2).

**Goodridge av**, ws, 80 n 250th; see 250th W, ns, 100 w Goodridge av.

**Grand blvd & concourse**, 2750, see Valentine av, 2751.

**Grand blvd & concourse**, nec 196th, see Valentine av, 2751.

**Grand blvd & concourse**, 2750; see Valentine av, 2751.

**Hoe av**, 1466 (11:2983), es, 50 n Jennings, 25x100, 2-sty & b bk dwg; Bridget Donnelly to Hannah J Donovan, 1133 Vyse av; mtg \$5,500; July29; July30'18 (R S \$3.50).

**Hollywood av** (18:5339), ws, abt 44.5 s Waterbury av, 25x76.6x25.1x78.9; Hudson P Rose Co to Pasquale Trotta, 1603 Parker; July30; July31'18.

**Lafayette av**, nwc Fordham; see Fordham, nwc Lafayette av.

**Longfellow av**, 917 (10:2761C), ws, 175 s Garrison av, 25x100, 2-sty fr dwg; Mary E Conway, widow, et al, heirs Thos Conway, to John M Horner, 701 W 178; QC; July16; July31'18.

**Main av**, sec Ferris av, see St Marys av, ws, 25 s Central av.

**Main av**, swc Ferris av, see St Marys av, ws, 25 s Central av.

**Marmion av**, 1905 (11:2955), nwc Fairmount pl, 100x25, 5-sty bk tnt; John J Brennan to Cath Brennan, his wife, 239 E 95; mtg \$26,500; Nov28'17; July27'18 (R S \$2).

**Marmion av**, 1915 (11:2955), swc Elsmere pl, 100x25, 5-sty bk tnt; John J Brennan to Cath Brennan, his wife, 239 E 95; mtg \$26,000; Nov28'17; July27'18 (R S \$2).

**Marion av**, 2736 (12:3283), es, 75 s 197th, 25x132x25.3x128.3, 2-sty & a fr dwg; Hy R Murray, 2736 Marion av, to Mary A Murray, 2736 Marion av, his wife; 1/2 pt; mtg \$—; July27; July29'18.

**Melrose av**, 800-2 (9:2380), nec 158th (No 401), 74.4x33, 4-sty bk tnt & str; Konrad Kromer to Madeline Seifert, 333 E 158; mtg \$—; July9; July26'18.

**Minneford av** (18:5636), ws, 225 s Bridge, 50x106.9, City Island; Mary L Fordham, widow, et al, heirs Wm R Fordham, to Howard C Fordham, 277 City Island av; July11; July26'18 (R S 50c).

**Monticello av** (17:4959), ws, 525 s Strang av, 25x100; John J Brennan to Cath Brennan, 239 E 95; Nov28'17; July27'18 (R S 50c).

**Monticello av** (17:4959), ws, 550 s Strang av, 25x100; John J Brennan to Cath Brennan, his wife, 239 E 95; Nov28'17; July27'18 (R S 50c).

**Morris av**, 890 (9:2421), es, 75 s 162d, 25x100, 3-sty fr tnt & str; Louis Becker, 1996 Belmont av, to Hattie Trittel, 904 Morris av; mtg \$4,000; July25; July26'18 (R S \$2.50).

**Morris av**, 1001 (9:2447), ws, 144 n 164th, 25x105, vacant; Mar Bert Rick Co, also known as Marbertrick Co, to Sara D Moorehead, 311 E 200; mtg \$3,000; June25; July30'18 (R S 50c).

**Moshola Pkway S**, 300-2; see 201st E, ns, 46.7 e Decatur av.

**Newbold av**, ns, 259.7 w Olmstead av; see Westchester av, 2044.

**Old White Plains rd** (16:4534, 4535 & 4546), ws, 45 n Bridge et as in 1869, 55x100; also EASTCHESTER RD, es, 329.11 s Arnov av, runs n16.4x30.5x116x78.11xw or sw218.8 to beg; MacLay Associates, a corp, to Wm E Davies, Demarest, NJ; July27; July31'18.

**Old White Plains rd**, nwc Bridge; see Bridge, nwc Old White Plains rd.

**Paulding av** (15:4098), ss, 125 e Van Nest av, 25x100; Saml Seligman, 22 Scammel, & ano to Lena B Seligman, 22 Scammel; July11; July26'18.

**Pelham rd** (15:4192; 18:5458, 5461, 5462, 5463 & 5468), ns, 25.9 w Pilgrim av, 77.4x70.9x75x89.5; also VALENTINE ST, ws, 100 s Town Dock rd, 50x124.3x51.1x138.8; also BARKLEY AV, sec Wilcox, 50x100; also WILCOX ST, es, 275 s Barkley av, 17x

101.1x32x100; also VINCENT ST, es, 250 s Barkley av, 19x100x22.11x100; also VINCENT AV, ws, 250 s Barkley av, 17.1x200 to Valentine x9.4x200; also BARKLEY AV, ss, 75 w Valentine, 35.10x100x36.7x100; Geo E Sealy to Duane S Everson, 131 W 71; mtg \$4,000; July22; Aug1'18 (R S 50c).

**Prospect av**, 2143 (11:3097), ws, 165 n 181st, 33x150, 3-sty fr tnt & str; Rachel Avignone, 307 E 91, to River Realty Co, —; Nov17'17; July31'18.

**St Marys av**, nec Westchester av, see St Marys av, ws, 25 s Central av.

**St Marys av**, es, 25 s Central av, see St Marys av, ws, 25 s Central av.

**St Marys av**, es, 275 s Westchester av, see St Marys av, ws, 25 s Central av.

**St Marys av** (16:4818; 17:5132, 5133, 5141 & 5142), ws, 25 s Central av, 150x100; also ST MARYS AV, es, 25 s Central av, 200x200 to St Agnes av; also ST MARYS AV, es, 275 s Westchester av, 25x100; also MAIN AV, swc Ferris av, 200x100; also MAIN AV, sec Ferris av, 175x100; also ST MARYS AV, nec Westchester av, 75x100, except part for Baychester av; Bronxdale Realty Co to Wheeler Corp, 503 5 av; July20; July26'18.

**Sherman av** (9:2451), nec 165th, runs n 75x100x51.11.8 to st xw19.4xw87.11 to beg, vacant; Edw E Miers, 535 W 111, to Alex R Munro, 458 W 143; mtg \$4,800; July27; July31'18.

**Starling av**, nwc Castle Hill av; see Castle Hill av, nwc Starling av.

**Stebbins av**, 1020-8 (10:2691), nec 165th (No 875), 113.4x50, 5-sty bk tnt & str; Bertha Kahn to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; B&S; July2; Aug1'18 (R S \$1).

**Tinton av**, 1078 (10:2670), es, 80 s 166th, 20x80, 3-sty fr tnt; Annie McCarton to John J Doyle, 165 Alex av; mtg \$4,000; July31; Aug1'18 (R S \$2).

**Tremont av**, ss, 50.5 e Devoe av; see Tremont av, sec Devoe av.

**Tremont av** or 177TH ST (15:3904), sec Devoe av, 50.5x100; also TREMONT AV or 177TH ST (15:3904), ss, 50.5 e Devoe av, 50.5x100; Geo Rilling to Bronx Terra Firma Corp, 217 Bway; mtg \$28,500; July29; July31'18.

**Union av** (10:2666), swc 160th (Nos 796-800), 39.6x105, 6-sty bk tnt & str; Max Jackson to Harry Jackson, 331 Fox; AT; mtg \$44,507; May1; July26'18 (R S \$10).

**Union av** (10:2668), ws, 238.5 n 161st, 52.11x164.2, 2-sty fr dwg & 1-sty fr shed; Michl J Wallace & ano, EXRS Thos Wallace, to Annie Kenny, 526 45th, Bklyn; mtg \$8,500; July23; July29'18 (R S \$7).

**Valentine av**, 2751 (12:3304), nwc 196th (No 201), runs w249.3 to Grand blvd & concourse (No 2750) xw428.9x283.1 to Valentine av x370.9 to beg, vacant; Nina H Steyne et al, EXRS, & ano, Abram N Stein, to Paul M Herzog, 41 W 68; June10; July31'18 (R S \$10).

**Valentine av**, 2751 (12:3304), nwc 196th (No 201), runs w249.3 to Grand blvd & concourse (No 2750) xw428.9x283.1 to Valentine av x370.9 to beg, 2-sty & a fr dwg & vacant; Benj Stern to Paul M Herzog, 41 W 68; B&S & CA; AL; June28; July30'18.

**Valentine av**, 2751 (12:3304), nwc 196th (No 201); Wm N Cohen to same; B&S & CA; AL; June27; July30'18.

**Valentine av**, 2751 (12:3304), nwc 196th (No 201); Paul M Herzog to May Sarnoff, 1640 Anthony av; June27; July30'18 (R S \$65).

**Wales av**, 687 (10:2644), ws, 137.7 s Westchester av, 25x111x29.11x94.7, 4-sty bk tnt; John H Nehmelman to Morris Sandberg, 756 Union av; mtg \$8,000; July30; July31'18 (R S \$4).

**Washington av**, 1451 (11:2902), ws, 415 s 171st, runs w130.10x55.6xw 9.8x23.5x140.6 to av xw29 to beg, 3-sty & b fr dwg; Lawyers Mtg Co to Susan M Donnelly, 457 St Pauls pl; B&S; July31; Aug1'18 (R S \$2.50).

**Webster av** (12:3277), ws, 256.2 n 194th, 25.1x90.6x25x88.1, vacant; Hy R Murray, 2736 Marion av, to Mary A Murray, 2736 Marion av, his wife; mtg \$—; July27; July29'18.

**Weeks av** (11:2797), es, 90 n 174th, 280x95, vacant; Chas A Hickey, ref, to Wm H Beam, Paterson, NJ, plff; FORECLOS July9; July23; July29'18 (R S \$5).

**Westchester av**, 2044 (14:3805), ss, 259.7 w Olmstead av, 67.1x277.3 to Newbold av, x67.5x75.11; John V Sheridan, ref, to Dollar Savings Bank, plff; FORECLOS July24; July26'18 (R S \$7.50).

**Westchester av**, nec St Marys av, see St Marys av, ws, 25 s Central av.

**Whitlock av**, 950 (10:2734), es, 449.4 s Hunts Point rd, 25x123x25x123.8, 3-sty fr tnt; Rosa Felenstein to Abr Meyers, 66 E 122; mtg \$7,000; July29; July31'18 (R S \$1.50).

**Plot** (13:3411), begins at ws land acquired for approach to Hudson Memorial Bridge & ns land City N Y, runs s97.9xw 225.8x—x225.8x86.10 xw2.2 xw34 xw52.11 to beg; Estate Isaac G Johnson, a corp, to Emma M Radley, on Independence av; July24; July26'18 (R S \$22.50).

**MISCELLANEOUS CONVEYANCES.**

#### Borough of Bronx.

**"B" at** (18:5312), es, 100 s Elliot av, 50x100; re mtg; Royal Bronx Realty Co, to Elise Bentz, 2075 Haviland av; Nov30'17; July30'18.

**Crotona pl** (11:2927), sec 171st (No 544), 100.10x37.2x100.6x31.9; asn of asn of rents; Moritz Fischer & ano to Rosa Berg, Crestwood, NY; July29; July31'18.

**139TH st, 430 E** (9:2283), ss, 275 e Willis av as in 1863, 25x100; power of atty to sell or mtg above; Harriet S, wife Wm J Cannon, Shanghai, China, to Jas Torpie, 22 Case, Elmhurst, LI; May17; July29'18 (R S 25c).

**139TH st, 430 E**; power of atty to sell or mtg above; Wm J Cannon, Foochow, China, to same; May10; July29'18 (R S 25c).

**169TH st W**, nwc Jerome av, see Jerome av, nwc 169th.

**171ST st, 544 E**; see Crotona pl, sec 171.

**Burnside av, 14-22 W** (11:2863), sec Davidson av, 102.3x36.4x36.2x3.6, 1-sty bk str; re mtg given to correct a former release of mtg; Harlem Savings Bank to Julia M De Grazia, 1966 Valentine av; Mar9; July26'18.

**Davidson av**, sec Burnside av; see Burnside av, 14-22 W.

**Jerome av** (11:2855), nwc 169th, 75x100; agmt that judgmt for \$1,411.50 is subject to mtg for \$8,200; T R Thorn & Co with Emma Dressner, 201 W 120; July3; July30'18.

**Zerega av** (15:3975), es, 225 s Frishy av, 25x100, except part for sts; re mtg; Fredk Herrmann et al to Louis Weydanz, 1948 Clinton av; July22; July26'18.

**3D av, 2902** (9:2362), es, 146.4 n Westchester av, 15x89; consent to 3d track; Geo W Fennell (owner) to Manhattan Railway Co; mtg \$75,000; June28'17; July31'18 (R S 50c).

**3D av, 2902-4** (9:2362); consent to 3d track; Chas Strauss (mtgee) to Manhattan Railway Co; Apr8; July31'18.

**3D av, 2902-4**; consent to 3d track; 2929 33 Third Ave Co (mtgee) to Manhattan Railway Co; Mar29; July31'18.

**3D av, 2904** (9:2362), es, 161.4 n Westchester av, 25x88; consent to 3d track; Geo W Fennell (owner) to Manhattan Railway Co; mtg \$75,000; June29'17; July31'18 (R S 50c).

**3D av, 2906** (9:2362), es, 186.4 n Westchester av, 25x80; consent to 3d track; Geo W Fennell (owner) to Manhattan Railway Co; mtg \$35,000; June28'17; July31'18 (R S 50c).

#### LEASES.

##### Borough of Manhattan.

JULY 26, 27, 29, 30, 31 & AUG. 1.

**Columbia st, 50-2** (2:333), all; Fishel Weintraub to Abr Zeiger, 290 Delancey; 3yf Sept1'16; Aug23'16; July26'18. 4,276.96

**Houston st, 214-8 W** (2:528); assign Ls rec May4, 1900; Michl Maresca to Fredk Fastenrath, 224 W 10, et al; Aug1'18, nom

**Worth st, 103** (1:170), ns, 201.2 e Bway, 24.11x101 to Catherine lane x25.4x99, all; Chas W Hunter of Caldwell, NJ, to James H Dunham & Co, 340 Bway; 4 1/2 yf Aug1'18; privilege of 1 or 5y rens; July25; July31'18.

**7TH st, 148 E** (2:402); asn Ls rec May8, 1900; Sigmund Levin, B of Q, to Hurwitz Contracting Co, 148 E 7; AL; June27; July12'18. Corrects error in issue July 20 when 7th st No was 147.

**16TH st, 151 W** (3:792), ns, 128.8 e 7 av, 27x92, leasehold, 5-sty bk tnt; Robt L Luce, ref, to Hortense S Worms, 1261 Mad av; FORECLOS Dec7'17; July12; July30'18 (R S \$3.50).

**362.50, being 10% of highest sum bid** 22D st, 146-8 W (3:797), all; West Mercor Corp, 30 E 42, to J M Lowden, Inc, 142, 143 & 145 W 15; 10yf Oct1'18; July25; July29'18.

**28TH st, 519 W** (3:700), ns, 25x98.9; assign Ls dated June1'15, with consent by Marie M I de Courval; Colin H Eadie, at Freeport, LI, to City Cornice & Skylight Co, 267 W 35; July26; Aug1'18.

**28TH st, 519 W** (3:700), ns, 25x98.9, the land; Marie M I de Courval at Paris, Fr, to Colin M Eadie, 664 W 179; 16 10-12yf June1'15, with two 21y rens; June1'15; July31'18.

**46TH st, 613 W** (4:1094), all; Emma & Max Heinrich, of Jersey City Heights, NJ, to Heinrich Cleaning & Dyeing Co; 15yf May1'18; May23; July27'18.

**54TH st E, nec 2 av**, see 2 av, 1624.

**85TH st, 216-8 W**, see Bway, 2330-42.

**19TH st, 536 E** (6:1615), all; also 119TH ST, 538 E, rear of; agmt as to cancellation of Ls rec Feb10'16; Irene Pierce with Chester Contracting Co, 536 E 119; July29; Aug1'18.

**19TH st, 538 E**, see 119th, 536 E.

**144TH st, 247-9 W** (7:2030), all; Benj Zinn to Harry Klibanoff, 59 E 101; 3yf Oct15'17; Oct17'17; July31'18.

**144TH st, 517-9 W** (7:2076), all; also 144TH ST, 521-3 W, all; David Harris, 108 W 121, to Abr Brandstein, 1151 Longfellow av, Bronx, & ano; 5yf Aug1'18; July22; July29'18.

**144TH st, 521-3 W**; see 144th, 517-9 W.

**Broadway, 2330-42** (4:1232); also 85TH ST, 216-8 W, all; assign Ls rec May4'17; Li Bue, 6 Pell, to Gilson Realty Co; July26; July27'18.

**Columbus av, 380-8** (4:1150), ws, 76.7 s 79th, 25.6x100, 1-sty bk bldg; leasehold; re mtg rec Feb21'02 & all RT&I under Ls & also re of restrictions, etc; Seamans Bank for Savings to Henry B Auchincloss of West Orange, NJ; QC (the 101 W 78th St Co, Inc, owner of nwc Col av & 78th st, consent to said re, &c); July17; July29'18.

**Manhattan av, 10-16** (7:1836); sur Ls rec —; Isaac Specter, 51 E 129, to Shenk Realty & Constn Co, 66 W 107; AT; July29; Aug1'18.

**Wadsworth av, 188-90** (8:2164), swc 183d, 104.11x100, all; Giovanni B Raffetto to A Z Realty Co, 170 Bway; 5yf June1; May24; June28'18; corrects error in issue of July 6, when consideration was omitted, taxes in excess of \$3,044.40 &c & 12,273.68







142D st, 505 W (7:2074), ns, 555 e Bway, runs e24.11 to Hamilton pl (Nos 110-6) xne 108.6xw— to point 555 e Bway xs99.11 to beg; PM; pr mtg \$80,000; July1; July26'18; installs, 5%; Realty Sureties, Inc, to Welham Co, 14 E 28. 8,000

142D st, 507 W (7:2074), ns, 515 e Bway, 40x99.11; PM; pr mtg \$45,000; July1; July 26'18; installs, 5%; Realty Sureties, Inc, to Welham Co, 14 E 28. 2,000

142D st, 509 W (7:2074), ns, 475 e Bway, 40x99.11; PM; pr mtg \$45,000; July 1; July26'18; installs, 5%; Realty Sureties, Inc, to Welham Co, 14 E 28. 2,500

142D st, 625 W (7:2039), ns, 305 w Bway, 15x99.10; PM; July26; July31'18; due July 30'21, 5½%; Henrietta Alcombrack to Willy G Keuffel of Hoboken, NJ, & et al, exrs, &c, Wm J D Keuffel. 4,000

142D st, 625 W; pr mtg \$4,000; July26; July31'18; due July30'21 or sooner, 6%; same to Reginald W Alcombrack, 619 W 142. 2,000

143D st, 500 W (7:2074), ss, 575 e Bway, runs s99.11x47.4 to ws Hamilton pl (Nos 122-32) xne108.6 to st xw89.9 to beg; PM; pr mtg \$115,000; July1; July26'18; installs, 5%; Realty Sureties, Inc, to Welham Co, 14 E 28. 14,500

143D st, 502 W (7:2074), ss, 525 e Bway, 50x99.11; PM; pr mtg \$55,000; July1; July 26'18; installs, 5%; Realty Sureties, Inc, to Welham Co, 14 E 28. 8,000

143D st, 504 W (7:2074), ss, 475 e Bway, 50x99.11; PM; pr mtg \$55,000; July1; July 26'18; installs, 5%; Realty Sureties, Inc, to Welham Co, 14 E 28. 8,500

180TH st, 751 W, see Pinehurst av, 60-2. Amsterdam av, 842 (7:1873); ext of mtg for \$30,000 to Dec12'21, 5%; July1; July 26'18; Increment Realty Co with Geo McK Brown & U S Trust Co of N Y, trsres Cath W Loney, for Virginia B Loney (R S \$15). nom

Amsterdam av, 1105-7 (7:1867); ext of mtg for \$50,000 to July25'23, 5½%; July 24; July27'18; Emigrant Indust Savgs Bank with West 123d St Realty Corp, at 167 E 95 (R S \$25). nom

Columbus av, 157-67 (4:1120), nec 67th (Nos 43-67), 100.5x150; July26; July27'18; 5½%; Geo W Hartnett, of St Louis, Mo, exr Mary E Boyce, to Bowery Savgs Bank, 128 Bowery. 110,000

Columbus av, 380-4, see 78th, 101 W. Lenox av, 328-30 (6:1724); ext of mtg for \$17,000 to July30'21, 5½%; July23; July31'18; Frieda Zimmerman, 548 9 av, with Eleanor C Gardner, 3 W 72 (R S \$8.50). nom

Lenox av, 511 (7:1920), ws, 99.5 n 135th, runs w56xn0.6xw19xn25xw75 to av xs25.6 to beg; pr mtg \$12,000; July24; Aug1'18; due July2'21, 6%; Aloysius Hauger, 556 Cortlandt av, to Emil Braunwart, 1057 1 av. 3,000

Lexington av, 166 (3:886); ext of mtg for \$10,000 to Nov1'17, 4½%; Nov1'12; July26'18; Bank for Savgs with Frank Fetzner, 166 Lex av. nom

Manhattan av, 10-16, see 101st, 20 W.

Morningside av, 8, see Morningside av 9. Morningside av, 9 (7:1849), sec 115th (No 352), 31.10x84.9x27x101.5; also MORNINGSIDE AV, 8 (7:1849), es, 31.10 s 115th, 43.5x 72.8x36.11x95.5; PM; pr mtg \$58,000; July 31; Aug1'18; due & int as per bond; Jas Baird, 2880 Bway, to Service Realty Co, 7 E 42. 6,000

Park av, 1446 (6:1612), swc 107th (No 86), 75.11x25; July31'18; 3½%; Agnes Stewart of Elmhurst, LI, to Lawyers Title & T Co. 5,000

Pinehurst av, 60-2 (8:2177). nwc 180th (No 751), 53.6x109.1x53.6x106.9; PM; pr mtg \$62,500; July31; Aug1'18; installs, 6%; Classic Realty Corp, to 51 W 180th St Corp, at 47 Cedar. 16,500

Riverside dr (8:2139), es, 166.6 nw 170th, produced, runs nw102.9 xne 223.9 xse 100xsw 209 to beg, except pt for st & park purposes; also RIVERSIDE DR, es, 166.6 nw 170th, produced, runs ne193.1xnnw100xsw209 to dr xs103 to beg, except pt for st & park purposes; PM; July24; Aug1'18; due Aug1 '20, int as per bond; Providential Realty & Investing Co, 233 Bway, to Wm de Lancey Ward, 77 Quai President Carnot, Les Cotraux de St Cloud, Paris, France. 9,750

1ST av, 337 (3:925), ws, 91.9 n 19th, 23x 79.9; pr mtg \$3,100; July29; Aug1'18; due Aug1'19, 5%; Eliz S Howard, 22 Kay st, Newport, RI, to Pemberton H Powell, 25 Bowery, Newport, RI. 650

1ST av, 1001-3 (5:1347), swc 55th (No 356), 40.5x80; pr mtg \$18,750; July29'18; due July1'21, 6%; Wirsing Realty Co to Geo Wittman, 416 E 102. 2,500

1ST av, 1601 (5:1546), nwc 83d, 26.6x70; pr mtg \$11,000; July27; July31'18; due July 24'21, 6%; Jos Seiferd, 320 E 86, to Margt & Barbara Eckert, 543 Madison st, Bklyn. 5,000

1ST av, 1601; ext of mtg for \$11,000 to July1'21, 4½%; July29; July31'18; Emigrant Indust Savgs Bank with Jos Seiferd, 320 E 86 (R S \$5.50). nom

2D av, 1849 (5:1541), nwc 95th (No 239), 25.7x75; pr mtg \$21,000; July25; July26'18; 5y or sooner, 6%; Cath Brennan to Danl J Kerin, 768 Grand st, Jersey City, NJ. 9,000

5TH av, 463-9 (5:1275), es, 26.7 n 40th, 66x95; ½ pt; AT, & also assign rents, &c; pr mtg \$537.510; July19; July26'18; 5½%; Elwood O Roessle to Marion L R McKInney, 391 State st, Albany, NY. gold 23,168.34

6TH av, 368-74 (3:824), sec 23d (Nos 64-76), runs e184x98.9xw120xn19.9xw64 to av xn79 to beg; consent & certf as to ext of mtg \$550,000 to May15'23 at 5%; May15; Aug1'18; James McCreery Realty Corp to Seamens Bank for Savgs. —

7TH av, 800-8 (4:1024), nwc 52d (No 201), 75.5x74.4; PM; pr mtg \$—; July29; July30'18; 2½%; Hasco Building Co, 52 Vanderbilt av, to Emma G Badgeley, at East Orange, NJ. 5,000

7TH av, 2320, or 136th st, 201 W (7:1942); ext of mtg for \$40,000 to Oct1'23, 5½%; July18; July30'18; Wilfred A Openhym, 352 Riverside dr, with Jas M Whitney, 156 W 131 (R S \$20). nom

Interior lot bet McDougal & Sullivan sts, — n Spring, see Sullivan, 96-100.

Lots 2, 3, 4, 7 & 20 (misc), map of Eugenia Schieldknecht, map 1048, Queens Co Clerk's office; certf as to mtg \$7,500; July26; July29'18; Forbin Realty Holding Co to John Morrison. —

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

July 26, 27, 29, 30, 31 & Aug 1.

Broome st, 477-9 (2:475); Robt Morrison to Willard F Cornwell, 147 Broad st, Red Bank, NJ, et al; AT; (A) Johnson & Mills, Lucas bldg, Mt Vernon, NY (\$46,500, Jan 11'15); Aug1'18. an int of 2,055.55

Chrystie st, 226 (2:422); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$24,000, Mar4'07); July29'18. nom

Clinton st, 78 (2:348); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$25,000, Jan23'07); July29'18. nom

Greenwich st, 318 (1:139); Title Guar & T Co to Adirondack Cottage Sanitarium, 59 Wall; (A) Title Guar & T Co (\$20,000, Mar23'16); July26'18. 20,000

Greenwich st, 318 (1:139); Adirondack Cottage Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) same (same mtg); July26'18. nom

Stanton st, 97 (2:411); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$20,000, June15'05); July29'18. nom

Suffolk st, 23 (1:312); Title Guar & T Co to Adirondack Cottage Sanitarium, 59 Wall; (A) Title Guar & T Co (\$15,000, June14, 1886); July26'18. 15,000

Suffolk st, 23 (1:312); Adirondack Cottage Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) same (same mtg); July26'18. nom

2D st, 233 E (2:384); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$23,000, May29 '05); July29'18. nom

5TH st, 630 E (2:387); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$19,000, Dec29 '09); July29'18. nom

6TH st, 860-8 E (2:360); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$40,000, July16'07); July29'18. nom

8TH st, 317 E (2:391); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$11,000, June6 '07); July29'18. nom

13TH st, 220-2 W (2:617); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$42,500, Nov18'07); July29'18. nom

18TH st, 320-2 W (3:741); Lawyers Mtg Co to Goshen Savgs Bank, at Goshen, NY; (A) Lawyers Mtg Co (\$55,000 (now \$45,000), June26'09); July26'18. 45,000

29TH st, 432 W (3:726); Adirondack Cottage Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) White & Case, 14 Wall (\$5,000 (now \$4,000), Apr28 '02); July27'18. nom

32D st E (3:937), ss, 224 w 1 av, 18x 98.9; James W Furman to Stephen H Jackson, 106 Lex av (\$10,000, June27'05); July30'18. 100

36TH st, 138 E (3:891); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$180,000, Dec1'16); July29'18. nom

42D st, 341 E (5:1335); Anna F Rowe to Title Guar & T Co (\$6,000 (now \$3,000), Sept26'07); July26'18. 3,000

42D st, 341 E (5:1335); Title Guar & T Co to John M Hardy, 162 W 54; (A) Title Guar & T Co (\$6,000 (now \$3,000), Sept26 '07); Aug1'18. 3,000

46TH st, 237 E (5:1320); Anthony S Anderer & ano, exrs will Stephanja Anderer, to Annie C Anderer, 818 Forest av, Bronx; (A) Wm J Canary, 2 Rector (\$7,000, Aug 12'04); Aug1'18. nom

46TH st, 237 E (5:1320); same to same; (A) same (\$5,000, July16'07); Aug1'18. nom

49TH st, 345-7 E (5:1342); Title Guar & T Co to Saml J Clarke, 309 W 103, trste will Robt Robertson; (A) Title Guar & T Co (\$35,000, May17'07); July31'18. 28,000

64TH st, 221-3 W (4:1156); Equitable Trust Co of N Y to N Y Title & Mtg Co (a prior int of \$18,000 in mtg \$20,000, Sept 14'11); Aug1'18. O C & 100

65TH st, 66 W (4:1120); Augustus H Skillin, trste will Jas Harper, to Farmers Loan & Trust Co, 22 William; (A) Geller, R & H, 22 Exch pl (\$25,000 (now \$15,000), Dec20'01); July26'18. nom

73D st, 256 W (4:1164); Putnam County Savings Bank to N Y Title & Mtg Co (\$19,000, Oct26'16); July29'18. O C & 100

84TH st, 315-9 E (5:1547); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$52,000, Mar21'07); July29'18. nom

87TH st, 419 E (5:1567); Theo E Casselman & ano, exrs Eva Casselman, to Geo Betz, 415 E 87; (A) Lewis S Goebel, 41 Park Row (\$3,000, July16'10); Aug1'18. 3,000

91ST st, 438-40 E (5:1570); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$50,000, May15'12); July29'18. nom

93D st, 304 E (5:1555); Johann D Fitschen at Plantsville, Conn, to Johanne Fitschen, — Marion av, Plantsville, Conn; (A) Salter & S, 140 Nassau (\$15,000 (now \$14,000), June23'05); July30'18. 14,000

94TH st, 204 W (4:1241); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$85,000, May17'09); July29'18. nom

98TH st, 67 E (6:1604); Hermann & Philippina Klocke to Hermann Klocke, 477 W 155; (A) Harrison, E & B, 59 Wall (\$20,000, Nov24'02); July26'18. omitted

98TH st, 211 E (6:1648); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$16,000, May1, 1890); July 29'18. nom

99TH st, 157 E (6:1627); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$14,500, Sept15, 1896); July29'18. nom

101ST st, 402-4 E (6:1694); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$35,000, Feb7'07); July29'18. nom

103D st, 215 E (6:1653); Equitable Trust Co of N Y to N Y Title & Mtg Co (\$35,000, June3'12); Aug1'18. O C & 100

104TH st, 140-2 (7:1858), ss, 407.8 w Col av; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$60,000, Apr7'10); July29 '18. nom

106TH st, 236 E (6:1655); Title Guar & T Co to Saml J Clarke, 309 W 103, trste will Robt Robertson; (A) Title Guar & T Co (\$9,000; Apr28'17); July31'18. 9,000

113TH st, 152 E (6:1640); Adirondack Cottage Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) White & Case, 14 Wall (\$11,000, Aug1, 1900); July 27'18. nom

135TH st, 205 W (7:1941); Equitable Life Assur Soc of U S to "Fritz Reuter-Altenheim," a corp, 4361 Blvd, North Bergen, NJ; (A) John G Tholke, Jr, 45 John (\$18,500, Mar15'04); July29'18. 13,000

137TH st, 288 W (7:1942); Delavan L Pierson & ano, exrs Sarah F B Pierson, to Emma B D Pierson at Montclair, NJ; (A) Title Guar & T Co (\$8,000, Oct16'11); Aug1'18. an int of 4,633

137TH st, 288 W (7:1942); Delevan L Pierson, exr Arthur T Pierson, to same; (A) same (same mtg); Aug1'18. an int of 3,367

143D st, 167 W (7:2012); Classic Realty Corp, to 751 West 180th St Corp, at 47 Cedar; (A) Wise & O, 206 Bway (\$3,000 (now \$2,500), May26'17); Aug1'18. nom

150TH st, 470 W (7:2064); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$50,000, July11'17); July29'18. nom

150TH st, 537-9 W (7:2082); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$55,000, June9'15); July29'18. nom

172D st W (8:2129), ns, 143.9 w Ams av, 43.9x94.6; Adirondack Cottage Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) White & Case, 14 Wall (\$32,000 (now \$25,000), Nov11'07); July 27'18. nom

188TH st W (8:2168), ss, 100 e Wadsworth av, 50x94.10; Lawyers Mtg Co to Trudeau Sanitarium at Saranac Lake, N Y; (A) Lawyers Mtg Co (\$41,000, Nov24 '16); July31'18. 41,000

188TH st W (8:2168), ss, 100 e Wadsworth av, same prop; Trudeau Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) same (same mtg); July31 '18. nom

191ST st W (8:2161), ss, 50 w Audubon av, 50x95.9x50x92.11; Celia Lowenstein, 12 W Fordham rd, Bronx, to Julius R Fabricius, 2255 University av, Bronx; (A) Harry K Davis, 2804 3 av, Bronx (\$8,000, Jan7'15); July30'18. 100

Amsterdam av, 1105-7 (7:1867); Chas A Runk & ano, exrs &c Jessie Gillerder, to Missionary Society of St Paul the Apostle in State N Y; (A) N Y Title & Mtg Co (\$65,000 (now \$50,000), July3'12); July26 '18. 50,000

Amsterdam av, 1105-7 (7:1867); Missionary Society of St Paul the Apostle in State N Y, to Emigrant Indust Savgs Bank; (A) same (same mtg); July26'18. 50,000

Convent av, 124 (7:1941); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$55,000, Mar17'14); July29'18. nom

Columbus av, 885 (7:1839); Josiah H De Witt gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$50,000, Oct21'10); July29'18. nom

Lenox av, 328-30 (6:1724); N Y Trust Co to Frieda Zimmerman, 548 9 av; (A) Title Guar & T Co (\$38,000 (now \$17,000), Mar 18'09); July31'18. 17,000

Madison av, 521 (5:1289); City Real Estate Co to Adolph Lewishohn, 881 5 av; (A) Title Guar & T Co (two mtgs, \$22,500, Oct23'06, & \$7,500, Oct15'09); July26'18. 30,000



**Madison av** (3:862), ws, 73.11 n 32d, 24.7 x95; Lawyers Title & T Co to General Theological Seminary of the P E Church in the U S, 175 9 av; (A) Lawyers Title & T Co (\$25,000, Mar22'18); July29'18, 25,000

**Park av, 1253** (6:1624); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 650 Park av, trste will Lambert Suydam, for Charlotte S & Annie R Weaver; (A) Wm R Adams, 50 Broad (\$32,000, Nov13 '06); July29'18, nom

**St Nicholas av, 1533** (8:2166), ws, 55.6 s 187; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddle & M, 115 Bway (\$45,000, Nov27'12); July29'18, nom

**2D av, 323-7** (3:899); also 19TH ST, 246 E; Title Guar & T Co to Adirondack Cottage Sanitarium, 59 Wall; (A) Title Guar & T Co (\$70,000, Sept28'09); July26'18, 70,000

**2D av, 323-7** (3:899); also 19TH ST, 246 E; Adirondack Cottage Sanitarium to Bankers Trust Co, 16 Wall, as successor trste; (A) same (same mtg); July26'18, nom

**3D av, 693** (5:1317); Jacob Heymann, trste will Jacob Mayer, to Jerome Mayer, 8 W 103; (A) Engel Bros, 132 Nassau (\$13,000, June9'13); July26'18, 13,000

**7TH av** (7:2007), sec 139th, 25x100; Barbara Bleimeyer & ano, exrs Friederich Wilhelm, to Jacob A Norden, 542 W 112; (A) Saml Schack, 299 Bway (\$5,000, Nov25'02); July26'18, 5,000

**8TH av** (7:2031), sec 146th, 40x100; Title Guar & T Co to Saml J Clarke, 309 W 103, trste will Robt Robertson; (A) Title Guar & T Co (\$70,000, Apr30'07); July31'18, 65,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

JULY 26, 27, 29, 30, 31 & AUG. 1.

**Bleecker st, 252-7**; also LEROY ST, 5 (2:586); Ida & Nellie Geraty to Jos Merillon, sub trste of trusts created in & by will of Robt T Clinch; (A) Title Guar & T Co; May10'04; July31'18, 20,000

**Carlisle st, 1-3** (1:53); Emeline T, wife Geo M Fletcher, Oyster Bay, LI, to Title Guar & T Co; Oct31'07; June26'18, 16,000

**Cathedral Pkway** (7:1882), nwc Ams av, 125x95.11; 160 Broadway Holding Corp to Jacob Rosenthal, 530 West End av; (A) Marks & M, 63 Park Row; July17'17; July31'18, 24,000

**Cathedral Pkway** (7:1882), nwc Ams av; same prop; same to same to same; (A) same; Jan2'18; July31'18, 27,000

**Cathedral Pkway** (7:1882), nwc Ams av; same prop; same to same to same; (A) same; June30'15; July31'18, 10,500

**Greenwich st** (1:215), sec Laight, runs e 126.4 xs 176.11 xw 125.7 to nec Hubert & Greenwich xnl 77.6 to beg; Saml Weil to Rector & Trinity Church; (A) Jay & Candler, 48 Wall; Feb1'11; July30'18, 150,000

**Mulberry st** (2:236), nwc Hester, 60x25; Rocco & Leonardo Verilli to Peter Conden, Jr, exr will James Madigan; (A) P Conden, 51 Chambers; July27'03; July27'18, 27,000

**22D st W** (3:720), nes, 110.2 s 10 av, 15.8 x98.8; Morgan & Sarah Pinden to Harriet E Deshone, satisfied by order of Supreme Court; (A) for petr Johnston & Messler, 256 Bway; July16, 1855; July27'18, 4,000

**31ST st, 232 E** (3:911); Herman H Kipp to Title Guar & Trust Co; July26'09; Aug1'18, 10,000

**32D st, 334 E** (3:937); Michl & Bridget Doherty to Wm H & Louis B Rolston, trstes; (A) Turner, Rolston & Horan, 22 William; Nov22'06; July30'18, 5,000

**32D st, 336 E** (3:937); Margt, wife Francis Gallagher, to Louise R Edey; (A) Turner, R & H, 22 William; Aug6'02; July30'18, 4,500

**32D st E** (3:937), ss, 224 w 1 av, 18x98.9; Hy H & Diana A Jackson to Stephen H Jackson, 106 Lex av; (A) Stephen H Jackson, 106 Lex av; June26'05; July30'18, 10,000

**32D st E** (3:861), ss, 33.8 w 4 av, runs s 110.2xw43 & 18.4xnl107.5 to ss st x66.4 to beg; Land Map Realty Corp, 150 Bway, to Gouverneur Mtg Co, 149 Bway; (A) Hy T Randall, 149 Bway; Dec6'17; July30'18, 12,000

**59TH st, 129 E** (5:1394); Robt S Simmons to Title Guar & Trust Co; Sept17'17; Aug1'18, 5,000

**59TH st E** (5:1594), ns, 100 w Lex av, 25x100.5; Robt G Simmons to Edw S Clinch, 133 W 121; (A) E S Clinch, 41 Park Row; Nov17'16; Aug1'18, 1,000

**73D st, 254 W** (4:1164); Remlu Realty Corp to N Y Title & Mort Co; Oct25'16; July29'18, 19,000

**75TH st W** (4:1167), ns, 210 e West End av, 18x100; Clarence L Westcott to Mary J Averill, of Yonkers, NY; (A) C L Westcott, 100 Bway; Jan15, 1887; July26'18, 1,500

**86TH st, 330 W** (4:1247); Henry J & Louise Findlay, Summit, NJ, to Rachel Kaufman, 561 W 141; (A) Lawyers Title & T Co; Nov31'14; July26'18, 2,500

**90TH st, 37 W** (4:1204); Geo H & Rosina H McFarland to Serena Wronkow; (A) J C Guggenheimer, 27 Wm; Sept14, 1889; July31'18, 15,000

**92D st, 67 W** (4:1206); Julius A & Cora A Becker to Jos Becker; (A) W J Becker, Custom House; Feb1'09; Aug1'18, 15,000

**93D st, 172 E** (5:1521); Eliz Wagner et al to Peter Ottendorfer, 107 Collign av, New Rochelle, NY; (A) Title Guar & T Co; May17'15; July26'18, 7,800

**107TH st, 217 E** (6:1657); Ignazio Biondi & wife to Metropolitan Trust Co of City N Y, trste will Jas McIndo; (A) Geo H Hyde, 51 Chambers; Sept3'09; July30'18, 12,500

**122D st W** (7:1928), ns, 200 e 8 av, 27x 100.11; B H De Boes to Julia Irving, ex-trx; (A) Edw W Dittmars, 302 Bway; July19, 1899; Aug1'18, 23,000

**123D st, 321 E** (6:1800); Helen L Sullivan, 321 E 123, to Annie F Smith, 202 E 123; (A) Lawyers Title & T Co, 160 Bway; July15'13; Aug1'18, 3,000

**127TH st, 611-17 W** (7:1995); Shenk Realty & Constn Co, 66 W 107, to Abel King, 148 E 65, & ano; (A) Lawyers Title & T Co; Aug17'17; July29'18, 9,000

**128TH st W** (7:1955), ns, 80 w 8 av, 70 x99.11; Jno S & Lizzie Conneer to Edgar S Appleby, trste will Leonard Appleby; (A) Bowers & S, 47 Cedar; Aug9, 1900; Aug1'18, 29,000

**128TH st W** (7:1955), ns, 100 w 8 av, 50 x99.11; Geo & Caroline Heinlein to the Colonial Bank, 441 Col av; (A) Louis Rosenberg, 116 Nassau; Jan27'17; Aug1'18, 31,000

**129TH st E** (6:1754), ns, 190 w Park av, 75x99.11; Isaac & Sarah Specter to Shenk R & C Co, 66 W 107; (A) Morrison & S, 320 Bway; Nov4'16; Aug1'18, 3,000

**145TH st, 302 W** (7:2044); Geo Kiessling to John, Hugo & Hy K Jaburg (Jaburg Bros); (A) Frank M Tichenor, 38 Park Row; Apr27'05; July26'18, 8,000

**150TH st, 815 W** (8:2177); Solow Constn Co to Mina Bfanger, 545 W 144; (A) Geo A Steinmuller, 1511 3 av; Feb6'12; Aug1'18, 9,000

**Lexington av, 665** (5:1310); Richd P Eaton, Springfield, Mass, to Marie Garfiel, 20 E 90; (A) Title Guar & T Co; Apr27'15; July26'18, 2,000

**Lexington av, 665** (5:1310); Richd P & Marie H Eaton, Springfield, Mass, to Julia H Young; (A) Title Guar & T Co; Oct29 '14; July26'18, 2,000

**Lexington av, 665** (5:1310); same to Marie Garfiel, 20 E 90; (A) H R Elias, 302 Bway; Apr24'16; July26'18, 2,000

**Park av, 1211** (5:1523); Frederica Weil to Harlem Savgs Bank, 124 E 125; (A) Edw S Clinch, 41 Park Row; May27'16; July30'18, 8,000

**West End av** (4:1244), nwc 81st, 22x66; Alfred & Marie V Mestre to Walter M Weis; (A) Lawyers Title & T Co; Aug28 '13; July30'18, 35,000

**1ST av** (5:1546), nwc 83d, 26.6x70; Jos & Eleanor Seiford to Emigrant Indust Sav Bank; (A) Richd H Clarke, 51 Chambers; Nov16, 1900; July31'18, 2,000

**7TH av** (7:2007), sec 139th; John & Alma Schreiner to Jacob A Norden; (A) Geo A Steinmuller, 1511 3 av; Nov22'02; July26'18, 5,000

## MORTGAGES.

### Borough of Bronx.

JULY 26, 27, 29, 30, 31 & AUG. 1.

**Bridge st** (16:4534, 4535 & 4546), nwc Old White Plains rd, —x—; also EASTCHESTER RD, es, 164 n cl Grove, —x—; certf as to mtg for \$4,000; July23; Aug1'18; Macley Associates, a corp, to Wm E Davies, 4,000

**Bridge st** (16:4534, 4535 & 4546), nwc Old White Plains rd as in 1889, 100x45; also EASTCHESTER RD, es, 165.10 s Arnow av, runs e305.6xnl108.11xw315.3 to rd xs109.2 to beg; July27; July31'18; 3y6%; Macley Associates, a corp, to Wm E Davies, Demarest, NJ, 4,000

**Fordham st** (18:5644), ns, 247.6 w Lafayette av, 50x109.3x50x109.5, City Island; PM; July23; July26'18, 5y6%; J Alfred Fordham to Isaac N Stillwell, 57 Fordham, City Island, 2,500

**Fordham st** (18:5644), ns, 97.6 w Lafayette av, runs w50xnl109.11xe25xsl1.6xe 25x98.6 to beg; City Island; PM; July23; July26'18; 3y6%; Howard C Fordham to Geo E Reynolds, 286 Minneford av, 308

**Jefferson st** (15:4260), ws, 30 n Barnett pl, 25x100, except part for sts; PM; July30; July31'18; 3y5½%; Louis Preisel to Geo A Devermann, No Orchard st, White Plains, NY, 3,000

**Jefferson st** (15:4260); same prop; PM; pr mtg \$3,000; July30; July31'18; due Nov1'21, 6%; same to same, 1,150

**Macy pl, 876** (10:2688), ss, 50 w Hewitt pl, 25x94.9; PM; July31; Aug1'18; 3y6%; Andw Burke, 750 Hewitt pl, to Mary Strong, tie tenant under will Hannah E Dodge, 2611 Woolsey, Berkeley, Cal, 4,000

**Macy pl, 876**; pr mtg \$4,000; July31; Aug1'18; 1y6%; same to Edmund L Mooney, 36 Gramercy Park, & ano, 500

**Macy pl, 876**; pr mtg \$4,500; July31; Aug1'18; 3y6%; same to Mary A Casey, 752 51st, Bklyn, 1,000

**136TH st, 304 E** (9:2311), ss, 200 w Alex av, 25x100; July31; Aug1'18; due Mar1'20, 5%; Edw Wiegand to Adam Wiegand, 264 Av A, 500

**139TH st, 430 E** (9:2282), ss, 275 e Willis av, as in 1863, 25x100; pr mtg \$ —; May7; July30'18; 3y6%; Rosina A Cannon, individ & as trste; Mary E, wife of J Jas Torpie, & Edw J Cannon, 22 Case st, Elmhurst, LI; Jas M Cannon, 430 E 139, & Wm J Cannon, Shanghai, China, to Agency Realty & Mtg Co, 31 Nassau, 1,500

**142D st E, swc Jackson av**; see 140th, 455 W, Manhattan mortgages.

**150TH st E** (9:2440), ns, 200 w Morris av, 25x118.5; PM; July30; July31'18; 5y5%; Giuseppe Pignone, 245 E 150, to Hannah Cohn, 726 Prospect av, 2,800

**160TH st, 800 E**, see Union av, swc 160th.

**174TH st E** (11:2866), ss, 100 e Macombs rd, 25x99.4x25x111.11; July18; July26'18; 3y5%; Eliz Burkhardt, 406 W 57, to Archibald B Moffatt, 22 E 42, 525

**177TH st, 37 W** (11:2862); certf as to identity of mtg assigned Apr27'09; June7; July29'18; Century Mtg Co to whom it may concern.

**180TH st, 545 E** (11:3062), ns, 48 w Monterey av, 57x100; PM; pr mtg \$40,000; July25; July26'18; due Aug1'25, 6%; Louis Becker, 1996 Belmont av, to Anna M Jones, 2463 Valentine av, 16,000

**196TH st E, nec Grand blvd & concourse**, see Valentine av, nwc 196th.

**196TH st E, nwc Valentine av**, see Valentine av, nwc 196th.

**212TH st E** (16:4657), ns, 125 w Holland av, 50x100; June4; Aug1'18; 3y6%; Dennis R, Chas J, Geo, Robt F, Richd J & Peter A Sheil & Marcella M Oakes, to Adelaide Kerekgyarto, 2835 Coddington av, 1,200

**225TH st E** (17:4860), ss, 336.6 w Paulding av, 25x100; ext of \$4,500 mtg to July31'23 at 5½%; July31; Aug1'18; Domenico Malfetano with Anna Covello, 942 E 225 (R S \$2.50), nom

**Broadway** (13:3421N), ws, 272 s Mosholu av, 50x102x50x100.9; also land in Yonkers, NY; July26; July29'18; 5y6%; Robt J Ritterbusch, 460 6th, Bklyn, to Frederic Henjes, Jr, 292 E 17, Bklyn, 5,000

**Clinton av** (11:2949), es, 97 n 175th, 19.5 x90.2; PM; July24; July29'18; 3y5%; Cilli Schonfeld to Jacob Brouwer, Rockville Centre, LI, 3,350

**Creston av, 2402** (11:3165), es, 250 s Irving, 25x100, except part for av; July20; Aug1'18; 3y5%; Irene Dummeyer, 359 Bway, Bklyn, to Henry Dummeyer, 76 Jefferson, 2,400

**Eastchester rd, es, 165.10 s Arnow av**; see Bridge, nwc Old White Plains rd.

**Grand blvd & concourse, nec 196th**, see Valentine av, nwc 196th.

**Jackson av, swc 142d**; see 140th, 455 W, Manhattan mortgages.

**Lurting av, nec Lydig av**, see Lydig av, nec Lurting av.

**Lydig av** (15:4330), nec Lurting av, 50.5 x99.10x50x109.2; ext of \$1,000 mtg to July1'21, at 6%; July1; July26'18; Ludwig Schmidt, 304 E 124, with Erwin C Haskin, 247 Lorraine av, Mt Vernon, NY; Wm E Brown, 761 Wash av, Bklyn, nom

**McGraw av, 2040** (15:3932), ss, 244.1 w Unionport rd, 41x189.7x50.8x184.8; July17; July30'18; 3y6%; Lawrence or Lawrence F Mulvey to Mary G Dunn, gdn Mary G Dunn, 2578 Marion av, 1,500

**Marmion av** (11:2960), es, 50 n Fairmount pl, 25x96.9; ext of \$6,500 mtg to Aug17'19 at 5%; July31'18; Fredk W Ziemer with Albt E Radcliff, nom

**Morris av, 890** (9:2421), es, 75 s 162d, 25x100; PM; pr mtg \$4,000; July25; July26'18; installs, 6%; Hattie Trittel, 904 Morris av, to Anna M Jones, 2463 Valentine av, 2,200

**Old White Plains rd, nwc Bridge**; see Bridge, nwc Old White Plains rd.

**Palisade av** (13:3426), es, abt 1,089.2 s 261st, runs s93.4xse, e & n the following six courses: 1st on curve tangent to es Bettner's la, 49.11; 2d on curve tangent to preceding curve, 18.7; 3d on curve tangent to preceding curve, 53.1; 4th on straight line tangent to preceding curve, 38; 5th ne; 46 6th, nw23.8xw41.1xsw61 to beg; July29; July30'18; Berthelin Osgood to Louis Guerr, 762 Dawson, 4,000

**St Lawrence av, see Walker av**, see Walker av, ss, 27.8 e St Lawrence av.

**Tinton av, 1078** (10:2670), es, 80 s 166th, 20x80; PM; pr mtg \$4,000; July31; Aug1'18; 3y6%; John J Doyle to Annie McCarton, 1078 Tinton av, 700

**Tremont av or 177th st** (15:3904), sec Devoe av, 100.10x100; agmt as to share ownership in mtg; July29; July31'18; Rasac Realty Co with Gouverneur Mtg Corp, 149 Bway, nom

**Union av** (10:2666), swc 160th (No 800), 39.6x105; May1; July26'18; due July1'25, 6%; Harry Jackson to Max Jackson, 1816 Holland av, 3,900

**Valentine av, 2467** (11:3153), ws, 56.8 n 188th, 50x100; May31; July26'18; due Dec1'19, 6%; Mary B Clark, 395 Ft Wash av, to Geo W Bunting, 422 E 142, 1,000

**Valentine av** (12:3304), nwc 196th, runs w249.3 to Grand blvd & concourse xnl28.9 xe283.1 to Valentine av xs370.9 to beg; PM; July29; July30'18; 5y6%; May Sarnoff, 1640 Anthony av, to N Y Title & Mtg Co, 50,000

**Wales av, 687** (10:2644), ws, 137.7 s Westchester av, 25x111x29.11x94.7; PM; pr mtg \$8,000; July30; July31'18; 3y6%; Morris Sandberg to John H Nehmelman, 461 E 146, 2,750

**Walker av, see St Lawrence av**, see Walker av, ss, 27.8 e St Lawrence av.

**Walker av** (15:3919), ss, 27.8 e St Lawrence av, 27.8x108.11x25x97.8; also WALKER AV (15:3919), sec St Lawrence av, 27.8 x97.8 x 25 x 85.1; July25; July26'18; 5y6%; Tiebout Av Co, 1005 E 180, to John W Nuth, 130 Cauldwell av, 10,000

**Washington st** (11:2902), ws, 415 s 171st, runs w130.10xs5.6xw9.8xs23.5xe140.6 to av xn29 to beg; also all title to small rectangular plot adj above, begins at w end of first course, runs s5.6xw9.8xns5.6xe9.8 to beg; PM; July31; Aug1'18; due &c as per bond; Susan M Donnelly to Lawyers Mtg Co, 4,000

**Webster av** (9:2392), es, 250 s 167th, 209.7x60.6x194x97; sobrn agmt; July26; July29'18; Benenson Realty Co, 401 E 152, with Geo Mandel, Grantwood, NJ, nom

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

JULY 26, 27, 29, 30 & 31.

**Bridge st** (16:4534, 4535 & 4546), nwc Old White Plains rd as in 1889, 100x45; also EASTCHESTER RD, es, 165.10 s Arnow av, runs e305.6xnl108.11xw315.3 to rd xs109.2 to beg; Wm E Davies, Demarest, NJ, to Chas W Hall, Pryer rd, Larchmont, NJ, nom



NY, et al, trstes Martha J Hall; (A) Lawyers Title & T Co (\$4,000, July 27'18); July 31'18. 4,000

**Chisholm st** (11:2971), ws, 120 n Freeman, 24.6x106.3 irreg; Lawyers Mtg Co to Otto Munk, 575 Riverside dr; (A) Lawyers Mtg Co (\$5,000, June 19'12); July 26'18. 4,500

**Crotone pl** (11:2927), sec 171st, 100.10x 37.2x100.6x31.9; Moritz Fischer & ano to Rosa Berg, Crestwood, NY; (A) E Rolph, 535 E 177 (\$2,750, May 1'09); July 31'18. 100

**Crotone pl** (11:2927); same prop; David Coulter to same; (A) same (\$1,000, May 14 '15); July 31'18. 100

**Dawson st, 856, 860 & 872** (10:2702); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av, trste same; (A) Wm R Adams, 50 Broad (3 at \$27,000 each, May 7'07); July 30'18. 15,500

**Falle st** (10:2750), sec Westchester av, 173x100 irreg; City Real Estate Co to Title Guar & T Co (\$90,000, Sept 5'17); July 30'18. 15,500

**Kelly st, 867** (10:2702); Title Guar & T Co to Sigmund Kraus, 11 E 94; (A) D L Weil, 35 Nassau (\$17,000, May 27'10); July 25'18. 15,500

**Pond pl, 2780** (12:3289); Congregational Board of Ministerial Relief to Title Guar & T Co (\$5,000, July 12'09); July 29'18. 5,000

**Purdy st, 1612** (15:3948); Jennie E Kopp, 420 E 156, to Mary A Dawson, 232 W 114; (A) Sterling Sterling, 420 E 136 (\$1,200, Mar 29'16); July 27'18. 15,500

**136TH st E** (9:2299), ns, 96.7 e Alex av, 39.4x100x irreg; leasehold; Empire City Mtg Holding Co to John C Forster, 13 W 90; (A) Jos J Harris, 99 Nassau (\$5,000, Feb 5'16); July 26'18. 5,000

**136TH st E** (9:2299); same prop; John C Forster to Julius Franke, 461 W 49; (A) same (\$5,000, Feb 5'16); July 26'18. 3,500

**136TH st E** (9:2299); same prop; Mary F Forster to John C Forster, 13 W 90; (A) same (\$5,000, Feb 5'16); July 26'18. 3,500

**156TH st E** (10:2624), ss, 90 e Eagle av, 37.6x100; Sarah Sibbald, 2187 Bathgate av, to Belle E Nevins, Northport, NY; (A) Title Guar & T Co (\$2,500, Jan 2'14); July 31'18. 2,000

**158TH st, 616 E** (10:2625); Title Guar & T Co to same; J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$33,000, Apr 17'12); July 31'18. 33,000

**163D st E** (10:2696), ss, 76 e Stebbins av, 78x80; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$52,000, May 19'14); July 30'18. 15,500

**165TH st E** (10:2726), ns, 26 e Fox, 95 to Westchester av x59.8x irreg; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$45,000, Dec 29'09); July 31'18. 45,000

**168TH st, 763 E** (10:2663); Pringle Memorial Home to Wm F Schoeller, 418 Euclid av, Loch Arbour, NJ; (A) Title Guar & T Co (\$3,000, May 31'07); July 31'18. 3,000

**177TH st, 37 W** (11:2862); A Mitchell Palmer, as Alien Property Custodian, to Title Guar & T Co (\$9,500, Apr 14'09); July 29'18. 8,295.55

**188TH st E** (11:3148), ns, 42.6 e Valentine av, 50x102.9; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$36,000, Jan 12'15); July 30'18. 36,000

**188TH st E** (11:3148), ns, 92.6 e Valentine av, 50x102.9; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$36,000, Jan 12'15); July 30'18. 36,000

**223D st E** (17:4824), ss, 53 e Carpenter av, 26x90; Sophie F Senior to Thelma D Senior, 362 Riverside dr; (A) Dunn & D, 261 Bway (\$3,500, Mar 1'14); July 25'18. 3,500

**Barnes av** (17:4853), es, 49 n 228th, 25x 100; Eliz K Dooling to Anna Curren, 1936 Anthony av; (A) Knox & D, 27 Cedar (\$3,500, Oct 19'08); July 25'18. 2,500

**Bayside dr** (14:3436-3437-3438) ses, at nes Classons Point rd, —x—, being lot 30, map Classons Point; Title Guar & T Co to Adirondack Cottage Sanitarium, a corp, 59 Wall; (A) Title Guar & T Co (\$40,000, Dec 10'12); July 27'18. 40,000

**Bayside dr** (14:3436, 3437, 3438); same prop; Adirondack Cottage Sanitarium, a corp, to Bankers Trust Co, trste, 16 Wall; (A) same (\$40,000, Dec 10'12); July 27'18. 40,000

**Belmont av, 2070** (11:3080); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, trste Lambert Suydam; (A) Wm R Adams, 50 Broad (\$22,000, Aug 8'08); July 30'18. 22,000

**Boston rd, 1323** (11:2934); Beaumont Constn Co to Ida Ikelheimer, 301 W 108; (A) Max Monfried, 299 Bway (\$15,000, May 28'14); July 30'18. 15,000

**Bronxwood av, 3711** (16:4675); Eliz K Dooling to Anna Curren, 1936 Anthony av; (A) Knox & D, 27 Cedar (\$3,600, Sept 15 '15); July 25'18. 3,600

**Bryant av, 1457** (11:2995); Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$8,500, Nov 23'09); July 31'18. 8,500

**Concord av, 494** (10:2580); Central Mtg Co to Queen Mab Co, 60 Wall; (A) Pressinger & N, 60 Wall (\$5,500, Apr 1'09); July 25'18. 4,750

**Devoe av** (15:3904), sec 177th or Tremont av, 100x100.10; Rasac Realty Co to Gouverneur Mtg Co, 149 Bway; (A) Lawyers Title & T Co (\$13,500, Dec 31'17); July 31'18. 13,500

**Elton av, 727-9** (9:2377); Sigmund Wechsler, exr Abr Bernheimer, to Wm Bepler, 727 Tinton av; (A) Title Guar & T Co (\$8,500, Apr 12'12); July 25'18. 8,500

**Findlay av** (9:2428 & 2433), es, 256 n 165th, 36x100; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$15,000, Mar 14'12); July 31'18. 15,000

**Findlay av** (9:2428 & 2433), es, 270 n

165th, 36x100; same to same; (A) same (\$15,000, Mar 14'12); July 31'18. 15,000

**Findlay av** (9:2428 & 2433), es, 112 n 165th, 36x100; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$15,000, Mar 14'12); July 31'18. 15,000

**Findlay av** (9:2428 & 2433), es, 184 n 165th, 36x100; same to same; (A) same (\$15,000, Mar 14'12); July 31'18. 15,000

**Findlay av** (9:2428 & 2433), es, 292 n 165th, 36x100; Title Guar & T Co to Saml J Clarke, 309 W 103; (A) Title Guar & T Co (\$15,000, Mar 14'12); July 31'18. 15,000

**Findlay av** (9:2428 & 2433), es, 364 n 165th, 35.10x100; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$15,000, Mar 14'12); July 31'18. 15,000

**Findlay av** (9:2428 & 2433), es, 328 n 165th, 30x100; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$15,000, Mar 14'12); July 31'18. 15,000

**Forrest av, 1077** (10:2650); Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$5,000, July 7'10); July 31'18. 5,000

**Gerard av** (9:2489), ws, 289.7 n 167th, 50x100; Title Guar & T Co to Mary K Blauvelt, on Bway, Piermont, NY; (A) O A Bauer, Sparkill, NY (\$5,000, July 10'07); July 27'18. 5,000

**Grand av, 2445** (11:3213); Isabella Loring to Wm B Isham, 21 E 63; (A) Title Guar & T Co (\$5,300, Aug 12, 1890); July 30'18. 5,300

**Grand blvd & concourse** (11:2832), nec 170th, 75x103.6x77x104; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$63,000, Nov 23'16); July 30'18. 63,000

**Grand blvd & concourse** (11:3164), ws 100 s Field pl, 50x90; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$32,500, Apr 21'15); July 30'18. 32,500

**Grand blvd & concourse** (11:3164), ws 150 s Field pl, 50x90; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$32,500, Apr 21'15); July 30'18. 32,500

**Grand blvd & concourse** (11:3164), nwc Field pl, 58x90; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$48,000, Nov 14'13); July 30'18. 48,000

**Hughes av, 2038** (11:3080); Sophie F Senior to Marguerite S Tweedy, 140 Hughes av, Glenbrook, Conn; (A) Dunn & D, 261 Bway (\$17,000, June 3'12); July 25'18. 17,000

**Matilda av** (17:5040), ws, 150 n 237th, 25x100; Robt Caterson, admr Eliza C Mercer, 4314 Verio av, to Ida Bingel, 4379 Richardson av; (A) Wm A Keating, 3989 White Plains rd (\$3,000, July 22'08); July 31'18. 3,000

**Merriam av** (9:2532), ws, 232.5 s 170th, 53.4x100; Columbia Trust Co to N Y Title & Mtg Co (\$36,000, Aug 3'16); July 29'18. 36,000

**Ryer av** (11:3165), ws, 475 s Irving, 50x 100; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$24,000, Apr 3'14); July 30'18. 24,000

**St Anns av, 352** (10:2556); Grace Institute, a corp, to Theresa Steiner, 350 St Anns av; (A) A & H Bloch, 99 Nassau (\$14,000, Apr 20'05); July 27'18. 14,000

**Sedgwick av** (11:3225), es, 90.2 s West Fordham rd, 75x113.5x75x120.3; Sophie F Senior to Thelma D Senior, 362 Riverside dr; (A) Dunn & D, 261 Bway (\$4,500, May 31'11); July 25'18. 4,500

**Sheridan av** (9:2456), es, 49 n 165th, 40x 100; N Y Title & Mtg Co to Columbia Trust Co; (A) N Y Title & Mtg Co (\$26,000, Mar 13'18); July 29'18. 26,000

**Sheridan av, 1064** (9:2456); Rime Bldg Co, 509 Willis av, to Anna Blumenthal, 158 Hamilton, Buffalo, NY; (A) Hirlman & V, 391 E 149 (\$5,000, Aug 31'16); July 30'18. 5,000

**Southern blvd** (11:2981), es, 200 n Jennings, 50x100; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$34,000, May 31'12); July 31'18. 34,000

**Valentine av** (11:3152), nwc 184th, 81.4x 93.8x65.7x96; Emma Bechmann to Mary G Lanigan, 238th & Waldo av; (A) G E Davis, 3210 3 av (\$10,000, Sept 27'16); July 25'18. 10,000

**Valentine av** (11:3152), nwc 184th, 81.4x 93.8x65.7x96; Wm Somers, Jersey City, NJ, to Emma Bechmann, 660 E 170; (A) O E Davis, 3210 3 av (\$10,000, Sept 27'16); July 25'18. 10,000

**Valentine av** (11:3148), nec 188th, 102.9 x42.6; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$38,000, Jan 12'15); July 30'18. 38,000

**Walton av** (11:3182), es, 450 s 183d, 50x 100, except part for Walton av & 182d st; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$43,000, Aug 29'12); July 30'18. 43,000

**Washington av** (11:3053), nec 183d, 68.2x 67.8x61.1x67.11; Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$30,000, Dec 23'10); July 31'18. 30,000

**Webster av** (9:2392), es, 150 s 167th, 309.11 to Brook av x60.6x296.1x118.1; 135 Bway Holding Corp to Benenson Realty Co, 401 E 152; (A) Title Guar & T Co (\$17,500, May 17'17); July 29'18. 17,500

**Webster av** (9:2392), es, 250 s 167th, 209.7x60.6x194.9x97; Benenson Realty Co to Geo Mandel, Grantwood, NJ; (A) Title Guar & T Co (\$26,000, June 20'18); July 29'18. 26,000

**Wheeler av** (14:3771), ws, 110 n Westchester av, 40x100; Josiah H De Witt, gdn Helen A Titus, to Helen A Titus, 417 Park av; (A) Kiddie & M, 115 Bway (\$22,000, Jan 13'13); July 30'18. 22,000

**Woodycrest av, 1014** (9:2508); Title Guar & T Co to Saml J Clarke, 309 W 103, trste Robt Robertson; (A) Title Guar & T Co (\$12,000, May 21'09); July 31'18. 12,000

**3D av, 2557** (9:2333); Jennie E Kopp, 420 E 136, to Mary A Dawson, 232 W 114; (A) Sterling Sterling, 420 E 136 (\$1,500, July 12'06); July 27'18. 1,500

**Lots 153A & 153B** (17:5118), map subdivision part Penfield prop; Martha C McKnight to Jennie E C Baker, at Pleasantville, NY; (A) Grant Squires, 299 Madison av (\$1,400, May 11'10); July 26'18. 1,250

**Lot 87** (15:3990), map St Raymond's Park; Hudson P Rose Co to Rosalind E Dobbin, Portchester, NY; (A) Burns & F, 2 Grand st, White Plains, NY (\$600, Sept 19'14); July 29'18. 600

**Lot 1**, map John Mulvey; also 231ST ST, ns, 305 w White Plains av or rd, 25x114; also PELHAM RD, es, 175 s Emily, 25x100; U S Trust Co of N Y, exr Abbie E Wille, to Chas F Wille, 1546 Silver; (A) Titus Guar & T Co (\$600, Nov 6, 1896; \$3,200, Nov 1'06; \$2,500, Dec 29'13); July 30'18. 6,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

JULY 25, 26, 27, 29, 30 & 31.

**Fox st, 1042** (10:2726); Philipp Weber to Tony Laura; (A) Frank Georgia, 400 Canal; Jan 9'11; July 29'18. 3,000

**Home av** (11:2993), ns, 50.4 w Bryant av, 50.4x103.1x50.9x97.5; Frank Richa to Bertha Merckle; (A) Lawyers Title & T Co; June 30'14; July 25'18. 6,000

**Onk Tree pl** (11:3070), ss, 120 w Hughes av, 25x200x irreg; John Wingendorf to Jacob Dutel, on Crestwood av, Crestwood, NY; Nov 14'12; July 25'18. 1,000

**139TH st, 277 E**, see 3 av, 2586-8. 156TH st, 236 E (9:2447); Vin-Mor Realty Co to Merchants Realization Co, 116 Nassau; July 19'16; July 26'18. 2,500

**160TH st E** (9:2381), ss, 175 w Elton av, 25x100; Pasquale Greco, 354 College av, to Smada Realty Co, 509 Willis av; (A) Title Guar & T Co; Jan 20'17; July 29'18. 2,700

**219TH st E** (\*), ns, w 1/2 lot 1050, map Wakefield, 50x114; Annie Henry, 631 E 219, to Emily C Odell, 738 E 229; (A) Gescheidt & T, 6 S 4 av, Mt Vernon, NY; Jan 13'11; July 26'18. 1,000

**Bathgate av, 1753** (11:2916); Louise, wife of Saml Cox, to Alex Traud; (A) B D Eisler, 30 Pine; June 11, 1896; July 26'18. 3,500

**Boston rd** (10:2622), es, 118.11 n 165th, 82.1x67.1x70x112.5; John D Hass, 247 W 102, to Florence M Sweet, individ & as admrx Philip K Sweet, Westwood, NJ; (A) Campbell & B, 51 Chambers; Feb 17'15; July 30'18. 3,000

**Bryant av** (11:2994), ws, 300 n Freeman, 50x100; Hugh D Smyth to Henrietta Jacobs et al; (A) Harris Koppelman, 144 Rivington; July 28'14; discharged by court order dated July 19'18; July 26'18. 400

**Clinton av** (11:2949), es, 97 n 175th, 19.5 x90.2; Holyoke Realty & Constn Co to Jacob Brouwer, —; (A) Lawyers Title & T Co; Dec 20'09; July 29'18. 8,300

**Creston av** (11:3167), es, 243.10 s 192d, 2 lots, each 40.8x95.10; 2 mtgs, each \$5,000; Hy von Lubken to Lloyd-Vaughn Co, 2546 Creston av; (A) Title Guar & T Co; Mar 1'16; July 26'18. 10,000

**Duncomb av** (\*), nec Elizabeth, 400x 125; leasehold; Jos Norden, 260 Riverside dr, to B F Keith's New York Theatres Co, 1564 Bway; (A) Maurice Goodman, 1564 Bway; Nov 17'17; July 26'18. 5,000

**Gleason av, 2111** (\*); Chas G Neubarth to Dollar Savings Bank, 2737 3 av; (A) Mackellar & G, 43 Cedar; Oct 13'09; July 29'18. 2,300

**Honeywell av** (11:3125), ses, at nes 181st, 70.11x29.4x68.4x19.3; Anna Proebel to Chas Massoth; (A) Title Guar & T Co; Nov 17'06; July 26'18. 7,000

**Jackson av** (11:3105), es, 300 n 187th, 25x100; Augusta J Lind to Pasquale Folchi; (A) C S Bostwick, 45 Cedar; Sept 17 '17 (discharged by order of court dated July 26'18); July 31'18. 15,000

**Liebig av** (13:3423), ws, 200 s 260th, 50x 100; Guiseppina wife of Victor Zambetti, 3422 Bailey av, to Lena O Crawford, 273 E 32d, Bklyn; (A) Title Guar & T Co; July 26'12; July 30'18. 5,000

**Pallsade av** (13:3418), cl being plot begins at nwc stone monument J D & No 15, runs nw300x—xse335xne185.2 to beg; Margt W Delafeld to Farmers Loan & Trust Co, 16-22 William; (A) E L Delafeld, 27 Cedar; Jan 20'13; July 31'18. 15,000

**3D av, 2586-8** (9:2314); also 139TH ST, 277 E (9:2314); Frank A Olmsted to Fredk Storch, 3087 Decatur av; (A) Hildreth & P, 3 av & 148th; Mar 12'14; July 26'18. 7,000

**Lot 152** (\*), amended map Mapes Estate; Amelia S, wife of & Saml Steinmetz, to Therese Lehman, 1478 Rosedale av; (A) H B Elgar, 2 Wall; July 26'07; July 26'18. 4,000

**Lots 3 & 4** (\*), blk 50, map sec D. Edenwald; Margt A Hattrick to Bridget Sheridan, 1670 Boston rd; (A) C H Baechler, 1126 Walker av; Apr 17'13; July 31'18. 800

**Lots 2 & 3** (\*), blk 21; also LOTS 52 & 53, blk 29, map Morris Park; Julius H Stoll to Mutual Life Ins Co & ano; July 28'13; July 25'18. 4,130

**Lots 19 & 20** (\*), blk 2, same map; John & Wm L Prager to same; (A) same; July 15'13; July 25'18. 1,085

**Lots 23 & 24** (\*), blk 26,



**Lots 160 & 161** (13:3404), map Waldo Hutchins Estate; Marie L Plante to Wm H Weygandt, 1046 Greene av, Bklyn; (A) Frank Gass, Inc, 2215 Westchester av; July 8'12; July 25'18. 1,500

**Lots 681 to 683** (12:3252), map Van Cortlandt Estate; 3 migs, each \$1,050; John Becker, 484 11th st, Astoria, LI, to Augustus Van Cortlandt, Sharon, Conn, & ano, exrs Augustus Van Cortlandt; (A) Lawyers Title & T Co; July 23'12; July 25'18. 3,150

**Lots 13 & 14** (\*), blk 3, map Morris Park; Bernard Sacks to Mutual Life Ins Co & ano; Dec 13'13; July 27'18. 910

**Lot 332** (13:3263); Isidor Frank, 504 W 180, to Augustus Van Cortlandt, Sharon, Conn, & ano, exrs Augustus Van Cortlandt; (A) Beekman, M & G 54 William; July 19'12; July 29'18. 750

**Lot 1** (15:3932), map John Mulvey, Westchester; Lawrence F Mulvey to Chas F Wille, 1546 Silver; (A) Title Guar & T Co; Nov 6, 1896; July 30'18. 609

**Lot 262** (11:2861), map Moss Estate; John P Mulholland, Lawrence, Mass, to Treblig Realty & Constn Co; (A) W H Daly, 52 Bway; Nov 21'13; July 30'18. 735

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

**Duryan, Frances**—Sept 3'17 (July 29'18)—71ST ST, 245 W (4:1163-14), 18x102.2, 3-sty & b stn dwg, \$21,500.

**Egbert, Emma A.**—Dec 13'17 (July 30'18)—33D ST, 39 W (4:1197-16), 19.9x102.2, 3-sty bk dwg; ½ pts of \$19,000.

**Einstein, Benj. F.**—Feb 27'15 (June 29'18)—80TH ST, 71 E (5:1492-33), 20x82.2, 4-sty & b bk dwg, \$42,000.

**Fitch, Alice M.**—May 12'17 (June 29'18)—40TH ST, 113 E (5:1295-10), ns, 199.3 e Park av, 18.9x98.9, 5-sty bk bldg, \$37,000.

**Gallagher, Jas.**—Nov 20'16 (June 29'18)—71ST ST, 221 E (5:1426-12), 21.1x102.2, 5-sty bk tnt; ½ int; \$16,000.

**Goldstein, Harris E.**—Mar 31'18 (July 29'18)—2D AV, 647 (3:916-32), 24.8x104, 5-sty bk tnt & str, \$28,000.  
2D AV, 649 (3:916-33), 28.8x104, 5-sty bk tnt & str, \$28,000.

**Josephson, Sigmund**—Mar 25'18 (July 29'18)—81ST ST, 210 E (5:1526-43), 25.5x102.2, 4-sty stn tnt, ½ pt of \$17,000.

**Laing, Wm.**—Oct 30'16 (July 29'18)—LEXINGTON AV, 1659 (6:1632-53½), 15.10x70, 3-sty bk & stn dwg, \$8,000.

**Lee, Alleine**—Aug 1'17 (June 29'18)—6TH AV, 955-63; also 54TH ST, 101 to 107 W, 7-4-sty bk & stn dwgs, ¼ share, \$48,200.  
ST NICHOLAS PL, 49 (7:2067-31½), 20x72.4, 4-sty bk dwg, \$9,000.

**Rowland, Grace T.**—Feb 26'18 (July 30'18)—FRONT ST, 238-42 (1:107-36-39), —X, nec Peck sl (Nos 29-33), 4-5 & 1-6-sty bk loft & str bldgs, ¼ of \$81,000.

**Schramm, Jos. C.**—Mar 14'18 (June 29'18)—WEST END AV, 914, 20x90, 4-sty & b bk dwg, \$25,000.

**Teets, Jos. W.**—June 27'17 (July 29'18)—108TH ST, 3-5 W (7:1844-27), 50x100, 6-sty bk & stn tnt, ½ pt of \$70,000.

**Van Tine, Thos. H.**—Mar 23'17 (July 30'18)—6TH AV, 79 (2:593-27), 22x80, 4-sty bk tnt & str, \$20,000.

**WEST END AV, 567** (4:1249-31), 20x100, 4-sty & b stn dwg, \$55,000.

**Westervelt, Annie H.**—Aug 14'17 (July 29'18)—87TH ST, 145 W (4:1218-18), 15x100.8, 3-sty bk & stn dwg, \$15,000.

**38TH ST, 134 E** (3:893-72), 20x24, 4-sty & b stn dwg, \$12,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjudgments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 2, 1918, at the New York Real Estate salesrooms, 14-6 Vesey st.

HENRY BRADY.

**17TH st, 419 W** (\*), ns, 225 w 9 av, 25x92, 6-sty bk tnt & str; due, \$19,630.13; T & C, \$364.35; Thos J Goodwin et al, exrs, &c. 18,000

**100TH st, 425-35 E** (\*), ns, 270 e 1 av, 150x100.11, — bk & fr bldgs & coal yard; due, \$32,760.38; T & C, \$2,085.53; Metropolitan Savings Bank. 30,000

**Lexington av, 1553** (\*), es, 26 n 99th, 25 x95, 5-sty bk tnt & str; due, \$19,440.86; T & C, \$917.66; Roman Catholic Orphan Asylum in City N Y. 15,000

**2D av, 2002** (\*), es, 25.5 n 103d, 25x74.7, 4-sty bk tnt & str; due, \$11,888.44; T & C, \$451.80; Mary F Phelps et al. 10,000

M. MORGENTHAU, JR.

**72D st, 332 W** (\*), ss, 343 w West End av, 22x102.2, 4-sty & b stn dwg; due, \$34,671.67; T & C, \$1,625.45; U S Trust Co of N Y trstes, &c. 35,400

### L. J. PHILLIPS & CO.

**61ST st, 247 W** (\*), ns, 125 e West End av, 25x100.5, 5-sty bk tnt & str; due, \$13,384.62; T & C, \$1,655.65; Metropolitan Savings Bank. 10,000

### JOSEPH P. DAY.

**Jackson st, 41 & 43** (\*), nwc Cherry (Nos 432-6), 50x100, 2-5-sty bk tnts & str; due, \$49,996.62; T & C, \$1,241.81; Eliz W Burke. 35,000

**16TH st, 608 E** (\*), ss, 488 w Av C, 25x103.3, 5-sty bk tnt & str; due, \$14,815.05; T & C, \$500; Fanny K Gregory. 10,000

**16TH st, 359 W** (\*), ns, 100 e 9 av, 25x98.2, 4-sty bk factory; due, \$7,000; T & C, \$—; sub to mtg \$7,500; Herman Rositzke. 14,805

**49TH st, 534 W**, ss, 488.6 w 10 av, 6.6x100.10x36.7x100.5, 5-sty bk tnt; due, \$6,561.67; T & C, \$249; withdrawn. —

**112TH st, 164-6 E** (\*), ss, 211.8 w 3 av, 33.4x100.11, 5-sty bk tnt & str; due, \$20,665.31; T & C, \$2,889.16; Cremieux Benevolent Society. 19,000

### BRYAN L. KENNELLY.

**122D st, 521-3 W** (\*), ns, 312.6 w Ams av, 62.6x90.11, 5-sty bk tnt; due, \$89,898.55; T & C, \$3,462.55; N Y Life Ins Co. 50,000

### SAMUEL MARX.

**162D st, 666 W** (\*), ss, 265 w Ft Washington av, 125x99.11, 6-sty bk tnt; due, \$13,134.55; T & C, \$1,252.40; sub to mtgs as-gregating \$163,900; Abr Smith. 178,900

Total ..... \$426,100  
Corresponding week 1917..... 424,800  
Jan. 1, 1918 to date..... 19,023,501  
Corresponding week 1917..... 25,295,513

### Bronx.

The following are the sales that have taken place during the week ending August 2, 1918, at the Bronx Salesrooms, 3208-10 Third av.

### ARTHUR C. SHERIDAN.

**214TH st E** (\*), ss, 79 e Holland av, 25x100; due, \$3,065.93; T & C, \$2,414.40; John Piccirilli. 1,500

**Fulton av, 1175** (\*), ws, 171.1 n 167th, 69.2x131.7x71.9x121.6, 2-sty fr dwg; due, \$6,051.25; T & C, \$268.33; Cruikshank Co. 6,000

### HENRY BRADY.

**Walton av, 327-31** (\*), sec 140th, 75x96.9x74.8x97.9, 2 & 4-sty bk factory; due, \$34,267.78; T & C, \$1,030.70; Laura S Carey. 23,500

### JAMES J. DONOVAN.

**Haviland av** (\*), sec Olmstead av, 91.10x103.1; due, \$4,560.32; T & C, \$1,102.39; Eliza J Many. 4,000

**Fordham rd, swc Crotona av, 52x204.7x89.4x209.4**, vacant; due, \$9,654.32; T & C, \$—; withdrawn. —

**Washington av, 2246** (\*), es, 36.7 n 182d, 36.7x79.11x36x86.6, 5-sty bk tnt; due, \$22,636.43; T & C, \$624.80; Ida K Bronner. 18,000

**Topping av, 1817**, ws, 125.6 s 176th, 24.11x108.6x24.4x104, 2-sty fr dwg; due, \$3,813.53; T & C, \$167.45; Jas J Buckley. (Corrects error in issue July 13 when buyer was Lawyers Mtg Co.) 4,175

Total ..... \$53,000  
Corresponding week 1917..... 204,600  
Jan. 1, 1918 to date..... 4,254,202  
Corresponding period 1917..... 5,705,097

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant, (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

### AUG. 3 & 5.

No Legal Sales advertised for these days.

### AUG. 6.

**LEWIS ST, 115**, ws, 150 s Houston, 25.1x100, 3 & 5-sty bk loft & str bldg; Central Union Trust Co of N Y—Theresa Bernstein et al; Miller, King, Lane & Trafford (A), 80 Bway; Arthur D Kinney (R); due, \$16,924.00; T & C, \$1,516.26; Joseph P Day.

**31ST ST, 106 W**, ss, 100 w 6 av, 20.10x90.6x21.4x86.4, 5-sty bk loft & str bldg; Emigrant Indust Savings Bank—Geo L Donnellan, trste, et al; R & E J O'Gorman (A), 51 Chambers; Thos W Churchill (R); due, \$25,085.88; T & C, \$4,202.27; Joseph P Day.

**8TH AV, 862**, es, 40.5 s 52d, 20x80, 4-sty stn tnt & str; Louis B Rolston—Andrew A Smith et al; Geller, Rolston & Horan (A), 22 Exch pl; Algernon S Norton (R); due, \$3,400.91; T & C, \$628.36; Bryan L Kennelly.

### AUG. 7.

**41ST ST, 307 E**, ns, 100.8 e 2 av, 15.11x97.7, 4-sty bk dwg; Emigrant Indust Savings Bank—Margt Knight et al; R & E J O'Gorman (A), 51 Chambers; Arthur D Kinney (R); due, \$7,455.03; T & C, \$483.80; Joseph P Day.

**41ST ST, 311 E**, ns, 133.4 e 2 av, 16.8x98.9, 4-sty bk dwg same—same; Action 2; same (A); same (R); due, \$6,890.34; T & C, \$515.01; Joseph P Day.

**77TH ST, 323 W**, ns, 244 w West End av, 10x102.2, 4-sty & b stn dwg Marie D Berg, extrs, &c—Delta Holding Corp et al; Julius Offenbach (A), 52 William; Arthur M Levy (R); due, \$20,916.23; T & C, \$925.05; Samuel Marx.

**LEXINGTON AV, 1984**, ws, 17.5 n 121st, 16.8x61.9, 3-sty & b stn dwg; Caroline M Phraner—Edith Dawson et al; Wells & Snedeker (A), 24 Nassau; Algernon S Norton (R); due, \$7,766.30; T & C, \$439.90; Joseph P Day.

**MADISON AV, 1994**, nwc 127th, 20.4x35, 4-sty & b bk dwg; Guaranty Trust Co of N Y—

Danl V McCarthy et al; Gillespie & O'Connor (A), 20 Vesey; Jno J Hynes (R); due, \$7,655.93; T & C, \$421.20; Henry Brady.  
**2D AV, 411-5**, swc 24th (Nos 240-2), 74x97.1, 4-5-sty bk tnts & str; N Y Life Ins Co—Alrose Realty Co et al; Geo W Hubbell (A), 346 Bway; Matthew P Doyle (R); due, \$66,728.87; T & C, \$334.45; James J Donovan.

### AUG. 8.

**FT CHARLES PL, 40-4**, ss, 136.8 w Marble Hill av, 62.7x63.5x53.10x31.6, vacant Jos Sinsheimer—Chas J Nunan et al; Gustav Goodmann (A), 346 Bway; Jno H Rogan (R); due, \$1,797.38; T & C, \$180.45; Samuel Marx.  
**119TH ST, 323 E**, ns, 245 e 2 av, 20x100.11, 4-sty bk tnt; Susanna Grube—Jno J O'Grady et al; McLaughlin Russell, Coe & Sprague (A), 165 Bway; J Harrison Power (R); due, \$8,188.72; T & C, \$100.30; Henry Brady.

**MANHATTAN AV, 58**, es, 65.5 s 103d, 35.5x95, 5-sty bk tnt; Carrie R Halden—M Edw Downey et al; Walter M Weis (A), 52 William; Jas W Hyde (R); due, \$23,302.39; T & C, \$1,315.14; Henry Brady.

### AUG. 9.

**GREENWICH ST, 753-7**, nec 11th (No 311), 59.10x71.3x30.11x78.5, 3-3-sty bk tnts, str on cor Ida L Brower—Josephine G Fritz et al; Rufus L Scott (A), 93 Nassau; Lawrence C Hull, Jr (R); due, \$6,300; T & C, \$2,000; sub to 1st mtg \$12,000; Joseph P Day.

**12TH ST, 514 E**, ss, 420.6 w Av B, 25x103.3, 5-sty bk tnt & str; Margt J Becker—Moses Ryshan et al; Geller, Rolston & Horan (A), 22 Exch pl; Isidore Wasservogel (R); due, \$23,513.33; T & C, \$896; Henry Brady.

**14TH ST, 137 W**, ns, 300 e 7 av, 25x103.3, vacant; Farmers' Loan & Trust Co, admtr—Robt L Luce et al; Geller, Rolston & Horan (A), 22 Exch pl; Wm Bondy (R); due, \$37,555.10; T & C, \$1,043.60; Arthur C Sheridan.

**102D ST, 330-2 E**, ss, 175 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Lincoln Trust Co—Louis H Strouse et al; Middlebrook & Borland (A), 46 Cedar; Saml C Herriman (R); due, \$25,379.85; T & C, \$1,286.60; Henry Brady.

### AUG. 10.

No Legal Sales advertised for this day.

### AUG. 12.

**26TH ST, 436 W**, ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Lincoln University Endowment Assn—Robt E Forbes et al; Henry M Bellinger, Jr (R), 135 Bway; Paul T Kammerer, Jr (R); due, \$14,905.80; T & C, \$265.84; Henry Brady.

**51ST ST, E**, ns, 569 e 1 av, 36x11reg to East River, vacant; Frank W Rickers—Jasper H Livingston et al; Harold Swain (A), 176 Bway; Irving S Dorf (R— due, \$4,655.21; T & C, \$492.73; Samuel Marx.

**WADSWORTH AV, 130**, swc 180th (No 650), 75x100, 6-sty bk tnt & str; U S Savings Bank of City N Y—Bristol Realty Co et al; Merrill, Rogers & Terry (A), 100 Bway; Daniel P Hays (R); due, \$127,111.44; T & C, \$5,688.00; Joseph P Day.

### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

### AUG. 3.

No Legal Sales advertised for this day.

### AUG. 5.

**POWELL AV, ns, 388.5 w Olmstead av, 100x103.1**; Bertha Lipman—Margt O'Brien et al; Isidore Faltt (A), 154 Nassau; J Chifford McChrister (R); due, \$1,768.19; T & C, \$917.26; Joseph P Day.

### AUG. 6.

**UNIVERSITY AV, es, 201.3 w s & sw Plympton av, runs s390.6xse74.7xel37.2x204.11xelo10x100xne125.11xn49.4xw66.9x30 to beg, vacant; Mayer S Aberbach et al—Mary J Mullis et al; Chas H Mayer (A), 27 William; Harold C Mitchell (R); due, \$61,615.25; T & C, \$1,080; Joseph P Day.**

### AUG. 7.

**178TH ST, 228 W**, ss, 80 w Cedar av, 20x98, 2-sty & a fr dwg; Amer Savings Bank—Wm Simon et al; Action 1; Jno V Irwin (A), 203 Bway; Isidor Silver (R); due, \$3,079.41; T & C, \$151.07; Chas A Berrian.

**178TH ST, 230 W**, ss, 100 w Cedar av, 27.3x98.6x22.3x98, 2-sty & a fr dwg; same—same; Action 2; same (A); Jas Shea (R); due, \$3,074.80; T & C, \$172.80; Joseph P Day.

**BRYANT AV, 1474**, es, 355 s 172d, 20x100, 3-sty bk tnt; Cornelius G Coakley et al—Giuseppina Guarino et al; Arthur Knox (A), 198 Bway; Abr Oberstein (R); due, \$7,079.11; T & C, \$124; Joseph P Day.

**LAFAYETTE AV, sec Garrison av, runs s51.5x20x125xel25x125x25x125xw50xw75xw15.5x s w222.4 to beg, vacant; Martha B Munn—Edw S Churchill et al; Arthur Knox (A), 198 Bway; Jno H Rogan (R); due, \$22,324.97; T & C, \$9,300; Joseph P Day.**

**ST ANNS AV, 525-7**, ws, 49.11 n 148th, 33.4x99.4, 2-2-sty & b fr dwgs; Danl Schatz—Chas G Kirchhof et al; Geo D Zahm (A), 277 Bway; Max Bendit (R); due, \$5,514.91; T & C, \$420; sub to 1st mtg \$5,000; James J Donovan.

### AUG. 8.

**PLOT 26**, lot 47, bounded n by plot 26, lot 76, e s & w by Mill Creek, —X—; Geo J Puckhafer—Eastchester Develpt Co et al; Jno H Rogan (A), 145 Nassau; Jas H Moran (R); due, \$9,375; T & C, \$8,500; Chas A Berrian.

**ZEREGA AV, swc Gleason av, 108x94.7**; Eva C Stanton—Wm J Hyland et al; Eugene Berry (A), 258 Bway; Jno A Bolles (R); due, \$10,072.75; T & C, \$3,889.51; Joseph P Day.

### AUG. 9.

**160TH ST, 708 E**, swc Jackson av, 22x100, 2-sty & a fr dwg; Emigrant Indust Savings Bank—Albert L Maas et al; R & E J O'Gorman (A), 51 Chambers; Jos H Hayes (R); due, \$6,460.52; T & C, \$255; James J Donovan.

### AUG. 10 & 12.

No Legal Sales advertised for these days.



## FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

## Manhattan.

**JULY 27.**  
53D ST, ns, 97.8 e 6 av, 21.4x100.5; also right, title, &c, to 53D ST, ns, 97.6 e 6 av, 2 ins x 60.3; Adele S Bass—Eliz W Doremus et al; Cadwalader, Wickersham & Taft (A).  
98TH ST, 58 W; Cath York—Edw M Kelly et al; A J Halprin (A).  
181ST ST, ss, 240.6 e Ft Washington av, 100x 129.3x irreg; Jas A Trowbridge et al; W F Clare (A).  
181ST ST, ss, 140.6 e Ft Washington av, 100x 139.7x irreg; Jas A Trowbridge et al—Broadway Ft Washington Corp et al; W F Clare (A).

**JULY 29.**  
ATTORNEY ST, 33; Josephine Donnelly—Largo Corp et al; S Riker, Jr (A).  
DELANCEY ST, 266; also COLUMBIA ST, 50-2; Henry de F Baldwin et al, trstes—Fischel Weintraub et al; H G Lakin (A).  
GOERCK ST, 27-9; M Josephine Ely—Waneta Realty Co et al; H Swain (A).  
35TH ST, 158 E; City Real Estate Co—Jos Pollard et al; H Swain (A).  
61ST ST, 326 E; Domenick Bozzuffi et al—Jno Bozzuffi et al; L Campera (A).  
123D ST, 439 E; Christina Schroeder et al, extrs—Margt C Scully, indiv and admtr, et al; R Schroeder (A).  
111th AV, nec 66th, 25.5x100; Equitable Life Assurance Soc of U S—Harvey R Denton et al; Alexander & Green (A).

**JULY 30.**  
BROOME ST, swc Sheriff, 25x75; Geo F Martens—Norman Real Estate Corp et al; T J Farrell (A).  
DIVISION ST, 215; Alex Pomeroy—Catherine & Water St Constn & Realty Co et al; Nussbaum (A).  
15TH ST, 338-40 E; Home for Incurables—Arthur M Eisig et al, exrs; amended; Roosevelt & Kobbe (A).  
44TH ST, 522 W; Alex Pomeroy—Paul Kaskel et al; M. Nussbaum (A).  
53D ST, 302-6 W; Bernard Karsch—302 W 53d St Corp et al; Wendel, Elliott & Roberson (A).  
122D ST, W, ss, 250 w Amst av, 50x95.11; Union Dime Savgs Bank—West Side Constn Co et al; Butcher, Tanner & Foster (A).  
3D AV, 1368-70; City Real Estate Co—Kath McG Mulry et al; H Swain (A).

**JULY 31.**  
ATTORNEY ST, 41; Louise S Walter et al—Jos Kisselstein et al; J H Lach (A).  
UNION SQ, E, es, 78 n 15th, 50.6x125; Union Sq Savgs Bank—Karl G Pier et al; amended; S P Nash (A).  
75TH ST, ns, 137.6 e 2 av, 37.6x102.2; Wm S Mason et al—Louis Bender et al; Cary & Carroll (A).  
84TH ST, 128 W; Greenwood Cemetery—Ella J Akehurst et al; F de P Foster (A).  
WADSWORTH AV, nec 179th, 24.1x100; Arthur S Gaynor et al—Herman J Jacobs et al; amended; H H Holbert (A).

**AUG. 1.**  
DIVISION ST, 28-30; Florence Israel—Richard I Epstein et al; H C Gomprecht (A).  
124TH ST, ss, 100 e 1 av, 25x100.11; Alfred J Johnson, Chamberlain—S Busby Allen et al; W P Burr (A).  
54TH ST, ss, 100 e 9 av, 18x102.2; Dry Dock Savgs Instn—Robt B Chappotin et al; amended; F M Tichenor (A).  
108TH ST, 327 E; Citizens Savgs Bank—Alfonse Barrata et al; Beall & Rogers (A).  
111TH ST, 309 E; Louis Kracker et al—Carmela Garzio et al; A Erdman (A).

**AUG. 2.**  
GRENE ST, ws, 246.5 n Prince, 36.5x100; Louis Seeberger et al—Wm H L Edwards et al; Cadwalader, Wickersham & Taft (A).  
MADISON AV, ws, 80 n 126th, 19.1x85; Jas T Horn—Granville F Dailey, exr, et al; W Ellis (A).

## Bronx.

**JULY 26.**  
No Foreclosure Suits filed this day.

**JULY 27.**  
KINGSBRIDGE RD, ss, 66.6 e McCombs Dam rd, 32.4x111.8; Edw Bechtoldt—Poundridge Realty Co, Inc, et al; G A Steinmuller (A).  
174TH ST, nes, at Intersec nwc University av, 105.2x134.6; Lees Tract Corp—B F Constn Co, Inc, et al; Stoddard & Mark (A).  
UNIVERSITY AV, nws, 106.11 ne 174th, 82.5x 100; Lees Tract Corp—B F Constn Co, Inc, et al; Stoddard & Mark (A).

**JULY 29.**  
169TH ST, 930 E; Gertrude L Maring—Anna E Green et al; M A Hulett (A).  
BATHGATE AV, nws, 112.5 sw 179th, 37.5x100; Gus W Kuchler et al as exr—Mary E John et al; A J Amend (A).  
PROSPECT AV, swc 151st, 37.6x100; Louise Booss—Belmont Realty Corp et al; Dutton & Kilsheimer (A).

**JULY 30.**  
205TH ST, ns, 501.8 w Grenada pl, 50x105.6; Annie Maguire—Riedt Realty Co et al; H M Goldberg (A).  
JACKSON AV, ws, 376.9 s 147th, 25x146.9; Macon Land Corp—Teresa Le Verdi et al; Otis & Otis (A).  
VYSE AV, es, 200 s 172d, 25x100; Mortimer M Menken—Charlotte I Nouskajian et al; J M Kornfeld (A).

**JULY 31.**  
136TH ST, E, ss, 250 e Brook av, 37.6x100; Aaron Cohn—Saml Grossman et al; S A Cohn (A).  
136TH ST, E, ss, 287.6 e Brook av, 37.6x100; Aaron Cohn—Saml Grossman et al; S A Cohn (A).  
136TH ST, E, ss, 325 e Brook av, 37.4x100; Aaron Cohn—Saml Grossman et al; S A Cohn (A).

EAGLE AV, es, 250 n 158th, 50x100; North Side Savgs Bank—Frank Sheehan et al; A E Gutzell (A).  
JEROME AV, 1259; Wm Conrad Weller—Chas A Wachter et al; O J S deBrun (A).  
215TH ST, E, nec Paulding av, 50x100; Marie Gori—Rosaria Gaspari et al; A Tuozzo (A).  
LOT 87, map of prop of Hudson P Rose, known as St Raymond's Park, 24th Ward; Rosalind E Dobbin—Louis Modica et al; Burns & Fenno (A).

**AUG. 1.**  
SOUTHERN BLVD, ws, 225 s 167th, 80x100; Lawyers Title & Trust Co—Amundsen Realty Co et al; Dean, Tracy & Stanfield (A).  
SOUTHERN BLVD, ws, 357 n 172d, 40x100; Lucy Drexel Dahlgren—Esville Siesel Co et al; Everett, Clarke & Benedict (A).  
WEBSTER AV, ws, 50 s 173d, 03.9x101.3; Edgar S Appleby et al—Nan Realty Corp et al; Cannon & Cannon (A).  
LOTS 8 to 17, parcel 12, map showing subdivision of prop of est Wm B Ogden, situated at Highbridge; Merle I St John—Ogden Est Co; A W Palmer (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

## Manhattan.

**JULY 26.**  
8TH AV, 2075; Nathaniel B Hyatt—Wm Kleeman et al; Wm F Wund; (A) Wm H Brady (R); due.....32,189.97

**JULY 27.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 29.**  
126TH ST, 215-7 E; Mutual Life Ins Co of N Y—Louis H Strouse; Fredk L Allen (A); Thos M Healy (R); due. 6,699.17  
175TH ST, ss, 55 e Audubon av, 18x 78.8; Saml Gerber—Walter H Martin; J Arthur Seidman (A); Chas M Russell (R); due.....1,450.00  
133D ST, 216 W; Chas W Cox—Hannah Grohman; Cadwalader, Wickersham & Taft (A); Benj Berinstein (R); due.19,311.94

**JULY 30.**  
67TH ST, ss, 100 w West End av, 40x100.5; Rube R Fogel—Ellen K SooySmith; San & Eisner (A); Paul M Herzog (R); due .....11,221.88  
54TH ST, 265 W; City Real Estate Co—Alex McConnell; Harold Swain (A); Emil E Fuchs (R); due.....2,267.96

**JULY 31.**  
22D ST, ns, 354.6 e 1 av, 47x98; Harriett S Scott—Dorsch Real Est Co, Inc, et al; Paul M Goodrich (A); Wm S Kieley (R); due.....8,326.67  
137TH ST, s s, 223 w 8 av, 16x99.11; Leonhard Michel—Alice P Cagney; David Bernstein (A); Lester M Friedman (R); due.....7,283.88  
79TH ST, 73 E; U S Trust Co of N Y—Allela Weston; Stewart & Shearer (A); Francis X Mooney (R); due...30,507.92

**AUG. 1.**  
No Judgments in Foreclosure Suits filed this day.

## Bronx.

**JULY 26.**  
BROOK AV, es, 110.4 n 164th, 27.5x 10.2; Bankers Trust Co as trustee—Annie Federman et al; White & Case (A); J H Hayes (R); due.....10,754.17

**JULY 27.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 29.**  
3D AV, ws, 130 s 183d, 85x122.9; Eliz DuBois—Julius Joseph et al; Young, Secord & Ritchie (A); D L O'Reilly (R); due .....11,199.72

**JULY 30.**  
No Judgments in Foreclosure Suits filed this day.

**JULY 31.**  
No Judgments in Foreclosure Suits filed this day.

**AUG. 1.**  
MORRIS AV, ws, 33.7 s 151st, 55.2x100; Dollar Savgs Bank in City N Y—Richard I Epstein et al; Mackellar & Gerbracht (A); J G Metz (R); due...20,642.36  
186TH ST, nwc Washington av, 50x91; Sigmund M Lehman et al—Wm J Ward et al; H Swain (A); C M O'Keeffe (R); due.....12,348.00

## LIS PENDENS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

## Manhattan.

**JULY 27.**  
28TH ST, ss, 330.3 e 8 av, 25x133.3; also 28TH ST, 250 W; also 28TH ST, ss, 221.11 e 8 av, 28x98.9; also 28TH ST, ss, 330.2 e 8 av, 80.3x 98.9; Crane Co—M Groh's Sons, Inc; action to foreclose mechanics lien; H A Blumenthal (A).

**JULY 29.**  
LEXINGTON AV, 645; in re Frank Fetzer—People of the State N Y et al; petition to register title; W Fairchild (A).

**JULY 30.**  
No Lis Pendens filed this day.

**JULY 31.**  
141TH ST, ns, 100 e 7 av, 375x199.10xirreg to 142d x450xirreg; Henry Hardell—135 Bway Hldg Corp et al; action to declare lien; J L Grubel (A).  
AUDUBON AV, 185; Meyer L Dire—Anna Vogel et al; amended; accounting, &c; B E Siegelstein (A).

**AUG. 1.**  
30TH ST, 3-9 W; also 5TH AV, 282-4; also 5TH AV, ws, 40 n 30th, 34x125; also 5TH AV, 292; also 5TH AV, ws, 74.1 n 30th, 24.8x 100; also PARCEL beg at a point in cl of blk bet 30th & 31st, 100 w of 5 av, runs w25xs 24.6xe25xn24.8 to beg; also 5TH AV, ws, 74 s 31st, 24.1x75; also 5TH AV, swc 30th, 25x 125; also 5TH AV, ws, 25 s 30th, 24.7x125; also 30TH ST, ss, 125 w 5 av, 49.7x125; Roxton Realty Co—Helen Joseph et al; action to compel determination of claim; Cadwalader, Wickersham & Taft (A).

**AUG. 2.**  
No Lis Pendens filed this day.

## Bronx.

**JULY 26.**  
UNION AV, 851; Cecelia M Steinert—Clarence W Gilsen et al; O E Davis (A).

**JULY 27.**  
177TH ST, E, ns, 250 w Anthony av, 50x100; also HERSHEL ST, sws, 151.8 se Halsey pl, 25.3x94.8; Emily Backes—Stewart Corrody et al; J Eisner (A).

**JULY 29.**  
No Lis Pendens filed this day.

**JULY 30.**  
No Lis Pendens filed this day.

**JULY 31.**  
No Lis Pendens filed this day.

**AUG. 1.**  
No Lis Pendens filed this day.

## MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

**JULY 27.**  
No Mechanics Liens filed this day.

**JULY 29.**  
CANAL ST, ns, 62.9 w Elizabeth, 20.10x 99.10; Chas W Whinston—Thos Weinberg & Saffer Bros (93)..... 25.00  
23D ST, 132 W; Isidor Regenbogen—Emily H Rogers Est & Aug H Hillers & Co, Inc (94)..... 130.00  
ST NICHOLAS AV, 54-8; American Molding Co—Lulu Benedict—Julian Benedict as atty (95)..... 143.80

**JULY 30.**  
54TH ST, nec Bway, 129x55, Perfect Steel Lath Co—Ford Motor Co; Longacre Constn Co—Wm D Plumm & McNulty Bros, Inc (96)..... 830.64

85TH ST, 200 E; Standard Arch Co—Grand Bldg Corp; H & J Levine Constn Co (98)..... 134.88  
170TH ST, 617, 623, 629, 633 W; Henry Bosch Co—170 Bldg Co; renewal (97)..... 854.67

**JULY 31.**  
29TH ST, 407 E; Pietro Gioffi—Leonardo Carlo (99)..... 476.00  
25TH ST, 406 & 408 E; M Siegfried, Inc—Julius Fishman; Saml Kornbluth (100)..... 271.00  
48TH ST, 122-6 W; Pompei Constn Co—Augusta F Wickstrom et al; Giolitto & Fasano (101)..... 6,629.00  
50TH ST, 25 W; Michl Harrison—Trstes of Columbia University; renewal (102)..... 500.00

**AUG. 1.**  
5TH ST, 313-5 E; Saml Rothman—Danl J Doyle & Jacob Berliner (2)..... 55.50  
117TH ST, 306-8 W; Isaac Hoffman et al—Mary T Rennard et al, Morning-side Garage, Inc, Morris Cohen & Otto L Spannhake (1)..... 274.73  
124TH ST, 23 W; Jacob Densbach—Geo A De Bevoise, Central Republican Club & David B Costuma (3)..... 255.00

**AUG. 2.**  
143D ST, ns, 260 e Lenox av, 100x100; Jacob Gottlieb—Non Column Garage Co, Inc & Gussie Englander (4)..... 949.00  
1ST AV, 1334; David Periman—Bertha Unger & Paulina Pick & Laurence Ritchie (55)..... 105.00

## Bronx.

**JULY 26.**  
No Mechanics Liens filed this day.

**JULY 27.**  
No Mechanics Liens filed this day.

**JULY 29.**  
KINGSBRIDGE RD, 10; Geo Loh—Louis F Kuntz & Chas Surtzor; renewal (24)..... 50.00

**JULY 30.**  
No Mechanics' Liens filed this day.

**JULY 31.**  
No Mechanics Liens filed this day.

**AUG. 1.**  
ALEXANDER AV, 270; M L Rohman, Inc—Ida Daniel, Blanche Grotzinger & Florence Loewy as trstes, & Extensive Bldg Co, Inc (2)..... 143.05  
WALTON AV, 1-3; M L Rohman, Inc—Malborough Churchill & Extensive Bldg Co, Inc (1)..... 308.75

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

**JULY 27.**  
BLEECKER ST, 150-61; Jas McLoughlin Co, Inc—Elsie Angiele et al; Dec 22'17..... 15.00  
SAME PROP; North Aide Lumber Co, Inc—same; Dec19'17..... 324.27  
SAME PROP; Chas Kurzon—same; Dec 20'17..... 20.88



**JULY 29.**  
BLEECKER ST, 159-61; Damp Resist-  
ing Paint Co—Elsie Angiola et al;  
March 20'18 ..... 150.00  
88TH ST, 257-65 W; Bell & Kilcullen,  
Inc—Congregation B'nai Jeshurun et  
al; Jly2'18 ..... 178.40  
123D ST, 439 W; Emil Glucksman—  
Chambers Realty Co et al; June17'18. 103.40  
**JULY 30.**  
63D ST, 106-10 W; Standard Bldg Sup-  
ply Co—Wm H Wheeler et al; June  
12'18. .... 179.50

**JULY 31.**  
15TH ST, 7 E; Abr Zindler—Soc of  
the Commonwealth Centre et al; Mar  
7'18. .... 240.00  
SAME PROP; Jos Braverman—same;  
Apr5'18. .... 195.00  
SAME PROP; Acme Sand Blast Co—  
same; Jan18'18. .... 300.00  
SAME PROP; Max Levin—same; Jan  
1'18. .... 120.00  
SAME PROP; A B C Iron Works, Inc—  
same; Jan16'18. .... 305.50  
SAME PROP; Canton Steel Ceiling Co  
—same; Feb8'18. .... 90.00  
SAME PROP; Harry Bader—same;  
Feb18'18. .... 238.50  
SAME PROP; Malpern & Mestel, Inc  
—same; Jan25'18. .... 105.00  
SAME PROP; Wm A Thomas Co, Inc—  
same; Mar11'18. .... 399.98  
SAME PROP; Wm A Thomas Co, Inc—  
same; Mar6'18. .... 399.99  
SAME PROP; Louis Meyers—same;  
Apr5'18. .... 163.00  
SAME PROP; Hyman Kaplan—same;  
Feb18'18. .... 65.00  
117TH ST, 308 W; Nathan Cooper—  
Mary T Rennard et al; July16'18.... 250.00

**AUG. 1.**  
63D ST, 106-10 W; R J Portman & Co—  
Wm H Wheeler et al; June13'18.... 510.00  
**AUG. 2.**  
6TH AV, 74; Edw J Keller—Saml A  
Goldschmidt et al; June13'18..... 1,234.00

**Bronx.**

**JULY 26.**  
No Satisfied Mechanics Liens filed this  
day.  
**JULY 27.**  
No Satisfied Mechanics Liens filed this  
day.  
**JULY 29.**  
BELMONT AV, 2310; West Star Roofing  
& Constn Co, Inc—Margt E Rich et  
al; Mar9'18 ..... 82.88  
**JULY 30.**  
No Satisfied Mechanics' Liens filed this  
day.  
**JULY 31.**  
No Satisfied Mechanics Liens filed this  
day.  
**AUG. 1.**  
No Satisfied Mechanics Liens filed this  
day.

- \*Discharged by deposit.
- \*Discharged by bond.
- \*Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Manhattan.**

**JULY 25.**  
No Attachments filed this day.  
**JULY 26.**  
CURCIO, Caesar F; American Hardware Corp'n  
of N Y; Corbin Cabinet Lock Division; \$2-  
105.85; Weil & Purvin.  
**JULY 27 & 29.**  
No Attachments filed these days.  
**JULY 30.**  
HOZEN, Herman & Louis Bernstein; London  
Mills Corp'n; \$5,636; H J Krinsky.  
CHAMPION MACHINERY CO, Inc; Wm Marks;  
\$1,206.68; W H Wack.  
CENTRAL TRANSPORTATION CO, Inc;  
Byllesby Mercantile Corp'n, trste, &c; \$6,733;  
Kirlin, Woolsey & Hickox.  
PHELAN ENGINEERING & CONSTN CO; Tex-  
tile National Bank of Philadelphia, Pa; \$4-  
751.54; Kellogg & Rose.  
**JULY 31.**  
No Attachments filed this day.

**CHattel MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

**JULY 26, 27, 29, 31, AUG. 1.**  
150th St Garage, Inc, 156-8 E 105th..  
Reedy Elevator Co..... 4,400.00

**Bronx.**

**JULY 25, 26, 27, 29, 30 & 31.**  
Di Sciorio, Jno, & Francesco Ragozzino.  
2018 Jerome av.—Erminio Esposito.  
Barber Fixtures ..... 485.00

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender;  
the second that of the Borrower.

No Building Loan Contracts filed in  
Manhattan and Bronx this week.

**PLANS FILED FOR NEW  
CONSTRUCTION WORK.**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**STABLES AND GARAGES.**  
113TH ST, 31 E, 1-sty f. p. bk garage, 50x99,  
plastic slate rf; \$7,000; (o & a) M. P. Jacobs,  
326 Audubon av (118).

**MISCELLANEOUS.**

54TH ST, 321-43 W, 1-sty f. p. shop, 192x96,  
tar & gravel rf; \$45,000; (o) Margaret L.  
Aldrich, Barrington, N. Y.; (a) Chas. L.  
Fraser, 103 Park av (117).

**Bronx.**

**STABLES AND GARAGES.**  
BOSTON RD, e s, 148.2 n Tremont av, 1-sty  
bk garage, 49.3x278.4, slag rf; \$50,000; (o)  
Newat Realty Co., Philip Wattenberg, 200  
Bway, Pres; (a) Irving Margon, 335 E 149th  
(137).  
PARK AV, e s, 225 n 179th, 1-sty bk garage,  
50x141, plastic slate rf; \$10,000; (o) Benenson  
Realty Co, Benj. Benenson, 401 E 152d, Pres.;  
(a) Chas. Schaefer, Jr., 529 Courtlandt av  
(138).

**PLANS FILED FOR  
ALTERATIONS**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

BROOME ST, 438, new stairs, f. p. partitions  
& doors to 5-sty bk str & mfg; \$1,000; (o) Est  
of Maria T. Moore, 546 5 av; (a) Jos Mitchell  
(1507).

CHRISTIE ST, 97, new windows & w. c.  
compartments to 5-sty bk str & tnt; \$3,000;  
(o) Elizabeth Coles Hegemann & Adelaide P.  
C. Hand, 97 Columbia Heights, Bklyn; (a) O.  
Reissmann, 147 4 av (1514).

CLIFF ST, 49, w. c. compartments to 4-sty  
bk storage; \$250; (o) Harmon W. Hendricks,  
on prem; (a) Robt. Teichman, 10-12 Old slip  
(1544).

EAST BROADWAY, 91, new columns & gird-  
ers to 7-sty bk warehouse; \$5,000; (o) Lazarus  
Realty Co, 91 E Bway; (Pres) Lazarus Levy;  
(a) Sommerfeld & Steckler, 31 Union sq (1528).

GRAND ST, 72, beams to 5-sty bk mfg;  
\$600; (o) Est Thomas Lewis, 299 Bway; (a)  
Louis Giller, 395 Bway (1537).

GREENE ST, 136, new fire-escapes & f. p.  
openings to 6-sty bk factory; \$2,000; (o) Miss  
C. E. Strong, 125 W 56th; (a) W. A. Hynd, 223  
W 10th (1526).

HOUSTON ST, 77 E, new stairs to 3-sty bk  
str & tnt; \$200; (o) H. Conklin, 127 E 34th;  
(a) F. V. Laspia, 525 Grand (1513).

LEWIS ST, 117, partitions to 7-sty bk fac-  
tory; \$150; (o) Central Union Trust Co., 401  
Grand; (a) Max Muller, 115 Nassau (1529).

NASSAU ST, 60, new fire-escapes, f. p. win-  
dows to 5-sty str & lofts; \$300; (o) Mrs. Mary  
Timpson, 1 Bedford pl, New Rochelle, N. Y.;  
(a) J. J. Eberle, 1592 E 12th (1493).

NORTH MOORE ST, 64-6, remove ports to 5-  
sty bk spice grinder; \$75; (o) Thos. Van Loan,  
on prem; (a) A. M. Gray, 1400 Bway (1501).

RUTGERS SLIP, 79-81, partitions to 5-sty  
bk store house; \$300; (o) Lawrence Witzell,  
843 Putnam av, Bklyn; (a) Max Muller, 115  
Nassau (1536).

SULLIVAN ST, 121-3, girders to 6-sty bk  
storage; \$500; (o) Winton Holding Co., 30  
Church; (a) F. Savignano, 6005 14 av, Bklyn  
(1543).

WASHINGTON ST, 608, reinforce 3-sty bk  
stable; \$100; (o) J. Carroll, 608 Washington;  
(a) Sterling Arch. Co., 212 Bway (1508).

WATER ST, 678-80, remove stalls, partitions  
& strengthen floors to 6-sty bk stable; \$12,000;  
(o) John Bingham, on prem; (a) J. P. Whiske-  
man, 30 E 42d (1532).

WORTH ST, 54, f. p. stair enclosure, doors  
& elevator shaft, plumbing, w. c. compartments  
& show fronts to 6-sty bk office & lofts; \$12-  
000; (o) J. F. White Co., 54 Worth; (Pres)  
H. A. Murphy; (a) J. O. Whitenack, 231 W  
18th (1511).

3D ST, 13 W, alter walls, new rf, posts,  
girder, show fronts, lower beams, alter side-  
walk to 4-sty bk business; \$5,000; (o) Helvetia  
Realty Co., 36 Wall; (trustee) E. Iselin; (a)  
M. Weinberger, 154 Nassau (1487).

9TH ST, 20 E, remove stoop, new entrance,  
stairs, chimney, windows, alter rf & walls to  
4-sty bk str & factory; \$10,000; (o) Jos.  
Ettingler, 13 Astor pl; (a) H. F. Smith, 38 W  
32d (1495).

10TH ST, 42 E, new bulkhead, extend stairs,  
skylight to 4-sty bk str & lofts; \$300; (o)  
Trustees Sailors' Snug Harbor, 61 Bway;  
(Comp'r) J. Henry; (a) B. W. Berger & Son,  
121 Bible House (1520).

10TH ST, 35-7 E, f. p. partitions & hall to  
7-sty bk bus bldg; \$3,000; (o) Est. Henry I.  
Barbey, 14 Wall; (a) Adolph E. Naft, 516 5  
av (1540).

12TH ST, 212 E, new f. p. partitions & cell-  
ings, concrete floors, bulkhead, fire-escapes, f.  
p. doors & windows, stairs to 4-sty bk office &  
lofts; \$8,000; (o) H. Rieb, 212 E 12th; (a)  
S. F. Oppenheim, 265 W 54th (1505).

18TH ST, 148 E, new chimney to 4-sty bk str  
& tnt; \$350; (o) M. E. R. Stuyvesant, care  
Walter Kerr, 52 Wall; (a) Geo. Dress, 1931  
Madison av (1525).

19TH ST, 441 E, replace stairs to 5-sty bk  
warehouse; \$100; (o) Metropolitan Savings  
Bank, 1 3 av; (Pres) R. D. Andrews; (a) Wm.  
H. Rahmann Sons, 126 Cedar (1489).

23D ST, 178 W, remodel str fronts, columns  
& beams to 2-sty bk str & office; \$4,500; (o)  
Louise M. Wheeler & Edward B. Douglas, 178  
W 23d; (a) L. E. Denslow, 44 W 18th (1548).

27TH ST, 52 W, remove wall & partitions to  
3-sty bk dwg; \$1,500; (o) Est C. J. Preyer,  
113 Fulton; (a) M. J. Harrison, World Bldg.  
(1515).

29TH ST, 42 W, stairs to 4-sty bk lofts;  
\$75; (o) Est H. Gratacap, 690 6 av; (a) Wm.  
J. Russell, 65 W 48th (1518).

34TH ST, 114 W, new show fronts, mar-  
quise, w. c. compartments, marble partition,  
dumbwaiters, alter partitions to 8 & 12-sty f. p.  
bk hotel; \$4,000; (o) Mary Olcott, 54 Wall;  
(a) K. F. Seifert, 30 E 42d (1492).

34TH ST, 33 W, new 20-ft. ext, floor beams,  
remove wall to 11-sty f. p. str & lofts; \$40,000;  
(o) Oppenheim, Collins & Co., 35 W 34th; (a)  
Buchman & Kahn, 56 W 45th (1494).

39TH ST, 42 W, enlarge arch windows to  
6-sty bk studios; \$5,500; (o) Chas. & Mary  
Thompson, care Pease & Elliman, 340 Madison  
av; (a) Morgan M. O'Brien, 49 E 90th (1502).

39TH ST, W, n w c 11 av, new opening, toilet  
& partitions to 6-sty f. p. bk abattoir; \$500;  
(o) N. Y. Butchers Dressed Meat Co., 403 11 av;  
(Pres) F. Joseph; (a) Mortensen & Co., 405  
Lexington av (1486).

40TH ST, 535 W, skylight, rf & remove wall  
to 3-sty bk stable; \$900; (o) Lower Realty  
Co., 528 W 42d; (a) J. P. Voelker, 979 3 av  
(1543).

46TH ST, 117 W, new f. p. columns, gird-  
ers, doors, windows, rf, skylight, partitions,  
beams & arches to 5-sty bk stable; \$12,000;  
(o) J. J. Shea, Elmhurst, L. I.; (a) W. F.  
McCulloch, 4 E 43d (1491).

50TH ST, 244, extend stairway to 4-sty bk  
str & tnt; \$200; (o) 8th Av. R. R. Co., 1 Madi-  
son av; (Pres) Jos. Tate; (a) C. E. Corby, 50  
Park pl (1509).

51ST ST, 614-8 W, f. p. partitions to 6-sty bk  
factory; \$1,000; (o) Wm. Waldorf Astor, Lon-  
don, Eng.; (a) Ross & McNeil, 30 E 42d (1541).

56TH ST, 428 E, opening to 4-sty f. p. bk  
stock house; \$500; (o) Peter Doelger Brewing  
Co., 407 E 56th; (a) Mortensen & Co., 405  
Lexington av (1516).

56TH ST, 12 W, 1-sty bk shed to 5-sty f. p.  
bk club; \$500; (o) Calumet Club, 12 W 56th;  
(Pres) O. Edmonds; (a) D. M. Ach, 1 Madi-  
son av (1499).

56TH ST, 108 W, partitions & doors to 3-sty  
bk stable; \$1,000; (o) Adrian Iselin, New  
Rochelle, N. Y.; (a) H. W. Howard, 992 6 av  
(1533).

60TH ST, 55 E, remove stoop, new windows,  
partitions & bathrooms to 4-sty bk dwg; \$15-  
000; (o) Edw. Rosenwald Est, 55 E 60th; (a)  
Robt. B. Bowler, 101 Park av (1531).

71ST ST, 238 W, new steel screens to 4-sty  
bk res; \$7,500; (o) J. S. Herman, 238 W  
71st; (a) T. J. Duff, 407 W 14th (1496).

86TH ST, 124 W, stairs & partitions & vent  
shaft to 4-sty. bk res; \$6,000; (o) Adelaide  
Easton, on prem; (a) Oscar P. Cadmus, Bay-  
side, L. I. (1546).

115TH ST, 604 W, alter partitions, new ele-  
vator shaft & doors, stairs to 7-sty bk tnt;  
\$3,000; (o) W. 115th St. Corp'n., 49 Wall;  
(Pres) F. De Brown; (a) A. Goldhammer  
(1519).

120TH ST, 311 W, new double dumbwaiter  
shaft to 5-sty f. p. factory; \$300; (o) S.  
Schinasi, 1790 Bway; (a) F. Hausle, 81 E 125th  
(1490).

125TH ST, 115 W, partitions & kitchen to 1-  
sty bk res; \$200; (o) Majory A. White, 63  
Maiden la; (a) Louis A. Hornum, 405 Lexing-  
ton av (1539).

132D ST, 558 W, new windows & partitions to  
5-sty bk tnt; \$235; (o) A. J. H. Meyer, on  
prem; (a) L. Kern, 422 E 92d (1535).

133D ST, 173 W, remove stairs, toilets & str  
front to 5-sty bk tnt; \$250; (o) Excelsior Sav-  
ings Bank, 79 W 23d; (a) R. H. Almiroy, 220  
5 av (1534).

138TH ST, 298 W, remove str fronts, new  
partitions, iron stoops to 5-sty bk str & tnt;  
\$1,000; (o) P. J. Meinhardt, 281 Nostrand av,  
Bklyn; (a) B. W. Berger & Son, 121 Bible  
House (1503).

215TH ST, W, s s, bet Seamon av & Park  
Ter W, partitions, stair & walls to 2-sty bk  
stable; \$6,000; (o) G. L. Herz, 247 W 55th;  
(a) F. A. Hunt, 52 Vanderbilt (1517).

AMSTERDAM AV, 1060, slate rf & partitions  
to 5-sty f. p. Old Men's Home; \$5,000; (o)  
John G. Jackson, Treas., Home for Old Men &  
Aged Couples, on prem; (a) Rich & Mathesius,  
320 5 av (1498).

BROADWAY, 1825, new toilets & windows to  
3-sty bk theatre; \$300; (o) Mascot Amuse-  
ment Co., 1493 Bway; Pres, Marcus Loew;  
(a) Thos. W. Lamb, 644 8 av (1510).

BROADWAY, 4250, remove partition & vesti-  
bule, fill in window to 2-sty bk str & office;  
\$500; (o) Est of R. E. Westcott, 52 William;  
(a) Townsend, Steinle & Haskell, Inc., 1328  
Bway (1523).

MADISON AV, 1684, new stairs, remove par-  
titions to 4-sty bk str & tnt; \$100; (o) W.  
Goldesman, 33 E 111th; (a) N. Langer, 81 E  
125th (1504).



MADISON AV, 514, new bath, alter partitions, raise beams, new girders to 4-sty bk dwg; \$4,900; (o) Jos. Villari, 402 Madison av; (a) C. B. Brun, 405 Lexington av (1488).

PARK AV, 823, 1-sty bk shed to 12-sty f. p. bk int; \$500; (o) 823 Park Av Co., Pres. Wm. J. Taylor; (a) J. E. Matheson (1497).

PARK AV, 81, alter windows to 4-sty bk dwg; \$400; (o) Geo. C. Boldt, Waldorf-Astoria Hotel; (a) J. Caretto, 32 Baldwin av (1524).

PARK ROW, 63, new stairs, enclose stairs, partitions to 22-sty f. p. str & office; amount unknown; (o) Press Publishing Co., on prem (a) owner (1517).

PLEASANT AV, w s, 34 s 119th, partitions to 3-sty bk res; \$250; (o) Giovanni Arcsita, on prem; (a) Richard Passacantando, 405 Pleasant av (1542).

2D AV, 148-50, remove stoop to 5-sty bk int; \$800; (o) Est Wm. J. Morris, 303 E 9th; (a) Gross & Kleinberger, Bible House (1530).

4TH AV, 423, new fire escapes, extend stairs to 3-sty bk str & lofts; \$400; (o) Chas. H. Fiske, Jr., Boston, Mass; (a) M. J. Harrison, World Bldg. (1506).

5TH AV, 384, 2-sty add to 4-sty f. p. bk. str & office; \$5,000; (o) Gorham Co., 384 5 av; Pres. H. A. Bliss; (a) McKim, Mead & White, 101 Park av (1412).

5TH AV, 307, new dumbwaiter shaft to 5-sty bk str & office; \$300; (o) M. H. Roberts, 307 5 av; (a) J. M. Felson, 1133 Bway (1500). (a) Thos. W. Traub, 644 8 av (1510).

5TH AV, w s, from 11th to 12th st, remove stairs, new openings, entrance, alter doors to 1-sty bk church; \$3,000; (o) First Presbyterian Church; (Trustee) R. W. De Forest, 30 Broad; (a) G. Atterbury, 20 W 43d (1527).

5TH AV, 576-8, extend pent house to 11-sty f. p. str & office; \$2,000; (o) Wm. Fuller, 576 5 av; (a) J. J. Diemer, 118 E 28th (1538).

6TH AV, 288, new framing, fill in openings to 6-sty f. p. bk dept str; \$1,500; (o) Big Store Realty Corp., 111 5 av; Pres. B. J. Greenhut; (a) J. B. Snook Sons, 261 Bway (1522).

8TH AV, 903, new beams & columns, remove walls to 4-sty bk str & dwg; \$3,000; (o) Eliza Blink, care (a) B. H. & C. W. Winston, 148th & 3 av (1521).

## Bronx.

136TH ST, E, s e c Lincoln av, 1-sty bk ext, 25x100, to 1-sty bk garage; \$3,000; (o) Nora M. Furley, 416 E 138th; (a) Adolph Balschum, 2698 Creston av (183).

FINDLAY AV, 1258, new front wall, new entrance, new t. c. block partitions to 2-sty fr garage & dwg; \$500; (o) Abraham Schenfeld, on prem; (a) Moore & Landseidel, 3 av & 148th (187).

MORRIS PARK AV, n s, 70 w Victor, 1-sty bk ext, 25x43.6, to 1-sty bk garage; \$1,500; (o) Anna Storer, 786 Morris Park av; (a) Dunnigan & Crumby, 391 E 149th (185).

UNION AV, e s, 215.4 n 165th, 2-sty bk ext, 33x87, to 2-sty bk garage; \$10,000; (o) Constantine Duhn, 1022 Forest av; (a) Dunnigan & Crumby, 391 E 149th (184).

WASHINGTON AV, 1440-51, move 2-2-sty fr dwgs & str; \$3,000; (o) Jas. F. Donnelly, 457 St Pauls pl; (a) Wm. H. Meyer, 1861 Carter av (186).

## EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omittd—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indiv—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.



# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

**Beekman st, 63-5** (1:94-19), sec Gold, runs e49.7xs30 & 29.2xw46.6 to st xn64.3 to beg, 6-sty bk loft & str bldg; Danl C Adams, EXR Theo F King, to Danl C Adams, 130 E 67; 1-12 pt; AT; AL; July31; Aug5'18; A\$60,000-85,000. nom

**Cathedral Pkway, 501-7 or 110th st** (7:-1882-28), nwc Ams av (Nos 1020-6), 125x 95.11, 10-sty bk tnt; Jacob Rosenthal to One Sixty Broadway Holding Corp., at 151 5 av; QC; Aug5; Aug8'18; A\$150,000-550,000. nom

**Cathedral Pkway, 501-7, or 110th st, nwc Ams av** (Nos 1020-6); One Sixty Broadway Holding Corp. to Winter Realities, Inc, 539 W 155; mtg \$410,000 & a PM mtg \$65,000; July31; Aug8'18 (R S \$85). O C & 100

**Cherry st, 61** (1:110-49), ss, 132.8 e Roosevelt, 24.11x63.7x25x64.9, 5-sty bk tnt & str; Louisa Volonnino to Francescos Volonnino, 61 Cherry; AL; Aug6; Aug8'18; A\$9,000-18,000 (R S 50c). O C & 100

**Cherry st, 66** (1:111-5), ns, 71.10 w New Chambers, 17.1x97.6 to sws New Chambers (No 86) x22.6x79.8, 3 & 4-sty bk & fr tnts & str; Geo I Johnston, 131 Butler st, Bklyn, to Nicholas F Walsh, 69 Madison; mtg \$4,000; July31; Aug7'18; A\$9,000-10,500 (R S \$3.50). nom

**Cherry st, 80** (1:252-1), nec James (No 102), runs n60xe25.7xs59.10 to Cherry xw25 to beg, 5-sty bk tnt & str; Margaret Farrell to Madge V, Cath V, Regina A & Eliz C Farrell, all at 680 St Nicholas av; B&S; AL; Nov27'17; Aug2'18; A\$11,000-17,000. nom

**Cherry st, 263-7** (1:247-44-45 & 28), sec Rutgers sl (Nos 61-3), runs el19.5xs53.7xe 0.4xs69.2 to ns Water (Nos 520-2) xw49.11 xn-xw69.10 to slip xn49.9 to beg, 2-5 & 1-6-sty bk loft & str bldgs; Thos D Hurst, 298 Garfield pl, Bklyn, to Henry E Behrman, 1346 50th, Bklyn, & Morris Berman, 1340 48th, Bklyn; sub to two PM mtgs \$70,000 aggregate; Aug1; Aug2'18; A\$40,000-88,500 (R S \$85). O C & 100

**Cherry st, 432-6**; see Jackson, 41-3.

**Collister st, see Laight**; see Laight, 53-5.

**Columbia st, bet Nos 10 & 12, an alley**; see interior lot 65 e Columbia & 150 n Grand.

**Division st, 77** (1:282-81), ss, 136.6 e Market, 25x66.4, 2-sty bk tnt & str; Chas Cappelle to Celia Cappelle, both at 793 Hewitt pl, Bronx; ½ pt; AT; AL; Aug1; Aug8'18; A\$17,000-22,000. nom

**Division st, 92** (1:293-26), ns, 49.2 e Eldridge, 24.7x56x21.10x67.2, with rights to alley in rear to Eldridge, 6-sty bk loft & str bldg; Chas Cappelle to Celia Cappelle, both at 793 Hewitt pl; ½ pt; AT; AL; Aug1; Aug8'18; A\$19,000-29,000. nom

**Drykman st** (8:2149-pt lot 309), ws, 294.6 s from nes St Nicholas av, runs w73.11xs 108.1 x again s394.1xe150 to st xn475 to beg, vacant; Fort George Realty Co to Garrison Land Co, 261 Bway; mtg \$15,000; July10; Aug8'18; A\$—\$— (R S \$3). 2,675

**Forsyth st, 157** (2:420-21), ws, abt 75 s Rivington, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Saml Weil et al, EXRS Jonas Weil, to Loretta M Higgins, 220 E 7, Bklyn; ½ pt; AL; Aug1; Aug8'18; A\$17,000-23,000. O C & 100

**Forsyth st, 157**; Bernhard Mayer to same; ½ pt; B&S; AL; Aug1; Aug8'18. O C & 100

**Forsyth st, 184** (2:421-49), es, 125 s Stanton, 25x100, 6-sty bk tnt & str; Jeanette Scher to Max Lancet, 144 E 4; AL; July 16; Aug2'18; A\$17,000-32,000. nom

**Front st, 66 (68)** (1:32-23), ns, abt 90 w Old sl, 20.6x92.6, 5-sty bk loft & str bldg; Ingraham Corp. to Denison Realty Corp., 92 Wm; mtg \$19,000; Aug6; Aug8'18; A \$14,000-24,000 (R S \$9). O C & 100

**Fulton st, 172-4** (1:80), ss, abt 108 e Church; all RT&I to any strips or gores, if any, which adjoins above, & which was not conveyed by deed dated Apr29'07; Alliance Realty Co to N Y Law School, 172-4 Fulton; QC; Aug2; Aug8'18. nom

## The INDEX

to the Manhattan and Bronx

## Record and Guide

JANUARY TO JUNE, 1918

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Record & Guide Co.

**Fulton st, 172-4**; all RT&I to any strips or gores, if any, which adjoins above, & which was not conveyed by deed dated Apr 29'07; Century Investing Co, by Richd G Babbage & Byron M Fellows, its surviving TRSTES in dissolution, to same; QC; Aug2; Aug8'18. nom

**Goerck st, 4** (2:321-2), es, 85 n Grand, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Thos Corker to David F Corker, 4 Goerck; mtg \$2,000; Aug3; Aug7'18; A \$9,000-12,500. O C & 100

**Goerck st, 90** (2:324-1), es, 81.3 n Rivington, 15.4x99.11, 5-sty bk tnt; Ethel Goffen, 158 Hart, Bklyn, to Sarah Rosenberg, 11 S 5, Bklyn; mtg \$6,225; Aug6; Aug8'18; A\$5,000-9,000. nom

**Gold st, see Beekman**; see Beekman, 63-5.

**Grand st, 548** (2:326-28), ns, 75.2 e Canon, 25x100, 5-sty bk tnt & str; Sol Kessler, 231 W 21, to Real Estate Mtg Co of NJ, 63 Wall; mtg \$24,000 & AL; Feb1; Aug 2'18; A\$11,000-23,500 (R S \$1). nom

**Hubert st, 2-6**; see Laight, 53-5.

**Hudson st, 157** (1:215-pt lt 27), ws, 76 n Hubert, 25x109, 3-sty bk stable; Geo C Taylor at Pelham Heights, NY, as prest of America Express Co to American Railway Express Co, 65 Bway; June28; Aug7'18; A\$—\$— nom

**Jackson st, 41 & 43** (1:261-31-32), nwc Cherry (Nos 432-6), 50x100, 2-5-sty bk tnts & str; Theo M Riehle, ref, to Eliz W Burke at Llewellyn Park, NJ, plff; FORECLOS July31; Aug5'18; A\$22,500-47,000 (R S \$36). 35,000

**James st, 102**; see Cherry, 80.

**John st, 62 (46)** (1:67-36), ss, abt 80 w William, 22x102.3x17.11x101.9, 4-sty bk loft & str bldg; Robt R Livingston, of Clermont, NY, & Laura L Davis, 125 E 72, to Jos L Burke, 187 Lenox av; AL; July15; Aug8'18; A\$72,000-80,000 (R S \$93). O C & 100

**Laight st, 49** (1:215-pt lt 27), ss, 100 w Hudson, 18.9x51; also INTERIOR LOT, 109 w Hudson st & 101 n Hubert st, runs w9.9 xn25xe9.9xs25 to beg; also LAIGHT ST, 51 (1:215-pt lt 27), ss, 118.9 w Hudson, 18.9x 76, pt 3-sty bk stable; Geo C Taylor at Pelham Heights, NY, as prest of American Express Co, to American Railway Express Co, 65 Bway; June28; Aug7'18; A\$—\$— nom

**Laight st, 51**; see Laight, 49.

**Laight st, 53-5** (1:215-pt lt 27), sec Collister, 37.6x76, pt 3-sty bk stable; also HUBERT ST, 2-6 (1:215-pt lt 27), ns, 109 w Hudson, 66 to es Collister st x101; also brk stable & lot Collister st, No 6, in rear of above, pt 3-sty bk stable; Geo C Taylor at Pelham Heights, NY, as prest of American Express Co to American Railway Express Co, 65 Bway; June29; Aug7'18; A\$—\$— nom

**Ludlow st, 82-4** (2:409-35-36), es, 60 n Broome, 40x65.7, 2-5-sty bk tnts & str; Bond & Mtg Guarantee Co to City Real Estate Co, 176 Bway, B&S; mtg \$25,000; Aug1; Aug2'18; A\$21,500-30,500. O C & 100

**Macdougall st, 112** (2:540-5), es, abt 175 n Bleecker, 25x100, 5-sty bk tnt & str; Theresa De Maria, 342 E 121, to Gertrude E Bassman, 420 E 120; AL; Aug7; Aug8'18; A\$16,000-21,000. O C & 100

**Monroe st, 294-6** (1:263-11), ss, 264.2 w Corlears, 37.2x97.10 x 37.1 x 97.10, 6-sty bk tnt & str; Fremont Realty Corp. to Elemco Realty Co, 59 Liberty; B&S & CaG; AL; July31; Aug6'18; A\$14,500-35,000 (R S 50c). O C & 50

**Mott st, 201** (2:480-25), ws, 116 s Spring, runs w32.1xn0.9xw17.8xn24.3xe24.9xs3.2xe25 to st xs22.1 to beg, 2-sty fr bk ft tnt; Bronx Investment Co to Fairfield Holding Corp., 100 Bway; mtg \$6,600 & AL; Aug1; Aug5'18; A\$7,000-7,500 (R S 50c). O C & 100

**New Chambers, 86**; see Cherry, 66.

**Reade st, 138** (1:141-4), ns, 285.2 e Greenwich, 25x53, 2-sty bk str; mtg \$18,150; A \$18,000-20,500; also READE ST, 142 on map 142½ (1:141-6), ns, 235.2 e Greenwich, 25 x53, 2-sty bk factory; mtg \$19,750; A\$18,000-29,000; Ray W Sundelson to Anna S Wilner, 133 W 12; July30; Aug2'18 (R S \$7). O C & 100

**Reade st, 142 on map 142½**; see Reade, 138.

**Rivington st, 315** (2:328-52), ss, 100 e Lewis, 25x100, 5-sty bk tnt & str; Mariam G Parلمان of Bklyn to Tedsam Realty Corp., 96 Lewis; mtg \$12,500; July24; Aug 2'18; A\$12,000-19,500 (R S \$2). nom

**Rutgers sl, 61-3**; see Cherry, 263-7.

**Varick st, 165-7** (2:580-20), ws, 42 s Charlton, runs s33xw50xn19xe25xn14xe25 to beg, 2-3-sty bk & fr tnts; Michael J Mahony, 126 W 87, to Nicholas F Walsh, 69 Madison st; B&S; May31'17; Aug7'18; A \$7,500-8,000. nom

**Water st, 44** (1:30-32), ns, 50.1 e Coenties sl, 28.3x57.3x29x56.9, 4-sty bk loft & str bldg; Danl Birdsall, 58 Pierrepont, Bklyn, to Frank P Wood Co, 10 Wall; mtg \$20,000; May22; Aug8'18; A\$16,000-21,500 (R S \$6). nom

**Water st, 381** (1:251-24), ss, 83.4 e Oliver, 16.8x80, 3-sty bk loft & str bldg; Geo I Johnston, 131 Butler, Bklyn, to Nicholas F Walsh, 69 Madison; mtg \$1,800; July31; Aug7'18; A\$4,000-4,500 (R S \$1.50). nom

**Water st, 520-2**; see Cherry, 263-7.

**4TH st, 144 E** (2:431-11), ss, 128.6 e 1 av, 34.2x96.2x33.11x96.2, 6-sty bk tnt & str; Jeanette Scher to Max Lancet, 144 E 4; AL; July16; Aug2'18; A\$20,000-39,000. nom

**8TH st, 363 E** (2:378-59), ns, 158 e Av C, 25x87.10, 4-sty bk tnt & str; Algernon S Norton, ref, to Richd L Suydam, 2049 Bway, plff; FORECLOS July25; Aug6'18; A\$11,000-15,000 (R S \$10). 10,000

**11TH st, 630 E** (2:393-22), ss, 283 w Av C, 25x94.9, 5-sty bk tnt & str; Harry Aronson, Inc, to Max Balik, 362 Bowery; corrects error in deed rec Jan2'18; mtg \$19,500 & AL; Jan1; Aug2'18; A\$10,000-21,000. O C & 100

**12TH st, 133 W** (2:608-58), ns, 305.2 w 6 av, 22.5x103.3, 3-sty & b bk dwg; Fradelle W Haskell, widow, to Anna S Wilner, 133 W 12; mtg \$20,750 & AL; July24; Aug2'18; A\$13,000-15,000 (R S \$2). O C & 100

**12TH st, 250 W** (2:625-65), ns, 56 w 4th, 18x59, 4-sty & b bk dwg; David H Knott, 43 5 av, to Earle Hotel Co, 103 or 102 (?) Waverly pl; mtg \$4,500; July25; Aug2'18; A\$4,000-5,500 (R S \$10). 10,000

**15TH st, 121 W** (3:791-28), ns, 530 e 7 av, 20x103.3, 3-sty bk dwg; City Real Estate Co to De Lancey Nicoll, 23 E 39; B&S; mtg \$14,000 & AL; Aug23'07; Aug7'18; A \$12,500-13,500. nom



**16TH st, 608 E** (3:983-51), ss, 488 w Av C, 25x103.3, 5-sty bk tnt & str; Karl W Kirchwey, ref, to Fanny K Gregory, at Irvington, NY, pff; FORECLOS July 30'18; Aug 1; Aug 6'18; A\$7,000-17,500 (R S \$10).

10,000

**16TH st, 140-2 W** (3:791-68), ss, 275 e 7 av, 37.6x103.3, 5-sty bk tnt; Jos L Buttewieser to Louise Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; July 13; Aug 8'18; A\$25,500-53,000 (R S 50c).

nom

**19TH st, 223-5 W** (3:769-24), ns, 275 w 7 av, 37.6x96.8x37.6x97.7, 3-sty bk stable; Wm H Fischer et al to B Fischer & Co, 190 Franklin; mtg \$25,000 & AL; July 25; Aug 6'18; A\$23,500-28,000 (R S \$19).

nom

**19TH st, 531 W** (3:691-16), ns, abt 145 e 11 av, 25x91.11, 2-sty bk stable; Gertrude H Ogden et al, EXRS, & c, Francis L Ogden, to Jas MacKenzie, 802 President, Bklyn; AL; June 28; Aug 7'18; A\$12,500-13,000 (R S \$13).

13,000

**22D st, 135 W** (3:798-24), ns, 404.2 e 7 av, 20.10x98.9, 3-sty bk tnt & str; West Side Savings Bank, 110 6 av, to Harsh Building Corp, 1478 Vyse av; B&S & CaG; mtg \$15,000; Aug 5; Aug 6'18; A\$21,000-22,000 (R S \$7.50).

O C &amp; 100

**27TH st, 2 W**; see 5 av, 228-32.

**28TH st, 127 W**; see 57th, 359 W.

**34TH st, 127 W** (3:732-25), ns, 300 w 9 av, 21x98.9, 3-sty & b bk dwg; Wm Wallace of Montclair, NJ, EXR Richd Gledhill, to The Webster Apartments, a corp, at 280 Mad av; AL; July 29; Aug 2'18; A\$15,000-17,000 (R S \$20).

19,626

**30TH st, 20-6 W** (3:837-58), ss, 300 w 5 av, 65x98.9, 12-sty bk storage; Lintner Corp to Olds Holding Corp, 217 Bway; B&S; mtg \$450,000 & AL; July 30; Aug 7'18; A\$215,000-440,000 (R S \$20).

O C &amp; 100

**36TH st, 20-6 W**; Olds Holding Corp to Glenalla Realty Corp; mtg \$450,000 & AL; Aug 5; Aug 7'18 (R S \$40.50).

O C &amp; 100

**43D st, 213 E** (5:1317-9), ns, 205 e 3 av, 25x100.5, 5-sty bk tnt; Geo C Taylor at Pelham Heights, NY, as prest of American Express Co, to American Railway Express Co, 65 Bway; June 28; Aug 7'18; A\$10,000-18,000 (R S \$35.50).

nom

**43D st, 215 E** (5:1317-10), ns, 230 e 3 av, 25x100.5, 5-sty bk tnt; Geo C Taylor at Pelham Heights, NY, as prest of American Express Co, to American Railway Express Co, 65 Bway; June 28; Aug 7'18; A\$10,000-18,000.

nom

**43D st, 231-3 E** (5:1317-19), ns, 121.1 w 2 av, 50x100.2, 4-sty bk garage; Philip Wagner, of Yonkers, NY, to Commodore Realty Co, 231 E 43; B&S; mtg \$35,996.14; Aug 5; Aug 8'18; A\$22,000-38,000 (R S \$25).

O C &amp; 100

**45TH st, 204 E** (5:1318-47), ss, 80 e 3 av, 25x100.4, 5-sty bk tnt; Julia A Bogart, 361 6 av, Bklyn, to Ellen Bogart, 29 E 29, during term of her natural life; mtg \$19,500 & AL; Aug 2; Aug 5'18; A\$10,000-23,000.

O C &amp; 100

**45TH st, 204 E** (5:1318-47), ss, 80 e 3 av, 25x100.4, 5-sty bk tnt; Ellen Bogart & Geo C Groves, EXRS, & c, Anderson Bogart, to Julia A Bogart, 361 6 av, Bklyn, & Ellen Bogart, 29 E 29; mtg \$18,000; July 30; Aug 3'18; A\$10,000-23,000.

nom

**45TH st, 204 E**; Ellen or Ellie Bogart, 29 E 29, to Julia A Bogart, 361 6 av, Bklyn; 1/2 pt; AT; mtg \$19,500; July 31; Aug 3'18 (R S \$2).

O C &amp; 100

**45TH st, 68 W** (5:1260-69), ss, 140 e 6 av, 20x100.5, 4-sty stn loft & str bldg; Robt V V Sewell at Oyster Bay, LI, et al to Alex R Boyd, 206 S 13th, Phila, Pa; July 24; Aug 2'18; A\$60,000-68,000 (R S \$61.50).

O C &amp; 100

**46TH st, 138 W** (4:998-51 1/2), ss, abt 330 e Bway or 7 av —x—, 4-sty stn tnt & str; Geo W Beatty of Bklyn to Caroline M Beatty, his wife, 204 Hancock st, Bklyn; 1-12 pt; AT; QC; Aug 1; Aug 2'18; A\$26,500-28,000 (R S \$25.00).

nom

**48TH st, 10 W** (5:1263-45), ss, 175 w 5 av, 25x100.5, 5-sty & b bk dwg; Laura E Walker, 538 W 179, to Charlotte Weatherley, 602 Mad av; AL; Aug 1; Aug 2'18; A\$80,000-93,000 (R S \$19).

O C &amp; 100

**48TH st, 54 W** (5:1263-63 1/2), ss, 654.3 w 5 av, 18.9x100.5, 4-sty & b stn dwg; Gun-sirrah Corp, 165 Bway, to Edwin S Robinson, 28 W 39; mtg \$33,000 & AL; July 31; Aug 6'18; A\$39,000-44,000 (R S \$10).

nom

**48TH st, 131-5 W**, see 49th, 122-4 W.

**49TH st, 122-4 W** (4:1001-45), ss, 300 w 6 av, runs w50x100.5xw50x100.5 to ns 48th (Nos 131-5) x67.5x105.8xse2.2x145.6 to beg, 10 & 12-sty bk hotel Bristol; Bristol Hotel Realty Corp to Shawnee Realty Corp, 129 W 48; sub to mtgs \$410,000; also to two PM mtgs \$490,000 aggregate; July 1; Aug 6'18; A\$280,000-800,000 (R S \$22).

O C &amp; 100

**57TH st, 359 W** (4:1048-3), ns, 40 e 9 av, 20x90, 4-sty & b stn dwg; mtgs \$15,000; A\$20,000-25,500; also 28TH ST, 127 W (3:804-21), ns, 350 w 6 av, 25x98.9, 2-sty bk str; mtgs \$17,500; A\$32,500-34,500; Fredk C Callen, 115 Vanderbilt av, Bklyn, to Henry D Downs, 162 W 54; July 10'15; Aug 3'18 (R S \$20).

O C &amp; 100

**59TH st, 129 E** (5:1394-12), ns, 100 w Lex av, 20x100.5, 3-sty stn tnt & str; Robt S Simmons to Sarah A Simmons both at 129 E 59; AT; Aug 5; Aug 6'18; A\$26,000-35,000.

nom

**61ST st, 247 W** (4:1153-6), ns, 125 e West End av, 25x100.5, 5-sty bk tnt & str; Lawrence Greenbaum, ref, to Metropolitan Savings Bank, 59 Cooper Sq E, pff; FORECLOS July 30; Aug 1; Aug 2'18; A\$7,000-11,000 (R S \$10).

10,000

**64TH st, 101 E**; see Park av, 601.

**70TH st, 326 E** (5:1444-36), ss, 244 w 1 av, 25x100.4, 4-sty stn tnt & str; City Real Estate Co to James Ranow, 2 W 123; B&S; mtg \$10,000; Aug 6; Aug 7'18; A\$9,000-16,000 (R S \$1).

O C &amp; 100

**73D st, 425 E** (5:1468-15), ns, 225 w Av A, 25x102.2, 5-sty bk tnt; Emil Konas, 525 E 72, to Ernest N Adler, 1506 1 av; mtg \$14,000; Aug 1; Aug 3'18; A\$8,000-19,000 (R S \$3).

O C &amp; 100

**74TH st, 145 W** (4:1146-11), ns, 250 e Ams av, 20x102.2, 4-sty & b stn dwg; Louise V Kerr, 145 W 74, to Teresa C Parker, 57 W 71; B&S & CaG; mtg \$18,000; July 27; Aug 2'18; A\$19,500-26,000 (R S \$5).

O C &amp; 100

**75TH st, 188 E** (5:1409-44), ss, 168.9 w 3 av, 18.9x102.2, 4-sty stn tnt; also 75TH ST, 190 E (5:1409), ss, 150 w 3 av, 18.9x102.2, 4-sty stn tnt; Olds Holding Corp to Sigert Realty Co, 160 Bway; mtg \$13,500 & AL; July 15; Aug 3'18; A\$11,500-15,500 (R S \$15).

O C &amp; 100

**75TH st, 190 E**; see 75th, 188 E.

**75TH st, 213 E** (5:1433-7 1/2), ns, 171.8 e 3 av, 16.8x102.2, 3-sty & b stn dwg; Hugo F Ramacciotti of San Francisco, Cal, et al, heirs, & c, Italo F Ramacciotti, to Albert De M Ramacciotti, 164 W 74; 1-5 pt; mtg \$4,000; July 25; Aug 2'18; A\$6,500-8,500 (R S \$1).

O C &amp; 700

**79TH st, 2 E**; see 5 av, 974.

**80TH st, 118 W** (4:1210-43), ss, 525 e Ams av, 17.6x102.2, 4-sty & b stn dwg; Edwin S Robinson to Gunsirrah Corp, 165 Bway; mtg \$14,000 & AL; July 22; Aug 6'18; A\$15,000-20,000 (R S \$6).

nom

**81ST st, 239 E** (5:1527-19), ns, 125 w 2 av, 25x102.2, 4-sty stn tnt; Vincent Greubel, EXR Anna C Bagger, to Hans Wassermann, 1580 1 av; mtg \$9,500; July 31; Aug 7'18; A\$11,000-17,000 (R S \$3.50).

13,000

**83D st, 16 W** (4:1196-41), ss, 201.6 w Central Park W, 18x102.2, 3-sty & b stn dwg; Richd T Greene, 544 W 114, EXR Jas M Bell, to Eliz R Nicholson, 2 W 83; Aug 6'18; A\$15,000-19,000 (R S \$17).

O C &amp; 100

**85TH st, 218 E** (5:1530-39), ss, 230 e 3 av, 25x102.2, 5-sty bk tnt; Orson A Raynor, ref, to Sophie M Rooney, 411 E 91; FORECLOS July 16; Aug 1; Aug 2'18; A\$11,000-26,000 (R S \$24).

23,750

**96TH st, 111 E** (6:1624-24), ns, 100 e Park av, 25x100.11, 5-sty stn tnt; Isidor Cohn, ref, to Herman J Messing at Sherman Hotel, Bway & 72d st, pff; mtg \$1,775; FORECLOS May 31; June 4; Aug 7'18; A\$14,000-16,500 (R S \$5).

5,000

**97TH st, 257 W** (7:1869-5), ns, 107 e West End av, 18x100.11, 3-sty & b bk dwg; Sophia H Mygatt to Edw Miller, 259 W 97; mtg \$7,000 & AL; June 28; Aug 6'18; A\$15,000-18,000 (R S \$8.50).

O C &amp; 100

**100TH st, 307-9 E** (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & str; Jos L Pascal to Victor P Nacht, 148 W 142; mtg \$35,500; May 21'18; Aug 2'18; A\$9,600-35,000 (R S \$50).

O C &amp; 100

**100TH st, 307-9 E**; Victor P Nacht to Elemoco Realty Co, 59 Liberty; B&S; AL; July 31'18; Aug 2'18 (R S 50c).

O C &amp; 50

**100TH st, 309 W** (7:1889-14), ns, 153 w West End av, 18x100.11, 5-sty bk dwg; 137 West 89th St Corp to Estela P Parsons, 322 W 71; AL; Aug 2; Aug 5'18; A\$15,000-23,000 (R S \$20).

nom

**102D st, 103 W** (7:1857-28 1/2), ns, 75 w Col av, 25x100.11, 5-sty bk tnt & str; Louis Cohen to 103 W 102d St Realty Co; mtg \$20,000; Apr 10; Aug 8'18; A\$14,000-22,000 (R S \$25.00).

O C &amp; 100

**104TH st, 201 E**; see 3 av, 1883.

**106TH st, 341 E**; see 1 av, 2240.

**107TH st, 205 E** (6:1657-6), ns, 125 e 3 av, 25x100.11, 4-sty bk tnt & str; A\$6,500-11,500; also 107TH ST, 207 E (6:1657-7), ns, 150 e 3 av, 25x100.11, 4-sty bk tnt & str; A\$6,500-11,500; Chas H Young, at New Rochelle, NY, & ano, TRSTES will Geo Bell, to Anna Fastenberg, 843 Fox; Aug 1; Aug 8'18 (R S \$3).

17,500

**107TH st, 207 E**; see 107th, 205 E.

**109TH st, 425-35 E** (6:1703-12), ns, 270 e 1 av, 150x100.11, bk & fr bldgs & coal yd; Cambridge Livingston, ref, to Metropolitan Savings Bank, 59 Cooper Sq E, pff; FORECLOS July 31; Aug 2; Aug 3'18; A\$33,000-37,000 (R S \$30).

30,000

**111TH st, 9 W** (6:1595-29), ns, 190 w 5 av, 30x100.11, 5-sty bk tnt; Isaac A & Annie L Krulewitch, 11 W 111, to Geo A Zabriskie of Tenafly, NJ; confirms deed rec Mar 2'11; mtg \$25,000; Mar 9'11; Aug 2'18; A\$16,000-30,000.

nom

**111TH st, 9 W**; Geo A Zabriskie to Max Block, 201 W 111; mtg \$19,000 & AL; July 27; Aug 2'18 (R S \$7).

O C &amp; 100

**113TH st, 155 E** (6:1641-25), ns, 295 w 3 av, 25x100.11, 5-sty bk tnt; Loeb Newman to Henry Newman, both at 51 E 96; mtg \$17,000; June 2'13; Aug 3'18; A\$10,000-22,500.

nom

**114TH st, 301-3 E**; see 1 av, 2240.

**115TH st, 401 E**; see 1 av, 2240.

**116TH st, 503 E** (6:1715-5), ns, 72.11 e Pleasant av, 25x80, 5-sty bk tnt & str; N Y Savs Bank, 81 8 av, to Henry Spielman, 344 Pleasant av; Aug 2; Aug 8'18; A\$7,000-14,000 (R S \$10).

10,000

**122D st, 521-3 W** (7:1977-18), ns, 312.6 w Ams av, 62.6x90.11, 5-sty bk tnt; Harmon S Graves, ref, at Rye, NY, to N Y Life Ins Co; FORECLOS July 30; July 31; Aug 3'18; A\$46,000-95,000 (R S \$50).

50,000

**123D st, 417 E** (6:1811-9), ns, 199.6 e 1 av, 19x100.11, 3-sty & b fr dwg; Frank Schreiber & Maria, his wife, to Anna Schreiber, all at 125 Foster av, Bklyn; 1st mtg \$2,000, 2d mtg \$ — & AL; Aug 2; Aug 8'18; A\$3,700-3,800.

nom

**127TH st, 310 W** (7:1953-40), ss, 175 w 8 av, 25x99.11, 4-sty bk tnt; Benenson Realty Co, 401 E 152, Bronx, to Morris Rosenfeld, 1817-19 Mohegan av, Bronx; mtg \$11,000 & AL; June 3; Aug 2'18; A\$8,000-13,000 (R S \$150).

O C &amp; 100

**127TH st, 310 W** (7:1953-40), ss, 175 w 8 av, 25x99.11, 4-sty bk tnt; Morris Rosenfeld to Anthony Ave Realty Co, 5 Beekman; mtg \$11,000; July 1; Aug 2'18; A\$8,000-13,000 (R S \$150).

O C &amp; 100

**128TH st, 309 W** (7:1955-6), ns, 92.6 e St Nicholas av, 20x99.11, 5-sty bk tnt; Louis Cohen to 103 W 102d St Realty Co; mtg \$13,000; Apr 10; Aug 8'18; A\$6,000-14,000 (R S \$250).

O C &amp; 100

**130TH st, 128 W** (7:1914-45), ss, 283.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Chas M Russell, ref, to Walter J Torpey, at Whitehall, Washington Co, NY, pff; FORECLOS May 17'18; July 15; Aug 6'18; A\$4,300-5,600 (R S \$8).

8,000

**133D st, 524 W** (7:1986-106), ss, 275 w Ams av, 17.6x99.11, 4-sty bk tnt; Edw Lehlbach, 394 So Belmont av, Newark, NJ, to Cornelia H Hughes, at Harrow Weald Park, Harrow Weald, Middlesex, Eng; QC; Aug 2; Aug 8'18; A\$5,000-8,000.

nom

**133D st, 524 W**; Cornelia H Hughes, at Harrow Weald Park, Harrow Weald, Middlesex, Eng, to John Thompson, 1252 Halsey, Bklyn; mtg \$3,000 & AL; July 18; Aug 8'18 (R S \$6).

O C &amp; 100

**134TH st, 267 W** (7:1940-7 1/2), ns, 162.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Chas D Newton, 423 Main st, Hackensack, NJ, EXR Hannah H Newton, to Hilkiha Craig, 275 W 134; Aug 8'18; A\$3,700-5,200 (R S \$6.50).

O C &amp; 100

**134TH st, 510 W** (7:1987-43), ss, 230 w Ams av, 40x99.11, 5-sty bk tnt; Benj Cohen, 980 Tiffany, to Ilwood Holding Co, 47 W 34; mtg \$33,000 & AL; Aug 1; Aug 6'18; A\$16,500-40,000 (R S \$5).

nom

**137TH st, 5 & 7 W** (6:1735-31-32), ns, 100 w 5 av, 73.2x99.11, 2-6-sty bk tnts & str; Emma B Atterbury of Plainfield, NJ, to Roach's House Cleaning Co, 18 W 138; mtg \$83,000; June 28; Aug 3'18; A\$17,400-67,000 (R S \$16).

nom

**138TH st, 245 W** (7:2024-13), ns, 465.6 w 7 av, 17x99.11, 3-sty & b bk dwg; Henry W Harwood, 134 2 pl, Bklyn, to Isabel Mackin, 112 W 63; AL; July 8; Aug 6'18; A\$4,700-7,000 (R S \$6.50).

O C &amp; 100

**138TH st, 245 W**; Isabel Mackin, 112 W 63, to C Le Roy Butler, 211 W 139; mtg \$5,000 & AL; Aug 5; Aug 6'18 (R S \$2).

O C &amp; 100

**142D st, 210 W** (7:2027-39), ss, 141.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Nicholas H Pinto to Wm F King, 80 W 132; AL; July 19; Aug 2'18; A\$3,700-5,800 (R S \$7.50).

O C &amp; 100

**144TH st, 100 W** (6:1742-6-10), ns, 100 e Lenox av, 125x99.11, vacant; Clarence H Kelsey of East Orange, NJ, ADMR Mary G Pinkney, to Madaline Realty Corp, 790 Riverside dr; mtg \$18,000 & AL; Aug 1; Aug 2'18; A\$15,000-15,000 (R S \$23).

O C &amp; 1,000

**1**



**Lexington av, 88** (3:882-25), ws, 79 n 26th, 19.9x100, 3-sty bk tnt & str; Ellen or Ellie Bogart, 29 E 29, to Julia A. Bogart, 361 6 av, Bklyn; 1/2 pt; AT; mtg \$9,000; July 31; Aug 18; A\$21,500-23,000 (R S \$3).

**Northern av, 37-43** (8:2177-74), sec 179th (No 830), 92.6x100, 6-sty bk tnt & str; Normar Real Estate Corp to Henry L Wolf, 764 West End av; mtg \$110,000 & AL; Aug 1; Aug 218; A\$40,000-145,000 (R S \$12,500).

**Park av, 601** (5:1399-1), nec 64th (No 101), 100.5x20.10, 4-sty & b bk dwg; Edinburg Realty Corp, 51 E 42, to Rufus L Patterson at South Hampton, LI; mtg \$70,000 & AL; Aug 1; Aug 218; A\$75,000-84,000 (R S \$15).

**Riverside dr, 84** (4:1244-59 1/2), es, 78.4 s 81st, 20.2x91.1x20x88.1, 5-sty & b stn dwg; City Real Estate Co, 176 Bway, to Greenville F Waterbury, 255 W 84; E&S & C&G; mtg \$30,000; Aug 2; Aug 18; A\$22,000-35,000 (R S \$2.50).

**Riverside dr, 342** (7:1892-3), es, 58.11 n 106th, 22x89, 5-sty & b bk dwg; Josephine Von Nostrand, 342 Riverside dr, to Kirkmere Realty Co, 186 Remsen, Bklyn; AL; Sept 15 17 (re-recorded from Sept 15 17); Aug 6 18; A\$27,000-40,000.

**Riverside dr, 342**; Kirkmere Realty Co to Edw J Loughman, at Lawrence, LI; mtg \$26,500 & AL; Aug 5; Aug 6 18 (R S \$7.50).

**St Nicholas av, 1228-36** (8:2128-8), sec 172d (No 590), 95x125, 6-sty bk tnt & str; Monmouth Holding Co to 100 West 142d St Corp at 720 Riverside dr; mtg \$165,000 & AL; Aug 1; Aug 218; A\$80,000-215,000 (R S \$45).

**Seaman av, 13-15** (8:2239-7), ss, 150 e Academy, 50x100, 5-sty bk tnt; Mark M Schlesinger, ref, to Edith M Fuller, 456 W 145, piff; FORECLOS June 28; Aug 5; Aug 6 18; A\$9,000-45,000 (R S \$9).

**West End av, 517** (4:1246-35), ws, 30.2 s 85th, runs w41xsw30.4xe64 to av xn20 to beg, 3-sty & b bk dwg; Grace L Hooper to Calvin Kiessling, 126 Claremont av; AL; Aug 5 18; A\$19,000-21,000 (R S \$22).

**1ST av, 2051-3**; see 1 av, 2240.

**1ST av, 2129**; see 1 av, 2240.

**1ST av, 2223**; see 1 av, 2240.

**1ST av, 2240** (6:1709-1), nec 115th (No 401), 25x75, 4-sty bk tnt & str; A\$14,000-21,000; also 1ST AV, 2223 (6:1686-24), ws, 25.10 n 114th, 25x100, 4-sty bk tnt & str; A\$12,000-18,000; also 2D AV, 2222 (6:1686-1), nec 114th (Nos 301-3), 22.1x175, 5-sty bk tnt & str; A\$12,000-20,500; also 1ST AV, 2129 (6:1681-27), ws, 100.11 n 109th, 25x75, 4-sty bk tnt & str; A\$7,600-11,000; also 1ST AV, 2051-3 (6:1678-23-24), nwc 106th (No 341), 50.11x100, 2-5-sty bk tnts & str; A\$20,800-42,500; F L Realty Corp, 419 E 116, to Capacity Realty Corp, 74 Bway; mtg \$99,000 & AL; July 30; Aug 5 18 (R S \$6).

**1ST av, 2386-8** (6:1810-3-4), es, 60.11 n 122d, runs e78xn20xe10xn20xw88 to av xs 40 to beg, 2-4-sty bk tnts & str; "Ley-buck Co," 141 Bway, to Antonio Negro, 340 E 115; B&S; Aug 1; Aug 7 18; A\$11,400-20,500 (R S \$12,500).

**2D av, 125** (2:463-32), ws, 91.10 s 100 Marks pl, 27.11x119.4, 7-sty bk tnt & str; Thos C McDonald, ref, to Louise Fox, 520 Ocean av, Jersey City, NJ; mtg \$48,000; FORECLOS July 16; Aug 1; Aug 3 18; A\$31,000-62,000 (R S \$1).

**2D av, 125**; Louise Fox of Jersey City, NJ, to Saml Weinreb, 254 Grove st, Bklyn; 1st mtg \$48,000 & PM mtg \$4,000; Aug 1; Aug 3 18 (R S \$5).

**2D av, 2006** (6:1675-4), es, 75.5 n 103d, 25x74.7, 4-sty bk tnt & str; Fanny Mandelbaum of Bronx to Rosa Blumenthal, 733 Prospect av, Bronx; mtg \$13,500 & AL; Oct 3 11; Aug 2 18; A\$7,500-12,500.

**2D av, 2170** (6:1683-52), es, 75.11 s 112th, 25x75, 4-sty bk tnt & str; Isaac & Esther M Talmach to Sylvia Solomon, 320 Linden av, Bklyn; mtg \$13,500 & AL; July 30; Aug 6 18; A\$7,600-12,500 (R S \$50c).

**2D av, 2222**; see 1 av, 2240.

**2D av, 2487** (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & str; City Real Estate Co to Kath L Minifie, 284 Willis av; B&S; mtg \$5,500 & AL; Aug 6; Aug 7 18; A\$5,800-13,000 (R S \$2).

**3D av, 1883** (6:1654-1), nec 104th (No 201), 20x100, 5-sty bk tnt & str; Flow Realty Co to Malex Realty Corp, 170 Bway; mtg \$20,000 & AL; Aug 1; Aug 2 18; A\$21,000-30,000 (R S \$5).

**5TH av, 228-32** (3:828-41), swc 27th (No 2), runs w254.1 to es Broadway (Nos 1148-54), xs105.9xe116.4xn36.5xe100 to av xn62.4 to beg, 20-sty bk loft, office & str bldg; 230 Fifth Ave Corp to Bangor Realty Corp, 119 W 40; B&S; mtg \$3,000,000 & A L; July 29; Aug 2 18; A\$1,600,000-3,000,000 (R S \$510).

**5TH av, 974** (5:1393-69), sec 79th (No 2), 32.2x100, with AT to 15-ft strip adj on e, 5-sty & b stn dwg; Metropolitan Museum of Art to Harry F Sinclair, at Great Neck, LI; B&S; AL; July 15; Aug 6 18; A\$340,000-465,000 (R S \$380).

**9TH av, 85** (3:713-35), ws, abt 25 s 16th, 25x100, 6-sty bk loft & str bldg; Jos Beck, 241 W 113, to National Biscuit Co at 10 av & 15th; Aug 1; Aug 2 18; A\$14,000-30,000 (R S \$55).

**Interior lot** (2:331-62), begins 65 e Columbia & 150 n Grand, runs n50xe35xs50xw 35 to beg, 4-sty bk factory A\$3,000-5,500; also COLUMBIA ST (2:331-32), a strip or alley 6x65 bet Nos 10 & 12 Columbia & leading to above, all of above being known as 10 & 12 Columbia (in the rear), with alley; A\$1,500-1,500; Ella M Merrell, 348 Bway, Bklyn, to Cath Eggert, 2081 Ryer av; mtg \$5,375 & AL; Aug 1; Aug 6 18 (R S \$50c).

**Interior lot, 109 w Hudson & 101 n Hu-**

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Cathedral Pkwy, 501-7, of 110th st** (7:1882), nwc Ams av (Nos 1020-6), 125x95.11; certf as to satisfaction of assign rents for \$3,925 rec Jan 28 15; Jacob Rosenthal, 530 West End av, to One Sixty Broadway Holding Corp, at 151 5 av; Aug 5; Aug 8 18.

**Central Park S or 59th st, 204-6 W** (4:1030), ss, 100 w 7 av, 50x100.5; also 7TH AV, 926-34 (4:1030), ws, 50.5 n 58th, 125x100, owned by parties 1st pt; also 7TH AV, 936 (4:1030), swc 59th or Central Park S (Nos 200-2), 25.5x100, owned by party 2d pt; agmt as to ext of time for removal of encroachments, &c; Edgar S & John S Appleby with Rose E Myers; July 24; Aug 7 18.

**Central Park S, 200-2**; see Central Park S or 59th, 204-6 W.

**Forsyth st, 142-6**; see Suffolk, 64-6.

**Henry st, 178**; see Suffolk, 64-6.

**Jefferson st, 25**; see Suffolk, 64-6.

**Jefferson st, 29**; see Suffolk, 64-6.

**Suffolk st, 64-6**, cor Broom; also FORSYTH ST, 142-6; also 21ST ST, 305 E; also JEFFERSON ST, 29; also JEFFERSON ST, 25 (1:270), cor Henry (No 178); pr mtg \$39,250; assign rents to secure \$6,500; Wolf Nadler, 1365 56th, Bklyn, to Sara Silver, 608 W 113; pr mtg \$39,250; Mar 22 17; Aug 7 18.

**21ST st, 305 E**; see Suffolk, 64-6.

**59TH st, 204-6 W**; see Central Park S or 59th, 204-6 W.

**109TH st, 127 E** (6:1637); agmt that party 1st pt holds title to above for benefit of persons holding certfs in party 2d pt or mtg for \$22,000, etc; Louis B Hasbrouck with Metropolis Securities Co; Dec 20 13; Aug 2 18.

**172D st, 700-20 W**; see Ft Washington av, swc 172d.

**179TH st, 830 W**; see Northern av, 37-43.

**Amsterdam av, 1020-6**; see Cathedral Pkwy, 501-7.

**Fort Washington av** (8:2139), swc 172d (Nos 700-20), 26.4x— to es Haven av (No 123) x58.3x—, 2-6-sty bk & strn apartments; re assign rents rec Aug 9 17; Van Dyck Estate, 331 Mad av, to Longlight Service Corp, 331 Mad av; AT; Aug 7 18.

**Haven av, 123**; see Ft Washington av, swc 172d.

**Northern av, 37-43** (8:2177-74), sec 179th (No 830), 92.6x100, 6-sty bk tnt & str; re mtg rec Apr 24 18; Jacob Rosenthal, 530 West End av, to Normar Real Estate Corp, 170 Bway; July 31; Aug 2 18; A\$40,000-145,000.

**7TH av, 926-34**; see Central Park S or 59th, 204-6 W.

**7TH av, 936**; see Central Park S or 59th, 204-6 W.

**Power of atty (misc)**; Robt R Livingston, of Cheviot-on-the-Hudson, NY, to Mary T Livingston, 11 Washington sq N; Nov 9 17; Aug 8 18.

**Power of atty (misc)**; Clara C Moore to Geo W Wickersham, 30 E 70, et al; June 17; Aug 2 18.

## CONVEYANCES.

### Borough of Bronx.

AUG. 2, 3, 5, 6, 7 & 8.

**Casanova st, cl**; see Coster, ws, 307 s Oak Point av.

**Coster st** (10:2771A, 2771B, 2771C, 2772, 2774, 2774A, 2774B, 2774C), ws, 307 s Oak Point av, runs w750 to cl Casanova xs25x w130xsl8xw100 to es Tiffany xs287 to cl Maxwell xe980 to Coster xn330 to beg, except part for Manida & Barretto sts, vacant; Geo M Bramwell & ano to John H Henshaw, 294 West End av; 1/2 part; mtg \$—; July 5; Aug 2 18.

**Edsall st** (9:2332), nes, 325 nw Boston Post rd, 25x100, except part for st or av; Mary A Lord to Eliz Dwyer, 2217 University av; May 16; Aug 6 18.

**Faile st, 1036** (10:2748), es, 269.4 s 165th, 20x100, 3-sty bk tnt; Alexander A Mayer, ref, to Chas E Adler, 565 Park av, piff; FORECLOS July 2; Aug 1; Aug 6 18 (R S \$5).

**Faile st, 1036**; Chas E Adler to Aaron Lenetska, 1016 Faile; B&S; Aug 1; Aug 6 18 (R S \$8.50).

**Faile st, 1036**; Aaron Lenetska to Gertrude Lenetska, his wife, 1016 Faile; B&S; Aug 5; Aug 6 18.

**Faile st** (10:2762B), es, 250 n Lafayette av, 87.6x100, vacant; Lafayette & Manida Corp to Mary R & Lewis M Samuel, 61 W 104, & Nathan S Hart, 44 Morningside dr, TRSTES Fanny M Samuel; mtg \$3,500; June 15; Aug 2 18.

**Fox st, 587**; see Av St John, nwc Fox.

**Glover st** (15:3968), sws, 100 ne Lyon av, 25x100; Pauline Towbin to Harry Towbin, 1515 Glover; mtg \$4,500; July 31; Aug 3 18.

**Lane st** (12:3421B), leading from Albany Post rd to Hudson River Railroad station at Riverdale, cl, adj land now or formerly Mrs Petruccio, runs n290xe400xs— to cl said lane xw— to beg; also 254TH ST W (12:3421B), swc Valles av, runs w249.2x e250.1 to av xn34.2 to beg, vacant; also 254TH ST W (13:3421B), sec Valles av, 56x51x65.11x50, vacant; Fordercaw Co, 14 Wall, to Intruso Co Realty Corp, 14 Wall; mtg \$—; July 24; Aug 2 18.

**Loring pl, 2226** (11:3224), es, 387.8 n Hall of Fame ter, 113.5x77.11x127.11x79.4, 5-sty bk tnt; Loring Constn Co to Olds Holding Corp, 217 Bway; mtg \$87,000; July 18; Aug 3 18 (R S \$20).

**Loring pl, 2226**; Olds Holding Corp to Edinburgh Realty Corp, 51 E 42; mtg \$87,000; July 30; Aug 3 18 (R S \$33).

**Matilda st** (17:5037), ws, 100 s 237th, 425 x100; Dainty Realty Co to Hamilton F Dean, 214 E 31; mtg \$11,000; July 25; Aug 8 18.

**Maxwell st, cl**; see Coster, ws, 307 s Oak Point av.

**Tiffany st, es**; see Coster, ws, 307 s Oak Point av.

**Vineyard pl**, ws, 177.4 n 175th; see Mar-mion av, 1826.

**Whittier st** (10:2762D), ws, 100 n Lafayette av, runs w100xn325xe52.7xe50.5 to st xs307.10 to beg, vacant; Theresa Mc-Evenie, Bklyn, to Mary R & Lewis M Samuel, 61 W 104, & Nathan S Hart, 44 Morningside dr, TRSTES Fanny M Samuel; mtg \$4,000; June 15; Aug 3 18.

**133D st E, at h w mark East River**; see 134th E, ss, at h w mark East River.

**133D st E, nwc Locust av**; see 134th E, ss, at h w mark East River.

**133D st E, nec Locust av**; see 134th E, ss, at h w mark East River.

**133D st E, sec Locust av**; see Locust av, es, 106.6 n 132d.

**134TH st E** (10:2583), ss, at h w mark East River, runs s— to ss 133d xe—xn— to 134th xw— to beg; also LOCUST AV (10:2583), sec 134th, 263.5 to ss 133d if extended xe— to h w mark East River xn— to 134th xw— to beg, vacant; also LOCUST AV (10:2593), nwc 133d, 203.5 to 134th x 350 to Walnut av; also all title to land under water; also all riparian rights, &c; vacant; Hy J Hemmens, 465 West End av, to United Electric Light & Power Co, 130 E 15; mtg \$90,000; June 17; Aug 8 18 (R S \$50c).

**134TH st E, sec Locust av**; see 134th E, ss, at h w mark East River.

**142D st, 421 E** (9:2289), ns, 225 e Willis av, 25x100, 4-sty bk tnt; Bertha Kahn to Therese Weil, 21 E 82; B&S & AL; Mar 11; Aug 3 18 (R S \$1).

**142D st, 484 E** (9:2286), ss, 716.8 e Willis av, —x121.5x16.8x119.10, 2-sty & b bk dwg; Minnie Lefkowitz to Mary Marron, 391 E 143; mtg \$3,500; July 4; Aug 3 18 (R S \$2).

**147TH st, 462 E** (9:2291), ss, 140 w Brook av, 25x100, 5-sty bk tnt; Hy Leerb-urger, 601 W 110, to Frances B Schultz, 1030 Cauldwell av; mtg \$11,500; Aug 1; Aug 6 18 (R S \$4).

**147TH st, 462 E**; Frances B Schultz, 1030 Cauldwell av, to Kath E Meyer, Yonkers, NY; mtg \$13,500; Aug 2; Aug 6 18 (R S \$2).

**156TH st, 960 E** (10:2708), ss, 100 e Kelly, 25x100, 2-sty & b bk dwg; Virginia M Mollenhauer, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS July 18; July 30; Aug 8 18 (R S \$8).

**163D st, 760 E** (10:2658), ss, 95 e Forest av, 21.7x100, 2-sty & b fr dwg; Amelia Meffert, New Rochelle, NY, to Benj F Meffert, 39 Wash av, New Rochelle, NY; mtg \$3,500; Aug 2; Aug 3 18.

**170TH st, 853 E**, see Wilkens av, 1431-47.

**173D st, 510 E**, see 3 av, 3973.

**176TH st, 974 E** (11:2998), swc Bryant av, runs w95.4xsl46.5xe 100.11xne 126.6xn 21.11, 2-sty fr dwg & vacant; John A Mc-Eveety, ref, to City NY; FORECLOS trans-fer tax lien; July 9; Aug 1; Aug 5 18 (R S \$50c).

**177TH st E** (15:3904), ss, 100.10 e Devoe av, runs e157.3xs42xsw283.10 to es Devoe av xn94.1xe80xn100 to beg; also TREMONT AV or 177TH ST E, ss, 340.1 w from Angle formed by ss Tremont av with ws 177th or Tremont av, runs s along ws Tremont av or 177th & ws Devoe av, 227.9xw62.11 to es Bronx River xn241.9xe100.3 to beg; Geo Rilling to Congo Amusement Corp, 217 Bway; correction & confirmation deed; July 29; Aug 7 18.

**179TH st W** (11:3228), ss, 75 w Loring pl, 50x100, vacant; Philip Kaufman to Eliz Schultz, 819 E 46, Chicago, Ill; mtg \$1,925; July 31; Aug 6 18 (R S \$50c).

**180TH st, 753 E** (11:3096), ns, 26.1 w Prospect av, 40x100, 2-sty fr dwgs & str; 1-sty ext; Geo F Kurz, 753 E 180, to Elise Kurz, 753 E 180, his wife; July 30; Aug 3 18.

**205TH st, 331 E**; see Hull av, 3186.

**215TH st E** (16:4697), ss, 100 e Paulding av, 50x100, Laconia Park; Peter A Zanelli, 3768 Barnes av, to Geo Carraro, 496 W 133; June 29; Aug 5 18.

**217TH st, 1018 E** (16:4699), ss, 50x109.4, except part for st; Anna Mengelle, 69 W 93, to Matthew E Kennedy, 21 McCormbs pl; mtg \$1,000; Aug 5; Aug 6 18 (R S \$3.50).

**254TH st W, swc Valles av**, see lane leading from Albany Post rd to Hudson River.

**254TH st W, sec Valles av**, see lane leading from Albany Post rd to Hudson River.

**Arthur av, 2176** (11:3070), es, 150.1 n Oak Tree pl, 25x90, 2-sty & b fr dwg; Eliz Ryan, 164 Montgomery, Jersey City, NJ, to Lizzie Hamilton, Rockland av, Port Richmond, NY; mtg \$4,500; July 24; Aug 5 18.

**Av St John** (10:2684), nwc Fox (No 537), 50x100, 5-sty bk tnt & str; Fox-St John Corp, 30 Church, to Terminal Mfg Co, 30 Church; mtg \$42,000; July 1; Aug 3 18.

**Bathgate av, 1620-2** (11:2920), es, 20.1 n 172d, 40x15.7, 2-3-sty bk & fr tnt & str, 1-sty ext; Geo F Kurz, 753 E 180, to David Bennett, 15 E 11; mtg \$18,000; Aug 3; Aug 7 18 (R S \$5).

**Boston rd, 1318** (11:2961), ses, 212.6 ne 169th, 27.6x97, 4-sty bk tnt; Marie Keil, 1318 Boston rd, to Julius Rubin, 1318 Boston rd; mtg \$12,000; July 22; Aug 2 18 (R S \$13.50).

**Briggs av, 2765** (12:3301), ws, 240 n 196th, 20x94.1x20x93.9, 3-sty & b bk dwg; to Nathan E Greenberger, 2765 Briggs av, to Julia Greenberger, 2765 Briggs av; mtg \$6,000; Aug 3; Aug 5 18.



**Bronxdale av** (15:4091), ses. 225.2 e Van Nest av, 25x130.2x25x130.9; Domenico Angelo Jannicelli, 301 E 152; to Pellegrino Jannicelli, 301 E 152; July 8; Aug 2'18 (R S \$1).

**Brook av, 1345** (11:2893), ws, 50 s Kinderman pl, 41.9x90, 6-sty bk tnt; Benenson Realty Co, 401 E 152; to Louis E Kleban Co, 1714 Crotona Park E; mtg \$28,000; Aug 1; Aug 3'18 (R S \$5).

**Brook av, 1461** (11:2896), ws, 27.5 n St Pauls pl, runs w83.11xn25xe54.7xn3xe27.11xs28 to beg, 4-sty bk tnt; Saml Schutzbank, 1461 Brook av, to Margt Glasser, on barge Warren, at Pier No 4, Wallabout, Bklyn; mtg \$11,000; July 30; Aug 2'18 (R S \$3).

**Bryant av, swc 176th**; see 176th, 974 E.

**Carpenter av** (17:5037), es, 100 s 237th, 450x100; Dainty Realty Co to Hy F Bolte, 1066 3 av; mtg \$12,500; July 25; Aug 6'18.

**Concord av, 502** (10:2580), es, 79 n 147th, 19.8x100, 3-sty bk tnt; also CONCORD AV, 504 (10:2580), es, 98.8 n 147th, 19.10x100, 3-sty bk tnt; Harlem Savgs Bank to Meister Builders, Inc, 220 Bway; Aug 1; Aug 2'18 (R S \$10.50).

**Concord av, 504**, see Concord av, 502.

**Concord av, 504** (10:2580), es, 98.9 n 147th, 19.10x100, 3-sty bk tnt; Meister Builders, Inc, to S Desowitz, Inc, 105 W 127; mtg \$4,750; Aug 1; Aug 2'18.

**Courtlandt av, 760** (9:2403), es, 150 s 157th, 31.5x100x25.5x100, except part for av, 2 & 3-sty fr tnt & str; David Bennett to W C P Realty Co, 406 E 149; July 30; Aug 3'18 (R S \$8).

**Crotona av, 1932** (11:2950), es, 116.11 s Tremont av, 16.8x70, 2-sty fr dwg; Ardashes Der Gabrilian to Hanum A Der Gabrilian, 1932 Crotona av; mtg \$2,000; July 31; Aug 7'18.

**Daly av, 2079** (11:3122), nws, 231.7 sw 180th, 31x125.11x31x122.1, 5-sty bk tnt; also DALY AV, 2080 (11:3127), es, 173.5 s 180th, 36.3x100.10, 4-sty bk tnt; Mabel A Milne, 165 E 121, to Alfred J Taylor, 1213 Castle Hill av; Apr 15; Aug 8'18. O C & 100

**Daly av, 2080**; see Daly av, 2079.

**Decatur av, 3287** (12:3351), ws, 100 s 209th, 25x100, 2-sty & a fr dwg; Moritz Davidsohn, 3287 Decatur av, to Martha Ehrlich, 3287 Decatur av; July 25; Aug 8'18 (R S 50c).

**Devoe av, es**; see 177th E, ss, 100.10 e Devoe av.

**Glebe av, nwc Parker av**, see Parker av, nwc Glebe av.

**Haight av** (15:4305), es, 225 n Neil av, 25x100; John E Downing to Benj & Isidor Miller, 901 E 172; July 26; Aug 7'18 (R S 50c).

**Honeywell av, 1972-4** (11:3121), es, 100 n Tremont av, 43x60, 4-sty bk tnt; Eva M Moran, heir Enos F Joseph, 283 E 168, to Eva Joseph, 813 E 179; 1/2 RT&I; mtg \$—; Mar 13'16; Aug 7'18.

**Honeywell av, 1972-4**; Eva Joseph, widow, 653 E 165, & ano, to Anna Schwartz, 908 E 181; mtg \$16,000; Aug 1; Aug 7'18.

**Hull av, 3156** (12:3350), nec 205th (No 331), 107.4x111.11x100.1, 2-5-sty bk tnts; Harstin Bldg Corpn to Anna Sinnott, 967 E 165; mtg \$105,000; Aug 5; Aug 7'18 (R S \$10).

**Inwood av** (11:2864), ws, abt 99.2 s 170th, 101.2x45.5, vacant; Thornton Bros Co, 1312 Clay av, to Ellen M Breen, 1362 Inwood av; Aug 2; Aug 3'18 (R S \$2.50). O C & 100

**Locust av** (10:2533), es, 106.6 n 132d, runs e— to h mark East River x— to ss 133d xw— to Locust av xs106.6 to beg; also all title to land under water East River; vacant; Hy J Hemmens, 465 West End av, to United Electric Light & Power Co, 130 E 15; B&S & CaG; Aug 8'18 (R S 50c).

**Locust av, sec 134th**; see 134th E, ss, at h mark East River.

**Locust av, nwc 133d**; see 134th E, ss, at h mark East River.

**Locust av, nec 133d**; see 134th E, ss, at h mark East River.

**Locust av, sec 133d**; see Locust av, es, 106.6 n 132d.

**Longfellow av, 1438** (11:3007), es, 150 s Jennings, 25x122.6x26.10x115, 2-sty & b fr dwg; Theresa Bastone to Frank Bastone, 1438 Longfellow av; mtg \$3,000; Mar 13; Aug 7'18.

**Mace av** (16:4425), ss, 50 e Barker av, 75x100; Ralph L Sachs, 814 West End av, to Belle Sachs, 814 West End av, his wife; Nov 14'17; Aug 2'18 (R S 50c).

**Marion av, 2672** (12:3282), es, 50 s 195th, 25x100, 2-sty & b fr dwg; Mary B W Booth to Wm J McKinley, 1610 Haight av; mtg \$5,500; May 15; Aug 8'18.

**Marmion av, 1826** (11:2958), es, 177.4 n 175th, 16.8x69 to Vineyard pl 16.8x69.1, 2-sty & a fr dwg; Pershing Realty Co to Hyman Katz, 505 Alabama av, Bklyn; mtg \$3,800; Aug 1; Aug 2'18 (R S \$3.50).

**Morris av, 1531-3** (11:2820), ws, 164.3 s Mt Eden av, 50.7x84.4x50x76.7, except pt for av, 2-2-sty fr dwgs; Ida C Anderson to Geo Beimler, 1357 McCombs rd; mtg \$7,000; Aug 1; Aug 2'18 (R S \$3).

**Parker av** (15:3971), nwc Glebe av, 50x100, except part for avs; Frank Gass, Inc, 2215 Westchester av, to Peter Correll, 212 E 115; mtg \$5,000; July 12; Aug 8'18.

**Prospect av, 982** (10:2690), es, 74.7 n 164th, 54x85, 5-sty bk tnt; Esther, wife of & Chas Meisel, Gateway rd near Clover dr, Great Neck, LI, to Wave Impt Constn Co, 10 Pinehurst av; mtg \$41,200; July 31; Aug 6'18 (R S \$6).

**Randall av** (14:3520), swc St Lawrence av, 83x25x84x25; Eliz Dietrich, Hackensack, NJ, to Hy Kahrs, 565 St Lawrence av; mtg \$4,800; July 30; Aug 5'18. O C & 100

**St Lawrence av, swc Randall av**, see Randall av, swc St Lawrence av.

**Sedgwick av** (9:2538; 11:2880), es, 425.9 n Undercliff av, runs e90.9xse75.9 to Undercliff av xne50xw85xw100 to Sedgwick 23; Aug 2'18.

**Union av, swc 152.2 n Washington Bridge Park**; see Sedgwick av, es, 425.9 n Undercliff av.

**Spuynel Duvvil Pkway** (13:3415), ns, at w line lot 15 on map David Banks, Jr, runs n63.3xe25xs77.3 to Pkway xw25.4 to beg, part lot 15 said map; City Real Estate Co to Delafield Estate, a corp, 27 Cedar; B&S; July 25; Aug 2'18 (R S \$2).

**Teller av, 1323** (11:2782), nws, 154.4 ne 169th, 27.6x100, 2-sty fr dwg; Martin Wehrlin to Edw Wehrlin, 1325 Teller av; July 29; Aug 2'18 (R S 50c).

**Teller av, 1325** (11:2782), nws, 181.10 ne 169th, 27x100, 2-sty fr dwg; Martin Wehrlin to Edw Wehrlin, 1325 Teller av; mtg \$5,000; July 29; Aug 2'18 (R S 50c).

**Tinton av, 970** (10:2669), es, 162.4 n 163d, 72.11x132.2, 5-sty bk tnt; Morris Peskin to Lillian Peskin, his wife, 960 Tinton av; 1/2 pt; AT; Aug 5; Aug 7'18 (R S \$6.50).

**Tremont av or 177th St E, ss, 340.1 w Tremont av**; see 177th E, ss, 100.10 e Devoe av.

**Trinity av, 1038** (10:2640), es, 214.11 n 165th, 18.9x92.9, 3-sty bk dwg; Newbury D Lawton, Providence, RI, to Yettischen Levy, 1038 Trinity av; B&S; June 31; Aug 2'18.

**Undercliff av, ws, abt 425.9 n Sedgwick av**; see Sedgwick av, es, 425.9 n Undercliff av.

**Undercliff av, nws, 152.2 n Washington Bridge Park**; see Sedgwick av, es, 425.9 n Undercliff av.

**Union av** (10:2668), ws, 238.5 n 161st, 52.11x164.2, 2-sty fr dwg & 1-sty fr stable; Mary A Wallace, widow, et al, heirs Thos Wallace, to Annie Kenny, 526 45th, Bklyn; QC; mtg \$8,500; July 25; Aug 5'18.

**Valles av, sec 254th**, see lane leading from Albany Post rd to Hudson River.

**Valles av, swc 254th**, see lane leading from Albany Post rd to Hudson River.

**Washington av, 1186-8** (9:2372), es, 261.6 s 168th, 50x128.5x50x128.6, 6-sty bk tnt & str; Benenson Realty Co to Denwood Realty Co, 401 E 152; mtg \$41,000; July 24; Aug 3'18 (R S \$9.50).

**Washington av, 1186-8**; Denwood Realty Co to Solomon Wigdor, 1485 Brook av, & Max Goldwasser, 1152 Ogden av; mtg \$41,000; July 30; Aug 3'18 (R S \$19).

**Wilkins av, 1431-47** (11:2965), nwc 170th (No 853), 144x94.7x125.6x107.5, 1-5 & 1-6-sty bk tnts & str; Louis E Kleban Co to Benenson Realty Co, 401 E 152; mtg \$110,000; Aug 1; Aug 3'18 (R S \$40).

**3D av, 3973** (11:2920), swc 173d (No 510) as on map Central Morrisania, 25x104.3x25x106.9, 1 & 2-sty bk & fr dwg & str & 2-sty fr dwg & 1-sty fr str; Louisa C Squire, 77 Alex av, Yonkers, NY, to Israel Sachs, 1956 Crotona Pkway; July 17; Aug 2'18 (R S \$10.50).

**Parcels 126 & 126B** (15:3769) on damage map to open Parker av from Wellington av to Protectory av; re mtg; Bertha Eggert, 2063 Story av, to City N Y; May 1917; Aug 2'18.

**Parcel 26** (16:4683) on damage map to open 213th st from White Plains av to Boston rd; re mtg; Frank C Mayhew & ano, TRSTES Levi H Mace, to City N Y; May 17; Aug 2'18.

**Parcels 196 & 196A** (15:4053) on damage map to open Wallace av from Baker av to Bear Swamp rd; Barnes av from Baker av to Bear Swamp rd; Matthews av from Baker av to point 149 e Bear Swamp rd & Muliner av from Morris Park av to Bear Swamp rd; re mtg; Louise Mehlich to City N Y; Feb 1; Aug 2'18.

**Parcel 101A** (15:4053) on damage map to open same; consent to payment of award; Morris H Dillenbeck, TRSTE —, to same; June 21; Aug 2'18.

**Parcels 182 & 182A** (15:4053) on damage map to open same; re mtg; Chas Witteck, Bklyn, to same; June 15; Aug 2'18.

**Parcel 54A** (15:4052) on damage map to open same; re mtg; Regent Realty Co to same; June 5; Aug 2'18.

**Parcels 44 & 44A** (15:4052) on damage map to open same; consent to payment of award; Anna Gernannt to same; June 12; Aug 2'18.

**Parcels 44 & 44A** (15:4052) on damage map to open same; consent to payment of award; Regent Realty Co to same; July 5; Aug 2'18.

**Parcels 15, 15A & 15B** (15:4035) on damage map to open same; re mtg; Geo Seewald, 72 Hudson, Hoboken, NJ, to same; May 29; Aug 2'18.

**Parcels 14, 14A & 14B** (15:4035), on damage map to open same; re mtg; Mary Eagan to same; June 5; Aug 2'18.

**Parcels 149 & 149A** (15:4036) on damage map to open same; consent to payment of award; Thos Burke to same; June 24; Aug 2'18.

**Parcels 162, 162A & 162B** (15:4044) on damage map to open same; re mtg; Geo Burckhardt to same; Feb 11; Aug 2'18.

**Parcels 113 & 113A** (15:4261) on damage map to open same; re mtg; Sara P Jones, Newport, RI, & ano, EXRS Helen L Anthon, to City N Y; Apr 6; Aug 2'18.

**Parcels 8 & 8B** (15:4039) on damage map to open same; re mtg; Chas F W A Mueller et al to same; June 3; Aug 2'18.

**Parcel 244** (15:4262) on damage map to open same; re mtg; Regent Realty Co to same; May 23; Aug 2'18.

**Parcels 227 & 227A** (15:4054) on damage map to open same; re mtg; Francis E Sigel to same; June 5; Aug 2'18.

**Power of atty**; Cath Seibel, 153 Hayes av, Corona, LI, to John Seibel, same address; Jan 3; Aug 2'18 (R S 25c).

LEASES.

Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

**Cathedral Pkway, 501-7, or 110th st** (7:1882), nwc Amsterdam av (Nos 1020-6), 125x95.11; sur Ls dated Mar 31'15; Pedro Lascurian, 300 Central Park W, to One Sixty Broadway Holding Corp, at 15 Broad; AT; July 17'17; Aug 8'18.

**Cherry st, 265-7** (1:247), through to Water (Nos 520-2), all; also RUTGERS SL, 61-3, all; Thos D Hurst, 293 Garfield pl, Bklyn, to Louis Statenstein, 452 Riverside dr, & 406 West 31st St Co, at 80 Maiden la; 5yf May 1'15; May 28'14; Aug 2'18.

**Cherry st, 265-7**; also WATER ST, 520-4; also RUTGERS SL, 61-3; agmt modifying above Ls by reducing rents from \$12,000 to \$11,000 & 10,000 to \$9,500 per annum; same with same; Mar 17'15; Aug 2'18.

**Chrystie st, 63** (1:303), store; Williamsburg Land Co to Saml J Wertkin, 67 E 2; from Aug 1'18 to Apr 30'20; July 10; Aug 3'18.

**New Boverly, 60**; see Park Row, 223.

**Orchard st, 127-9** (2:415), n str fl & c; also rooms in rear of s str; Morris Kossover & ano, to Abr Sommer, 127-9 Orchard; 4 3-12yf Feb 1'18; Jan 28; Aug 7'18.

**Rutgers sl, 61-3**; see Cherry, 265-7.

**University pl, 65-77** (2:562), sec 11th (Nos 40-4), 135.1x107.10x134.9x99.6, Hotel Albert, all, with furniture, & c; Henry C Ross & ano, TRSTES will Abt S Rosenbaum to 42 East 11th St Hotel Corp; 5yf Aug 1'18; 5y ren at \$35,000; July 25; Aug 6'18.

**Water st, 520-4**; see Cherry, 265-7.

**11TH st, 40-4 E**, see University pl, 65-77.

**23D st, 437 W** (3:721), nes, 12 se from line equi-distant bet 9 & 10 avs, runs ne 117.6xw24xsw117.6 to st xse24 to beg; assign Ls dated May 1'08; Edw A McCann, Jr, to Minna F Lieb & Julia E Engler, both at Beaumont, New Rochelle, NY; May 7; Aug 6'18.

**23D st, 437 W**; consent to assign above Ls; Gertrude H Ogden et al, TRSTES & c Francis L Ogden, to Edw J McCann, Jr, NY; June 28; Aug 6'18.

**33D st, 38-40 W** (3:834), west str & b; Waldorf Realty Co to Ira Blumberg, trading as firm I Blumberg Co; 5 1/2yf Aug 1'18; July 31; Aug 2'18.

**36TH st, 343-5 W** (3:760), all; Ida A Poth to Theo E Reeve, 25 Beaver; 5yf Aug 1'18; 5y ren; June 24; Aug 2'18.

**36TH st, 343-5 W** (3:760); consent to asn Ls rec Aug 2'18; Ida A Poth to Theo E Reeve; July 30; Aug 2'18.

**36TH st, 343-5 W**; asn above Ls; Theo E Reeve to Reeve Warehouse Co; July 5; Aug 2'18.

**45TH st, 2 & 4 E**; see 5 av, 539-43.



## MORTGAGES.

## Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 &amp; 8.

45TH st, 11-17 E (5:1281), ns, 100 w Mad av, 95x100.5, all; Home Club Co to Pierre Casoloso & Achille Borgo, both at 300 W 49; 21yf Aug'18; July'11; Aug'18.

taxes &c & 1st yr 40,000 & then 51,000

48TH st, 120-31 W; see 49th, 122-4 W.

49TH st, 122-4 W (4:1001); also 48TH ST, 129-31 W, Hotel Bristol, &c; agmt as to cancellation of Ls rec May'30, & agmt dated Feb'29'12; Bristol Hotel Realty Corp, landlord & owner in fee, with Wynotal Realty & Hotel Co, tenant; Aug'1; Aug'18.

70TH st, 1 W (4:1123), 12th floor E & rooms in pent house; Blessington Co to Henry Wineburgh, 527 5 av; 3yf Oct'18; 3y ren; Apr'30; Aug'18.

81ST st, 154 E (5:1509), all; Herman Meyenberg to Martha Lorenz, both at 154 E 81; 1 11-12yf Junel'18; Junel; Aug'18.

83D st E, nwc 1 av, see 1 av, 1601.

83D st, 233 W (4:1231), 7th fl of "The Amidon"; Gramont Holding Co to Herman Cahn, 233 W 83; 2 7-12yf Mar'18; 2y ren; Jan'30; Aug'18.

104TH st, 21-3 E (6:1610), all; Winston Holding Co, 320 Bway, to Isaac Olshansky, 9 E 107, & ano; ext Ls; 3yf Mar'19; July'30; Aug'18.

131ST st, 638 W (7:1997), all; Codevilla Realty Co to Jos Tino & Co, 638 W 131; 5 1-12yf Apr'18; Mar'28; Aug'18.

163D st, 450 W (8:2110), all; Morris S Klein, 581 W 161, to Jacob J Birnbaum, 928 Kelly, & ano; 4yf Aug'18; July'29; Aug'18.

173D st, 567-9 W (8:2130), two houses, all; Belmont Realty Corp to Louis Mintz, 214 W 111; 3yf Aug'18; July'17; Aug'18.

Amsterdam av, 1020-6; see Cathedral Pkway, 501-7.

Broadway, 1604-10 (4:1020), str & b No 2 or No 1608 Bway, adj cor store; Miller Candy Co to Amelia Oliva at Laurelton, L 1; 9 9-12y & 1 day from July'31'18; July'30; Aug'18.

Broadway, 1608; see Broadway, 1604-10.

Lenox av, 67 (7:1823), str fl & parts of b; Anna M Giesin, 67 Lenox av, to Morris Berman, 238 Linden, Bklyn, et al; 10yf July'15'18; 5y ren; Aug'18.

Madison av, 649 (5:1374), store to be used for banking purposes; San Jacinto Hotel, Inc, to N Y Produce Exch Bank; from Oct'17 to May'23; 10yf May'23; Mar'17'17; Aug'18.

Madison av, 649; see Madison av, 651.

Madison av, 651 (5:1374), cor store with L as partitioned & part b; Madison av, No 649, str; agmt as to ext of two leases for 4 yrs from May'23, upon same terms as leases dated Mar'20'03 & Mar'17'17; San Jacinto Hotel, Inc, L E 60, to N Y Produce Exch Bank, 10 Bway; July'15; Aug'18.

Park Row, 223 (1:117); also NEW BOWERY, 60, all; Frances H Silver, 1776 Weekes av, Bronx, to Rome Amusement Co, 235 Av A; from Aug'15'17 to Aug'31'27; 10y ren; Aug'17; Aug'18.

West Broadway, 223 (1:178), 16x100, all; Prisco Vega, EXR Florence O Purdy, & ano, to Adriatic Warehouse Corp, 57 Thompson, et al; 5yf Aug'15'18; July'16; Aug'18.

1ST av, 1601 (5:1546), nwc 83d, cor str, pt b & 5 rooms 2d fl s front; Jos Seiferd, 320 E 86, to Michl Keller, 1609 1 av; 5yf Aug'18; Aug'6; Aug'18.

2D av, 99 (2:461), all; sur Ls rec Nov 3'17; Max Stolzberg, 21 W 17, to Isaac or Isak Schechter, 1878 7 av; AT; July'30; Aug'18.

2D av, 99; assign Ls rec Apr'15; Isaac or Isak Schechter, 1878 7 av, to Max Stolzberg, 21 W 17; July'30; Aug'18.

2D av, 99; assign Ls rec Apr'15; Max Stolzberg, 21 W 17, to Julius Malich, 151 Canal; Aug'6; Aug'18.

2D av, 104-6 (2:448), all, except nec str; Annie Rosen to Aaron Burg, 167 Rivington; 2yf Aug'18; 1y ren; July'23; Aug'18.

3D av, 1062 (5:1397), ws, 25.5 s 63d, 25x 90; assign Ls rec June'22'08; Lizzie B Hickox, 2246 Gleason av, to Michl Struth, 638 Jackson av; June'14; Aug'18.

5TH av, 539-43 (5:1279), sec 45th (Nos 2 & 4), runs e150xsl00.5xw50xsl25xw100 to av n75.5 to beg, "The Lorraine," all; Empire Trust Co, 120 Bway, TRSTE will Mathew Byrnes, to United Cigar Stores Co of America, 44 W 18; 21yf Oct'18; 21y ren; July'31; Aug'218.

9TH av, 95-7 (3:714), all; Jacob Levy to Antonia Garramone, 97 9 av; 5yf Sept'18; July'26; Aug'18.

## LEASES.

## Borough of Bronx.

Boston rd, 1316-8 (11:2961); agmt that above premises shall not be used as a restaurant, lunch room or delicatessen str; Julius Ruben, 1316 Boston rd, with Saml M Lempert, 1273 Union av; July'30; Aug'18.

Crotona Pkway, 1982-6 (11:3121), all; Fairmount Garage Corp, 1982-6 Crotona Pkway, to Southern Blvd Auto Co, 1048 Southern blvd; 5yf Aug'18; July'31; Aug'218.

Gerard av, 366-S (9:2344), 2-sty & b factory; Chas A Furthman, Scarsdale, NY, & ano, EXRS Chas Van Riper, to Surface Combustion Co, on Wilbur av, L I City; 5yf Mar'18; Feb'7; Aug'18, 2,500 & 3,000

Tremont av, 1046 E (11:3021), str, Rudolph Rehm, 2029 Daly av, to Giacomo Sparaco, 761 Morris Park av; 6yf Feb'18; July'31; Aug'218.

Allen st, 99 (2:414), nws, abt 75 s Delancey, 25x87.6; pr mtg \$5,000; Aug'2; Aug'18; due July'120, 6%; Anna M Frommuller of Bklyn to Clara Sattler, 61 Morningside av.

Cathedral Pkway, 501-7, or 110th st (7:1882), nwc Ams av (Nos 1020-6), 125x 95.11; PM; pr mtg \$410,000, July'30; Aug'18; due Aug'122, 6%; Winter Realities, Inc, 539 W 155, to One-Sixty Broadway Holding Corp, at 151 5 av.

Cathedral Pkway, 501-7, nwc Ams av (Nos 1020-6); ext of mtg for \$413,750 to Mar'24'23, 5½%; Mar'6; Aug'18; N Y Life Ins Co with same.

Cherry st, 263-7 (1:247), sec Rutgers sl (Nos 61-3), runs e119.5x53.7xe0.4x569.2 to ns Water (Nos 520-2) xw49.11xn—xw69.10 to slip xn49.9 to beg; PM; Aug'1; Aug'218; 5½%; Henry E Behrman of Bklyn, & Morris Berman of Bklyn to Thos D Hurst, 298 Garfield pl, Bklyn.

Cherry st, 263-7 (1:247), sec Rutgers sl (Nos 61-3); also WATER ST, 520-2; PM; Aug'1; Aug'218; installs, \$1,700 quarterly, 6%; same to same.

Front st, 152-154; see Maiden la, 144.

Houston st, 121 E (2:422), ss, 27 e Christie, 21x74.3; also 90TH ST, 65 E (5:1502), ns, 141.6 w Park av, 18.6x100.8; Aug'6; Aug'18; due July'19, 6%; Ellis Ruckert & Aurelia E Dittmar, both at 209 E 87, to Karl Hildenbrand, 569 Mad av, Elizabeth, NJ.

Houston st, 315 E (2:350); ext of mtg for \$8,500 to June'27'21, 5½%; June'25; Aug'5'18; Church Pension Fund (formerly General Clergy Relief Fund) with Saml Simon, 145 Audubon av et al (R S \$4.25).

Howard st, 25 (1:209); ext of mtg for \$19,000 to July'21, 5%; July'18; Aug'18; Emigrant Indust Savgs Bank with Alma Greenebaum, 353 W 85 (R S \$9.50).

John st, 62 (46) (1:67), ss, abt 80 w William, 22x102.3x17.11x101.9; PM; Aug'1; Aug'18; 10½%; Jos L Burke, 187 Lenox av, to Robt R Livingston, of Clermont, Columbia Co, NY, & Laura L Davis, 125 E 72.

John st, 62 (46); PM; pr mtg \$60,000; Aug'1; Aug'18; 3y or sooner, 6%; same to same.

Lewis st, 77 (2:329), ws, 125 n Rivington, 25x100; pr mtg \$18,000; Apr'18'17; Aug'218; due Apr'15'20, 6%; Emma Knabe to Jack Stern at Inwood, LI.

Maiden la, 144 (1:38), nwc Front (No 154), 19.4x21.8; also MAIDEN LA (1:38), ss, abt 19.4 w Front, 15.9x21.3x15.11x21.2, es; also MAIDEN LA, 142 (1:38), ss, abt 35 w Front, 15.9 x 21.5 x 15.10 x 21.5, ws; also FRONT ST, 152 (1:38), ns, abt 21.8 w Maiden la, 19.3x63x 20x63; pr mtg \$26,500; July'2; Aug'5'18; due Apr'21, 5%; John A Casey Co to Frank S Gannon, 292 Bard av, Staten Island, exr, &c, John A Casey.

Maiden la, ss, abt 19.4 w Front; see Maiden la, 144.

Mott st, 201 (2:480), ws, 116 s Spring, runs w32.1xn0.9xw17.8xn24.3xe24.9x3.2 xe 25 to st xs22.1 to beg; PM; pr mtg \$6,000; Aug'1; Aug'18; due Nov'18 or sooner, 6%; Fairfield Holding Corp to Bronx Investment Co, 100 Bway.

Park ter E (8:2243), ses, at sws 215th, 25x100.3; Aug'2; Aug'18; installs, 5%; Lulu A Griffin at sec Park ter E & 215th, to N Y Co-operative B & L Assocn, 35 W 125.

Rutgers sl, 61-3; see Cherry, 263-7.

Rutgers st, 46 (1:272); ext of mtg for \$21,500 to May'15'23, 5%; Aug'1; Aug'18; Citizens Savgs Bank with Jacob Berman, 52 Lenox av (R S \$10.75).

Rivington st, 315 (2:328), ss, 100 e Lewis, 25x100; ext of mtg for \$12,500 to Aug'13, 5½%; Aug'1; Aug'18; Mott B Schmidt as sub-trste will John W Schmidt, with Tedsam Realty Corp, 96 Lewis (R S \$6.50).

Water st, 520-2; see Cherry, 263-7.

Stanton st, 127 (2:354); ext of mtg for \$16,000 to Dec'23'23, 5%; July'23; Aug'18; Emigrant Indust Savgs Bank with Max Kimering, 233 E 21 (R S \$8).

11TH st, 525-7 E (2:405-49), all; lease recorded as mtg & rec tax of \$140 paid; Aug'6; Aug'18; installs \$116.66 monthly & int for 20y 5½%; Moses Gross, 156 2 av, landlord, to Harry Kessler, 201 S 4, Bklyn, tenant; lease from Aug'18 to Apr'30'38.

15TH st, 121 W (3:791); ext of mtg for \$7,500 to Aug'27, 6%; Aug'6; Aug'18; Lawyers Title & T Co with De Lancy Nicol (R S \$3.75).

17TH st, 512-4 E (3:974), ss, 190.6 e Av A, 42.5x92; pr mtg \$16,000; July'15; Aug'6'18; due July'21, 6%; Chas B Hvass & Margaretta Bozenhardt, exrs Fredk Bozenhardt, decd, & Wm F Bozenhardt, B of Q, to Violet G wife Wm F Bozenhardt, 50 Forest av, Ridgewood, B of Q.

19TH st, 531 W (3:691), ns, abt 145 e 11 av, 25x91.11; PM; June'28; Aug'18; due Aug'23, all as per bond; Jas MacKenzie, of Bklyn, to Gertrude H Ogden of N Y, temporarily at 1 Wilton ter, Belgrave sq, London, Eng, et la, trstes will Francis L Ogden.

22D st, 135 W (3:798), ns, 404.2 e 7 av, 20.10x98.9; ext of mtg for \$15,000 to May'1'23, 5%; Aug'5; Aug'18; West Side Savings Bank, 110 6 av, with Harsin Building Corp, 1478 Vyse av (R S \$7.50).

23D st, 447-9 W (3:721), nes, 106 nw from cl blk bet 9 & 10 avs, runs nw44xne 117.6xse44xsw117.6 to beg; Apr'8; Aug'18; 3y½%; Jas P Eadie, 121 Barclay st, Flushing, B of Q, & John B Robinson, 39 Blvd Haussman, of Paris, France, exrs Kath E Moore, to Lilian M Rice, at Smithtown, LI.

25TH st, 245 W (3:775), ns, 455 w 7 av, 20x98.9; Jan'15; Aug'218; demand, 5%; Helen Walter of Bound Brook, NJ, to Frances Morris, 227 W Union av, Bound Brook, NJ, trste Joachim Decomps, decd.

26TH st, 513 W (3:698), ns, 171.9 w 10 av, 22x98.9; July'30; Aug'218; 5½%; Clara C Moore to Anti-Policy Soc, a corpn, 6,000

27TH st, 2 W; see 5 av, 228-32.

37TH st, 404 W (3:734), ss, 100 w 9 av, 25x98.9; pr mtg \$18,000; July'31; Aug'3'18; due July'21, 5%; Wm Sauter, 9 W 103, to Emma Mannsperger, 408 8th, West New York, NJ.

37TH st, 406 W (3:734), ss, 125 w 9 av, 25x98.9; pr mtg \$21,000; July'31; Aug'3'18; due July'21, 5%; Wm Sauter, 9 W 103, to Emma Mannsperger, 408 8th, West New York, NJ.

41ST st, 226 E (5:1314), ss, 272.6 w 2 av, 22.6x98.9; Aug'218; due & int as per bond; Arnold Levien of Bklyn to Dry Dock Savings Instn, 341 Bowery.

43D st, 221-3 E (5:1317), ns, 121.1 w 2 av, 50x100.2; PM; pr mtg \$35,996.14; Aug'7; Aug'18; 1y½%; Commodore Realty Co, 231-3 E 43d, to Jas F Rybak, 1110 Euclid av, Cleveland, O.

45TH st, 204 E (5:1318), ss, 80 e 3 av, 25 x100.4; pr mtg \$18,000; Aug'2; Aug'3'18; 5½%; Julia A & Ellen or Ellie Bogart to Kathryn V Menges, 278 W 130.

45TH st, 68 W (5:1260), ss, 140 e 6 av, 20x100.5; PM; July'24; Aug'218; due Aug'1'23 or sooner, 6% & 5½%; Alex R Boyd of Phila, Pa, to Robt V J Sewell at Oyster Bay, LI & ano.

48TH st, 131-5 W; see 49th, 122-4 W.

49TH st, 122-4 W (4:1001), ss, 300 w 6 av, runs w50xsl00.5xw50xsl00.5 to ns 48th (Nos 131-35) xe75xns58.8xse25.2xnl45.6 to beg; PM; pr mtg \$410,000; July'1; Aug'6'18; 5½%; Shawnee Realty Corp to Bristol Hotel Realty Corp, 129 Front.

49TH st, 122-4 W; also 48TH ST, 131-5 W; PM; pr mtg \$600,000; July'1; Aug'6'18; due as per bond, 6%; same to same.

51ST st, 321 E (5:1344); ext of mtg for \$4,000 to Aug'23, 5½%; Aug'1; Aug'3'18; Lawyers Title & T Co, trste will Naomi M Andrews, with Julius Pauly (R S \$2).

52D st, 562 W (4:1080), ss, 64 e 11 av, runs e36x57.3xw25xns56xw11xnl9.3 to beg; July'2; Aug'3'18; 5½%; Chas O Riker, 18 Pelton st, Yonkers, NY, to Margt Riker, 502 W 136.

55TH st, 63 W (5:1271); ext of mtg for \$15,000 to Aug'6'21, 5½%; Aug'6; Aug'18; Title Guar & T Co with Mary C Bryan, 103 W 86, & ano (R S \$7.50).

69TH st, 350 E (5:1443), ss, 225 w 1 av, 16.8x77.4; PM; July'23; July'24'18; 3y½%; John Balogh to Helena A Pino, 350 E 69. (Corrects error in issue of July'27 when property was 69th st, 350 W).

73D st, 402 E (5:1467); ext of mtg for \$7,800 to July'21, 5½%; July'22; Aug'218; Anna C Schwartz with Classic Realty Corp at 600 W 181 (R S \$3.90).

76TH st, 359 E (5:1451), ns, 175 w 1 av, 25x102.2; ext of mtg for \$2,000 to July'22, 6%; pr mtg \$7,000; Jan'26; Aug'218; Henry Nuis at Valley Cottage, Rockland Co, NY, with Babette Schlossberg, 868 2 av.

76TH st, 302 W (4:1185), ss, 100 w West End av, 25x100; Aug'7; Aug'18; 3y½%; Arnold W Knauth, trste under deed of trust by Mary W Knauth, to Lawyers Title & T Co.

79TH st, 2 E; see 5 av, 974.

83D st, 604 E (5:1590), ss, 98 e Av B, 25 x76.10x25.3x73.5; pr mtg \$10,500; Aug'25'16; Aug'218; due Aug'25'19, 5%; Matilda Eggers, extr & trste will Diedrich Eggers, to Mamie Finckenstaedt, 315 E 7, Bklyn.

83D st, 16 W (4:1196), ss, 201.6 w Central Park W, 18x102.2; PM; Aug'6'18; 4y or sooner, 5%; Eliz R Nicholson, 2 W 83, to Richd T Greene, 544 W 114, exr Jas M Bell.

85TH st, 218 E (5:1530), ss, 230 e 3 av, 25x102.2; Aug'1; Aug'218; 3y½%; Sophie M Rooney to Fredk Marz, 18 Gelston av, Bklyn.

85TH st, 521 E (5:1582); ext of two mtgs for \$12,000 aggregate to July'21, 5%; July'29; Aug'3'18; Emigrant Indust Savgs Bank with Wm Munzer, 623 Bedford av, Bklyn (R S \$6).

88TH st, 64 E (5:1499-42); ext of mtg for \$14,500 to May'29'21, 6%; May'31; Aug'18; Herman Younker & Birdie S Gans, 401 West End av, with Nicholas V Cody, 206 E 83.

90TH st, 65 E; see Houston, 121 E.

100TH st, 369 W (7:1889), ns, 153 w West End av, 18x100.11; PM; Aug'2; Aug'5'18; 3y or sooner, 5%; Estela P Parsons to 137 West 89th St Corp at 103 Park av.

104TH st E, nec 3 av; see 3 av, 1883.

107TH st, 205-7 E (6:1657), ns, 125 & 150 e 3 av, 2 lots, each 25x100.11; 2 mtgs, each \$7,250; Aug'5; Aug'6'18; 5y, int as per bond; Anna Fastenberg, 843 Fox st, Bronx, to Chas H Young at New Rochelle, NY, & Central Union Trust Co, 54 Wall, sub-trstes Geo Bell.

109TH st, 182 E (6:1636); ext of mtg for \$6,000 to July'21, 5%; July'17; Aug'3'18; Emigrant Indust Savgs Bank with Emanuel Arnstein, 101 W 77 (R S \$3).

112TH st, 51-51½ E (6:1618), ns, 230 w Park av, 25x100.11; July'31; Aug'218; due Mar'18'19, 6%; Ritz Realty Corp, 912-920 Bway, to Mark H Rogers, 790 Riverside dr.

112TH st, 51-51½ E; certf as to mtg \$5,000; July'31; Aug'218; same to same.

116TH st, 14 E (6:1621); ext of mtg for \$12,000 to July'23'21, 5%; July'23; Aug'7'18; General Theological Seminary of the P E Church in U S with Benj H Kaufman, at Biltmore Hotel, Mad av & 43d (R S \$6).



116TH st, 503 E (6:1715), ns, 72.11 e Pleasant av, 25x80; PM; Aug2; Aug'18; due & int as per bond; Henry Spielman, 344 Pleasant av, to N Y Savgs Bank, 31 8 av. 8,500

119TH st, 349 E (6:1796), ns, 100 w 1 av, 25x100.11; pr mtg \$6,000; July2; Aug'18; due & int as per bond; Giuseppe & Nicola Lapetina to Nicola Romagnano, 444 E 120. & ano. 1,500

119TH st, 52-4 W (6:1717); ext of mtg for \$34,000 to July1'21, 4½%; July24; Aug 3'18; Emigrant Indust Savgs Bank with Eliz Reilly, 97 E 116, et al (R S \$17). nom

119TH st, 116 W (7:1903), ss, 235 w Lenox av, 18x100.11; Aug1; Aug'18; 3y5%; Chas E Rushmore to Bowery Savings Bank. 5,500

124TH st, 150 E (6:1772), sec Lex av (Nos 2027-31), 37.6x100.11; ext of mtg for \$33,000 to Jan1'20, 5%; July16; Aug'18; Gussie Decklade with Margt Lawrence at Palisades, Rockland Co, NY (R S \$16.50). nom

126TH st, 207-9 E (6:1791), ns, 108.9 e 3 av, 32x99.11; Aug5; Aug'18; due Jan30'21, 6%; Maria D'Alessio & Assunta Baratta to Wm Hanselmann, 45 Erwin Park rd, Montclair, NJ. 3,500

127TH st, 410 W (7:1967), ss, 150 w Morningside or Col av, 25x99.11; pr mtg \$14,000; July24; Aug'18; due & int as per bond; Wm Michaelson, 221 Grant av, Grantwood, NJ, to Dexter P Maynard, of Erieville, NY. 15,000

133D st, 524 W (7:1986), ss, 275 w Ams av, 17.6x99.11; PM; July31; Aug'18; due & int as per bond; John Thompson, 1252 Halsey Bklyn, to Cornelia H Hughes, at Harrow Weald Park, Harrow Weald, Middlesex, Eng. 3,000

134TH st, 207 W (7:1940), ns, 162.6 e 8 av, 15.6x99.11; Aug'18; 5y or sooner, 5%; Hilkiah Craig, 275 W 134, to Chas D Newton, 423 Main st, Hackensack, NJ, exr Hannah H Newton. 4,250

134TH st, 510 W (7:1987), ss, 230 w Ams av, 40x99.11; PM; pr mtg \$33,000; Aug'18; due Oct'19, 6%; Ilwood Holding Corp., 47 W 34, to Christina Zak, 417 E 72. 5,000

134TH st, 510 W; certf as to mtg \$5,000; Aug5; Aug'18; same to same. nom

137TH st, 5-7 W (6:1735), ns, 100 w 5 av, 73.2x99.11; PM; pr mtg \$72,000; June 28; Aug'18; due July1'22, 6%; Roach's House Cleaning Co, 18 W 138, to Emma B Atterbury of Plainfield, NJ. 11,000

138TH st, 245 W (7:2024), ns, 465.6 w 7 av, 17x99.11; PM; July8; Aug'18; due July 18'23, 5%; Isabel Mackin, 112 W 63, to Henry W Harwood, 134 2d pl, Bklyn. 5,000

142D st, 210 W (7:2027), ss, 141.6 w 7 av, 16.6x99.11; PM; Aug1; Aug'18; installs, quarterly, 5½%; Wm F King to Nicholas H Pinto, 210 W 142. 6,000

144TH st, 210 W (6:1742), ns, 100 e Lenox av, 125x99.11; PM; Aug1; Aug'18; due Jan1 '24 or sooner, int as per bond; Madaline Realty Corp. at 790 Riverside dr, to Chas H Kelsey at East Orange, NJ, admr Mary G Pinkney, decd. 18,000

149TH st, 533 W (7:2081); ext of mtg for \$4,500 to July1'23, 5%; July29; Aug'18; Emigrant Indust Savings Bank with Arthur McConnell, 533 W 149 (R S \$2.25). nom

152D st, 601 W; see Bway, 3675-7.

172D st, 590 W; see St Nicholas av, 1228-36.

174TH st W (8:2130), ss, 150 w Ams av, 25x100; PM; Aug1; Aug'18; 5y or sooner, 6%; Wilton Holding Corp. to N Y Title & Mtg Co. 3,500

179TH st, 830 W; see Northern av, 37-43.

215TH st W, svs at ses Park ter E; see Park ter E, ses, at svs 215.

Amsterdam av, 1020-6; see Cathedral Pkwy, 501-7.

Amsterdam av, 2140 (8:2123); ext of mtg for \$19,500 to July1'21, 4½%; July25; Aug 3'18; Emigrant Indust Savings Bank with Chas Yung, 133 W 11 (R S \$9.75). nom

Broadway, 1148-54; see 5 av, 228-32.

Broadway, 3675-7 (7:2099), nwc 152d (No 601), 99.11x150; PM; pr mtg \$250,000; July 31; Aug'18; due July1'19, 6%; Olds Holding Corp., 217 Bway, to Sigerts Realty Co, 217 Bway. 11,125

Seaman av, 13-15 (8:2239); agmt as to an interest in ownership of bond & mtg for \$40,000 rec Aug1'16; July31; Aug'18; Wm W Adams (owns \$4,000) with Sarah G Fuller, 456 W 145 (the balance under the agmt rec Aug3'16). nom

Lexington av, 88 (3:582), ws, 79 n 26th, 19.9x100; Aug2; Aug'18; 3y6%; Julia A Bogart of Bklyn to N Y Title & Mtg Co. 12,000

Lexington av, 2027-31; see 124th, 150 E.

Madison av, 2078 (7:1755), ws, 16.8 s 131st, 16.8x74.10; pr mtg \$4,500; Aug1; Aug'18; demand, 4%; Jas J Williams, 335 E 205, & Lewis C Williams, 916 E 176, to Ingraham, Sheehan & Moran, 14 Wall. note 650

Northern av, 37-43 (8:2177), sec 179th (No 830), 92.6x100; ext of mtg for \$15,000 to Jan2'20, 6%; Apr2'17; Aug'18; N Y Title & Mtg Co with Hudson Mtg Co, 135 Bway. nom

St Nicholas av, 1228-36 (8:2128) sec 172d (No 590), 95x125; PM; pr mtg \$—; Aug1; Aug'18; due July15'19, or sooner, 6%; 100 West 142d St Corp. to Monmouth Holding Co, 37 Liberty. 9,000

1ST av, 1334 (5:1466); ext of mtg for \$6,000 to Aug1'20, 6%; Apr1; Aug'18; Leopold Pick, 1584 Av A, with Gustav Pick, 238 E 71 (R S \$3). nom

1ST av, 1435-7 (5:1499), ws, 72.4 s 75th, 55.4x100; pr mtg \$45,000; Aug5; Aug'18; due July1'21, 6%; Louis Levy, 2887 Blvd, Jersey City, NJ, to Jacob Steiner, 511 E 79. 6,000

1ST av, 2386-8 (6:1810), es, 60.11 n 122d, runs e78x20x10x20xw88 to av xs40 to beg; PM; Aug1; Aug'18; 3y or sooner, 5%; Antonio Negro, 340 E 115, to "Leybuck Co," 141 Bway. 6,000

2D av, 73 (2:460); ext of mtg for \$7,000 to June27'21, 5½%; June20; Aug'18; Title Guar & T Co with Bertha Abeles, individ & Jacob Abeles as trste under deed of trust, both at Sea Chr, LI (R S \$3.50). nom

2D av, 99 (2:461); leasehold; PM; Aug6; Aug'18; installs, 6% until reduced to \$2,000 & then 3%; Julius Malich, 151 Canal, to Max Stolzberg, 21 W 17. notes 3,250

2D av, 125 (2:463), ws, 91.10 s St Marks pl, 27.11x119.4; PM; pr mtg \$—; Aug1; Aug'18; installs, \$350 monthly, 6%; Sami Weinreb, 254 Grove, Bklyn, to Louise Fox, 520 Ocean av, Jersey City, NJ. 4,000

2D av, 566 (3:937); ext of mtg for \$9,000 to July6'21, 5%; July2; Aug'18; Church Pension Fund with Hyman Rubenstein, 566 2 av (R S \$4.50). nom

2D av, 817 (6:1817); ext of mtg for \$8,000 to July1'21, 5%; July24; Aug'18; Emigrant Indust Savings Bank with Saml J Weinberg, 817 2 av (R S \$4). nom

3D av, 396 (3:884); ext of mtg for \$20,000 to July1'23, 5%; July25; Aug'18; Emigrant Indust Savings Bank with Wm D Ward at Morris Plains, NJ (R S \$10). nom

3D av, 1836 (6:1629); ext of mtg for \$11,000 to Aug1'21, 5½%; July30; Aug'18; David J Kaliski, 1070 Mad av, with Saml Lustig, 129 E 119, individ, exr & trste Morris K Lustig (R S \$5.50). nom

3D av, 1883 (6:1654), nec 104th, 20x100; PM; pr mtg \$—; Aug1; Aug'18; due Dec 1'20, 6%; Malex Realty Corp. to Flow Realty, 764 West End av. 5,000

3D av, 1883, nec 104th; certf as to mtg \$5,000; Aug1; Aug'18; same to same. —

5TH av, 228-32 (3:828), swc 27th (No 2), runs w254.1 to es Broadway (Nos 1148-54) xs105.9x116.4x36.5x100 to av xn62.4 to beg; ext of mtg for \$30,000,000 to Oct1'33, 4½%; until Oct1'21 & then 5%; July31; Aug'18; Bangor Realty Corp., 119 W 40, with Metropolitan Life Ins Co (R S \$1,500). nom

5TH av, 974 (5:1393), sec 79th (No 2), 32.2x100, with At in strip 15 ft wide adj on E; PM; July15; Aug'18; 5y or sooner, 5%; Harry F Sinclair of Great Neck, LI, to Metropolitan Museum of Art at Central Park. 330,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

Chattel mtg (miscel); certf as to mtg \$6,000; July31; Aug'18; Blecker Machine & Tool Corp. to Solomon Grundfast. —

Chattel mtg (miscel); certf as to mtg \$—; Aug1; Aug'18; Hamilton Stables, Inc, to S & M Bender, 200 Union av, Bklyn. nom

Orangetown, N Y (miscel); certf as to PM mtg \$10,000; Aug6; Aug'18; Armonville Farm Corp. to Juliette Bliquez, of Orangetown, NY. —

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

Beaver st, 9 (1:22); Robt M Ireland, at Essex, Conn, to Agnes E O'Donnell, 170 14th, Bklyn; (A) Hirsh, N & R, 391 Fulton, Bklyn (\$225,000 (now \$155,000), Nov23'03); Aug'18. O C & 100

Cathedral Pkwy, 501-7 (7:1882), or 110th st, nwc Amst av, 125x95.11; One-Sixty Broadway Holding Corp. to Lina Rappaport, 424 Spruce st, Phila, Pa; (A) Alex S Natanson, 170 Bway (\$65,000, Aug 8'18); Aug'18. 100

Cherry st, 31 (1:109); Edith A McCormack & Francis J Kennedy, trstes will Peter McCormick, to Edith A McCormick, 237 E 48; (A) Carl T Flach, 2 Rector (\$8,000, Oct26'16); Aug'18. 6,582.86

Cherry st, 55-7 (1:110); Edith A McCormack & Francis J Kennedy, trstes will Peter McCormick, to Edith A McCormick, 237 E 48; (A) Carl T Flach, 2 Rector (\$12,500, Dec14'16); Aug'18. 12,677.08

Chrystie st, 82 (1:305); Louise F Runk & Geo Jeremiah, trstes will Thos F Jeremiah, to Louise F Runk, 165 W 58; (A) Chas A Runk, 31 Nassau; Aug'18 (\$32,000, Dec13'06); Aug'18. 30,000

Front st, 31 (1:5); Home for Old Men & Aged Couples, 1060 Ams av, to Central Union Trust Co of N Y, 80 Bway, sub trste will Emma L Williams for Reginald Brooks; (A) Joline L & R, 54 Wall (\$23,450 (now \$17,000), Dec22'08); Aug'18. 17,000

Greenwich st (1:85), es, 57.3 n Fulton, 24.9x93.10x24.9x90; Central Bank of Rochester, NY, to Anna B Stewart, Town of York, Livingston Co, NY, extrx Chas N Stewart; (A) Jno F Connor, Mt Morris, Livingston Co, NY (\$6,000, Dec1'15); Aug 6'18. nom

Mitchell pl, 12 (5:1361); Edith A McCormick & Francis J Kennedy, trstes will Peter McCormick, to Francis McCormick, 237 E 48th; (A) Carl T Flach, 2 Rector (\$5,000, June16'16); Aug'18. 4,563.75

Mitchell pl, 13 (5:1361); Edith A McCormick & Francis J Kennedy, trstes will Peter McCormick, to Francis McCormick, 237 E 48; (A) Carl T Flach, 2 Rector (\$5,000, June16'16); Aug'18. 4,563.75

Roosevelt st, 14-6 (1:117); Central Union Trust Co of N Y & ano, trstes will Lewis S Wolff, for Clara F Wolff, to Central Union Trust Co of N Y, 80 Bway; (A) Joline L & R, 54 Wall (\$55,000, Apr13'10); Aug'18. 43,500

University pl, 13-19 (2:548); Alois Gutwillig to Donald Hirsh, 25 W 87, et al, exrs Saml Hirsh & ano; (A) Wise & Ottenberg, 206 Bway (\$125,000 (now \$33,000), Oct20, 1896); Aug'18. nom

Van Corlear pl, 3 (8:2215); Kath M & Eliz M Blake of Southampton, Eng, to Jacob Marx, 12 Fort Charles pl; (A) Lawyers Title & T Co (\$6,000, Jan5'12); Aug'18. 6,000

16TH st, 175 W (2:611); Louise F Runk & Geo Jeremiah, trstes will Thos F Jeremiah, to Louise F Runk, 165 W 58; (A) Chas A Runk, 31 Nassau (\$10,000, Dec14 '06); Aug'18. 10,000

11TH st, 233 E (2:467); Isaac Goodstein to Rose Israel, 722 E 9; (A) Title Guar & T Co (\$5,500 (now \$2,750), Mar1'06); Aug 7'18. 100

11TH st, 233 E (2:467); Rose Israel to Louis Fish, 265 Broome, & Saml Stein, 47 Delancey; (A) same (same mtg); Aug'18. 100

11TH st, 235 E (2:467); Isaac Goodstein to Rose Israel, 722 E 9; (A) Title Guar & T Co (\$5,500 (now \$2,750), Mar1'06); Aug 7'18. 100

11TH st, 235 E; Rose Israel to Louis Fish, 265 Broome, & Saml Stein, 47 Delancey; (A) same (same mtg); Aug'18. 100

15TH st, 121 W (3:791); Lawyers Mtg Co to Lawyers Title & T Co (\$14,000 (now \$7,500), July1'07); Aug'18. 7,500

16TH st, 534 E (3:973); Wm Kraiss of Mt Vernon, NY, exr Gustav A Kraiss, to Alice Rohkohl, 255 So 9 av, Mt Vernon, NY; ½ pt; (A) Holden & Cavanaugh, 1st Natl Bank bldg, Mt Vernon, NY (\$15,000 (now \$12,000, July2, 1890); Aug'18. nom

16TH st, 534 E (3:973); same to Wm Kraiss, 146 Vista pl, Mt Vernon, NY; ½ pt; (A) same (same mtg); Aug'18. nom

16TH st, 534 E (3:973); same to Charlotte Knam, 2545 East Tremont av, Bronx; ½ pt; (A) same (same mtg); Aug'18. nom

23D st, 447-9 W (3:721); Lilian M Rice to Rebecca S Mills, both at Smithtown, N Y; (A) Title Guar & T Co (\$12,000, Aug- '18); Aug'18. nom

26TH st, 409 W (3:724); Wm Kraiss, exr Gustav A Kraiss, to Wm Kraiss, 146 Vista pl, Mt Vernon, NY; 2-5 pts; (A) Holden & Cavanaugh, 1st Natl Bank Bldg, Mt Vernon, NY (\$10,000, Jan20'02); Aug'18. nom

32D st, 228-30 E (3:912); Jos M Adrian, 305 East Bway, exr Susan Mount, to Right Rev Danl S Tuttle, DD, Bishop of P E Church for the Diocese of Missouri, at 74 Vandeventer pl, St Louis, Mo; (A) Clarence J Hand, 50 Broad (\$10,000, Feb17'14); Aug'18. nom

38TH st, 63-5 W (3:838); Mira A Bowie, of Phila, Pa, to Montana Realty Co, 30 E 42; (A) Stoddard & M, 128 Bway (\$13,000, May20'14); Aug'18. nom

48TH st, 133-5 W (4:1001); Abr Stern to Thos A Howell at Quogue, LI; (A) W J Vreeland, 129 Front (two mtgs, \$34,000, Oct1'01, & \$6,000, Oct8'07); Aug'18. 40,000

49TH st, 127 W (4:1002); Adelina B Kupper, 1333 Mad av, to Lewis V Weil, 52 E 75; (A) Weil & M, 5 Beekman (\$3,000, July 26'10); Aug'18. nom

50TH st, 331 W (4:1041); N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$7,000, July16'18); Aug'18. 7,000

55TH st, 63 W (5:1271); Title Guar & T Co to Columbia Trust Co, 60 Bway, trste will Eliz M Stevens; (A) Title Guar & T Co (\$30,000 (now \$15,000), Aug'14); Aug'18. 15,000

61ST st, 217 E (5:1416); Myron S Falk, Inc, 44 W 53, to Fannie Falk, 375 Park av; (A) Riegelman & Bach, 44 Cedar (\$9,000, July15'18); Aug'18. nom

78TH st, 176 E (5:1412); Edith A McCormick & Francis J Kennedy, trste will Peter McCormick, to Edith A McCormick, 237 E 48; (A) Carl T Flach, 2 Rector (\$15,500, May17'18); Aug'18. 15,622.71

80TH st, 118 W (4:1210); Alex T Mason to Ellie J Donelan, 84 Charles; (A) Reeves & Todd, 165 Bway (\$14,000, May18'08); Aug 6'18. 14,000

97TH st, 219 E (6:1647); American Mtg Co to Henriette M Picabia, 40 E 83; confirms lost assignment; (A) Dawson C Glover, 70 5 av (\$16,000, Mar6'07); Aug'18. nom

113TH st, 618 W (7:1895); Jos M Adrian, 305 East Bway, exr Susan Mount, to Right Rev Danl S Tuttle, DD, Bishop of the P E Church for the Diocese of Missouri, at 74 Vandeventer pl, St Louis, Mo; (A) Clarence J Hand, 50 Broad (\$16,500, Sept10, 1900); Aug'18. nom

115TH st, 306 E (6:1686); Lawyers Mtg Co to Rachel Jandorf, 414 W 120; (A) Harry I Huber, 215 Montague, Bklyn (\$12,000, May4'06); Aug'18. 10,000

115TH st, 306 E (6:1686); Chas Spiro, exr Rachel Jandorf to Kathryn K Jandorf at Port Washington, LI; (A) same (same mtg); Aug'18. nom

119TH st, 349 E (6:1796); Ella L Murphy to Title Guar & T Co (\$10,000 (now \$8,000), Dec2'09); Aug'18. 8,000

137TH st, 5 & 7 W (6:1735); Simon E Osserman to Abt H Atterbury, of Plainfield, NJ, or 2 Rector, NY, trste will Henry J Baker; (A) Title Guar & T Co (two mtgs, each \$5,000, July6'10); Aug'18. 10,000

176TH st W (8:2133), ss, 100 w Audubon av, 75x87.1; Lawyers Mtg Co to Emily S Herrick, 49 E 53; (A) Lawyers Mtg Co (\$65,000 (\$55,000 advanced), Mar1'13); Aug 7'18. 55,000

176TH st W (8:2133); same prop; Emily S Herrick to Equitable Trust Co of N Y, 37 Wall; (A) same (same mtg); Aug'18. nom

Av A, 113 (2:435); Frances E Ansbacher to John P & Cath Springer, 37 Av A; (A) Lawyers Title & T Co (\$18,000, Aug5, 1898); Aug'18. 18,000

Broadway (8:2180), ws, 690.10 n 187th, 37.1x100.3x37.3x100.3; Jos A Murray, 48 Armstrong av, Jersey City, NJ, individ & exr Rose Murray, to Amelia S Bartlett at Stamford, Conn; (A) Grant Squires, 299 Mad av (\$6,000 (now \$4,000) Feb7'11); Aug 2'18. 4,000



**Columbus av, 70** (4:1134); Lincoln Trust Co to Lincoln Trust Co, 204 5 av, trste will Chas E Halliwell for Margt A Hawkins; (A) Scott, G & B, 46 Cedar (\$26,000, Aug28'08); Aug6'18. 100  
**Port Washington av** (8:2139), swc 172d (No 700); Title Guar & T Co to Van Dyck Estate, 331 Madison av; (A) Title Guar & T Co (\$95,000, Dec22'16); Aug7'18. 100  
**Port Washington av** (8:2139), swc 172d (No 700); Van Dyck Estate to Sam Bernard, 317 W 89; (A) same (same mtg); Aug7'18. 68,000  
**Lexington av, 88** (3:882); N Y Title & Mtg Co to Lillian M Rice, at Smithtown, LI; (A) N Y Title & Mtg Co (\$12,000, Aug3'18); Aug3'18. 12,000  
**Manhattan av** (7:1844), swc 109th, 100.11 x75; Meyer A Bernheimer et al, exrs & Isaac Bernheimer, to Manhattan Savgs Instn, 644 Bway; (A) Title Guar & T Co (\$52,500, Oct6'13); Aug7'18. 52,500  
**Seaman av, 13-15** (8:2239); Sarah G Fuller, 456 W 145, to Charlotte A Williams, 875 West End av; (A) Wesselman & K, 55 Liberty (AT to extent of \$6,000 in mtg \$40,000, Aug1'16); Aug6'18. 3,800  
**Vermilyea av** (8:2235), ns, 150, 200, 250, 300 & 350 w 207th, 5 plots, each 50x150; Chas H Patrick to R Clarence Dorsett, 53 W 70 or 25 Pine, NY (5 mtgs, each \$7,000, May18'14); Aug2'18. O C & 100  
**1ST av, 1334** (5:1466); Jacob Steiner, 511 E 79, to Leopold Pick, 1584 Av A; (A) Lawyers Title & T Co (\$6,000, Aug6'07); Aug2'18. 6,000  
**1ST av** (6:1810), es, 80.11 n 122d, 20x88; Wm H Macy, Jr, admr Wm M Kingsland, to Mary J Kingsland, legatee Wm M Kingsland; (A) Title Guar & T Co (\$9,000, Sept20, 1890); filed & discharged Aug7'18. nom  
**2D av, 125** (2:463); Louise Fox, 520 Ocean av, Jersey City, NJ, to Jos L Buttenwieser, 300 Central Park W; (A) Lawyers Title & T Co (\$4,000, Aug3'18); Aug3'18. nom  
**5TH av, 588** (5:1263); Title Guar & T Co to Saml Frank, 315 Central Park W; (A) Lachman & G, 35 Nassau (two mtgs, \$100,000, Feb4'08, & \$—, Aug27'12); Aug2'18. 150,000  
**7TH av, 758-80** (4:1021), swc 50th, 41.6x90; Ray Greenberg to Irving Blumenthal, 555 Park av; (A) Stoddard & M, 128 Bway (\$150,000, Sept27'13); Aug2'18. nom  
**7TH av, 2460** (7:2029); Jules Realty Co to Alfred Benjamin, 560 W 180; (A) Jos H Muller, 320 Bway (\$20,000, Nov27'12); Aug2'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

AUG. 2, 3, 5, 6, 7 & 8.

**Bleecker st, 252-8**; also LEROY ST, 5 (2:586); Ida & Nellie Geraty to Jos Merrill, sub trste of trusts created in & by will of Robt T Clinch; (A) Title Guar & T Co; May10'04; July3'18; corrects error in last issue as to house number. 20,000  
**Cherry st, 265-7** (1:247); also WATER ST, 520-2; Thos D Hurst to Bank for Savings in City N Y, 230 Bway; (A) Title Guar & T Co; Mar28'05; Aug5'18. 30,000  
**Minetta st, 7** (2:542); Sven P & Christina L Nelson to East River Savgs Instn, 291-5 Bway; (A) Alvin Summers, 95 Liberty; July31, 1896; Aug3'18. 3,000  
**Water st, 383** (1:251); Morris & Katie Weinstein to Central Union Trust Co of N Y; (A) F de P Foster, 18 Wall; Dec16'07; Aug8'18. 5,000  
**11TH st, 235 E** (2:467); Jos Fine & ano to Isaac Goodstein; (A) Lese & Connolly, 35 Nassau; Dec1'06; Aug8'18. 3,500  
**11TH st, 233 E** (2:467); same to same; (A) same; Dec1'06; Aug8'18. 3,500  
**20TH st, 352 W** (3:743); Elihu B Frost, Peekskill, NY, to M D Johnson, Peekskill, NY; (A) Frost & Johnson, 141 Bway; July 1, 1898; Aug7'18. 2,000  
**32D st, 338 E** (3:937); Margt T Johnston, 253 E 61, to Johanna Kroder, 504 E 58; (A) Stephen H Jackson, 106 Lex av; Jan 17'11; Aug7'18. 7,000  
**43D st E** (5:1317), ns, 121.1 w 2 av, 50x100.2; Philip & Eliz Wagner to Fredk Rheinfrank, 306 W 102; (A) Theo Baumeister, 35 Nassau; Apr5'18; Aug8'18. 2,500  
**44TH st W** (4:996), ss, 170 w 6 av, 17.6x100.4; Laura M & Ella C Marston to Wm W Conklin, Ridgewood, NJ; (A) W H Sage, 156 Bway; Oct2'13; Aug7'18. 2,000  
**48TH st, 56 W** (5:1263); Wm H & Helen White, of Tarrytown, NY, to Julia S Harris, of Bklyn; (A) Harris, Corwin, G & M, 150 Nassau; Dec18'07; Aug6'18. 1,000  
**48TH st, 56 W** (5:1263); same to Clinton S Harris, 220 Marlborough rd, Bklyn; (A) Harris, Corwin, G & M, 150 Nassau; Dec 31'12; Aug6'18. 1,000  
**48TH st, 56 W** (5:1263); same to Julia S Harris, 220 Marlborough rd, Bklyn; (A) Harris, Corwin, G & M, 150 Nassau; Dec 30'09; Aug6'18. 1,000  
**48TH st, 133-5 W** (4:1001); Margt C Magan to Thos A Howell; (A) Title Guar & T Co; Oct1'01; Aug6'18. 34,000  
**48TH st, 133-5 W** (4:1001); same to same; (A) same; Oct8'07; Aug6'18. 6,000  
**48TH st, 133-5 W** (4:1001); Aurelia J Marlowe of St Louis, Mo, to Thos A Howell; (A) Title Guar & T Co; Aug22'12; Aug6'18. 30,000  
**49TH st, 127 W** (4:1002); Julius Braun to Lewis V Weil; (A) Weil & M, 5 Beekman; July26'10; Aug2'18. 3,000  
**49TH st, 421 W** (4:1059); Jas & Margt Reilly to Franklin Savgs Bank; (A) W M Powell, 7 Wall; Sept22, 1899; Aug7'18. 11,000  
**74TH st, 109 W** (4:1146); Helene McGrath to Mary Richardson, 43 E 76; (A) Wentworth, L & S, 60 Wall; Aug1'17; Aug2'18. 5,000

**76TH st, 45-7 E** (5:1391); Mary Richardson & ano, 109 W 74, to Mercedes Barthold, 60 W 89; (A) R & E J O'Gorman, 51 Chambers; Aug27'17; Aug7'18. 13,000  
**82D st, 337 E** (5:1545); Jacob Wildteuer to Sophie Steinberg, 1603 Pitkin av, Bklyn; (A) B Konigsberg, 99 Nassau; July15'15; Aug2'18. 3,000  
**88TH st W** (4:1218), ss, 432 e Amst av, 18x100.8; Wright D & Minnie E Gross to Michael Friedsam; (A) Shipman, L & C, — Wall st; Apr14, 1899; Aug8'18. 18,000  
**107TH st, 304 W** (7:1892); H Ray & Maud S Paige to Wm S Beaman, 80 Maiden la, & Sherman Everts, of Windsor, Vt, exrs will Chas C Beaman, decd; (A) Lord, Day & Lord, 49 Wall; June24'11; Aug5'18. 25,000  
**109TH st W** (7:1881), ns, 250 e Bway, 25 x100.11; Saml Lesser to Loretta Kenny; (A) Jas R Kenny, 49 Court st, Bklyn; May 1'15; Aug8'18. 600  
**123D st, 60 E** (6:1743); Louise H Steiner, 41 E 83, to Henry P Aichele, 393 Central Park W; (A) A F Silverstone, 150 Nassau; May27'18; Aug6'18. 1,500  
**126TH st E** (6:1791), ns, 108.9 e 3 av, 32x99.11; Maria D'Alessio & Assunta Barratta to Leo Lewek; (A) Bowers & Gerard, 46 Cedar; Mar1'18; Aug6'18. 800  
**127TH st W** (7:1967), ss, 150 w Columbus av, 25x99.11; Emma Michaelson to Peter Glingmann, Mt Vernon, NY; (A) Pendry & P, 1012 Gates av, Bklyn; Feb1'06; Aug2'18. 5,000  
**134TH st W** (7:1987), ss, 230 w Amst av, 40x99.11; Becky Goldberg to Jos M Sham, Berwick, Pa; (A) Title Guar & T Co; June 15'11; Aug7'18. 11,000  
**Av A** (5:1581), es, 101.2 n 84th, 26x98; Jennie F Levy to Frances Monahan, 560 W 180; (A) Jacob Levy, 302-4 Bway; July 10'13; Aug6'18. 5,000  
**Audubon av** (8:2123), es, 28 n 166th, 22.3 x95; Honora Kearney to the Emigrant Indust Savgs Bank; (A) R & E J O'Gorman, 51 Chambers; July16'12; Aug2'18. 3,000  
**Audubon av** (8:2123), nec 166th, 28x95; Honora & Thos Kearney to the Emigrant Indust Savgs Bank; (A) R & E J O'Gorman, 51 Chambers; Dec19'05; Aug2'18. 5,000  
**Audubon av, 59** (8:2125); John H & Minnie Peper to Annie S Woodward & Grace E Bryson, Ridgewood, NJ; (A) Title Guar & T Co; Nov27'06; Aug7'18. 14,000  
**Lexington av, 88** (3:882), ws, 79 n 26th, 19.9x100; John W Bogart, 361 6 av, Bklyn, & Ellen Bogart, Martha Washington Hotel, 29 E 29, to Zachary T Piercy, 304 W 89; (A) Wm A Jones, Jr, 233 Bway; Aug24'14; Aug3'18. 1,000  
**Lexington av, 88**; same to same; (A) Title Guar & T Co; May27'13; Aug3'18. 8,000  
**Northern (Haven) av, 27-33** (8:2177); Morris Real Estate Corp to Nason Mort Corp, 100 5 av; (A) Marks & M, 63 Park Row; Apr1'17; Aug2'18. 15,000  
**St Nicholas av** (8:2128), sec 172d, 95x125; Monmouth Holding Co to Paterno & Son Contracting Co, 300 Prescott av; (A) Lawyers Title & T Co; Apr30'15; Aug2'18. 30,000  
**St Nicholas av** (8:2157), nec 185th, 57x100x56.6x100; Peter Eckoff to Jno D Wilkins; (A) Title Guar & T Co; Feb1'10; Aug2'18. 21,000  
**West End av** (4:1246), ws, 30.2 s 85th, runs wlxsw34.4x64 to ws av nx20 to beg; Harry Hooper to Metropolitan Life Ins Co; satisfied of record without production of original mtg by order Supreme Court; (A) for petitioner (Grace L Hooper), Gould & Wilkie, 2 Wall; Nov23, 1892; Aug3'18. 14,000  
**1ST av** (6:1810), es, 80.11 n 122d, 20x88; Amelia F & Eugene F Berg to Mary J Kingsland, legatee & heir of Wm M Kingsland, Mt Pleasant, NY; (A) Wilson M Powell, 7 Wall; Sept20, 1890; Aug7'18. 9,000  
**1ST av** (6:1810), es, 60.11 n 122d, 20x78; Amelia F & Eugene F Berg to Mary J Kingsland, by Wm W Sturges, atty; (A) Wilson M Powell, 7 Wall; Sept20, 1890; Aug7'18. 9,000  
**9TH av** (4:1054), nwc 44th, runs n21.1x w65xn20xw15x84.01 to ns 44th x80 to beg; Fredk W Mante to Bowery Savgs Bank, 128 Bowery; (A) Seth S Terry, 66 Bway; Sept27, 1900; Aug5'18. 12,000  
**9TH av, 85** (3:713); Jos & Josephine Beck to the East River Savgs Instn, 291-5 Bway; (A) Lawyers Title & T Co; July9 '07; Aug2'18. 30,000  
**Lot 94** (8:2243), map 226, N Y County, bounded nw in front by Park ter E, 25x100.3; Lulu A Griffin, at sec 215th & Park ter E, to John Duffy, 701 W 177; (A) Wm Langdon, 2 Rector; Nov26'13; Aug5'18. 6,000

## MORTGAGES.

### Borough of Bronx.

AUG. 2, 3, 5, 6, 7 & 8.

**Falle st, 1036** (10:2748), es, 269.4 s 165th, 20x100; PM; Aug1; Aug6'18; 3y6%; Aaron Lenetska, 1016 Falle, to Chas E Adler, 565 Park av. 6,000  
**Freeman st, 883** (11:2965); ext of \$29,700 mtg to July1'21, at 5%; July25; Aug5'18; Emigrant Indust Savgs Bank with A & H Realty Co, 1035 53d, Bklyn (R S \$14.80). nom  
**Loring pl, es, 387.8 n Hall of Fame ter**; see Loring pl, es, 466.11 n Hall of Fame ter.  
**Loring pl** (11:3224), es, 466.11 n Hall of Fame ter, runs el27.11xn2.1xsw3.8xw124.9 to pl xs0.6 to beg; also LORING PL (11:3224), es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x13.5; agmt modifying terms of mtg; June14; Aug3'18; Sophie S Epstein, 50 Central Park W, with Loring Constn Co, 79 5 av. nom  
**Van Buren st, 1722** (15:4019), es, 225 n Van Nest av, 25x100; Aug5; Aug6'18; due, &c, as per bond; Frank Bares to Jos Ptacek, 1736 Taylor. 3,500

**Wright st** (15:4054), ws, abt 580 n Morris Park av, 25x100; Aug1; Aug2'18; due July1'21, 5y6%; Aletha Austin of Yonkers, NY, to Adam Hermann, 1350 Taylor av. 3,000  
**Wright st** (15:4054), same prop; pr mtg \$3,000; Aug1; Aug3'18; 2y6%; same to Royal Bronx Realty Co, 1126 E Tremont av. 500  
**135TH st, 534 E** (9:2262), ss, 122 w St Ann's av, 39x100; pr mtg \$26,500; July15; Aug6'18; due July1'21, 6%; Walter C White, Ocean Township, NJ, to Victor E Chabert, same place. 3,500  
**146TH st, 517 E** (9:2273); ext of \$10,000 mtg to July1'21 at 5%; July24; Aug5'18; Emigrant Indust Savgs Bank with Hy C Scheer, 650 Manida (R S \$5). nom  
**147TH st E** (9:2291), ss, 140 w Brook av, 25x100; pr mtg \$11,500; Aug1; Aug6'18; 3y6%; Frances B Schultz, 1030 Cauldwell av, to Hy Leeburger, 601 W 110. 2,000  
**148TH st, 532 E** (9:2274); ext of \$10,000 mtg to July1'21, at 5%; July30; Aug3'18; Emigrant Indust Savgs Bank with Adolph Reichmann, 1963 Wash av (R S \$5). nom  
**170TH st E, nwc Wilkens av**; see Wilkens av, nwc 170. nom  
**173D st E, swc 3 av**; see 3 av, swc 173. nom  
**183D st E, nwc Park av**; see Park av, nwc 183. nom  
**217TH st, 1018 E** (16:4699), ss, 50x109.4, except part for st; PM; Aug5; Aug6'18; due, &c, as per bond; Matthew E Kennedy to Anna Mengelle, 69 W 93. 1,000  
**229TH st E** (17:4843), ns, 405 w Barnes av (4th), 100x114, Wakefield; July13; Aug 5'18; due July1'20, 5%; Michl Sullivan to Mary B Egan, 515 58th, Bklyn. 600  
**246TH st W, nwc Livingston av**, see Livingston av, nwc 246th.  
**Beaumont av** (11:3105), es, 325 n 187th, 25x100; PM; Aug1; Aug8'18; 3y6%; Angelo & John Colombo, 630 E 187, to Anna C Schepeler, 2436 Beaumont av. 3,000  
**Bedford Park blvd, 311** (12:3272); ext of \$11,000 mtg to July1'21 at 5%; July30; Aug3'18; Emigrant Indust Savings Bank with Robt J Moorehead, 311 Bedford Park blvd (R S \$5.50). nom  
**Boston rd, 1318** (11:2961), ses, 212.6 ne 169th, 27.6x97; PM; pr mtg \$12,000; July 22; Aug2'18; 5y6%; Julius Rubin, 1318 Boston rd, to Marie Keil, 1318 Boston rd. 8,000  
**Brook av, 1212-4** (9:2393), es, 186 s 168th, 50x100.6; pr mtg \$8,000; Aug2; Aug 6'18; 3y6%; Herman Speckman to Hy J Wiegand, 171 Barbey, Bklyn. 6,000  
**Brook av, 1212-4** (9:2393); ext of \$8,000 mtg to May7'22 at 5%; July15; Aug6'18; Chas Noe, 492 E 167, to Herman Speckman, 1247 Brook av. nom  
**Concord av, 502-4** (10:2580), es, 79 n 147th, two lots together in size 39.6x100; two PM mtgs, each \$4,000; Aug1; Aug 2'18; due, &c, as per bond; Meister Builders, Inc, to Harlem Savings Bank, 124 E 125. 8,000  
**Concord av, 504** (10:2580), es, 98.8 n 147th, 19.10x100; PM; pr mtg \$4,000; Aug 1; Aug2'18; due, &c, as per bond; S Desowitz, Inc, 105 W 127, to Meister Builders, Inc, 220 Bway. 750  
**De Kalb av** (12:3328B), es, 382.2 n Gun Hill rd, 25x91.5x25.2x94.10; July23; Aug7 '18; 3y6%; Saml B Willis, 582 Broome, to John C White, 290 W 12. 500  
**Houghton av** (11:3695), ns, 205 w Havemeyer av, 33.4x66, except part for Houghton av, Unionport; Aug6; Aug7'18; installs, 6%; Patk J Murphy, 2255 Houghton av, to N Y & Suburban Co-Oper B & L Assn, 147 E 125. 2,400  
**Hull av** (12:3350), nec 205th, 55.4x100x59.11x100.1; pr mtg \$—; Aug5; Aug6'18; 1y6%; Harsin Bldg Corp, 1478 Vyse av, to Jas Murray, 540 W 165 et al. 12,000  
**Hull av** (12:3350), nec 205th, same prop; certf as to above mtg; Aug5; Aug6'18; same to same.  
**Hull av** (12:3350), nec 205th, same prop; ext of \$50,000 mtg to May1'23 at 5y6%; Aug5; Aug6'18; West Side Savings Bank, 110 6 av, with Harsin Bldg Corp, 1478 Vyse av (R S \$25). nom  
**Hull av** (12:3350), es, 55.4 n 205th, 52x100; pr mtg \$34,000; Aug1; Aug6'18; due Feb1'21, 6%; Harsin Bldg Corp to John Gerosa, 135 Alex av. 8,000  
**Hull av** (12:3350), es, 55.4 n 205th, same prop; certf as to above mtg; Aug1; Aug6 '18; same to same.  
**Hull av** (12:3350), es, 55.4 n 205th, same prop; pr mtg \$—; Aug5; Aug6'18; Dec5 '18, 6%; same to Jas Murray, 540 W 165, et al. 1,700  
**Hull av** (12:3350), es, 55.4 n 205th, same prop; certf as to above mtg; Aug5; Aug6 '18; same to same.  
**Hull av** (12:3350), es, 55.4 n 205th, 52x100; ext of \$34,000 mtg to May1'23 at 5y6%; Aug5; Aug6'18; West Side Savgs Bank, 110 6 av, with Harsin Bldg Corp, 1478 Vyse av (R S \$17). nom  
**Inwood av** (11:2864), ws, abt 99.2 s 170th, 101.2x45.5; Aug2; Aug3'18; installs, 6%; Ellen M Breen, 1362 Inwood av, to Chas H Thornton, 1318 Findlay av, & ano. 1,750  
**Livingston av** (13:3415L), nwc 246th, 140 x84.10x119.11x100; Mar13; Aug7'18; due &c as per bond; Kath E, wife Ten Eyck Elmendorf, to Title Guar & T Co, 176 Bway. 15,000  
**Lyon av, 2306** (15:3969); ext of \$2,500 mtg to Aug1'21 at 5%; Aug3; Aug5'18; Nora O'Connor, 2306 Lyon av, with Patk Kelleher, 2306 Lyon av. nom  
**Park av** (11:3031), nwc 183d, 101.4x29.2x100x25.5; certf as to mtg for \$3,000; July 15; Aug6'18; Muir-Allen Realty Co to Concourse Estates Corp. nom  
**Randall av** (14:3520), swc St Lawrence av, 83x26x84x25; FM; pr mtg \$2,500; July 30; Aug5'18; 2y6%; Hy Kahrs to Eliz Dietrich, Hackensack, NJ. 2,300  
**Richardson av, 4424** (17:5069), 40x125; Aug1; Aug3'18; 3y6%; Chas J Silberbauer to Michl Erlwein, 12 Convent av. 3,000



**St Anns av, 141**, ws, 26.6 n 134th, 24.6x 100; certf as to mtg \$3,000; sub to pr mtg 100,000; July25; Aug7'18; North County Development Co to Alice B Manges.

**St Anns av, 141**; certf as to mtg \$10,000; July25; Aug7'18; same to Geo C De Lacy & Eliz M Shields, trstes will Frank Crawford.

**St Anns av, 141** (9:2262), ws, 26.6 n 134th, 24.6x100; July25; Aug'18; due & c as per bond; North County Development Co, 68 William, to Geo C De Lacy, Woodmere, LI, & ano, trstes Frank Crawford, 10,000

**St Anns av, 141**; pr mtg \$10,000; July25; Aug'18; 3y6%; same to Alice B Manges, 120 W 86, 3,000

**St Lawrence av, swc Randall av**, see Randall av, swc St Lawrence av.

**Spofford av** (10:2737), ns, 250 W Brown av, 44.6x120.6x6.6x100, except part for Spofford av; July18; Aug'18; 5y5%; Mary F Vanderwater to J Albert Lane, 319 7th, Plainfield, NJ, 1,000

**Tremont av E** (15:4068), ns, 70 e Hone av, 25x67.9; Aug1; Aug'18; 3y6%; Edna V McGrath, 2593 Grand concourse, to Dorothea Hein, 642 St Anns av, 750

**Vyse av** (11:2991), ws, 30 n 174th, 50x 100; pr mtg \$33,000; Aug7; Aug'18; due Jan1'20, 6%; Janota Bldg Co to Bohumil Havlicek, 406 E 72, 3,500

**Vyse av** (11:2991), ws, 80 n 174th; same prop; certf as to above mtg; Aug7; Aug'18; same to same.

**Washington av, 1186-8** (9:2372); ext of \$41,000 mtg to Jan1'22 at 5 1/2%; July24; Aug'18; Cornelius G Coakley & ano, trstes Kath T W Gardner, with Denwood Realty Co, 401 E 152, nom

**Washington av, 1186-8** (9:2372), es, 261.6 s 168th, 50x128.5x50x128.6; PM; pr mtg \$41,000; July30; Aug'18; due Aug1'23, 6%; Solomon Wigdor & Max Goldwasser to Denwood Realty Co, 401 E 152, 6,750

**Webster av, 1251-7** (9:2427), leasehold; lease recorded as a mtg to secure a deposit of \$2,000; pr mtg \$—; July30; Aug'18; 3y4%; Grand Terrace Constn Co, Inc, 628 Coster, to Jacob J Birnbaum, 928 Kelly, & Michl Gerson, 153 Broome, 2,000

**White Plains av, 3956** (17:4838); ext of \$4,000 mtg to July2'21 at 6%; Aug2; Aug'18; Wm Hodgson, 153 E 179, with Belville Tomkins, 3956 White Plains av, nom

**White Plains rd, es, 56.9 s Cranford av**; see White Plains rd, es, 25 s 220.

**White Plains rd** (16:4667; 17:5112), es, 25 s 220th, 39x80; also WHITE PLAINS RD, es, 56.9 s Cranford av, 27.6x111.9x25x100.2; Aug1; Aug'18; 1y6%; John O'Brien Realty Co, 3700 Olinville av, to Louis Epstein, 123 E 33, 3,000

**White Plains rd** (16:4667; 17:5112), same prop; certf as to above mtg; Aug1; Aug'18; same to same.

**Wilkins av** (11:2965), ws, 88 n 170th, 56 x94.7x56.2x99.7; PM; pr mtg \$—; Aug1; Aug'18; due Feb1'23, 6%; Benenson Realty Co, 401 E 152, to Louis E Kleban Co, 1714 Crotona Park E, 10,000

**Wilkins av** (11:2965), nwc 170th, 88x99.7 x69.3x107.5; PM; pr mtg \$—; Aug1; Aug'18; due Feb1'23, 6%; Benenson Realty Co, 401 E 152, to Louis E Kleban Co, 1714 Crotona Park E, 10,000

**3D av** (11:2920), swc 173d as on map Central Morrisania, 25x104.3x25x106.9; PM; July17; Aug'18; 5y5%; Israel Sachs, 1956 Crotona Pkway, to Louisa C Squire, 77 Alex av, Yonkers, NY, 8,500

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

AUG. 1, 2, 3, 5, 6 & 7.

**Barretto st, nec Maxwell**; see Dawson, 675.

**Dawson st, 675** (10:2687); Fannie Stein to Title Guar & T Co (\$4,000, Aug16'06; Aug'18, 4,000

**Hawkstone st** (11:2836), ss, at ss Walnut st on map Mt Eden, runs wxls100xw50 xs50x100 to 5 av on said map xnl14 to Hawkstone xnw60.3 to beg; John Benzur, 160 Claremont av, to Elsa B Palmer, 160 Claremont av; (A) Ernest Schaefer, 111 Bway (\$8,000, Sept18'06; Aug'18, nom

**Hawkstone st** (11:2836), ss, at ss Walnut st on map Mt Eden, runs wxls100xw 50x100 to 5 av on said map xnl14 to Hawkstone xnw60.3 to beg; also 5TH AV (11:2836), es, lot 101, map Mt Eden, 50x 100; also ROCKWOOD ST (11:2836), ns, lots 92 & 93 & 100, said map, 81.3x irreg; John Benzur, 160 Claremont av, to Elsa B Palmer, 160 Claremont av; (A) Ernest Schaefer, 111 Bway (\$2,000, June8'09; Aug'18, nom

**Manida st, nec Maxwell**; see Dawson, 675.

**Minford pl, ws, 225.9 s 172d**; see lots 150-151, map Haight est.

**Rockwood st, ns**; see Hawkstone st, ss, at ss Walnut.

**Tiffany st** (10:2771A, 2771B, 2771C, 2772, 2774, 2774A, 2774B, 2774C), nec Maxwell, 300x460 to Barretto; also BARRETTO ST, nec Maxwell, 300x200 to Manida; also MANIDA ST, nec Maxwell, 300x200 to Coster; John C Henshaw, 294 West End av, to John H Henshaw, trste, 294 West End av, to John H Henshaw, 20 Nassau (\$16,000, Sept23'11; Aug'18, 16,000

**225TH st, 942 E** (17:4860); Jane H M Lynskey & ano to Domenico Malfetano, 215 E 117; (A) Title Guar & T Co (\$4,500, Aug19'15; Aug'18, 4,500

**Brook av** (11:2893), ws, 91.8 s Kinderman pl, 41.7x90; Lawyers Mtg Co to Wm H Hottes, 725 Home; (A) Lawyers Title & T Co (\$27,000, Aug4'08; Aug'18, 25,000

**Brook av** (11:2893), ws, 91.8 s Kinderman pl, 41.7x90; Wm Gratz to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$27,000, Aug4'08; Aug'18, 25,000

**Concord av** (10:2577), sec 145th, 77.9x 100; Janet L Barbetto to Annaccio Santini, 452 E 149; (A) M J Sullivan, Willis av & 148th (\$15,000, May31'18; Aug'18, nom

**Crescent av, 627** (11:3074); Edw H Bailey to Hy M Powell, 302 Central Park W, & ano; (A) H M Powell, 51 Chambers (\$3,750, June30'10; Aug'18, 3,600

**Crescent av, 629**; same to same; (A) same (\$3,250, June30'10; Aug'18, 3,100

**Crescent av** (11:3074), ns, 33 W Belmont av, 105x85.5x irreg; Solomon C Powell & ano to Peter Ross, 511 E 183; (A) Powell, S & W, 51 Chambers (\$14,000, Nov24'09; Aug'18, 3,750

**Daly av, 2075** (11:3122); Rebecca Elson, 2924 Briggs av, to Eliz Steinmetz, 2155 Daly av; (A) J A Steinmetz, 1005 E 180 (\$2,500, Nov21'17; Aug'18, 2,500

**Hull av** (12:3350), nec 205th, 55.4x100x 59.1x100.1; Manhattan Mtg Co to West Side Savgs Bank, 110 6 av; (A) Lawyers Title & T Co (\$50,000, Oct17'17; Aug'18, 50,000

**Hull av** (12:3350), es, 55.4 n 205th, 52x 100; same to same; (A) same (\$35,000, Oct 17'17; Aug'18, 34,000

**Jackson av, 1110** (10:2651); Classic Realty Corpn to 751 W 180th St Corpn, 47 Cedar; (A) Wise & O, 206 Bway (\$3,500, Dec21'16; Aug'18, nom

**Lyon av, 2306** (15:3969); Wappingers Savgs Bank, of Wappingers Falls, NY, to Nora O'Connor, 2306 Lyon av; (A) Patk Kelleher, 2306 Lyon av (\$3,500, Sept18'07; Aug'18, 3,500

**Mapes av** (18:5385), ws, 50 n Zulette av, 50x100; Augusta Kretsch to John Sommerer, 2834 Wellman av; (A) Martin Kretsch, 587 Prospect av (\$1,000, July30 '12; Aug'18, nom

**Mott av** (9:2443), es, 194.6 n 150th, runs s19xe83.6xse28.1lxw105.5 to beg; Jos M Adrian, exr Susan Mount, to Richd H Mount, White Plains, NY; (A) C J Hand, 50 Broad (\$4,300, Jan22, 1892; Aug'18, 4,300

**St Anns av, 731-3** (9:2358); Gustave S Boehm & ano, exrs Saml C Boehm, to Saml Weil, 222 Lenox av, et al, exrs Jonas Weil; (A) Weil & M, 5 Beekman (\$18,000, Sept 29'04; Aug'18, 15,000

**Union av, 970** (10:2678); Classic Realty Corpn to 751 W 180th Corpn, 47 Cedar; (A) Wise & O, 206 Bway (\$3,500, Dec1'17; Aug'18, nom

**Union av, 1033** (10:2670); Hy F Sammes, Huntington, LI, to Louis A Boettiger, 730 Decatur, Bklyn; (A) Title Guar & T Co (\$6,000, July17'02; Aug'18, 6,000

**Valentine av** (12:3297), nes, at ses 199th, 25x100; Crescentia B Schmitt Wolf, 166 Midland av, Montclair, NJ, to Anna Wiegand, 171 Barbey, Bklyn; (A) Title Guar & T Co (\$6,000, May2'13; Aug'18, 3,000

**Valentine av** (12:3304), nwc 196th, 370.9x 283.1 to Grand blvd & Concourse x428.1x 247.4; N Y Title & Mtg Co to Viola Flannery, 612 5 av; (A) N Y Title & Mtg Co (\$50,000, July29'18; Aug'18, an int of 35,000

**White Plains av, 3956** (17:4838); Lavinia A Dunn to Wm Hodgson, 153 E 179; (A) D Matthewson, 55 Liberty (\$4,000, July20 '15; Aug'18, 4,000

**Willis av, 323** (9:2303); Lawyers Mtg Co to Peoples University Extension Society of N Y, 105 E 17; (A) Cary & C, 59 Wall (\$6,000, June4'12; Aug'18, 6,000

**Zerega av** (15:3973), es, 225 n Westchester av, 42x100x54x98, except part for Zerega & Tratan av; Louise M Ammon, 134 W 97, to Hy J Luehrs, 320 E 167 (\$5,000, May1'11; Aug'18, 5,000

**3D av** (11:2925), nec 169th; Benenson Realty Co to Jacob Marx, 170 W 74; (A) J & E Marx, 35 Nassau (\$5,000, Aug1'17; Aug'18, 5,000

**3D av** (10:2608), sec 166th, 75x70; Bronx Savings Bank to N Y Title & Mtg Co (\$15,000, Apr12'17; Aug'18, O C & 100

**Lot 156** (15:4218), map 327 lots Hunter Estate; Chas W Herold, 238 W 52, to David B Graham, 646 West End av (\$400, May15'12; Aug'18, 400

**Lots 372 & 373** (15:4194), map 473 lots Haight Estate; Frank Gass to Carl Schreiber, 2062 Haviland av (\$1,000, Sept 9'09; Aug'18, 1,000

**Lots 150 & 151** (15:4192, 5458, 5461, 5462, 5463 & 5468), map Haight Estate; also LOTS 198, 199, 279, 280, 290, 312, 323, 334 & 335, map St Joseph's Orphan Asylum; also MLNFORD PL (11:2977), ws, 225.9 s 172d, 25.9x100; Geo E Sealy to Duane S Everson, —; (A) Lawyers Title & T Co; an interest of \$500 in two mtgs (\$4,000, Dec31'13, & \$3,000, July11'11; Aug'18, nom

**Lots 281 to 285** (15:4256), map partition sale Lott G Hunt; Hans Arcander, New Rochelle, NY, to Sylvia E Griggs, same place; (A) Title Guar & T Co (asn two mtgs, \$1,000, Nov29'09 & \$3,300, May28'17; Aug'18, 3,800

**Lots 198, 199, 279, 280, 290, 312, 323, 334 & 335**, map St Joseph Orphan Asylum; see lots 150-151, map Haight est.

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

AUG. 1, 2, 3, 5, 6 & 7.

**Van Buren st, 1722** (\*); Jos Gamache & Philias Guillotte to Louise Trost; (A) Title Guar & T Co; Aug4'03; Aug'18, 2,800

**134TH st E** (9:2278), ss, 198.4 e Willis av, 16.8x100.8; Alice Tropp, 420 E 134, to Abr Schulman, Spring Valley, NY; (A) N Friedman, 309 Bway; Apr30'17; Aug'18, 1,500

**177TH st E** (11:2823), ns, 175 w Morris av, 20x100; Stephen G Williams to American & Foreign Christian Union; (A) Knox & D, 27 Cedar; July21'03; Aug'18, 5,500

**239TH st E** (12:3388), ns, 100 w Martha av, 25x100; Ehrich Peterson, 2254 Ryer av, to Louis Bickwort, 29 Fletcher av, Mt Vernon, NY; July8'15; Aug'18, 1,500

**Barnes av** (\*), es, 250 s Morris Park av, 25x100; Katharina Leuenberger to Geo Burckhardt, 1676 East Burnside av; (A) C H Baechler, 1126 Tremont av E; Feb10 '13; Aug'18, 2,700

**Blackrock av, 1930** (\*); Wm Buhl, Inc, 1940 McGraw av, to Mary Karisch, 154 Gunther av, Corona, LI; (A) N Y Title & Mtg Co; Aug1'14; Aug'18, 500

**Cauldwell av** (10:2631), es, 156.2 n 161st, 18.9x100; John J O'Brien to Hy D Cox, 10 So Lake av, Albany, NY; Nov24'16; Aug'18, 2,000

**Findlay av, 1301** (11:2783); Saml K J Thompson, 1301 Findlay av, to Cornelia S Collins, extrx Arthur Collins, Yonkers, NY; (A) W Underhill, 160 Bway; June12 '18; Aug'18, 5,000

**Hoe av** (11:2981), ws, 200 n Jennings, 50 x100; Blanche Pitegoff, 1478 Bryant av, to Marion H Siegel; (A) A L Gelich, 35 Nassau; Aug2'15; Aug'18, 5,000

**Houghton av** (14:3695), ns, 405 w Havemeyer av, 33.4x66.1, Unionport; Edw A Schill et al to Dora L Schreiber, Bklyn; (A) R H Bergman, 2804 3 av; Jan2'12; Aug'18, 2,500

**Livingston av** (13:3415), nwc 246th, 140x 84.10x19.11x100; Kath K, wife Ten Eyck Elmendorf, 427 Ft Wash av, to Margaretta S, wife Edw C Delafield, Fieldston near W 246th; (A) Title Guar & T Co; July10 '17; Aug'18, 13,000

**Morris av** (9:2442), ws, 140.6 n 153d, 16x 100; Giuseppe Rinaldo to John Sullivan, 968 Sherman av; (A) Chas O'Sullivan, 683 Morris av; Sept19'10; Aug'18, 6,500

**Morris av** (9:2442), ws, 138.8 n 153d, 17.9 x100; Jennie S O'Sullivan to Adam Uhl, 211 Weimar, Elmhurst, LI; (A) John P Gering, — Grand st, Elmhurst, LI; Sept 1'05; Aug'18, 4,800

**Mulliner av** (\*), nec Morris Park av, 66.10x14.11x69.5x24.7; also MULINER AV (\*), nwc Morris Park av, 59.3x19.7x57.5x 11.4; Chas Gillis to John M Haffen, —; (A) Knox & D, 27 Cedar; Nov2'14; Aug'18, 8,000

**Richardson av, 4424** (17:5069), ses, 40x 125; Kate M Moynihan to Jas J Coleman, 1475 Lex av; (A) Colihan & Co, 101 Park av; Aug1'15; Aug'18, 2,500

**Richardson av, 4424** (17:5069); Chas J Silberbauer, 4424 Richardson av, to Emil Matthiesen, 332 E 150; (A) Title Guar & T Co; Apr27'16; Aug'18, 1,000

**St Anns av, 141** (9:2262), ws, 26.6 n 134th, 24.6x100; Henrietta Ebb to Hy Windeler & ano, exrs Jacob Dohrmann; (A) Title Guar & T Co; Aug25'10; Aug'18, 15,000

**Tremont rd** (\*), ss, 125 e Bway, 25x100; Chas E Davis, 193 W 10, to Lockwood & Winant, Inc, 4 Fulton Market; (A) Jas S Anderson & Co, 291 Bway; Sept11'16; Aug'18, 600

**Washington av** (11:3037), ws, 25 n 180th, 50x100; Mary E McCormack to Dollar Savings Bank; (A) Mackellar & G, 43 Cedar; Apr2'06; Aug'18, 5,000

**Washington av, 1186-8** (9:2372); Benenson Realty Co, 401 E 152, to Margherita Cavaliere, 2167 Belmont av; (A) Title Guar & T Co; June20'18; Aug'18, 5,000

**White Plains rd** (16:4667), es, 25 s 220th, 39x80; also WHITE PLAINS RD, es, 84.4 n Cranford av, 27.6x100.2x25x111.9; John O'Brien Realty Co to Annie J Lapof, 363 Central av, Far Rockaway, NY; Jan2'18; Aug'18, 2,500

**White Plains rd** (\*), es, 50 n 224th, 21x 101; Eliza E Dunn to Emily C Odell, extrx Jasper M Odell; (A) R Hickox, 3830 White Plains av; July17'06; Aug'18, 4,600

**Wilkins av, 1356** (11:2976-2977); Wilkins Realty Co to Hy Lahr, 1138 Fox; (A) F P Trautman, 132 Nassau; Jan31'17; Aug'18, 3,500

**Lots 49 & 50** (11:2872), map Upland Realty Co; Raymon J Van Wagner to Bond & Mtg Guar Co; (A) Title Guar & T Co; Aug9'15; Aug'18, 1,435

**Lots 205 & 206** (\*), map Monatiquot Real Estate Co; Gaetano Milo, 338 E 106, to Luco Milo, 338 E 106; (A) N Y T & M Co; May11'18; Aug'18, 350

**Lots 71 & 72** (\*), map 327 lots Hunter Estate; Francesco Barbutti to Emeline Dooley, 161 Powell av, Rockville Centre, LI; (A) de La Mare & M, 140 Nassau; Dec 9'12; Aug'18, 650

**Lots 114 & 115** (\*), map 250 lots Thompson-Rose Estate; Henry Becker to Enterprise Savgs & Loan Assn, 1-3 3 av; (A) I W Dimelow, 52 Wall; Jan3'06; Aug'18, 4,500

**Lot 178** (\*), map Hunter Estate; Giovannina Toto, 304 E 80, to Hudson P Rose Co, 7 W 45; (A) G Proscia, 2903 Myrtle av, Glendale, NY; Sept9'15; Aug'18, 200

**Lots 15 & 16** (\*), blk 67A, map Morris Park; Levon Realty Co to Mutual Life Ins Co, 32 Nassau, & ano; (A) Lawyers Title & T Co; July30'13; Aug'18, 5,390

**Lots 18 & 19** (\*), blk 67, same map; same to same; (A) same; July30'13, 7,245

**Lots 19 to 22** (\*), blk 61, same map; same to same; (A) same; July30'13; Aug'18, 3,500

**Lots 27 to 32** (\*), blk 12, same map; same to same; (A) same; July30'13; Aug'18, 7,140

**Lot 3** (\*), blk 12, same map; same to same; (A) same; July30'13; Aug'18, 665



## REAL ESTATE APPRAISALS.

## Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Bacon, Mary E.**—Feb'18 (July31'18)—39TH ST, 109 E (3:835-10), 25x98.9, 4-sty bk & stn dwg, \$50,000.

**Barber, Georgianna C. O.**—Feb'27'18 (July 31'18)—37TH ST, 45 W (3:839-15), 20x98.9, 4-sty stn ft dwg & store, \$45,000.  
74TH ST, 127 E (5:1409-11), 17x102.2, 3-sty stn ft dwg, \$29,000.

**Brand, Carrie**—Mar'18 (June25'18)—57TH ST, 443 E (5:1369-16), 20x104, 3-sty & b stn dwg, \$13,000.

**Cothel, Sarah F.**—Oct21'17 (July31'18)—BROOME ST, 496 (2:487-5), 20x75, 5-sty bk store & loft, \$15,000.

11TH ST, 113 W (2:607-52), 22x103.3, 3-sty bk dwg; ¼ pt of \$16,500.

**Cuning, Mary E.**—Oct2'17 (July31'18)—9TH ST, 7 E (2:567-31), 25x92, 3-sty & b bk dwg, 1-sty ext, \$19,000.

**Denbosky, Morris**—Dec'17 (June24'18)—STANTON ST, 101-3 (2:411-17), swc Ludlow st, 42.6x50.4, 6-sty bk tnt & stores, \$46,500.

**Allen ST, 156-166** (2:416-42-47), 6 lots, each 24x87.6, 6-5-sty bk tnts & strs, each \$26,000.

**HESTER ST 92** (1:300-15), 20.8x75, 4-sty bk tnt & stores, \$19,000.

**HESTER ST, 48** (1:297-14), 20.2x51.6, 3-sty fr & bk tnt & stores, \$12,000.

**LUDLOW ST, 26** (1:297-10), 25x87.8, 6-sty bk tnt & stores, \$31,000.

**Fox, Jos.**—Mar'18 (Aug2'18)—79TH ST, 127 E (5:1508-11½), 20x100.2, 3-sty & b stn dwg, \$35,000.

**Foullon, Edouard**—Aug'17 (June24'18)—48TH ST, 156 W (4:1000-56), 17x100.5, 3-sty bk dwg; ¼ pt of \$36,000, less 15%.

**Mack, Rosa**—Mar'28'18 (Aug5'18)—126TH ST, 133 W (7:1911-18), 16.8x99.11, 3-sty & b stn dwg, \$7,500.

127TH ST, 259 W (7:1933-12), 16x99.11, 3-sty & b stn dwg, \$7,000.

131ST ST, 134 W (7:1915-49), 20x99.11, 3-sty & b stn dwg, \$7,000.

**McDonagh, Wm. Sr.**—Feb'18 (June25'18)—FRONT ST, 180 (1:71-28), cor Burling sl, 24x63, 5-sty bk loft Bldg, \$40,000.

**Seymour, Mary F.**—May21'17 (July31'18)—GRAMERCY PARK, 22 (3:875-59), 26x109, 4-sty bk dwg, \$50,000.

**CLIFF ST, 52** (1:95-46), 25.2x75.8x25.1x75.6, 4-sty bk bldg, \$28,000.

**CLIFF ST, 54** (1:95-47), s ec Beekman, 31.6x75.6x31.9x75.4, 4-sty bk bldg, \$49,000.

**Bunce, Mary J.**—Mar22'17 (Aug6'18)—27TH ST, 239 E (3:908-24), 29x98, 3-sty bk tnt & 3-sty bk factory on rear, \$20,000.

**Shrady, Martha M.**—Mar3'17 (June25'18)—158TH ST, 520 W (8:2116-23), 50x100, 2-sty fr dwg, \$24,500.

**CHRISTIE ST, 90** (1:305-9), 25x100, 4-sty bk str & tnt, 1-5 pt of \$22,000 or \$4,400.

**PARK ROW, 142-4** (1:159-44), 25.5x96.3, 3-sty bk str & lofts, 1-5 pt of \$41,000 or \$8,200.

**Skillin, Dallas H.**—Jan23'18 (Jul31'18)—COLUMBUS AV, 986 (7:1003-32), 25x100, 5-sty bk tnt & stores, ¼ pt of \$32,000.

**Tone, Mary**—June19'15 (July31'18)—12TH AV (7:1997-1-5), nec 130th, 99.11x125, 2-sty bk & 1-sty fr bldrs, ½ pt of \$52,000.

**BROOME ST, 424** (2:482-41), 24.2x106.4x25.9x107.8, 7-sty bk & stn loft & store bldg, ½ pt of \$50,000.

12TH AV (7:2005-11), ws, from 133d to 134th sts, 199.10x29.7 on 134th st to N Y C & H R R R x—x51.4 on 133d st, 3 small bk bldgs, \$52,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

## Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 9, 1918, at the New York Real Estate salesrooms, 14-6 Vesey st.

JOSEPH P. DAY.

**Lexington av, 1984** (\*), ws, 17.5 n 121st, 16.8x61.9, 3-sty & b stn dwg; due, \$7,706.30; T&c, \$439.90; Caroline M Phraner.

**Lewis st, 115** (\*), ws, 150 s Houston, 25.1x100, 3 & 5-sty bk loft & str bldg; due, \$16,924; T&c, \$1,516.26; Central Union Trust Co of N Y.

**31ST st, 106 W** (\*), ss, 100 w 6 av, 20.10x90.6x21.4x86.4, 5-sty bk loft & str bldg; due, \$25,085.88; T&c, \$4,202.27; Emigrant Indust Savgs Bank, 25,000

**41ST st, 311 E** (\*), ns, 133.4 e 2 av, 16.8x98.9, 4-sty bk dwg; due, \$6,890.34; T&c, \$515.01; Emigrant Indust Savgs Bank, 7,000

**41ST st, 307 E** (\*), ns, 100.8 e 2 av, 15.11x97.7, 4-sty bk dwg; due, \$7,455.03; T&c, \$483.80; Emigrant Indust Savgs Bank, 7,500

**Greenwich st, 753-7** (\*), nec 11th (No 311), 59.10x71.3x30.11x78.5, 3-3-sty bk tnts, str on cor; due, \$6,300; T&c, \$2,000; sub to 1st mtg \$12,000; Ida L Brower, 17,500

BRYAN L KENNELLY.

**STH av, 862** (\*), es, 40.5 s 52d, 20x80, 4-sty stn tnt & str; due, \$3,400.91; T&c, \$628.36; Louis B Rolston, 28,500

JAMES J. DONOVAN.

**2D av, 411-5** (\*), swc 24th (Nos 240-2), 74x97.1, 4-5-sty bk tnts & str; due, \$66,728.85; T&c, \$334.45; N Y Life Ins Co, 40,000

SAMUEL MARX.

**Fort Charles pl, 40-4** (\*), ss, 136.8 w Marble Hill av, 62.7x63.5x53.10x31.6, vacant; due, \$1,797.38; T&c, \$180.45; Jos Sinsheimer, 200

**77TH st, 323 W** (\*), ns, 244 w West End av, 19x102.2, 4-sty & b stn dwg; due, \$20,916.23; T&c, \$925.05; Marie D Berg, extr, &c, 17,500

HENRY BRADY.

**119TH st, 323 E** (\*), ns, 245 e 2 av, 20x100.11, 4-sty bk tnt; due, \$8,188.72; T&c, \$100.30; Susanna Grube, 6,500

**12TH st, 514 E** (\*), ss, 420.6 w E, 25x103.3, 5-sty bk tnt & str; due, \$23,513.33; T&c, \$896; Margt J Becker, 22,000

**14TH st, 137 W** (\*), ns, 300 e 7 av, 25x103.3, vacant; due, \$37,555.10; T&c, \$1,043.60; Farmers Loan & Trust Co, admr, 34,000

**102D st, 330-2 E** (\*), ss, 175 w 1 av, 37.6x100.11, 6-sty bk tnt & str; due, \$25,379.85; T&c, \$1,286.60; Lincoln Trust Co, 5,000

**Madison av, 1994** (\*), nwc 127th, 20.4x35, 4-sty & b bk dwg; due, \$7,655.93; T&c, \$421.20; Guaranty Trust Co of N Y, 5,000

**Manhattan av, 58**, es, 65.5 s 103d, 35.5x95, 5-sty bk tnt; due, \$23,302.39; T&c, \$1,315.14; David Vogel for a client, 26,000

Total ..... \$261,700  
Corresponding week 1917..... 105,000  
Jan. 1, 1918 to date..... 19,285,201  
Corresponding period 1917..... 25,400,513

## Bronx.

The following are the sales that have taken place during the week ending August 9, 1918, at the Bronx Salesrooms, 3208-10 Third av.

CHARLES A. BERRIAN.

**178TH st, 228 W** (\*), ss, 80 w Cedar av, 20x98, 2-sty & a fr dwg; due, \$3,079.41; T&c, \$151.07; Amer Savgs Bank, 3,000

**Plot 26** (\*), lot 47, bounded n by lot 26, lot 76, es, & w by Mill Creek, —x—, due, \$9,375; T&c, \$8,500; Geo J Puckhafer, 8,000

JAMES J. DONOVAN.

**166TH st, 708 E** (\*), swc Jackson av, 22x100, 2-sty & a fr dwg; due, \$6,460.52; T&c, \$255; Emigrant Indust Savgs Bank, 6,900

**St Ann's av, 525-7** (\*), ws, 49.11 n 148th, 33.4x99.4, 2-2-sty & b fr dwg; due, \$5,514.91; T&c, \$420; sub to 1st mtg \$5,000; Danl Schatz, 5,100

JOSEPH P. DAY.

**178TH st, 230 W** (\*), ss, 100 w Cedar av, 27.3x98.6x22.3x98, 2-sty & a fr dwg; due, \$3,074.80; T&c, \$172.80; American Savgs Bank, 3,000

**Lafayette av** (\*), sec Garrison av, runs 651.5xe20x125x125x125x25x125xw 50x75x125x125xw 222.4 to beg, vacant; due, \$22,324.97; T&c, \$9,800; Martha B Munn, 500

**Powell av** (\*), ns, 388.5 w Olmstead av, 100 x 103.1; due, \$1,768.19; T&c, \$917.26; Bertha Lipman, 100

**University av** (\*), es, 201.3 w, s & sw Plympton av, runs 339.6xse74.7xse187.2x 204.11x10x100xne125.11x49.4xw66.9x30 to beg, vacant; due, \$61,615.25; T&c, \$1,080; Mayer S Auerbach et al, 25,000

**Zerega av** (\*), swc Gleason av, 108x94.7; due, \$10,072.75; T&c, \$3,889.51; Eva C Stanton, 1,500

Total ..... \$58,100  
Corresponding week 1917..... 178,472  
Jan. 1, 1918 to date..... 4,312,302  
Corresponding period 1917..... 5,883,569

No Legal Sales advertised for this day.

**AUG. 12.**

26TH ST, 436 W, ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Forbes et al; Henry M Bellinger, Jr (A), 135 Bway; Paul T Kammerer, Jr (R); due, \$14,905.80; T&c, \$265.84; Henry Brady.

51ST ST, E, ns, 569 e 1 av, 36xirreg to East River, vacant; Frank W Rickers—Jasper H Livingston et al; Harold Swain (A), 176 Bway; Irving S Dorf (R); due, \$4,653.21; T&c, \$492.39; Samuel Marx.

Total ..... \$58,100  
Corresponding week 1917..... 178,472  
Jan. 1, 1918 to date..... 4,312,302  
Corresponding period 1917..... 5,883,569

No Legal Sales advertised for this day.

**AUG. 12.**

26TH ST, 436 W, ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Forbes et al; Henry M Bellinger, Jr (A), 135 Bway; Paul T Kammerer, Jr (R); due, \$14,905.80; T&c, \$265.84; Henry Brady.

51ST ST, E, ns, 569 e 1 av, 36xirreg to East River, vacant; Frank W Rickers—Jasper H Livingston et al; Harold Swain (A), 176 Bway; Irving S Dorf (R); due, \$4,653.21; T&c, \$492.39; Samuel Marx.

Total ..... \$58,100  
Corresponding week 1917..... 178,472  
Jan. 1, 1918 to date..... 4,312,302  
Corresponding period 1917..... 5,883,569

No Legal Sales advertised for this day.

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Total ..... \$58,100  
Corresponding week 1917..... 178,472  
Jan. 1, 1918 to date..... 4,312,302  
Corresponding period 1917..... 5,883,569

**WADSWORTH AV, 130**, swc 180th (No 650), 75x100, 6-sty bk tnt & str; U S Savs Bank of City N Y—Bristol Realty Co et al; Merrill, Rogers & Terry (A), 100 Bway; Daniel P Hays (R); due, \$127,111.44; T&c, \$5,688.00; Joseph P Day.

**AUGUST 13.**

72D ST, 340-2 W, ss, 425 w West End Av, 70x102.2, 8-sty stn tnt; Metropolitan Life Ins Co—Johnson Kahn Co; Butcher, Tanner & Foster (A), 1 Mad av; Chas L Hoffman (R); due, \$234,727.98; T&c, \$13,184; Joseph P Day.

**AUGUST 14.**

NORFOLK ST, 153, ws, 75 s Stanton, 25x100, 6-sty bk tnt & str; Jacob I Prenowitz—Harris Schmulowitz et al; M S & I S Isaacs (A), 52 William; Emanuel Van Dernoet (R); due, \$28,713.28; T&c, \$1,976.73; Samuel Marx.

108TH ST, 335-7 E, ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & str; Lawyers' Mtg Co—Isaac Kraft et al; Cary & Carroll (A), 59 Wall; Van S Lindsley (R); due, \$33,870.03; T&c, \$1,907.80; Joseph P Day.

116TH ST, 130 W, ss, 310.6 e 7 av, 32x100.11, 5-sty bk tnt & str; City Real Estate Co—Ford-craw Co et al; Harold Swain (A), 176 Bway; Wm B Roulstone (R); due, \$30,123.44; T&c, \$1,200; Joseph P Day.

129TH ST, 151 W, ns, 250 e 7 av, 25x99.11, 5-sty bk tnt; Julia F Hennes—Elias S Peets et al; Edw M Burghard (A), 111 Bway; Alfred H Townley (R); due, \$26,679.24; T&c, \$550; Henry Brady.

3D AV, 422, ws, 74 n 29th, 24.8x95, 4-sty bk tnt & str; Roman Catholic Orphan Asylum in City N Y—Julia E Shotland et al; Edw H Daly (A), 52 Wall; Jerome M Koehler (R); due, \$20,367.16; T&c, \$1,260.92; Joseph P Day.

**AUGUST 15.**

72D ST, 241 to 251 E, ns, 75 w 2 av, 100x102.2, 6-3-sty & b stn dwgs; Excelsior Savgs Bank of City N Y—Hugo Schoolherr et al; Harold Swain (A), 176 Bway; Chas A Hickey (R); due, \$45,462.98; T&c, \$2,000; Henry Brady.

82D ST, 6 E, ss, 147 e 5 av, 21x102.2, 4-sty & b bk dwg; Sheriff's Sale of all right, title, &c, which Adele S Dodd had on June 3, 1918, or since; Thos Berry (A), 149 Bway; David H Knott sheriff; Henry Brady.

**AUGUST 16.**

141ST ST, 460 W, ss, 161 e Amst av, 18x99.11, 4-sty bk dwg; Seamen's Bank for Savgs in City N Y—Clara E Stackfeth et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Walter C B Schlesinger (R); due, \$17,514.21; T&c, \$921.65; Samuel Marx.

**AUGUST 17.**

No Legal Sales advertised for this day.

**AUGUST 19.**

DELANCEY ST, 308, ns, 52.8 e Lewis, 25x100, 5-sty bk tnt & str; Mary K Bradford et al—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,811.49; T&c, \$930.30; Herbert A Sherman.

DELANCEY ST, 310, ns, 77.8 e Lewis, 25x100, 5-sty bk tnt & str; Kath A Kingsland—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,800.00; T&c, \$930.30; Herbert A Sherman.

122D ST, 137 W, ns, 408.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Mary R Bergen, trste—Lewis F Hall et al; Henry M Bellinger (A), 135 Bway; Marcel Levy (R); due, \$12,670.13; T&c, \$442.40; Samuel Marx.

**AUGUST 17.**

No Legal Sales advertised for this day.

**AUGUST 19.**

DELANCEY ST, 308, ns, 52.8 e Lewis, 25x100, 5-sty bk tnt & str; Mary K Bradford et al—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,811.49; T&c, \$930.30; Herbert A Sherman.

DELANCEY ST, 310, ns, 77.8 e Lewis, 25x100, 5-sty bk tnt & str; Kath A Kingsland—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,800.00; T&c, \$930.30; Herbert A Sherman.

122D ST, 137 W, ns, 408.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Mary R Bergen, trste—Lewis F Hall et al; Henry M Bellinger (A), 135 Bway; Marcel Levy (R); due, \$12,670.13; T&c, \$442.40; Samuel Marx.

**AUGUST 17.**

No Legal Sales advertised for this day.

**AUGUST 19.**

DELANCEY ST, 308, ns, 52.8 e Lewis, 25x100, 5-sty bk tnt & str; Mary K Bradford et al—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,811.49; T&c, \$930.30; Herbert A Sherman.

DELANCEY ST, 310, ns, 77.8 e Lewis, 25x100, 5-sty bk tnt & str; Kath A Kingsland—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$



**AUGUST 8.**  
No Foreclosure Suits filed this day.  
**AUGUST 9.**  
100TH ST, ns, 100 w Park av, 20x100.11; Henry C Reed—Sol Ryskhan et al; Wilson, Barker & Wager (A).  
SEAMAN AV, swc 204th, 200x100; Metropolitan Life Ins Co—Jno P Kirwin et al; Butcher, Tanner & Foster (A).  
AV C, 155; Fredk G Reed—Max Rosenbaum et al; Wilson, Barker & Wager (A).

**Bronx.**

**AUGUST 2.**  
LOT 308, Map of Van Nest Park, 24th Ward; Sarah B Lovell—Marie F Ciambrone et al; Reeves & Todd (A).  
WASHINGTON AV, 946; Anna Pekowsky—Walter E Murphy et al; M Monfried (A).  
**AUGUST 3.**  
163D ST, ns, 44.2 e College av, 38x85; Adeline V Shaw—Magnus G Misch et al; Shaw, Fisk & Shaw (A).  
EASTERN BLVD, ns, 50 w Quincy, 25x100; Matthew Waldron—Adela M Harrington et al; L G Mapes (A).  
**AUGUST 5.**  
EDGEWATER RD, ws, 547.5 n Westchester av, 25x100; Frances B Austin—Mabel K McGuinn et al; E S Clinch (A).  
BAINBRIDGE AV, 3325; Josephine Linck—Birdie Weiser et al; J C Stein (A).

**AUGUST 6.**  
LONGFELLOW AV, ws, 182.2 n 167th, 25x100; Madeline W Macy—Frank Kingsland et al; L Sturcke (A).  
WEBSTER AV, nwc 197th, 50x104.4; Spencer T Case, exr—Evelyn Bldg Co et al; C H Friedrich (A).  
**AUGUST 7.**  
BRYANT AV, 1420; Decatur M Sawyer et al—Frida Watenberg et al; Cary & Carroll (A).  
**AUGUST 8.**  
HUNT AV, es, 1st.9 s Bronxdale av, 25.2x100; Our Realty Co—Fredk G Durr et al; S T Stern (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**AUGUST 2.**  
PARK AV, 1672; N Y Protestant Episcopal Public School—Eliza Cohn; Stephen P Nash (A); Mortimer S Brown (R); due. ....13,263.91  
**AUGUST 3.**  
ST NICHOLAS AV, ws, 25.4 n 152d, 22.1 x67.7xirreg; Grace D Thorne—Herman Hanauer; Geo E Gartland (A); Saml Falk (R); due. .... 9,731.90  
**AUGUST 5.**  
No Judgments in Foreclosure Suits filed this day.  
**AUGUST 6.**  
GRAND ST, 155; Jacob Boss—Chas W Bauschat; Lewis & Schaap (A); Abram Ellenbogen (R); due. .... 652.82  
LEXINGTON AV, 799; Morgan J O'Brien—Richard F Burke; Henry M Bellinger, Jr (A); Nathaniel Phillips (R); due. ....20,780.56  
**AUGUST 7.**  
2D AV, 2457; Louis T Lehmeyer—Antonio Marinello et al; Marshall S Marden (A); Henry A Cushing (R); due. ....20,773.33  
122D ST, 322 E; Wm M Cruikshank—Selma Alexander; Chas A Runk (A); Herman Joseph (R); due. ....18,402.63  
**AUGUST 8.**  
8TH AV, sec 16th, 25x93.6; Peter Doelger Brewing Co, Inc—Robert G Furey; Jno C Hoenninger (A); Lester M Friedman (R); due. .... 8,188.75  
BRADHURST AV, sec 150th, 99.11x25; City Savgs Bank of Brooklyn—Harry L Toplitz; Benj Bernstein (A); due. 6,448.00

**Bronx.**

**AUGUST 2.**  
LOTS 162, 163, 164, 165, 166, 184, 185A, 185B & 186, map of the Westchester prop of Edw T Young, Springhurst, N Y; Martha B Munn—Edw S Churchill et al; A Knox (A); J H Rogan (R); due. ....21,961.87  
**AUGUST 3.**  
No Judgments in Foreclosure Suits filed this day.  
**AUGUST 5.**  
WEBSTER AV, es, 25 w 204th, 100x100; Jas H Grace—Peter Seery et al; S E Ryan (A); J P Morrissey (R); due. ....10,500.00  
**AUGUST 6.**  
UNION AV, es, 25 n Beck, 25x90; Henry Windeler et al, as exrs—Mary A Healey; Elfers & Abberley (A); J V McKee (R); due. .... 2,637.73  
**AUGUST 7.**  
No Judgments in Foreclosure Suits filed this day.  
**AUGUST 8.**  
PLIMPTON AV, 1321; Sarah G Hadden—Mary Ransom Geer; A Gardner (A); J F McLaughlin (R); due. .... 7,465.21

**LIS PENDENS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**AUGUST 3.**  
No Lis Pendens filed this day.  
**AUGUST 5.**  
CENTRAL PK W, ws, 50.11 s 98th, 50x100; 92D ST, ss, 125 w Central Pk W, 45x100.8;

92D ST, ss, 170 w Central PK W, 45x100.8; 92D ST, ss, 215 w Central Pk W, 48x100.8; 4TH AV, swc Astor pl; runs s along w line of 4 av, 9.5xw100xw at an angle, xsl6.3 to se line of Lafayette pl xne3.10 to Astor pl x114 to 4 av to beg, and property in Bronx Manor at Bronxville station, Westchester County, N. Y.; Howard Crosby Brokaw—The Farmers' Loan and Trust Co et al; partition; Anderson & Anderson (A).

**AUGUST 6.**  
ATTORNEY ST, 151-3; Emma C Alexander—Mary E Maxham et al; partition; I N Williams (A).

**AUGUST 7.**  
12TH AV, nec 50th, 100.5x300, & all water right, &c, appertaining thereto; also 10TH AV, swc 48th, 25x200.10 to 47th; also 10TH AV, sec 50th, 200.10x225 to 49th; also 8TH AV, swc 46th, 525x100.5; also 9TH AV, sec 46th, 100.5x200; also 46TH ST, ns, 50 e 9 av, 100.5x150; also 8TH AV, nec 45th, 200.10x350; also BROADWAY, nwc 45th, 80.7x308.11; also 46TH ST, 150 W; also 8TH AV, 884; also 8TH AV, 489; also 8TH AV, 607; also 3D AV, 704; also 8TH AV, 503; also 8TH AV, 537; also 37TH ST, 302 W; Winthrop A Chanler—Margt L Aldrich et al; amended partition; Morris & McVeigh (A).

**AUGUST 8.**  
56TH ST, 227-9 E; Pollack & O'Neill, Inc—L L D Realty Co, Inc, et al; action to foreclose mechanic's lien; M Levy (A).  
101ST ST, 150 W; Aug Krugel—Margt Schumacher; action to appoint committee, &c; A H Goodman (A).

**AUGUST 9.**  
PARK PL, swc Greenwich, 79.4x27.8; Jas A Mileham—Edna S Tull; action to foreclose mechanics lien; F M Harris (A).

**Bronx.**

**AUGUST 2.**  
No Lis Pendens filed this day.  
**AUGUST 3.**  
137TH ST, 338 E; Benenson Realty Co—Peter Dolan; action for specific performance of contract; Elfers & Abberley (A).  
BRONX BLVD, 4633; Matter of Petition of John H Mehliop; action to register title; W Fairchild (A).

**AUGUST 5.**  
No Lis Pendens filed this day.  
**AUGUST 6.**  
LOT 54, blk 2297, sec 9, on tax map; Elway Co—Mary Eliz VanHorn et al; action to foreclose transfer of tax lien; A Weymann (A).

**AUGUST 7.**  
3D AV, nec 168th, 50x176.4; matter of petition of Bessie Ruth (Blanche B Newkirk et al; action register title; W Fairchild (A).

**AUGUST 8.**  
GERARD AV, nec 149th, 80x221.8; Jas McAvey—Edith C Bryce et al; action to foreclose mechanic's lien; Kellogg & Rose (A).

**MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**AUGUST 3.**  
84TH ST, 167 E; Isidor Schwarts—Jacob Witkind & Saml Weinstein; Abraham Sacks (6) ..... 625.00  
5TH ST, 530 E; Jacob Borowik—Theresa R Spear or Theresa Rheinbart; Theresa Reinich (7) ..... 160.00  
8TH ST, 407-9 E; Sam Schwartz—Herbert W & Perry C Todd; John W Thompson (8) ..... 112.00  
WEST ST, 414; Louis Pellinger—Irma & Selma Hume; Harry Steinberg (9) ..... 450.00  
**AUGUST 5.**  
164TH ST, 545 W; M Abbott's Sons—Dora S Wolf; Edward Margolies (11) ..... 725.00  
SAME PROP; same—same (11) ..... 147.00  
3D ST, 361 E; Louis G Miller—Mayer Schnee (12) ..... 347.50  
157TH ST, 602 W; Winthrop L Jenison—Mrs Emily Harris (13) ..... 40.58  
**AUGUST 6.**  
DELANCEY ST, 125; Pasquale Cardile—Saml Fisher; Jacob Engel (14) ..... 400.00  
OLIVER ST, 39; Lustbader Constn Co—Margt L Woodruff (15) ..... 1,915.00  
77TH ST, 144 W; Diedrick Beake—Douglaston Realty Co et al; Marie Therese Alter (17) ..... 204.25  
BROADWAY, 2531; Gunn & Borgo—95th St & Bway Corpn; Kennedy Theatres, Inc (18) ..... 1,805.01  
1ST AV, es, 75 n 90th, 25x100; Isidor Schlesinger et al—Jno Doe; J Ludwig (16) ..... 14.00  
**AUGUST 7.**  
BURLING SLIP, 2-10; also PEARL ST, 220-34; also WATER ST, 172-80; Power Plant Specialty Co—N Y City District Realty Corpn & N Y Steam Co (16) ..... 5,655.85  
**AUGUST 8.**  
CANAL ST, 191-3; Saml Savedoff—191-193 Canal St Inc; Louis Abramson & Son, Inc (22) ..... 1,080.00  
43D ST, 423 W; Herbert A Treat—Society of the New Church Signified by the New Jerusalem in the City of N Y; Jessie P Arnold (23) ..... 891.51  
47TH ST, 117 W; Saml Rosenblum—Wm N Cohen; Pauline Krug (24) ..... 100.00  
BROADWAY, 2531; McDougall & Potter Co, Inc—95th St & Bway Corpn; J Kennedy Theatres Inc (20) ..... 1,681.81  
8TH AV, 736; Chas N Whinston—Henry Morris et al, trstes; Morris & Saml Roth (21) ..... 75.00

**AUGUST 9.**  
125TH ST, 226 W; Saml A Green—Est Wm J Ehrich & Carl Heuser (25) ..... 53.11  
143D ST, 45-51 W; Gabriel Besner—Non-Column Garage Co, Inc (26) ..... 800.00  
53D ST, 154 E; Abr Pomerantz—Amelia Herman & Otto Stegeman (27) ..... 175.00  
CANAL ST, 191-3; Lapidus Bros—191-193 Canal St, Inc, & Louis Abramson & Son, Inc (28) ..... 500.00

**Bronx.**

**AUGUST 2.**  
ST ANNS AV, 725; Erich P Haake—Gustave Eckert, Mary Eckert Schroeder, Louise Eckert Toenings & Gustave Eckert (3) ..... 48.50  
WEBSTER AV, w of existing 3d av line of Manhattan Elevated R R, opposite bend No 635, 117.7 n building line 194th prop Interborough Rapid Trans Co; J A Lyons Constn Co, Inc—Interborough Rapid Transit Co & M J Leahy (4) ..... 931.64  
**AUGUST 3.**  
ALEXANDER AV, 270; Arthur J Panoff—Blanche Groetzinger & Florence Loewy; Lenox Constn Co (5) ..... 145.00  
JEROME AV, 1868-70; Daniel Jordan—Geo D Ebermeyer; Wm B Schorer (6) ..... 490.00  
**AUGUST 5.**  
No Mechanics' Liens filed this day.  
**AUGUST 6.**  
No Mechanics' Liens filed this day.  
**AUGUST 7.**  
GREYSTONE AV, es, 300 s 238th.50x60; Jno Zambetti—Edw Hisnay (7) ..... 82.00  
HILL AV, ws, 200 n Randall av, 25x100; Lucian Pisciotta—Alex E Sparsam & Wm I Klein (8) ..... 175.00  
**AUGUST 8.**  
ANTHONY AV, 1984; Clinton Beasley—Mary A Eder (10) ..... 61.00  
CRUGER AV, ns 30 e Bronxdale av, 25x100; Lawrence Ritchie—Fredk G Furr (9) ..... 69.95

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**AUGUST 3.**  
12TH ST, 201 E, and 3D AV, 87 to 91; Graham Olsen—Petersfield Realty Corp et al; May15'18 ..... 440.00  
**AUG. 5.**  
38TH ST, 239 W; Mofenson & Cohan—Laura A Cregan et al; June17'18 ..... 135.00  
SAME PROP; Morris Rabinowitz—same; June18'18 ..... 900.00  
SAME PROP; Abraham Rabinowitz—same; June15'18 ..... 2,946.00  
54TH ST, nec Broadway, 129x55; Perfect Steel Lath Co—Wm D Plumb et al; July30'18 ..... 830.64  
173D ST, 517 W; A L Wachsmann—Lester Gribus et al; vacated; May 31'18 ..... 739.73  
**AUGUST 6.**  
63D ST, 106-10 W; Consolidated Roofing Co—Wm H Wheeler et al; June18'18 ..... 67.50  
117TH ST, 306-8 W; Morris Rosenberg—Morningside Garage, Inc, et al; May18'18 ..... 345.00  
123D ST, 439 W; Saml Wander—Chalmers Realty Co et al; May25'18 ..... 48.00  
**AUGUST 7.**  
No Satisfied Mechanics Liens filed this day.  
**AUGUST 8.**  
163D ST, 106-10 W; Pietrowski & Kopop, Inc—Wm H Wheeler et al; June 8'18 ..... 144.00  
117TH ST, 306 W; Jos M Kandel—Mary T Rennard et al; May3'18 ..... 150.00  
SAME PROP; Jos M Kandel—same; May3'18 ..... 270.00  
SAME PROP; Bayonne Steel Ceiling Co—same; Apr25'18 ..... 422.76  
LEXINGTON AV, 1727; Leopold Anzig—Benj Doblin et al; Aug27'17 ..... 76.00  
11TH AV, 668-72; Leopold Anzig—Wm Lustgarten & Co, Inc; Aug27'17 ..... 194.00  
**AUGUST 9.**  
No Satisfied Mechanics Liens filed this day.

**Bronx.**

**AUGUST 2.**  
No Satisfied Mechanics Liens filed this day.  
**AUGUST 3.**  
No Satisfied Mechanics' Liens filed this day.  
**AUGUST 5.**  
No Satisfied Mechanics' Liens filed this day.  
**AUGUST 6.**  
No Satisfied Mechanics' Liens filed this day.  
**AUGUST 7.**  
HULL AV, nec 205th, 100.11x110.11; Murray & Hill Co—Harsin Bldg Corpn et al; July1'18 ..... 3,855.75  
SAME PROP; LaMura & Di Benedetto—same; Jly5'18 ..... 783.00  
SAME PROP; Wm Hauptmann—same; June28'18 ..... 4,073.86  
SAME PROP; Bartholomew C Mitchell—same; June26'18 ..... 1,351.20  
SAME PROP; Jno Kingston—same; June25'18 ..... 927.00  
SAME PROP; Philip Aginsky—same; June26'18 ..... 5,550.00  
SAME PROP; Danl Stein—same; June 27'18 ..... 225.90  
SAME PROP; Church E Gates & Co—same; June22'18 ..... 6,769.12



SAME PROP; Danl Stein—same; June 27'18	725.00
HULL AV, nec 205th, 100.11x110.11; Max Brenner—Harsin Bldg Co, Inc, et al; June 24'18	2,050.00
SAME PROP; Decorative Concrete Works—same; June 24'18	153.12
SAME PROP; Builders Brick & Supply Co, Inc—same; June 24'18	3,133.47
SAME PROP; Murray & Hill Co—same; June 24'18	3,855.75
SAME PROP; Bartholomew C Mitchell—same; June 18'18	1,351.20
SAME PROP; City Kalamain Co, Inc—same; June 24'18	400.00
SAME PROP; Richard E Thibaut, Inc—same; July 20'18	476.50

**AUGUST 8.**

No Satisfied Mechanics' Liens filed this day.

- \*Discharged by deposit.  
 \*Discharged by bond.  
 \*Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor;  
 the second that of the Creditor.

**Manhattan.****AUG. 1, 2, 3 & 6.**

No Attachments filed these days.

**AUGUST 7.**

BLUMENTHAL, Jacob; Karl Hershorn; \$4,000; L B Brodsky.  
 LEHIGH VALLEY NATIONAL BANK; Blake-man Q Meyer; \$1,375.; S M Meyer.

**CHATEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.****AUG. 2, 3, 5, 6, 7 & 8.**

Bosworth, Birney B, firm of Overhead Kitchen Clothes Dryer Co. 172d st, ss, bet Ft Washington & Haven avs., Van Dyke Est; asu Chattel Mtg., 222.00  
 Best Linen Supply & Laundry Co. 417 E 90th, Staley Electric Elevator & Machine Co., 2,250.00  
 Berlner & Greenberg, Inc. 156th st, ss, 100 W Amst av., Malbin & Kammerman 4,000.00

**Bronx.**

No Chateaux filed for week ending Aug. 7.

**PLANS FILED FOR NEW CONSTRUCTION WORK.****ABBREVIATIONS.**

- (o) owner; (a) architect.  
 (b) builder; (200) plan No.  
 fr—frame. str—store.  
 bk—brick. apt—apartment.  
 tnt—tenement. dwg—dwelling.  
 ext—extension. rf—roof.

**Manhattan.****STABLES AND GARAGES.**

44TH ST, 10 W, 2-sty f. p. garage & storage, 25x100, plastic slate rf; \$25,000; (o) N. Y. Academy of Medicine, Dr. Walter James, Pres., 17 W 43d; (a) McKim, Mead & White, 101 Park av (119).

55TH ST, 513-25 W; 56th st, 512-28 W, 1-sty bk garage, 200x200, rubberoid rf; \$85,000; (o) Chapwin Realty Corp., A. S. Doying, Pres., 32 Liberty; (a) Sommerfeld & Steckler, 31 Union sq (120).

16TH ST, 355, 17th st, 354-60, 2-sty bk garage, 75x184, slag rf; \$30,000; (o) Isadore H. Kempner, 17 W 42d; (a) Gronenberg & Leuchtag, 303 5 av (121).

**STORES, OFFICES AND LOFTS.**

MADISON AV, 118, 5-sty bk storage & lofts, 24x95, tar & gravel rf; \$50,000; (o) Metropolis Shk Co, 25 Madison av; (a) Otto L. Spannake, 13 Park Row (122).

**Bronx.****DWELLINGS.**

HILL AV, e s, 250 N Edenwald av, 2-sty & attic fr dwg, 19x38, shingle rf; \$3,500; (o) Philip Agnisky, 3356 Mickle av; (a) Lewis V. La Velle, 211 E 201st (141).

MULFORD AV, e s 425 s Morris Park av, 1½-sty fr dwg, 18x30, shingle rf; \$3,800; (o) Henry Stumpf, 1871 Mulford av; (a) Chas. R. Baxter, 3105 Middletown rd (143).

**STABLES AND GARAGES.**

GRANT AV, n w c 162d, 1-sty bk garage, 68.8x100, asphalt composition rf; \$18,000; (o) John Massamino, 11 W 177th; (a) Starrett & Van Vleck, 8 W 40th (139).

STEBBINS AV, e s, 230.8 s 165th, 1-sty concrete garage, 80x54.5, concrete arch rf covered with tar & slag; \$20,000; (o) Est of Geo. F. Johnson, Fredk. Johnson, 30 E 42d, exr; (a) Jay R Marsh, 39 Howard pl, Bklyn (140).

RHINELANDER AV, n s 2816 w Hunt av, 2-sty br dwg & garage, 21.8x47.10, slag rf; \$5,000; (o) Michael Vista, 1915 Hunt av; (a) Michael A. Cardo, 2153 Belmont av (142).

**PLANS FILED FOR ALTERATIONS****ABBREVIATIONS.**

- (o) owner; (a) architect.  
 (b) builder; (200) plan No.  
 fr—frame. str—store.  
 bk—brick. apt—apartment.  
 tnt—tenement. dwg—dwelling.  
 ext—extension. rf—roof.

**Manhattan.**

BROOME ST, 461-63, strengthen floor & stairs to 5-sty bk str & lofts; \$300; (o) Thomas B. Walker, 290 Bway; (a) Jno. B. Snook Sons, 261 Bway (1573).

CHERRY ST, 359, beams, concrete arches & stairs to 4-sty bk str & tnt; \$5,000; (o) Chas. Schmale, 602 Water; (a) Louis A. Sheinart, 194 Bowery (1531).

HAMILTON ST, 32, remove all partitions, plumbing fixtures, new 1-sty bk ext to 3-sty bk str & tnt; \$6,000; (o) Jos. Guarini, 28 Hamilton; (a) Ferdinand Savignano, 6005 14 av, Bklyn (1580).

RIDGE ST, 55, remove stalls to 7-sty f. p. stable and lofts; \$200; (o) Ridge Holding Co., Chas. I. Weinstein, Pres., 55 Ridge; (a) owner (1586).

SPRING ST, 171, partitions, toilet to 5-sty bk str & tnt; \$850; (o) Cordelia Jursch, 645 Putnam av, Bklyn; (agt) Paul Jursch, 170 Bway (1567).

3D ST, 50-56 W, fire-escapes, iron doors to 6 & 7-sty bk str & lofts; \$10,000; (o) Wm. Fox, 130 W 46th, of 50-52, Sarah B. McAdams, 1 W 85th, of 54-56; (a) Thos. W. Lamb, 644 8 av (1591).

4TH ST, 203 E, new windows, partitions to 5-sty bk tnt and str; \$2,000; (o) Daniel London, 140 Nassau; (a) Jacob Fisher, 25 Av A (1582).

13TH ST, 22-4 W, 1-sty ext to 5-sty bk garage & storage; \$5,000; (o) Geo. A. Hearn, deceased, Caroline Cowl, trustee, 20 W 14th; (a) Jno B. Snook Sons, 261 Bway (1550).

13TH ST, 321-23 W, new tank & structure to 7-sty f. p. storage; \$800; (o) United Wine & Trading Co., 321 W 13th; (a) Samuel Cohen, 32 Union sq (1557).

15TH ST, 316-18 E, new front, cornices to 5-sty bk home; \$500; (o) The Salvation Army, Inc., 120-24 W 14; (a) H. V. Chase, 122 W 14 (1588).

17TH ST, 634-6 E, skylight, columns & windows to 5-sty bk bakery; \$10,000; (o) A. Goodman & Sons, Inc., 638 E 17th; (a) John H. Friend, 148 Alexander av (1592).

18TH ST, 456 W, new soil & vent, water closets, sinks & wash tubs, partitions, remove doors & window to 4-sty bk tnt; \$4,000; (o) William H. Carr, 219 W 88th; (a) J. Harry O'Brien, 1123 Bway (1578).

19TH ST, 517-9 W, toilets, new stone floor & brick up openings to 4-sty brick factory; \$2,000; (o) Est of Francis L. Ogden, 191 9 av; (a) G. A. Fitting, 225 5 av (1554).

20TH ST, 34 E, fire escape to 4-sty bk str and fcty; \$500; (o) Warren McConihe, 165 Bway; (a) Max Muller, 115 Nassau (1587).

22D ST, 451-53 W, partitions, remove stairs, bk vent shafts, plumbing, to 5-sty bk dwg; \$12,000; (o) Mrs. Charles L. Dubar, care architect; (a) George M. McCabe, 96 5 av (1584).

27TH ST, 250-52 W, strengthen floors to 6-sty bk storage; \$500; (o) Commonwealth Warehouse Co., 250 W 27th; (a) Samuel Cohen, 32 Union sq (1568).

28TH ST, 519 W, partitions, window, concrete floor to 4-sty bk tnt; \$1,500; (o) City Cornice & Skylight Co., 519 W 28th; (a) Standard Concrete Steel Co., 105 W 40th (1565).

33D ST, 2 E, new stairs & partitions, remove wall, window to 4-sty bk str & office; \$2,500; (o) Benj. Cohen & Samuel Zuckerman, 20 E 33d; (a) Gronenberg & Leuchtag, 303 5 av (1589).

51ST ST, 111 W, enclose stairs, metal ceiling to 3-sty bk garage; \$2,000; (o) Adolphus D. Juilliard, 111 W 51st; (a) Louis E. Ordwein, 30 E 42d (1576).

55TH ST, 438-44 W, partitions, new stairs, toilets, to 6-sty f. p. garage; \$15,000; (o) Daniel Meenan, 295 Amsterdam av; (a) Charles Kreyenborg, 2240 Quimby av (1585).

57TH ST, 218-22 W, remove wall, rf, elevator, fire-escape to 4-sty f. p. showrooms & office; \$60,000; (o) Am. Society of Civil Engineers, Chas. Warren Hunt, Sec., 33 W 39th; (a) A. W. Brunner, 101 Park av (1560).

59TH ST, 232-36 E, reinforced concrete wagon washing stand to 6-sty bk stable & storage; \$500; (o) Samuel J. Bloomingdale, 59th & 3 av; (a) M. Joseph Harrison, World Bldg. (1572).

67TH ST, 3-9 W, reset skylight, increase bulkhead to f. p. hotel; \$750; (o) Hotel Des Arthises, Inc., 33 W 67th; (a) J. Odell White-nack, 231 W 18th (1552).

71ST ST, 17 E, new bk wall, ext. floor, beams, 1 sty add to 4-sty bk dwg; \$20,000; (o) Dr. Stafford McLean, 776 Madison av; (a) Harry Allan Jacobs, 320 5 av (1574).

76TH ST, 247 W, partitions to 4-sty bk dwg; \$3,500; (o) William Lipshutz & Barnet Weber, 400 Columbus av; (a) M. Jos. Harrison, World Bldg. (1570).

82D ST, 55 W, new bath rooms, ducts, remove stoop to 5-sty bk res; \$6,500; (o) Estella L. Davis, 68 W 82d; (a) Chas. T. E. Dieterlen, 15 W 38th (1555).

86TH ST, 226 E, new ceiling, skylight, floors to 5-sty bk storage; \$2,000; (o) John Foster, Hollywood av, Long Branch, N. J.; (a) W. G. Clark, 596 2 av (1556).

92D ST, 434 E, remove walls & gasoline storage tank to 2-sty bk stable & dwg; \$1,500; (o) Riverside Ice Co., 434 E 92d; (a) Jos. P. Whiskeman, 30 E 42d (1593).

104TH ST, 419-33 E, new doors, columns & girders, runways, fire-escape, boiler room & office, gasoline tank to 2-sty bk stable; \$20,000; (o) Frank De Rosa, 423 E 104th; (a) Otto L. Spannake, 13 Park Row (1590).

113TH ST, 21 W, remove stoop, windows, stairs to 3-sty bk dwg; \$1,000; (o) Abram Faer, 1779 Madison av; (a) N. Langer, 81 E 125th (1553).

132D ST, 155 W, new water closet, stairs & bulkhead, fire-escape to 5-sty bk tnt; \$2,000; (o) Isaac Altman, 155 W 132d; (a) Gronenberg & Leuchtag, 303 5 av (1569).

166TH ST, 530 W, remove str & str front, new apts, partitions, new bathrooms, bk wall to 5-sty bk tnt; \$3,500; (o) 145 W 123d St. Co., Inc., 157 E 95th; (a) Moore & Landsiedel, 148th & 3 av (1577).

BROADWAY, 1825-29, doors, ticket booth to 3-sty bk theatre; \$1,500; (o) Mascot Amusement Co., 1493 Bway; (a) Thos. W. Lamb, 644 8 av (1575).

BROADWAY, 623, columns and girders to 5-sty bk str and lofts; \$750; (o) Est. of Thos. Lewis, Wm. E. Bloodgood, exr., care Wm. C. Walker's Sons, 299 Broadway (1583).

LEXINGTON AV, 591, remove wall, extend show fronts to 5-sty bk tnt & showroom; \$2,600; (o) Callahan Est., Inc., 149 Bway; (a) Harold L. Young, 500 5 av (1571).

LEXINGTON AV, 773, new str front, stairs & rf to 4-sty bk str & dwg; \$600; (o) William D. H. Jaeger, 773 Lexington av; (a) William Shary, 369 E 207th (1564).

MADISON AV, 1219, plumbing fixtures & toilets to 6-sty bk tnt; \$600; (o) Antonio Realty Corp., 1219 Madison av; (a) Frank J. Schiefele, 4168 Park av (1562).

MADISON AV, 1815, remove partitions to 5-sty bk str & dwg; \$150; (o) David Lipman, 192 Bway; (a) Chas. Zimmerman, 442 E 165th (1549).

WEST END AV, 517, partitions, doors, electric wiring to 3-sty bk dwg; \$800; (o) Calvin Kiessling, 126 Claremont av; (a) Davis, McGrath & Kiessling, 126 Claremont av (1563).

6TH AV, 485, partitions, str front to 4-sty bk lofts; \$1,000; (o) Oestreicher Realty Co., 1409 Bway; (a) John H. Knubel, 305 W 43d (1566).

6TH AV, 530-34, enclose stairs, doors to 8-sty f. p. str & off; \$1,000; (o) Browning-King Co., Wm. H. Browning, 16 Cooper, Pres; (a) Dunnigan & Crumley, 371 E 149 (1581).

7TH AV, 871, f. p. stairs to 13-sty f. p. hotel; \$400; (o) Helen Fritz, Hotel Wellington, on prem; (a) Ernest Lynde, 2715 Decatur av (1561).

7TH AV, 389-91, steel beams & concrete arch to 5-sty bk str & tnt; \$400; (o) Stuyvesant Real Estate Co., Penn. Sta.; (a) Adolph E. Nast, 546 5 av (1559).

8TH AV, 257, remove wall, beams, str fronts, partitions to 3-sty bk str & tnt; \$3,000; (o) Edmond J. Brandes, prem; (a) Horenburger & Bards, 122 Bowery (1558).

8TH AV, 989, remove pier, metal str front, new columns to 4-sty bk str & rest; \$500; (o) Henry Schwarzwald Est., Mrs. Conrad Stein, 113 W 42d, extr; (a) Deutsch & Polis, 50 Church (1579).

**Bronx.**

CANAL PL, 10, new entrance, steel beams, partitions & concrete floor to 3-sty bk dwg, garage & stable; \$1,000; (o) Jas. P. Duffy, on prem; (a) Moore & Landsiedel, 3 av & 148th (1581).

CODDINGTON AV, n s 123 & 4 E Tremont av, move & 2-sty fr dwg, 12x12, to 2-sty fr dwg; \$2,000; (o) Anna C. Newell, 1528 Hone av; (a) Henry Nordheim, 1941 Fowler av (190).

3D AV, n e c Westchester av, new partitions to 2-sty bk str; \$250; (o) Solomon Schinas, 32 W 100th; (a) W. M. Simpson, 621 Bway (188).



EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indivd—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
Q C & 100—other consideration and \$100.  
TS—Torren System.



RECORDS SECTION  
of the  
REAL ESTATE BUILDERS  
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CII

No. 2631

New York, August 17, 1918

PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

AUG. 9, 10, 12, 13, 14 & 15.

Attorney st, 107 (2:343-55), ws, 40 s Rivington, 20x50.8, 3-sty bk tnt; Geo Bogatin, 978 Aldus, Bronx, to Adolph H Mayer, 105 Attorney; Aug1; Aug12'18; A \$6,500-8,000 (R S \$2.50). O C & 100

Broome st, 375 (2:471-41), ss, 50.8 w Mott, runs sl14.5xsw25.1xn118.3 to st xe 25.3 to beg, 6-sty bk tnt & str; Sarah Baum conveys 1/4 pt to Millie Baum, 229 W 78, & other 1/4 pt to Rebecca Lowenthal, 139 Elm st, New Rochelle, NY; in all 1/2 pt; AT; B&S; sub to & mtg \$22,000; Aug12'18; A \$19,500-35,000 (R S \$6.50). nom

Canal st, 196; see Bway, 859.

Catherine st, 39-39 1/2 on map 39 (1:277-55), es, 19 n Madison, runs e-xe to pt 100.4 from Cath xn26.10xw103.3 to st xs 27.4 to beg, 3-sty fr bk ft tnt & str, 1 & 2-sty ext; Mary Van Buren Vanderpoel & ano, TRSTES of Mary Van Buren Vanderpoel et al to "Five Points Mission Old Brewery, NY," 129 Worth; B&S; July25; Aug13'18; A \$16,000-17,500 (R S \$24). 24,000

Catherine st, 41 (1:277-56), nec Madison (Nos 69-73), 19.1x99.9x19x97.10, 3 & 5-sty bk tnt & str; Kath M & Chas K Beekman, EXRS, & Wm B Beekman & et al to Five Points Mission Old Brewery NY, 129 Worth; 4-5 pts; AT; July30; Aug13'18; A \$16,500-23,500 (R S \$26.50). 26,400

Catherine st, 41, nec Madison (Nos 69-73); Fanny N B Adrain by Chas K Beekman, her COMMITTEE, to same; 1-5 pt; AT; Aug12; Aug13'18 (R S \$7). 6,600

Elizabeth st, 5 (1:201-28), ws, 99.6 n Bayard, runs w23xn0.6xw49xs25xe49xs5xe 23 to st xn29.6 to beg, 5-sty bk loft & str bldg; Sarah Baum to Rebecca Lowenthal, 139 Elm st, New Rochelle, NY, 1/4 pt; AT; B&S; sub to 1/4 mtg \$18,000; Aug14'18; A \$15,000-31,000 (R S \$1). nom

Fulton st, 172-4 (1:80-12), ss, 200 w Bway, 54.1x77.4x54.1x77.2, with AT to any strips or gores adj, 11-sty bk school; N Y Law School, a corp, to 195 Broadway Corp at 195 Bway; mtg \$400,000 & AL; July31; Aug9'18; A \$200,000-P \$350,000 (R S \$50). O C & 1,000

Fulton st, 246 (1:82-17), sws, abt 40 w Washington, 20x68, 3 & 4-sty bk loft & str bldg; A \$19,000-20,000; also FULTON ST, 248 (1:82-16), sws, abt 60 w Washington, 20x68, 4-sty bk loft & str bldg; A \$19,000-20,000; Louisa M Gerry of Newport, RI, to Wm E Williams, 74 Wellington court, Bklyn; July30; Aug12'18 (R S \$37). nom

Fulton st, 248; see Fulton, 246.

Front st, 340; see Water, 643-5.

Levis st, 115 (2:330-25), ws, 150 s Houston, 25.1x100, 3 & 5-sty bk loft & str bldg; Arthur D Kinney, ref, to Central Union Trust Co of N Y, 80 Bway, plff; FORECLOS Aug6; Aug9; Aug10'18; A \$10,000-16,500 (R S \$15.50). 15,000

Ludlow st, 40 (1:310-4), es, 125.6 n Hester, 25.3x87.6x25.2x87.6, 5-sty bk tnt & str; David Herschkowitz to Dr Jacob H Hirsch, both at 769 Trinity av, Bronx; A T; mtg \$26,000; May10; Aug12'18; A \$17,500-24,500 (R S \$1). O C & 100

Ludlow st, 144 (2:411-45), es, 175 n Rivington, 25x89.4, 6-sty bk tnt & str & 4-sty bk rear tnt; Emma D Gardner of Bklyn to Harry Walcer, 131 Orchard; mtg \$25,000 & AL; Aug2; Aug10'18; A \$17,000-26,000 (R S \$6). nom

Madison st, 69-73; see Catharine, 41.

Mulberry st, 229 (2:495-35), ws, abt 165 n Spring, 25x100, 3-sty fr bk ft tnt & 5-sty bk rear tnt; Anastasia M Connors et al, heirs, & Peter McGinness to Martin Garone, 71 Market; mtg \$10,000; Aug8; Aug13'18; A \$16,500-18,000 (R S \$1.10). O C & 100

Walker st, 89 (1:195-15), ss, 49.3 w Lafayette, 24.1x85.7x24.1x86.1, 4-sty bk loft & str bldg; Mutual Life Ins Co of N Y to Mosul Realty Corp, 38 Park Row; B&S & CaG; AL; Aug14; Aug15'18; A \$21,000-22,000 (R S \$12.50). O C & 100

The  
INDEX

to the Manhattan and Bronx

Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY  
FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

Water st, 643-5 (1:243-108 & 59), ss, 200 e Gouverneur, runs s70xe--xs-- to ns Front (No 340) xe30.4xn70 xe--xn70 to Water xw50 to beg, vacant; Crippled Children's East Side Free School to Israel Krasner, 1668 51st Bklyn; B&S & CaG; AL; Aug7; Aug15'18; A \$12,500-12,500 (R S \$13). 13,000

Whitehall st, 57-8 (1:4-9-10), es, 82.2 s Front, 40.4x40.7x39x37.6, 5-sty bk hotel; Ambrose Realty Co to Patk A Dollard, 57 Whitehall; John W Dollard, 483 Healy av, Far Rockaway, B of Q; Edw J Dollard, 815 Healy av, Far Rockaway, B of Q; Mary E Curtis, 239 W 139, & Cath T Dollard & Gertrude A Doolittle (Dollard), both at 1904 Plainview av, Far Rockaway, B of Q; mtg \$53,850; Aug12; Aug14'18; A \$81,000-93,000. nom

2D st, 217 E (2:384-13), ss, abt 140 e Av B, 24.9x 1/2 blk, 5-sty bk tnt & str; Henry Brosler & Mary, his wife, Bklyn, to Henry Brosler, Jr, 970 Bedford av, Bklyn, parties 1st pt reserve life estate; May23'16; Aug 12'18; A \$15,000-23,000 (R S \$23). nom

5TH st, 222 E (2:460-22), ss, 308.1 w 2 av, 20.9x92.4, 3-sty bk tnt & str; Morris Simon to Eva Satran, 214 E 5; mtg \$13,500; Aug1; Aug14'18; A \$9,500-14,000 (R S \$3.50). O C & 100

5TH st, 710 E (2:374-14), ss, 160.6 e Av C, 25x96, 6-sty bk tnt & str; Max Schenkeln et al to Sarah Kister, 416 E 10; AL; Aug13; Aug15'18; A \$13,500-31,500. nom

10TH st, 230 E (2:451-26), ss, 200 w 1 av, 25x 1/2 blk, 4-sty bk tnt; Mary B Hague of Wash, DC, to Home of the Sons & Daughters of Israel, 232 E 10; July31; Aug 9'18; A-exempt-exempt (R S \$13). 12,800

12TH st, 514 E (2:405-15), ss, 420.6 w Av B, 25x103.3, 5-sty bk tnt & str; Isidor Wasservogel, ref, to Margt J Becker at Easthampton, NY, plff; FORECLOS Aug9; Aug12; Aug13'18; A \$10,000-23,000 (R S \$22). 22,000

14TH st, 137 W (3:790-15), ns, 300 e 7 av, 25x103.3, vacant; Wm Bondy, ref, to Farmers Loan & Trust Co, 22 Wm, ADMR Estate Emily M de Peyster, plff; FORECLOS Aug9; Aug12; Aug13'18; A \$20,000-20,000 (R S \$34). 34,000

16TH st, 423 W (3:714-22), ns, 275.2 w 9 av, 24.1x92, 5-sty bk tnt & str; Jeanette F Bonner to Hencken Realty Co, 543 W 28; PM mtg \$6,000 & AL; Aug15'18; A \$9,500-14,000 (R S \$7). nom

16TH st, 431 W (3:714-18), ns, 400.2 e 10th av, 25.2x92, 5-sty bk tnt; Oliver C Wagstaff, 131 E 61, to Hencken Realty Co, Inc, 543 W 28; AL; Aug14'18; A \$9,575-14,000 (R S \$6.50). O C & 100

27TH st, 2 W; see 5 av, 228-32.

35TH st, 46 W (3:836-68), ss, 325 e 6 av, 20x98.9, 4-sty bk loft & str bldg, 1-sty ext; North River Savings Bank, 31 W 34, to Oppenheim, Collins & Co, NY, 33 W 34; Aug12'18; A \$68,000-78,000 (R S \$60). O C & 100

49TH st, 345-7 E (5:1342-19), ns, 150 w 1 av, 37.6x100.5, 6-sty bk tnt & str; W & J Realty Corp, 378 Grand, to Aaron Udow, 404 E 51; mtg \$25,500 & AL; Aug12; Aug 13'18; A \$14,000-44,000 (R S \$13). nom

51ST st, 148-66 E; see Lex av, 571.

51ST st, 361 W (4:1042-6), ns, 125 e 9 av, 18x100.5, 5-sty stn tnt; Sarah L Dorn, 2211 Bway, EXTRX & TRSTE John H Dorn, to Jacob Wenner at Freeport, LI; AL; Aug12'18; A \$12,000-21,500 (R S \$20). 19,894.65

54TH st, 427 on map 425 W (4:1064-17), ns, 357 w 9 av, 25x100.5, 5-sty bk tnt & 4-sty fr rear tnt; Epros Realty Corp to Milly Kline, 425 W 54; mtg \$12,000 & AL; Aug9; Aug10'18; A \$10,000-17,500 (R S \$1). nom

62D st E, nec Lexington av; see Lexington av, 803.

70TH st, 203 W (4:1162-pt 128), ns, 100 w Ams av, 15.6x100.5, 6-sty bk home; Robt P Wadhams to Josephine H Bissell, 46 W 55; 4-5 pts; mtg \$22,500 & AL; Dec15'15; Aug13'18; A \$--\$. nom

73D st, 315 E (5:1448-11), ns, 250 e 2 av, 25x102.2, 5-sty bk tnt; Regina Ganz to Bertha G Simons, 633 Orange st, New Haven, Conn; mtg \$9,500 & AL; Aug14'18; A \$9,000-19,500 (R S \$6.50). O C & 100

77TH st, 323 W (4:1186-11), ns, 244 w West End av, 19x102.2, 4-sty & b stn dwg; Arthur M Levy, ref, to Marie D Bergh, 42 E 76, EXTRX Edwin Bergh, plff; FORECLOS Aug7; Aug12; Aug13'18; A \$20,500-27,000 (R S \$17.50). 17,500

82D st, 21 (31) W (4:1196-19 1/2), ns, 310 w Central Park W, 20x102.2, 4-sty & b stn dwg; Carter, Macy & Co to Anna Quinn, 21 W 82; B&S & CaG; mtg \$15,000 & AL; Aug14; Aug15'18; A \$18,000-22,000 (R S \$2). O C & 100

83D st, 116 E (5:1511-64), ss, 200.7 e Park av, 24.5x102.2, 2-sty & b fr dwg; Saml or Fanelur Furst to Wilton Holding Corp, 135 Bway; mtg \$15,000 & AL; Aug10; Aug 14'18; A \$19,500-20,000 (R S 50c). O C & 100

88TH st, 68-70 W (4:1201-61-62), ss, 45 e Col av, 40x100.8, 2-5-sty bk tnts; Vywest Building Corp to Galathea Realty Corp, 20 Lawton av, West Washington Mkt, N Y C; mtg \$44,500 & AL; Aug8; Aug9'18; A \$36,000-56,000 (R S \$7.50). O C & 100

93D st, 61 W (4:1207-7 1/2), ns, 150 e Col av, 16.6x69.5 to cl old Apthorps lane x16.6 x70.1, 3-sty & b bk dwg; Michl F & Jas H Cassidy, heirs Ellen T Cassidy, decd, to John J Cassidy, 61 W 93, father of parties 1st pt; QC; Oct3'17; Aug14'18; A \$9,000-11,000. nom

99TH st, 152 W (7:1853-54), ss, 248.1 e Ams av, 15.4x79.1x15.4x79.2, 3-sty bk tnt & str, 1-sty ext; Edw C Brett, EXR Walter S Brigham, to Emma & Walter D Brigham & Edna R Brown (nee Brigham), all at 152 W 99; mtg \$6,600 & AL; June14; Aug9'18; A \$6,000-8,000. nom

99TH st, 152 W; Walter D Brigham & Edna R Brown (nee Brigham) to Emma Brigham, 152 W 99; QC; July2; Aug9'18. nom

102D st, 247 W (7:1874-7), ns, 116 e West End av, 18x100.11, 5-sty & b bk dwg; Chas A Flammer, 247 W 102, to 250 West 103d St Corp at 154 Nassau; sub to two PM mtgs \$23,000 aggregate; Oct1'17; Aug 13'18; A \$15,000-25,000 (R S \$31.50). 31,252

103D st, 320 E (6:1674-40), ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Theo K McCarthy, ref, to Munderloh Realty Co; mtg \$27,800; FORECLOS July26; Aug14; Aug15'18; A \$9,000-34,000 (R S 60c). 500



104TH st 115-121 E (6:1632-6-8), ns, 135 e Park av, 65x100.11, 2-6-sty bk tnts & str; G D Realty Co to Harry Kannensohn, 517 W 180; AL; Aug14'18; A\$27,000-72,000 (R S 50c).

105TH st, 425-31 E (6:1699-15-21½ & 49 & 59), ns; also 106TH ST, 420-40 E, ss, & bounded w by line 363 e 1 av & runs to Harlem River, 2 & 3-sty bk factory; also stock, &c, of Engel-Heller Co & claims against said firm; also all other estate belonging to party 1st pt, except 148th st, 411 W, & personal property therein; deed of trust; Julia Tuska, 411 W 148, to Alonzo L Tuska, 237 W 74, as TRSTES, or Edwin C Hamburg & Benj Tuska as sub TRSTES, &c, in trust for grantor's son, Irving, & her granddaughter, Florence, & her grandson, Clarence; AT; June12'09; Aug10'18; A \$275,200-354,300.

106TH st, 167 E (6:1634-32), ns, 111.3 w 3 av, 28.3x100.11, 4-sty stn tnt & str; Rae Lefcourt to Pauline Myers, 70 Upper Berkeley st, London, Eng; Louis S Brush, 10 E 43, & Leah S King, 12 E 50; B&S; mtg \$13,000 & AL; May14; Aug15'18; A \$13,500-18,500 (R S 50c).

106TH st, 420-40 E; see 105th, 425-31 E.

108TH st, 201 W; see Amsterdam av, 976-80.

115TH st, 16 E (6:1620-62), ss, 245 e 5 av, 25x100.11, 5-sty bk tnt & str; Rosalie Schafraan to Leo Schafraan, 235 W 112; mtg \$21,000 & AL; Apr17'12; Aug9'18; A\$11,000-21,500.

115TH st, 18 E (6:1620-61), ss, 270 e 5 av, 25x100.11, 5-sty bk tnt & str; Rosalie Schafraan to Leo Schafraan, 235 W 112; AL; Nov20'17; Aug9'18; A\$11,000-21,500.

115TH st, 346 E (6:1686-30½), ss, 90 w 1 av, runs s75.10xw10xs9.2xw10xn85 to st x20 to beg, 4-sty bk tnt & str; Morris Bruck, 1024 Boston rd, Bronx, et al, heirs, &c, Anna Bruck, to Max Pickholtz, 320 Manhattan av; mtg \$5,500; Aug13'18; A\$5,000-9,000 (R S 50c).

117TH st, 363-5 W (7:1944-7-7½), ns, 141.8 e Morningside av, 33.4x100.11, 2-3-sty & b bk dwgs; Harry Aronson, Inc, 200 5 av, to Manerica Realty Corp, 67 W 36; mtg \$8,000 & AL; Aug9; Aug12'18; A\$14,000-16,000 (R S \$12).

117TH st, 363-7 W (7:1944-6-7½), ns, 125 e Morningside av, 50x100.11, 3-3-sty & b bk dwgs; Carrie Chapman Catt to Harry Aronson, Inc, 200 5 av; B&S & Ca; AL; July19; Aug12'18; A\$21,000-23,800 (R S \$15.50).

117TH st, 367 W (7:1944-6), ns, 125 e Morningside av, 16.8x100.11, 3-sty & b bk dwg; Harry Aronson, Inc, 200 5 av, to Wm J Overocker, 351 W 28; AL; Aug9; Aug12'18; A\$7,000-7,800 (R S \$6).

118TH st E, swc Lex av; see Lex av, 1896.

119TH st, 111 E (6:1768-5), ns, 90 e Park av, 25x100.10, 5-sty bk tnt; Owna-home Corp, 322 Fulton st, Jamaica, B of Q, to Elemco Realty Co, 59 Liberty; B&S; Aug8; Aug12'18; A\$8,000-18,000 (R S 50c).

119TH st, 323 E (6:1796-12), ns, 245 e 2 av, 20x100.11, 4-sty bk tnt; J Harrison Power, ref, to Susanna Grube, 897 1 av, plff; FORECLOSED & drawn Aug8; Aug10'18; A\$5,600-8,500 (R S \$6.50).

120TH st, 113-5 E (6:1769-8-9), ns, 165 e Park av, 40x100.11, 2-4-sty bk tnts; Morris Silver to Basonio Constn Co, 102 Fulton; AL; Apr8; Aug15'18; A\$12,800-19,000 (R S 50c).

120TH st, 113-5 E; Basonio Constn Co to Stephen H Jackson, 151 W 121; AL; May 16; Aug15'18 (R S 50c).

122D st, 354 W (7:1948-58), ss, 186 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Martha W Stilwell of Ridgewood, N J, to Jas H Gill at Bronxville, NY; 1-6 pt; AT; B&S; Aug7; Aug14'18; A\$6,400-8,400 (R S \$2).

124TH st, 351 E (6:1801-21), ns, 131.5 w 1 av, 18.7x100.11, 3-sty & b stn dwg; Callahan Estate, a corp, to John A Gregory, 286 W 137; mtg \$3,250 & AL; Aug8; Aug9'18; A\$5,600-6,600 (R S \$4.50).

128TH st, 26 W (6:1725-48), ss, 285 w 5 av, 25x99.11, 3-sty & b fr dwg; Arthur E Dockrell, 310 Willis av, Bronx, to Margt C McIntyre, 61 Mills st, Morristown, NJ; B&S & Ca; mtg \$3,500 & AL; Aug10; Aug12'18; A\$7,500-7,800 (R S 50c).

128TH st, 227 W (7:1934-20½), ns, 279 w 7 av, 16x99.11, 3-sty & b stn dwg; Bloodgood-McAvoy Constn Co to Wm H Williams, 31 Pine; AL; July31; Aug13'18; A \$5,100-6,700 (R S 50c).

128TH st, 311 W; see St Nicholas av, 360.

131ST st, 16 W (6:1728-46½), ss, 250 w 5 av, 15x84.11, 3-sty & b stn dwg; John T O'Reilly, 16 W 131, et al to Temple C Burge, 751 Marcy av, Bklyn; mtg \$5,500 & AL; July30; Aug13'18; A\$3,000-4,500 (R S 50c).

133D st, 524 W (7:1986-106), ss, 275 w Ams av, 17.6x99.11, 4-sty bk tnt; John Thompson of Bklyn to Harry Held, 235 W 103; mtg \$3,000 & AL; Aug5; Aug9'18; A \$5,000-8,000.

134TH st, 51 E (6:1759-25), ns, 265 w Park av, 25x99.11, 5-sty bk tnt; William F Kenny Co, 841 Bway, to Olds Holding Corp, 217 Bway; mtg \$10,250 & AL; July 18; Aug13'18; A\$4,500-12,000 (R S \$9).

135TH st, 312 W (7:1959-51), ss, 175 w 8 av, 25x99.11, 4-sty stn tnt; Harvey R Denton to Millie E Denton, his wife, 47 W 52; mtg \$2,000 & AL; Aug1; Aug9'18; A \$7,500-12,000.

137TH st, 261 W (7:2023-6), ns, 632 w 7 av, 18x99.11, 5-sty & b bk dwg; Franklin Savgs Bank to Wm Veal, 100 W 136; B&S & Ca; Aug9; Aug15'18; A\$5,000-8,000 (R S \$7.50).

137TH st, 261 W; Wm Veal to Elvira Veal, 427 Taylor st, Columbia, SC, & Jas Veal, 423 Taylor st, Columbia, SC; % pts; mtg \$6,000 & AL; Aug14; Aug15'18 (R S \$1).

144TH st, 232 W (7:2029-42), ss, 200 w 7 av, 25x99.11, 5-sty bk tnt; Carrie Ablo- witz to Arnie W Freeman, 232 W 144; mtg \$15,750 & AL; Aug12; Aug13'18; A\$7,000-14,500 (R S \$1).

144TH st, 468 W (7:2059-27), ss, 82.6 e Amst av, 17.6x99.11, 4-sty & b bk dwg; Geo W Simpson, 337 Convent av, to Eva A Marbach, 323 E 157, Bronx; mtg \$13,000 & AL; Aug1; Aug14'18; A\$8,000-10,000 (R S 50c).

149TH st, 512 W (7:2080-39), ss, 190 w Ams av, 15x99.11, 3-sty & b stn dwg; Carrie C Catt to Harry Aronson, Inc, 200 5 av; B&S & Ca; AL; July19; Aug14'18; A \$6,500-9,000 (R S \$6).

149TH st, 512 W; Harry Aronson, Inc, 200 5 av, to Jas L Van Sant, 156 Bway; mtg \$6,000 & AL; Aug9; Aug14'18 (R S \$1.50).

179TH st, 531-3 W (8:2153-51), ns, 100 w Audubon av, 50x100, 5-sty bk tnt; Cambridge Livingstons, ref to Setag Realty Co, 60 Wall; FORECLOSED June20; June26; Aug9'18; A\$19,000-52,000.

187TH st, 533 W (8:2159-3), ns, 38 e Audubon av, 19x94.10, 3-sty & b bk dwg; Clara F Brown to Allen D Emery, 4180 Bway; mtg \$5,750; Aug7; Aug9'18; A\$5,000-7,500.

Av A, 1363 (5:1467-26), ws, 51.2 s 73d, 25.3x100, 5-sty bk tnt & str; Morris W Monsky et al to Benenson Realty Co, 401 E 152, Bronx; mtg \$16,000 & AL; July31; Aug10'18; A\$9,000-23,000 (R S \$1).

Amsterdam av, 976-80 (7:1880-29), nwc 108th (No 201), 100.11x100, 6-sty bk tnt & str; Nathan Sulzberger, 1 E 59, to Max J Sulzberger, 527 5 av; % pt; mtg \$190,000 & AL; Mar25'16; Aug14'18; A\$115,000-240,000 (R S \$24).

Broadway, 850 (3:846-20), ws, 26.6 n 17th, 25.6x99x24x107.11, 3-sty bk str; A \$78,000-85,000; also CANAL ST, 196 (192) (1:200-16), ss, 76.4 w Mott, 25x75, 5-sty bk loft & str bldg; A\$18,000-23,000; Alice P E Washburn et al to Harry J Washburn, on es of West dr, Plandome, LI; AT; AL; Aug 12; Aug15'18 (R S 50c).

Broadway, 1148-54; see 5 av, 228-32.

Hamilton ter, 50 (7:2050-68½), ws, 513 n 141st, 17x100, 3-sty & b stn dwg; J Fredk Menke, 889 St Nicholas av, to Wm Sinnott, 967 E 165, Bronx; mtg \$9,000 & AL; Aug1; Aug9'18; A\$6,400-10,000 (R S \$3).

Lexington av, 358 (5:1295-17½), ws, 39.10 n 40th, 19.4x25, 4-sty & b stn dwg; Wm H Gassin to Chas D Wetmore, 127 W 79; mtg \$5,000 & AL; Aug3; Aug10'18; A \$11,000-14,000 (R S \$5).

Lexington av, 571 (5:1305-52), es, 50.5 s 51st, runs e100xn50.5 to s51st (Nos 148-66), x220x100.5xw186.5xsw34.6xn8.3xw100 to av xn50 to beg, with theatre fixtures, &c, & 5-sty bk Lexington theatre; Manhattan Life Ins Co, 66 Bway, to Lexington Theatre Corp, 120 Bway; B&S; June1; Aug10'18; A\$245,000-500,000 (R S \$550).

Lexington av, 803 (5:1397-22), nec 62d, 19.6x70, 4-sty & b stn dwg; Corner Realty Co to Chelsea Realty Co, both at 135 Bway; mtg \$26,500 & AL; Aug8; Aug9'18; A\$26,000-33,000 (R S \$4.50).

Lexington av, 1896 (6:1645-58½), swc 118th, 17.7x55x17.4x55, 4-sty stn dwg; Wm Lustgarten & Co to Benj Ebner, 149 E 118; mtg \$7,500 & AL; July19; Aug15'18; A\$9,500-11,500 (R S \$2).

Lexington av, 1984 (6:1770-16½), ws, 17.5 n 121st, 16.8x61.9, 3-sty & b stn dwg; Algernon S Norton, ref, to Caroline M Phraner, 113 Hobart av, Summit, NJ, plff; FORECLOSE Aug7'18; Aug13; Aug15'18; A \$7,000-8,000 (R S \$5).

Madison av, 778-80 (5:1381-17), ws, 60.5 n 66th, 40x80, 10-sty bk tnt; Albert H Stone, 13 Westland st, Worcester, Mass, to 780 Madison Ave Co, 49 Wall; B&S & Ca; mtg \$145,000 & PM mtg \$50,000 & AL; Aug5; Aug14'18; A\$85,000-200,000.

Madison av, 1998 (6:1752-17), ws, 40.2 n 127th, 20x35, 4-sty & b bk dwg; Nealon-Sullivan Realty Co, \$41 Bway, to Olds Holding Corp, 217 Bway; mtg \$6,000 & AL; July18; Aug13'18; A\$4,300-5,500 (R S \$6).

St Nicholas av, 360 (7:1955-1), nec 128th (No 311), 20.2x89.6x20x92.6, 5-sty bk tnt; John Rankin to Sarah L K Haines, 228 E 13, Indianapolis, Ind; June27; Aug13'18; A \$14,500-23,000 (R S 50c).

St Nicholas av, 418 (7:1958-61), es, 229.10 n 130th, 26.9x105, 5-sty bk tnt; Lena Mayer to Clarence Mayer, both at 3875 Bway; mtg \$22,000 & AL; Aug15'18; A \$13,000-25,000 (R S 50c).

West End av, 369 (4:1186-28), ws, 85 n 77th, 17.2x100.6, 5-sty & b bk dwg; Max Altmayer, ref, to 301 West 77th St Realty Co at 365 West End av; FORECLOSE July 24; Aug8; Aug14'18; A\$28,500-33,000 (R S \$25).

1ST av, 936 (5:1363-4), es, 75.3 n 51st, 25.1x74, 4-sty bk tnt & str; Josephine Meinhardt to Dorothea Koenigs of Passaic, NJ, & Minnie & Mary Meinhardt, both at 936 1 av; July30; Aug13'18; A\$9,000-14,500.

1ST av, 2430-2 (6:1812-47-48), es, 25.2 s 125th, 50.4x75, 2-4-sty stn tnts & str; Fannie M & Chas F Porter, individ & EXRS, David F Porter, both at 194 Elm st, New Rochelle, NY, to Menard Realty Co, 52 Bway; mtg \$15,000 & AL; July8; Aug9'18; A\$14,400-24,000 (R S \$1).

2D av, 1073 (5:1330-26), ws, 50.5 s 57th, 25x100, 4-sty stn tnt & str; 3-sty bk rear tnt; Helene Walter, 177 E 94, to Mary Kuphal, 8 Hutton st, Jersey City, NJ; % pt; AT; mtg \$12,500; Aug5; Aug13'18; A \$15,500-22,000.

2D av, 1948 (6:1672-2), es, 25.11 n 100th, 25x100, 5-sty bk tnt & str; Ollie Scheuer to Morris Pressen, 234 E 100, & Louis Singer, 254 E 104; AL; Aug1; Aug9'18; A\$10,000-18,000 (R S \$17.50).

3D av, 1221 (5:1425-48½), es, 83.8 s 71st, 16.8x110, 4-sty stn tnt & str; Queena Draper of Hopedale, Mass, to Geo C & Chas W Giebler, both at 1223 3 av; AL; Aug1; Aug 9'18; A\$11,000-16,000 (R S \$11.50).

5TH av, 228-32 (3:825-41), swc 27th (No 2), runs w254.1 to es Bway (Nos 1148-54) x510.9x116.4xn36.5x100 to 5 av xn62.4 to beg, 20-sty bk loft, office & str bldg; 230 5th Av Corp to Bangor Realty Corp, 119 W 40; B&S; mtg \$3,000,000 & AL; July 29; re-recorded from Aug2; Aug15'18; A \$1,600,000-3,000,000 (R S \$510).

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Catharine st, 41 (1:277-56), nec Madison (Nos 69-73), 19.1x99.9x19x97.10, 3 & 5-sty bk tnt & str; re dower; Annie L Beekman, widow, to Five Points Mission Old Brewery, NY, at 129 Worth; AT; QC; July 30; Aug13'18; A\$16,500-23,500.

Houston st, 121 E (2:422); also 90TH ST, 65 E (5:1502); re dower; Elise Ruckert, widow of Wendelein Ruckert, to Karl Hillenbrand, 569 Madison av, Elizabeth, N J; AT; QC; June28'15; Aug10'18.

Madison st, 69-73; see Catharine, 41.

Whitehall st, 57 & 58 (1:4); power of atty to asn mtg, etc; W Eugene Hicks, 127 Tuers av, Jersey City, NJ, to Chas A Buek, 734 Park av, Weehawken, NJ; Aug 9; Aug14'18.

78TH st E (5:1413), nec Lex av (Nos 1125-7), 38x82, owned by party 1st pt; also 78TH ST, 149 E, adj above on e, 32x 82, owned by party 2d pt; agmt as to party wall or boundary line; Sioux Realty Corp, 68 Broad, with Eleanor S, wife Harris R Childs, 149 E 78; Aug1; Aug14'18.

90TH st, 65 E; see Houston, 121 E.

105TH st, 425-31 E (6:1699); also 106TH ST, 420-40 E, etc; see conveyance; agmt modifying deed of trust by substituting in place of Edwin C Hamburg & Benj Tuska, her son, Irving M Tuska, & her daughter, Henrietta Herman, as sub or additional TRSTES; Julia Tuska, 411 W 148, to Alonzo L Tuska, 237 W 74, as TRSTES, or Edwin C Hamburg & Benj Tuska as sub TRSTES, &c; AT; Nov25'12; Aug10'18.

106TH st, 420-40 E; see 105th, 425-31 E.

Lexington av, 1125-7; see 78th E, nec Lex av.

Riverside dr, 450 (7:1990), es, 225 n 116th, 34x100; asn rents to extent of \$2,000 monthly until \$10,000 is paid; Leonett Realty Co to The H S Holding Co, 309 Bway; Aug1; Aug9'18.

2D av, 412-4; % pt valued at \$15,000; certf as to payment of transfer tax of \$82.85; Jas A Wendell, Deputy Comptroller of State N Y to Mary E Halsey as EXTRX Jas O Halsey; % pt; Aug6; Aug9'18.

Power of atty (misc); Walter Van Bokkelen to D'Arcy Van Bokkelen, both at San Francisco, Cal; Aug13; Aug15'18.

Power of atty (misc); Anthony W Pieper of Union Hill, NJ, to Emily Pieper, 222 2d st, Union Hill, NJ, his wife; June12; Aug14'18.

Power of atty (misc); Whitney Kernochan to J Frederic Kernochan & ano; June23'16; Aug13'18.

## WILLS.

### Borough of Manhattan.

89TH st, 434 E (5:1568-33), ss, abt 210 w Av A, —x—, 5-sty stn tnt; A\$8,500-19,000; Wm J Delmage Est, Margt Delmage, EXTRX, 434 E 89; (A) Hy Wendt, 99 Nassau, Filed June13'18.

93D st, 310 E (5:1555-45), ss, abt 175 e 2 av, —x—, 5-sty bk tnt & str; A\$8,000-17,500; Chas Graf Est, Christina Graf, ADMTRX, 310 E 93; (A) G Frey, 3429 3 av, Letter of admr filed May21'18.

102D st, 159 E (6:1630-22), ns, abt 50 e Lex av, —x—, 5-sty bk tnt; A\$9,800-21,000; also 102D ST, 310 E (6:1673-44), ss, abt 200 e 2 av, —x—, 5-sty bk tnt; pt interest; A\$6,000-17,500; Jonas Whitelaw Est, Lena Whitelaw, ADMTRX, 3675 Bway; (A) House, Grossman & Vorhaus, Bway & 42d, Letter of admr filed May29'18.

## CONVEYANCES.

### Borough of Bronx.

AUG. 9, 10, 12, 13, 14 & 15.

Albany Crescent, sec 233d; see Bailey av, swc 233.

Aldus st, 974 (10:2746), ss, 37 e Hoe av, 42x107, 5-sty bk tnt; Abr Wolff to Nathaniel Epstein, 1145 Vyse av; % pt; mtg \$35,500; Aug7; Aug9'18.

Aldus st, 978 (10:2746), ss, 79 e Hoe av, 42x107, 5-sty bk tnt; Annie, wife of Louis Epstein, to Abr Wolff, 303 E 55; % pt; mtg \$38,000; Aug1; Aug9'18.

Clarence st (18:5464), ws, 250 s Town Dock rd, 75x100; Wilhelm or Wm Singer to Helen Duffy, on Wilcox st, Bronx; Aug 5; Aug9'18 (R S \$2).

Dawson st, 779 (10:2695), nws, 200 sw Longwood av, 25x100, 2-sty & b bk dwg; Fannie Schumacher, 779 Dawson, to Alex Youdelman, 918 Leggett av; mtg \$5,000; Aug12; Aug13'18 (R S \$1.50).



**Falle st, 961** (10:2746), ws, 109 s Aldus, runs w79xn2xw21xs48xe100 to Falle xn46 to beg, 5-sty bk tnt; Abr Wolff to Annie Epstein, 819 Manida; ½ pt; mtg \$37,500; Aug7; Aug9'18. nom

**Falle st, 1030** (10:2748), es, 329.4 s 165th, 20x100, 3-sty bk tnt; Eliz A Heaney to P J Bldg Co, 1044 Tremont av; B&S & CaG; mtg \$8,000; June22; Aug13'18 (R S 50c). O C & 100

**Falle st, svs at ses Whitlock av;** see Whitlock av, ses at svs Falle.

**Fox st, 881** (10:2711), ws, 173.5 n Intervale av; 72.5x100, 5-sty bk tnt; David Davis, 1082 Longfellow av, to Yetta Monksy, 318 E 9, & Ella Daniels, 822 Fox; mtg \$56,000; July31; Aug10'18 (R S \$9). 100

**Loring pl, see 180th;** see University av, swc 180.

**Rosewood st, nwc Bronx blvd;** see Bronx blvd, nwc Rosewood.

**Schofield st** (18:5627), ss, 311.8 w City Island av, 50x108.3, City Island; Augustus B Wood, 80 Schofield, to Addie S Wood, 80 Schofield, his wife; AT; July22; Aug 13'18 (R S \$1). nom

**Seddon st;** see St Peters av, svs, 334.6 ne rd from West Farms to Westchester.

**Wilcox st** (18:5464), es, 150 s Town Dock rd, 100x100; Helen Duffy to Wilhelm Singer, 1334 Edwards av; Aug5; Aug9'18 (R S \$6). O C & 100

**137TH st, 338 E** (9:2299), ss, 75 e Alex av, 27.2x100, 5-sty bk tnt; Mary A Dolan to Benenson Realty Co, 401 E 152; mtg \$9,000; Aug8; Aug10'18 (R S \$6). O C & 100

**137TH st, 376 E** (9:2299), ss, 131.6 w Willis av, 25x100, 4-sty bk tnt; Mary F Byrns to Eihe D Cordts, 18 W 96; mtg \$8,000; Aug8; Aug9'18 (R S \$2.50). O C & 100

**140TH st E, swc Walton av;** see Walton av, 327-31.

**150TH st, 332 E** (9:2331), ss, 175 w Courtlandt av, 25x100, 2-sty & b fr dwg; Julius J Matthiesen, 332 E 150, to Mathilda Klatt, 332 E 150; Aug14'18. O C & 100

**150TH st, 332 E;** Mathilda Klatt to Julius J Matthiesen, 332 E 150; Aug14'18. O C & 100

**161ST st, 315 E** (9:2421), ns, 400.6 e Morris av as on map West Morrisania, 100.11 to Park av (Nos 3191-3213) x197.9x190.4x 176, 4-2-sty & b fr dwgs & vacant; Marie Semels & ano to Niewenhaus Bros, Inc, 369 E 163; mtg \$29,000; Aug12; Aug13'18 (R S \$24). O C & 100

**163D st, 813 E;** see Union av, 940.  
**166TH st, 708 E** (10:2640), swc Jackson av, 22x100, 2-sty & a fr dwg; Jos H Hayes, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Aug9; Aug13; Aug14'18 (R S \$7). 6,900

**170TH st, 621 E;** see Franklin av, 1400.

**175TH st, 228 W** (11:2883), ss, 80 w Cedar av, 20x98, 2-sty & a fr dwg; Isidor Silver, ref, to American Savgs Bank, 115 W 42, plff; FORECLOSED & drawn Aug7; Aug9'18 (R S \$3). 3,000

**178TH st, 230 W** (11:2883), ss, 100 w Cedar av, 27.3x98.6x22.3x98, 2-sty & a fr dwg; Jas Shea, ref, to American Savings Bank, 115 W 42, plff; FORECLOSED & drawn Aug7; Aug9'18 (R S \$3). 3,000

**179TH st, 505-7 E** (11:3045), ns, 30.3 e Bathgate av, 49.5x105, 5-sty bk tnt; Benenson Realty Co, 401 E 152, to Frank J McNulty, 1951 Southern blvd; mtg \$38,500; Aug8; Aug10'18 (R S \$13). O C & 100

**179TH st W, nee Loring pl;** see University av, swc 180.

**180TH st W, swc Andrews av;** see University av, swc 180.

**180TH st W, swc University av;** see University av, swc 180.

**180TH st W, see Loring pl;** see University av, swc 180.

**181ST st, 200-2 E;** see Anthony av, swc 181.

**181ST st, 945 E** (11:3129), ns, 100 w Vyse av, 61.4x114.9x58.10x110, 5-sty bk tnt; Isaac Lowenfeld Realty Corp to Crown Operating Co, 320 Bway; mtg \$9,000; Aug8; Aug 9'18 (R S \$12.50). nom

**193D st, 220 W;** see Heath av, 2669.

**201ST st, 260 E;** see Briggs av, 2985.

**201ST st E, ss, 110 w Briggs av;** see Briggs av, 2985.

**202D st, 234 E;** see Valentine av, swc 202d.

**219TH st E** (16:4678), ns, 155 w Bronxwood av, 25x114; Mary Kaminski, 861 E 219, to Stephen Kaminski, 861 E 219; Aug 9; Aug13'18 (R S \$1). nom

**222D st E** (16:4680), ss, 305.9 e Barnes av, 100x89.9; Sara Cohn, 823 Manida, to Queen Mab Co, 60 Wall; mtg \$18,000; July 31; Aug10'18 (R S 50c). 500

**231ST st E, see Barnes av;** see Barnes av, sec 231.

**233D st E** (17:4975), nes, being plot begins 100 s Edenwald av & 100 w Fox av, runs s 143 to nes 233d xnw96.7xns82.2xe75 to beg, except part for 233d; Frank Gass, 2019 Powell av, to Hy Neeb, 41 Lark st, Cohoes, NY; mtg \$2,000; Aug13; Aug15'18. nom

**233D st W, swc Bailey av;** see Bailey av, swc 233.

**233D st W, see Albany Crescent;** see Bailey av, swc 233.

**Andrews av, swc 180th;** see University av, swc 180.

**Anthony av** (11:3156), swc 181st (Nos 200-2), 148.10x102.2 to Grand Blvd & Concourse (No 2110), 152.6x58.10, pt 1-sty bk garage; Sarah Bergen, 130 W 180, to C & C Constr Co, 277 Bway; mtg \$29,750; Aug5; Aug9'18. O C & 100

**Arthur av, 2176** (11:3070), es, 150.1 n Oak Tree pl, 25x90, 2-sty & b fr dwg; Lizzie Hamilton, Port Richmond, NY, to Cella Wagner, 2176 Arthur av; mtg \$4,500; July 23; Aug14'18 (R S \$2.50). nom

**Bailey av** (12:3267), swc 233d, runs s106 xw37xw73.11 to Albany Crescent xn72.9 to st xe45.11 to beg, vacant; Edwin Kempton, TRSTE Hy Holtorf, Mt Vernon, NY; Aug 6; Aug10'18 (R S 50c). O C & 100

**Barnes av** (17:4855), sec 231st, 114.10x 89.5; all title to strip, begins BARNES AV (17:4855), sec 231st, runs s114.10xw15 to e s 4th as on map Wakefield xn114.10 to st xe15 to beg; Geo C Molloy to Mary F Wadick, 3248 Olivville av; Aug1; Aug10'18. O C & 100

**Bathgate av, 2326** (11:3052), es, 25 n 184th, 25x95.7, 4-sty bk tnt; Patk J Kane to Eugenio Siano, 4557 3 av; mtg \$11,500; Aug14; Aug15'18 (R S \$4.50). O C & 100

**Beaumont av, 2432** (11:3105), es, 325 n 187th, 25x100, 2-sty fr dwg; Anna C Schepeler, 2436 Beaumont av, to Angelo Colombo, 630 E 187; mtg \$4,873.58; Aug1; Aug 9'18 (R S \$2.20). O C & 100

**Boone av, 1400** (11:3008), ws, 175 s 172d, 25x100, 3-sty fr tnt; C J Carey Bldg Co to Adolph Trube, 889 E 169; mtg \$3,500; July 1; Aug9'18 (R S 50c). O C & 100

**Boston rd, 1255** (10:2615), nws, abt 354.2 n 168th, 117.2x185.6x113x181.6, except part for rd, 2-sty & a fr dwg & vacant; Robt J Hare Powell, ref, to Chas S Simpson, 3 Park st, Norwalk, Conn, & Adela Dowe, at Tie Plant, Grenada Co, Miss, each ½ pt; FORECLOS May29'17; Aug2'17; Aug15 '18 (R S \$27). 26,750

**Bracken av** (17:4981), es, 275 n Randall av, 25x100; Minnie K Kennedy, Rochester, NY, to Rose Kehoe, 30 Main, Waterloo, NY; QC; Aug1; Aug15'18. nom

**Briggs av, 2985** (12:3303), ws, 56.11 s 201st, runs w99.3 to 201st xw125xsl18.10xe 110 to av xn25 to beg, 2-sty & a fr dwg; also BRIGGS AV, 2987 (12:3303), swc 201st (No 260), runs s66.11xw99.3 to ss 201st xne 114.5 to beg, 2-sty & a fr dwg; Isaac Steigerwald, 170 W 73, to Land Brokerage Co, 1 Mad av; QC; Aug8; Aug10'18 (R S 50c). O C & 100

**Briggs av, 2987;** see Briggs av, 2985.  
**Bronx blvd, late Duncomb av** (12:3357), nwc Rosewood, late Elizabeth, 100x125; Eliz Peace, heir Margt G Gibson, to Edw Sherman, E 23d, Sheepshead Bay, NY; QC; Oct6'17; Aug14'18. nom

**Bronx blvd, late Duncomb av** (12:3357); same prop; Francis H Cramer, Downers Grove, Ill, et al, to same; B&S; Dec30'16; Aug14'18. nom

**Bryant av, 813** (10:2762B), ws, 125 n Lafayette av, 25x95, 2-sty & b bk dwg; Evangeline C Cozzens, 567 Pallsade av, Yonkers, NY, to Sadie Sasso, 1489 Poe av; Aug 7; Aug9'18 (R S \$4). 100

**Cambreleng av, 2504** (11:3091), sec Fordham rd (No 680), 106.6x25x111.5x25.5, 3-sty fr tnt; Fredk C Fischer to Lena Fischer, his wife, 550 E 169; July31; Aug13 '18 (R S \$7). O C & 100

**Cauldwell av, 667** (10:2624), ws, 374.9 n Westchester av, 25x115, 4-sty bk tnt & str; Geo L Miller, Asbury Park, NJ, to Fredk Hildenbrandt, 45 Central av, B of R, NY; Aug7; Aug15'18 (R S 50c). nom

**Courtlandt av, 566** (9:2328), es, 50 s 150th, 25x100, 3-sty bk tnt & str; Gross & Herbener, a corp, to C J Carey Bldg Co, 302 E 170; B&S; mtg \$15,000; July21; Aug9'18 (R S \$1.50). O C & 100

**Decatur av, 2767** (12:3283), ws, 125.3 s 198th, 25x85.2x25.2x86.4, 2-sty & a fr dwg; Carrie C Catt to Harry Aronson, Inc, 200 5 av; B&S & CaG; July19; Aug13'18 (R S \$3.50). O C & 100

**Decatur av, 2767;** Harry Aronson, Inc, 200 5 av, to Gustav Neumann, 375 E 199; mtg \$3,000; Aug9; Aug13'18 (R S \$5). O C & 100

**Decatur av** (12:3355), sec Gun Hill rd (No 360), 50.1x111.3x50x105.8, vacant; John O'Brien, 3700 Olivville av, to Jos E Dobbs, 767 E 220; mtg \$16,500; Aug9; Aug12'18 (R S \$1). O C & 100

**Eastern blvd** (18:5541), ss, at es Westchester Creek, runs e along Eastern blvd 82.4xse along same 62.2xsw196 to creek xn 162.4 to beg; Eliz A Heaney to P J Bldg Co, 1044 Tremont av; mtg \$15,000; Sept25; Aug14'18 (R S 50c). O C & 100

**Ellis av, 2340** (14:3820), ss, 405 e Havemeyer av, 33.4x108; Hudson P Rose Co, 7 W 45, to Francesco Cossavella, 220 Thompson; mtg \$3,500; Aug2; Aug12'18 (R S \$1). nom

**Findlay av, 1272** (9:2436), es, 140 s 169th, 16.8x100, 2-sty fr dwg; Ludwig J Erb to Louisa Westphal, 414 E 160; mtg \$3,000; Aug13; Aug14'18 (R S \$1.50). O C & 100

**Fordham rd, 680 E;** see Cambreleng av, 2504.

**Forest av, 914** (10:2658), es, 152.9 s 163d, 18.9x95, 3-sty fr tnt; Oswald Schlockow, 1162 Pacific, Bklyn, to Sarah A Sutter, 456 E 136; mtg \$3,500; June13; Aug9'18 (R S \$1). O C & 100

**Franklin av, 1390** (11:2935), es, 38 n Jefferson pl, 37.6x100, 5-sty bk tnt; Nellie Sullivan to John Leary, 1384 Franklin av; Aug12'18 (R S \$2). O C & 100

**Franklin av, 1400** (11:2936), nec 170th (No 621), 28.4x99.11x14.2x101, 5-sty bk tnt & str; Bertha Holland to Sadie Wiedhoff, 66 W 84; mtg \$29,500; June15; Aug15'18 (R S \$2.50). 32,000

**Fulton av, 1175** (10:2609), ws, 171.1 n 167th, 69.2x131.7x71.9x121.6, 2-sty fr dwg; Edw C Cohen, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS July 30; Aug8; Aug15'18 (R S \$6). 6,000

**Fulton av, 1363** (11:2925), ws, 326 s 170th, 33.4x210x33.4x209.8, except part for av, 3-sty fr dwg; Fredk C Fischer to Lena Fischer, 550 E 169, his wife; July31; Aug 13'18 (R S \$7). O C & 100

**Garrison av, see Lafayette av;** see Lafayette av, sec Garrison av.

**Gouverneur av** (12:3252D), ws, 603.8 s Van Cortlandt Park S, 150x55.5x172.6x 121.3, vacant; Margt J Redmond to John Moran, 411 Ridgewood av, Bklyn; Aug8; Aug9'18 (R S \$5.50). 5,201

**Grand Blvd & Concourse, 2110;** see Anthony av, swc 181.

**Gun Hill rd, 360;** see Decatur av, sec Gun Hill rd.

**Haviland av** (14:3809), sec Olmstead av, 91.10x103.1; Israel J P Adlerman, ref, 150 Nassau, to Eliza J Many, 1598 New York av, Bklyn; FORECLOS July31; Aug1; Aug 15'18 (R S \$4). 4,000

**Heath av, 2669** (11:3239), swc 193d (No 220), 25x100, 2-sty & b fr dwg; Carrie C Catt to Harry Aronson, Inc, 200 5 av; July 19; Aug12'18 (R S \$4). O C & 100

**Holland av, 1918** (15:4260), es, 200 n Rhinelander av, 25x100; Wm Peters to Wm Stehling, 1176 E 178; Aug12; Aug13'18 (R S \$5). O C & 100

**Holland av, 1924** (15:4260), es, 275 n Rhinelander av, 25x100; Wm Peters, 4444 Van Cortlandt Park E, to Geo F Friess, 1833 Wallace av; Aug8; Aug14'18 (R S \$5.50). O C & 100

**Inwood av** (11:2856), es, 129.11 n Clarke pl, 50x247 to Jerome av x50.8x239.5, vacant; Harry L Toplitz to Lillie L Toplitz, his wife, 415 Riverside dr; mtg \$10,000; July14; Aug9'18. nom

**Inwood av** (11:2856), same prop; Lillie L Toplitz to Harry L Toplitz, Jr, 611 W 110; mtg \$10,000; Aug7; Aug9'18 (R S 50c). nom

**Jackson av, swc 166th;** see 166th, 708 E.

**Jerome av, ws, abt 240 n Clarke pl;** see Inwood av, es, 129.11 n Clarke pl.

**Jesup av** (11:2872), ws, 628.2 s Featherbed la, 51.10x100.8x40.4x100, vacant; Eliz Gerkhardt to Albert C Roy, 159 6 av; mtg \$1,260; Aug9; Aug10'18 (R S 50c). O C & 100

**Lafayette av** (10:2737), sec Garrison av, runs s51.5xe20xsl25xe125xsl25xe25xw 50xn75xwnw1.5xsw222.4 to beg, except part for Garrison av, vacant; John H Rogan, ref, to Martha B Munn, 18 W 58, plff; FORECLOS Aug7; Aug8; Aug13'18 (R S \$12). 500

**Longfellow av, 883** (10:2761C), ws, 125 n Seneca av, 25x100, 2-sty & b bk dwg; Mathilde Weinberg to Bernard Fortgang, 40 W 111; mtg \$6,000; Aug7; Aug9'18 (R S 50c). nom

**Loring av, nee 179th;** see University av, swc 180.

**Marion av, 2436** (11:3025), es, 143.3 s 188th, 50x100x50.4x96.4, 5-sty bk tnt; S M C Realty Co, 740 West End av, to Dora Schwenk, 3916 3 av; mtg \$36,000; Aug8; Aug9'18 (R S \$14). O C & 100

**Morris av** (11:2795), es, 88.3 n 174th, 75 x85, vacant; Simpson Constn Co, 3228 Decatur av, to John O'Leary, 2218 University av; mtg \$3,500; Aug10; Aug13'18 (R S \$1). O C & 100

**Nelson av, 1674** (11:2876), ses, 260 ne 175th, 25x89x25x81.6, 2-sty & a fr dwg; Carrie C Catt to Harry Aronson, Inc, 200 5 av; B&S & CaG; July19; Aug14'18 (R S \$4). O C & 100

**Olmstead av, see Haviland av;** see Haviland av, sec Olmstead av.

**Olmstead av** (14:3810), sec Powell av, 33x105, except part for avs; Geo A Hefter, 2026 McGraw av, to Stella W Clark, 2070 3 av; mtg \$1,800; Aug12; Aug14'18 (R S \$2). 100

**Park av, 3191-3213;** see 161st, 315 E.

**Pilot av** (18:5626), ns, 517.5 w City Island av, 100x100, City Island; Augustus B Wood, 80 Schofield, to Addie S Wood, 80 Schofield, his wife; ¼ pt; July22; Aug 13'18 (R S \$1). nom

**Powell av, see Olmstead av;** see Olmstead av, sec Powell av.

**Prospect av, 2058A** (11:3109), es, 298 s 180th, 16.6x150, 2-sty & b bk dwg; Otto Weiner, 2058 Prospect av, to Aaron Bacharach, 600 W 142; mtg \$5,500; Aug12; Aug 13'18 (R S \$1.50). nom

**St Peters av** (15:3999 & 3996), svs, 224.6 se rd from West Farms to Westchester, 386x112x403, except part for St Peters av, Seddon st & Buck st; Jas F Brown to John W Brown, 310 St Johns pl, Bklyn; Aug12; Aug14'18 (R S 50c). O C & 100

**St Peters av** (15:3999), svs, 334.6 ne rd from West Farms to Westchester, runs sw 196 to nes Seddon xse55xne196 to av xnw55 to beg, except part for St Peters av; Jas F Brown to John W Brown, 310 St Johns pl, Bklyn; Aug3; Aug14'18. O C & 100

**Sedgwick av, 2523** (11:3237), ws, abt 440 n of unnamed st at junction of Bailey & Sedgwick avs, 37.7x85, 2-sty & b fr dwg; Carrie C Catt to Harry Aronson Inc, 200 5 av; B&S & CaG; July19; Aug13'18 (R S \$5). O C & 100

**Sedgwick av, 2607** (11:3237), ws, 477.6 sw Kingsbridge rd, runs nw128.1xsw14.8x sw25.1xse121.9 to av xne33.5 to beg, 3-sty & b fr dwg; Bronxmont Realty Co, 1044 Tremont av E, to Wm Peters, 4444 Van Cortlandt Park E; Aug1; Aug14'18 (R S \$1). O C & 100

**Sedgwick av, 2611** (11:3237), ws, 444.6 sw Kingsbridge rd, runs nw132.7xsw16.2xsw 18.2xse128.1 to av xne33.5 t o beg, 2-sty & b fr dwg; Bronxmont Realty Co to Bessie E Eustis, 2625 Grand av; Aug1; Aug14'18 (R S \$1). O C & 100

**Undercliff av** (11:2877), es, 136.7 n 176th, 25x100, vacant; Amelia P Simon, widow, Jersey City, NJ, to Anderson H Tyson, Sea Bright, NJ; Aug15'18. 100

**Union av, 940** (10:2678), nec 163d (No 813), 33.10x106, 5-sty bk tnt; N E Vall & Co, 22 W 1st, Mt Vernon, NY, to Wm E Siebert, Yonkers, NY; mtg \$36,000; July15; Aug12'18 (R S \$3). 3,000

**Union av, 975** (10:2669), ws, 91.2 n 163d, 72.10x132.2x72.11x132.2, 5-sty bk tnt; Meyer M Dantzig, 975 Union av, to Mollie Glantz, 975 Union av; mtg \$59,416.67; Aug 29'17; Aug10'18. nom



**University av** (11:3216), swc 180th, 169.2 x 100.5x—x109.7, vacant; also ANDREWS AV (11:3221), swc 180th, 257.6 to 179th x 340.4 to Loring pl x222 to 180th x432, vacant; Wm C Bergen, 130 W 180, to C & C Constn Co, 277 Bway; mtg \$63,000; Aug8; Aug9'18. O C & 100

**University av** (11:2875), es, 201.3 w, s & sw Plympton av, runs s399.6xse74.7x137.2 x204.11x10x100xne125.11x49.4xnw66.9 x s30 to beg, vacant; Harold C Mitchell, ref, to Mayer S Auerbach, 225 W 86 a 70% int, & Leopold Weil, 303 W 100, a 30% int, pliffs; FORECLOS Aug6; Aug14; Aug15'18 (R S \$25). 25,000

**Valentine av** (12:3307), swc 202d (No 234), 100x50, 2-sty & a fr dwg; Carrie C Catt to Harry Aronson, Inc, 200 5 av; B&S & CaG; July19; Aug14'18 (R S \$4.50). O C & 100

**Valentine av** (12:3307), swc 202d (No 234); same prop; also WALTER AV, 2385 (11:3188), ws, 90 n 184th, 19.11x96.5, 3-sty & b bk dwg; Harry Aronson, Inc, 200 5 av, to Abr Wendel, 2385 Grand blvd & concourse; mtg \$7,500; Aug1; Aug14'18 (R S \$12.50). O C & 100

**Vyse av, 2064** (11:3132), es, 34 n 179th, 42x101.2x42x102, 5-sty bk tnt; Adeline Cahn, 2540 Grand av, to Harry Cahn, 2540 Grand av; Aug1; Aug12'18 (R S \$1). O C & 100

**Walton av, 327-31** (9:2344), swc 140th, 75x96.9x74.8x97.9, 2 & 4-sty bk factory; Thos Gilleran, ref, to Laura S Carey, 38 W 46, pliff; FORECLOS July30; Aug9; Aug13'18 (R S \$23.50). 23,500

**Walton av, 327-31**, swc 140th, same prop; Laura S Carey to Geo W Coughlin, 2001 Morris av; B&S; Aug12; Aug13'18 (R S \$36). 36,000

**Walton av, 2385** (11:3188), ws, 90 n 184th, 19.11x96.5, 3-sty & b bk dwg; Carrie C Catt to Harry Aronson, Inc, 200 5 av; B&S & CaG; July19; Aug14'18 (R S \$4.50). O C & 100

**Walton av, 2385**; see Valentine av, swc 202d.

**Washington av, 2246** (11:3050), es, 36.7 n 182d, 36.7x79.11x36x86.6, 5-sty bk tnt; Patk J McMahon, ref, to Ida K Bronner, 151 Central Park West, pliff; FORECLOS Aug1; Aug6; Aug9'18 (R S \$18). 18,000

**Washington av, 2324-30** (11:3053), es, 27.5 n 184th, 50x88.11x50x88.5, 5-sty bk tnt; Jennie Tackney, 355 E 135, to Rime Bldg Co, 509 Willis av; mtg \$32,900; Aug12; Aug14'18 (R S \$5). 100

**White Plains rd or av** (17:5113), es, 100.4 n St Ouen pl, 25.3x102.10x25x106.6, except pt for rd; Sarah E Mapes, 665 E 242, to Wm T Mapes, 665 E 242; Aug7; Aug15'18 (R S 50c). O C & 100

**Whitlock av, 926** (10:2733), es, 250 n Tiffany, 25x124.11x25x125.10, 3-sty bk tnt; Helen Ambrose, 1416 Fairfield av, Bridgeport, Conn, to Ray Sussman, 836 Fox; mtg \$6,000; Aug9; Aug10'18 (R S \$4). O C & 100

**Whitlock av, 926** (10:2733), es, 250 n Tiffany, 25x124.11x25x125.10, 3-sty bk tnt; Helen Ambrose, 1416 Fairfield av, Bridgeport, Conn, to Ray Sussman, 836 Fox; mtg \$6,000; Aug9; Aug10'18 (R S \$4). O C & 100

**Zerega av, 1604** (15:3993), es, 44 s MacLay av, 19x97.5x19x97.2; Minnie C Harrington to Jessie C Bruenn, 41 Siwanoy av, New Rochelle, NY; QC; Aug1; Aug14'18 (R S 50c). 500

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**246TH st W**, nwc Livingston av; see Livingston av, nwc 246th.

**Alexander av, 177-9**; see Walton av, 591-593.

**Bergen av, 540** (9:2293), es, 19 s 149th, runs se77.11xe18.8xsw9.9xsw25.9xnw99 to av xne27 to beg; consent to 3d track; Farmers Loan & Trust Co, TRSTES Peter Goetz (owner), to Manhattan Railway Co; Mar31; Aug14'18 (R S \$3.50). 3,150

**Bergen av, 540**; consent to 3d track; Edw M Burghard (mtgee) to same; May9; Aug14'18. nom

**Bergen av, 540**; consent to 3d track; Julius Kastner, individ & as EXR Anna Kastner, mtgee, to same; May21; Aug14'18. nom

**Holland av, 1918** (15:4260), es, 200 n Rhineland av, 25x100; also HOLLAND AV, 1924 (15:4260), es, 275 n Rhineland av, 25x100; re mtg; Jacob & Mary Just, joint tenants, to Wm Peters, 4444 Van Cortlandt Park E; Aug8; Aug13'18. nom

**Holland av, 1924**; see Holland av, 1918.

**Livingston av** (13:3415L), nwc 246th, —x—; re easement as to set-back agmt; Delafeld Estate, a corp, 27 Cedar, et al, with Kath E Elmendorf, at Livingston av, nwc 246th; June3; Aug15'18. nbm

**Trinity av, 916½**; see Walton av, 591-3.

**Walton av, 591-3** (decadant's estates); also ALEXANDER AV, 177-9; also TRINITY AV, 916½; also land in Mt Vernon, N Y; certf as to payment of transfer tax of \$1,839.73; Jas A Wendell, Deputy Comptroller State N Y to Estate Caroline Ridgley; Aug7; Aug9'18.

## LEASES.

### Borough of Manhattan.

AUG. 9, 10, 12, 13, 14 & 15.

**Catherine st, 41** (1:277); also MADISON ST, 71-3, parts of; asn Ls rec Apr30'13; Egidio Napoli to Eugenia Wylie, 381 E 195, Bronx; July29; Aug13'18. nom

**Catherine st, 41** (1:277); also MADISON ST, 69-73, parts of; asn Ls rec Sept4'13; Eugenia B Wylie of Bronx to Five Points Mission Old Brewery, NY, 129 Worth; AT; July29; Aug13'18. nom

**Chambers st, 129** (1:145), store; Cosmopolitan Hotel & Restaurant Co, Inc, to Cosmopolitan Cigar Store, Inc, 129 Chambers; 3yf Oct22'18; July15; Aug9'18. 1,200

**Delancey st, 120** (2:353), east str & b; Nathan & Jacob Jacobson to Morris Sa-yetta, 1369 48th, Bklyn; 3 9-12yf Aug1'18; July24; Aug13'18. 2,100 & 2,400

**Fletcher st, 13**; see Maiden la, 129-31.

**Fulton st, see Broadway**; see Broadway, sec Fulton.

**Grand st, 313** (1:306), 4-sty loft bldg, all; Frank E Rosen & Irving J Wolf to Pincus Malzman, 313 Grand, & Harris Goldman, 309 Grand; 3yf May1'16; Apr23 '16; Aug12'18. 2,000

**Madison st, 69-73**; see Catherine, 41.

**Maiden la, 129-31** (1:70); also FLETCHER ST, 13, all; Denison Realty Corp, to Frederick Stearns & Co, a corp, at Detroit, Mich; 10yf May1'19; 10y ren; July31; Aug12'18. Taxes in excess of \$1,062 & 6,000

**14TH st, 222-8 W** (2:618), all; Isadore Hyman, 320 Central Park W, & ano, firm of Hyman Bros & Co, to Standard Commercial Tobacco Co; from Oct1'18 to Feb1 '26; Aug8; Aug10'18. 30,000

**21ST st, 145 E** (3:877), all, with rights to Gramercy Park; Henry J Metz of Mt Vernon, NY, to Mary A Phillips, 145 E 21; 3yf May1; Apr25; Aug14'18. 3,300

**23D st, 549-51 W** (3:695), ns, 550 w 10 av, 50x98.9; leasehold; agmt as to contract & erection of 3 & 2-sty bldg by tenant; Wm S Moore et al, landlords, with Autocar Co, at Ardmore, Pa, tenant; June 1; Aug15'18. nom

**23D st, 549-51 W**; same prop; leasehold; agmt as to payment of claims or mechanics liens if any by tenant; also consent to assign Ls to Autocar Sales Co, &c; same with same; Aug7; Aug15'18. nom

**23D st, 549-51 W** (3:695), ns, 550 w 10 av, 50x98.9, the land, tenant to erect bldg; Wm S Moore et al to Autocar Co, at Ardmore, Pa; 7yf June1'18; 21y ren; June1; Aug15'18. taxes &c & 2,000

**45TH st, 240-2 E** (5:1318), all; landlord to erect 1-sty garage; Harry Aronson, Inc, 200 5 av, to Henry J Hillman, 5000 Bway; 10yf Oct1; July6; Aug10'18. taxes, &c, & 3,635

**47TH st, 56-60 W** (5:1262), all; 47th St Realty Co to Augustus J Patterson, 58 W 47; 10 2-12yf May1'18; 5y ren; May1; Aug15'18. taxes &c & net 25,000

**51ST st, 217 W** (4:1023), 6,951 sq ft of 1st fl, 2,578 sq ft of 2d floor & 1,045 sq ft in basement for P O Station G; Adolph Frankfield to U S of A, by Albert S Burleson, P G of U S; 5yf July1'17; June24; Aug14'18. 21,000

**55TH st, 153 W**; see 7 av, 859.

**55TH st W, nec 7 av**, see 7 av, 859.

**102D st, 430-8 E** (6:1695), 3d fl; Geo W Grote to The Progress Shoe Co, composed of Manuel S Davis of Yonkers, NY, & et al; 1yf Sept1'18; July9; Aug13'18. 3,600

**112TH st, 344-6 E** (6:1683), e str & b; Giuseppe Fusco to Giuseppe Gozzi, 234 E 113; 4 10-12yf July1'18, July1; Aug15'18. 600 & 720

**113TH st, 105-7 E** (6:1641), all; Wentworth Holding Co, 1400 5 av, to Max Beigelman, 115 E 113; 2 8-12yf Dec1'16; Nov 20'16; Aug12'18. 4,900 & 5,000

**131ST st W, nwc 12 av**; see 12 av, ws, bet 131st & 132d sts.

**132D st W, swc 12 av**; see 12 av, ws, bet 131st & 132d sts.

**169TH st W, nec St Nicholas av**; see St Nicholas av, es, bet 169th & 170th sts.

**170TH st W, see St Nicholas av**; see Nicholas av, es, bet 169th & 170th sts.

**178TH st, 534-6 W** (8:2132), sec Audubon av, all; Jacob Holtzberg, 144 W 27, to Abr Arkin, 611 W 177; 3yf Sept1'18; July10; Aug15'18. 5,500

**Audubon av, see 178th**; see 178th, 534-6 W.

**Broadway** (1:79), sec Fulton, 62.8x159.9x 58.2x160.2; asn Ls rec June10, 1874 & renewals; Broadway-John St Corp to Chas Cohn, 128 W 115; AL; June24; Aug10'18. nom

**Broadway, 3611** (1:33), str No 3; Jos Shenk to Jacob Spivack; 2yf Sept1'18; Aug14; Aug15'18. 1,260

**St Nicholas av** (8:2126), es, bet 169th & 170th sts, "Woodrow Court"; Eliz F Buckley to John Moushekan, 435 Convent av; 4 mos f Aug1'18; Aug1; Aug14'18. per month 25

**5TH av, 13** (2:566), es, 58.8 n 8th, 35.3x 100, the land; TRUSTEES of Sailors Snug Harbor to Raymond Orteig, Inc, a corp, 33 University pl; 21yf May1'18; 2 rens of 21y each; May1; Aug9'18, taxes, &c, & 3,700

**7TH av, 859** (4:1008), nec 55th, all; 859 7th av Corp, at 859 7 av, to Meyer Brown, 1013 Kelly, Bronx; 10yf May1'19; Aug13; Aug15'18. taxes &c & 27,500

**7TH av, 859** (4:1008), nec 55th (No 153), all, with option to purchase within 5y for \$268,000; Jas P Dymock, 430 W 43, to 859 7th Ave Corp at 859 7 av; 21yf May1'19; June1; Aug14'18. taxes, &c, & 10,000 to 14,000

**7TH av, 859** (4:1008); agmt as to modification of above Ls as to alterations, etc; Jas P Dymock, 430 W 43, with Alex H Pincus, 200 W 54, as treasurer of above Co; May23; Aug14'18. nom

**12TH av** (7:2004), ws, bet 131st & 132d & runs to N Y C & H R R R that part now occupied by party 2d pt; Alice B Morris, 222 W 79, individ & EXTRX Chas B Morris, to Frank J Lennon Co, a corp; 15yf Jan1'18; Jan1; Aug14'18. 2,400

## LEASES.

### Borough of Bronx.

AUG. 9, 10, 12, 13, 14 & 15.

**159TH st, 341 E** (9:2406), ns, 92 e Courtlandt av, 50x100; assign Ls; Gotham Investors Co, 2426 Westchester av, to Motor Mercantile Co, 370 E 149; Aug6; Aug15'18. O C & 100

**191ST st, 502 E** (12:3273), all; Loretta M Walsh to Wm Masiello, 4603 Park av; 2y f June1'18; May15; Aug10'18. 360

## MORTGAGES.

### Borough of Manhattan.

AUG. 9, 10, 12, 13, 14 & 15.

**Canal st, 191** (1:205), ns, 50 w Mott, 25.2x 100.3x25x100.3; also CANAL ST, 193, ns, 75.2 w Mott, 25.2x100.3x25x100.3; pr mtg \$50,000; Aug8; Aug9'18; demand, 6%; 191 & 193 Canal St Inc at 261 Bway, to Matilda Grossman, 38 De Kalb av White Plains, NY. 1,000

**Canal st, 191-3** (1:205); certf as to mtg \$1,000; Aug8; Aug9'18; same to same. —

**Canal st, 193**; see Canal, 191.

**Central Park S or 59TH st, 38 W** (5:1274), ss, 245 e 6 av, 25x100.5; Aug1; Aug13'18; due & int as per bond; Fifty-Ninth St Real Estate Co to Harold Stein at Morris Plains, NJ. 5,000

**Front st, 340**; see Water, 643-5.

**Fulton st, 246** (1:82), sws, abt 40 w Washington, 20x68; also FULTON ST, 248, sws, abt 60 w Washington, 20x68; PM; Aug12'18; due Aug15'21 or sooner, 6%; Wm E Williams, 74 Wellington court, Bklyn, to Louisa M Gerry at Newport, R I. 24,000

**Fulton st, 248**; see Fulton, 246.

**Ludlow st, 144** (2:411), es, 175 n Rivington, 25x89.4; PM; Aug9; Aug10'18; due Nov 2'18, 6%; Harry Walcer to Emma D Gardner, 22 Grove st, Bklyn. 942.60

**Pearl st, 10-12½ & 14**; see State, 9-11-12.

**Spring st, 195-7** (2:503); ext of mtg for \$48,000 to Nov1'23, 5%; Aug9'18; Chas H Phelps, 412 West End av, exr, &c, John G Butler, with Solomon Alter, 1442 5 av. nom

**State st, 9-11-12** (1:9), bounded sw x State sex No 9½ (9) State, 64.4xne in rear 26.6 & nwx State st No 11, 49.7; also PEARL ST, bounded nx Pearl st 19.6 ex ld Clark & Ludlow, 91 sx Jos Corre 19.5 & wx Jos Corre, 85.6; also STATE ST at line bet land Jos Corre & land hereby described, runs s along State 55.3 to land Jas Watson xne60xne24.5xne52.7xw1.8xw49.11 to ss Pearl xw12.1 to land John Clark xs50.3 & 29.11xw17.1 & 2.10 xs8xse7.1xsw64 to beg, known as 9, 11 & 12 State st & 10, 12½ & sometimes also known as 14 Pearl st; pr mtg \$90,000; also WHITEHALL ST, 57-8 (1:4), es, 82.2 s Front, 40.4x40.7x39x37.6; pr mtg \$32,150; July8; Aug14'18; 1y6%; Patrick A, John V & Edw J Dollard, Mary E Curtis, Cath T & Gertrude A Dollard & Ambrose Realty Co to John Cooney, 43 North Lincoln av, Belle Harbor, B of Q. 21,700

**State, 9, 11 & 12**; also PEARL ST, 10, 12½ & 14; also WHITEHALL ST, 57 & 58; certf as to mtg \$21,700; Aug12; Aug14'18; Ambrose Realty Co to same.

**Walker st, 89** (1:195), ss, 49.3 w Lafayette, 24.1x85.7x24.1x86.1; PM; Aug14; Aug15'18; due as per bond, 5%; Mosul Realty Corp to Mutual Life Ins Co of N Y. 12,500

**Water st, 643-5** (1:243), ss, 200 e Gouverneur, runs s70xe—xs— to ns Front (No 340) x30.4xw70xe—xn70 to Water xw50 to beg; PM; Aug7; Aug15'18; due Aug1'23 or sooner, 5½%; Israel Krasner to Crippled Children's East Side Free School, at 157 Henry. 10,000

**Whitehall st, 57 & 58** (1:4), es, 82.2 s Front, 40.4x40.7x39x37.6; pr mtg \$32,150; Aug12; Aug14'18; 5y6%; Ambrose Realty Co & Oakley J Dollard & Dorothy Dollard by John J Halpin, gdn, to W Eugene Hicks, 127 Tuers av, Jersey City, NJ. 32,150

**Whitehall st, 57 & 58**; certf as to mtg \$32,150; Aug12; Aug14'18; Ambrose Realty Co to same.

**Whitehall st, 57-58**; see State, 9, 11, 12.

**10TH st, 401 E**; see Av C, 162.

**13TH st, 148** (124 W) (2:603), es, 200.6 e 7 av, 23.9x103.3; Aug9; Aug13'18; due Oct1 '20, 5%; Hannah E Telford, widow, to Metropolitan Trust Co, 60 Wall (R S \$2.50). 500

**16TH st, 140-2 W** (3:791); ext of mtg for \$35,000 to June9'21, 5%; Aug7; Aug15'18; J Sergeant Cram, at Old Westbury, LI, & Bronson Winthrop, 23 E 33, trstes will Harry S Cram, with Louise Fox, 520 Ocean av, Jersey City, NJ (R S \$17.50). nom

**16TH st, 423 W** (3:714), ns, 275.2 w 9 av, 24.11x92; PM; Aug15'18; 2y or sooner, 5½%; Hencken Realty Co, 543 W 28, to Jeanette F Bonner, 21 E 64. 6,000

**16TH st, 431 W** (3:714), ns, 400.2 e 10 av, 25.2x92; PM; Aug14'18; due Aug1'20 or sooner, 6%; Hencken Realty Co, 543 W 28, to Oliver C Wagstaff, 131 E 61. 5,500

**25TH st, 314 E** (3:930), ss, 200 e 2 av, —x—; ext of mtg for \$23,000 to Jan8'21, 5%; June5; Aug13'18; Louise Benziger of New Brighton, B of R, with Lizzie Sturtz, widow, 172 Sterling pl, Bklyn (R S \$11.50). nom

**29TH st, 38-42 E** (3:858), ss, 141.8 w 4 av, 62.6x98.9; building loan; Aug12; Aug13 '18; due May1'23, 6%; Chas E Nammack to Metropolitan Life Ins Co. 200,000

**34TH st, 215-9 E** (3:915); ext of mtg for \$20,000 to July23'21, 5%; Aug2; Aug15'18; J Sergeant Cram, at Old Westbury, LI, & Bronson Winthrop, 23 E 33, trstes will Harry S Cram, with Jcs J T Dickie, 108 S 9, Bklyn (R S \$10). nom



35TH st, 46 W (3:836), ss, 325 e 6 av, 20 x98.9; PM; Aug12'18; 30 days after termination of present war with Germany, but in any event in two yrs from date or sooner, 5%; Oppenheimer, Collins & Co, NY, Inc, 33 W 34, to North River Savings Bank, 31 W 34. 30,000

49TH st, 345-7 E (5:1342), ns, 150 w 1 av, 37.6x100.5; PM; Aug12; Aug13'18; due & int as per bond; Aaron Udow, 404 E 51, to W & J Realty Corp, 378 Grand. 8,000

50TH st, 507-13 W (4:1079), ns, 100 w 10 av, 100x100.5; agmt as to ownership of bond & mtg for \$42,000; sub to pr mtg \$43,000 & agmt to satisfy int of \$17,000 so as to make total mts \$68,000; July26; Aug14'18; Mary E Sandford of Belleville, NJ, owns \$17,000, with Matilda Albanusius, of Jersey City, NJ, owns \$25,000. nom

51ST st, 145-66 E; see Lex av, 571.

51ST st, 361 W (4:1042), ns, 125 e 9 av, 18x100.5; PM; Aug12'18; 3y6%; Jacob Wenner of Freeport, LI, to Sarah L Dorn, 2211 Bway, extr & trste John H Dorn. 16,000

51ST st, 361 W (4:1042), ns, 125 e 9 av, 18x100.5; pr mtg \$16,000; also AMSTERDAM AV, 974, swc 108th, 25.5x75; pr mtg \$31,750; Aug12'18; 3y6%; Jacob Wenner of Freeport, LI, to Annie R Bauerdorf, 625 West End av. 2,500

53D st, 413 E (5:1365), ns, 174 e 1 av, 20x100.5; Aug1; Aug9'18; 5y or sooner, 5½%; Jacob Forster, 413 E 53, to Benevolent Soc of the U S for Propagation of Cremation, a corpn, 351 Columbus av. 4,000

55TH st, 153 W; see 7 av, 559.

56TH st, 79 E (5:1232), ns, 66 w Park av, 17x67.1; this mtg additional to two pr mts \$7,000 & 1,500 respectively; Aug15'18; 3y5½%; Irene B Leon, at Corcoran Manor, Mt Vernon, NY, to Emigrant Indust Savgs Bank. 4,500

59TH st, 38 W; see Central Park W or 59th, 38 W.

67TH st, 52 E (5:1381), ss, 100 w Park av, 20x100.5; ext of mtg for \$35,000 to July 20'21, 5½%; July22; Aug10'18; Bankers Trust Co, 16 Wall, with Katheryne Yoakum Fosdick at Newport, RI (R S \$17.50). nom

75TH st, 140 W (4:1146); ext of mtg for \$15,000 to July12'21, 5½%; July9; Aug12'18; Ferdinand R Minnath, 119 W 75, & ano, exrs Wm Minnath, with Mary H Watts, 31 W 81 (R S \$7.50). nom

75TH st, 142 W (4:1146); ext of mtg for \$15,000 to July12'21, 5½%; July9; Aug12'18; Otto Gerdau of Stamford, Conn, with Mary H Watts, 31 W 81 (R S \$7.50). nom

80TH st, 76 W (4:1202); ext of mtg for \$57,500 to Apr1'22, 5%; July18; Aug10'18; Maria C, Richd A & Luz Henriquez & Amelia de los Dolores Henriquez Diaz with Adele S Bass at Bar Harbor, Me, trste will Uriah J Smith (R S \$28.75). nom

102D st, 247 W (7:1874), ns, 146 e West End av, 18x100.11; PM; Oct1'17; Aug13'18; 3y5%; 250 West 103d St Corpn at 154 Nassau, to Chas A Flammer, 247 W 102. 20,000

102D st, 247 W; PM; pr mtg \$20,000; Oct 1'17; Aug13'18; installs, \$375 quarterly, int as per bond; same to same. 3,000

106TH st, 420-40 E; see Av A, swc 106.

106TH st, 425-31 E; see Av A, swc 106.

108TH st W, swc Ams av; see 51st, 361 W.

117TH st, 363-5 W (7:1944), ns, 158.4 & 141.8 e Morningside av, 2 lots, each 16.8x 100.11; 2 PM mts, each \$4,000; Aug9; Aug12'18; due Aug1'21, 5½%; Manerica Realty Corp, 67 W 36, to Harry Aronson, Inc, 200 5 av. total 8,000

119TH st, 86 W; see Lenox av, 170-8.

124TH st, 351 E (6:1801), ns, 150 w 1 av, 18.6x100.11x18.7x100.11; PM; Aug8; Aug3'18; 5y or sooner, 5%; John A Gregory to Callahan Estate, a corpn, 149 Bway. 3,250

131ST st, 16 W (6:1728), ss, 250 w 5 av, 15x84.11; Aug12; Aug13'18; 5y, int as per bond; Tempie C Burge, 751 Marcy av, Bklyn, to John T O'Reilly, 16 W 131, et al. 5,500

136TH st, 260 W (7:1941); ext of mtg for \$6,750 to July1'21, 5%; Aug12; Aug14'18; Equitable Life Assur So of U S with Hilkhia Craig, 275 W 134 (R S \$3). nom

137TH st, 261 W (7:2023), ns, 632 w 7 av, 18x99.11; PM; Aug9; Aug15'18; due Aug 14'23, 5%; Wm Veal to Franklin Savgs Bank, 656 8 av. 6,000

139TH st W, swc Edgecombe av; see Edgecombe av, 91.

139TH st W, see St Nicholas av; see Edgecombe av, 91.

144TH st, 92 W (7:2029), ss, 200 w 7 av, 25x99.11; pr mtg \$—; Aug12; Aug13'18; installs, 6%; Annie W Freeman to Carrie Ablowitz, 518 W 143. 1,250

149TH st, 512 W (7:2080), ss, 190 w Amst av, 15x99.11; PM; Aug9; Aug14'18; due & int as per bond; Harry Aronson, Inc, a corpn, to John Duffy, 701 W 177. 6,000

149TH st, 512 W (7:2080); certf as to mtg \$6,000; Aug9; Aug14'18; same to same.

162D st, 520-2 W (8:2120); ext of mtg for \$30,000 to Aug23'23, 5½%; Aug8; Aug15'18; Lawyers Mtg Co with Harris Miller, 539 W 162, & Philip Rosenfield, 98 Haven av (R S \$15). nom

162D st, 520-2 W (8:2120), ss, 440 e Bway, 40x99.10; pr mtg \$30,000; Aug7; Aug15'18; due Aug23'23 or sooner, 6%; Harris Miller & Philip Rosenfield to New Netherland Bond & Mtg Co, 49 Wall, 5,800

172D st, 700 W (8:2139), swc Ft Washington av; declaration as to sorbn of mtg for \$62,000 rec Mar2'18 to mtg for \$33,214, intended to be recorded of even date; Aug 7; Aug14'18; Van Dyck Estate, 331 Mad av, to Longlight Service Corp. nom

172D st, 700 W; see Ft Washington av, swc 172.

Av A (6:1699), old line, swc 106th (Nos 420-40), runs s201.10 to ns 105th (No 425) x250; also AV A, bounded w by Av A, old line, s by 105th xne by Harlem River; also AV A, that part lying bet ns 105th & ss

106th st; also 105TH ST E, 431 E, ns, at original h w 1 Harlem River, runs e26 to exterior or bulkhead line as now nxd xn 206.4 to ss 106th xw140 to h w 1 xs as same winds & turns 262 to beg, with lands under water, etc, except parts lying in 105th & 106th sts; the intention being to mtg all title to land & land under water bounded s by ns 105th st w by line 363 e 1 av x n by ss 106th & e by exterior or bulkhead line of Harlem River; Aug10'18; 3y6%; Alonzo L Tuska, trste Julia Tuska, to Dry Dock Savings Instn, 341 Bowery. 16,000

Av C, 162 (2:380), nec 10th (No 401), runs e83xn19.9xw31 & 52 to av xs19.9 to beg; Aug9'18; 3y5½%; Mary A G & Geo G McLochin to Lawyers Title & T Co. 7,000

Amsterdam av, 974; see 51st, 361 W.

Bowery, 50 (1:203); ext of mtg for \$22,000 to Aug1'21, 5½%; Aug1; Aug9'18; Title Guar & T Co with Morris Bergman, 1245 46th, Bklyn. 12,500

Edgecombe av, 91 (7:2048), swc 139th, 99.11x94.6 to es St Nicholas av (No 574) x 101.3x111.3; pr mtg \$143,600; Aug10; Aug 15'18; installs, \$150 monthly 6%; Solow Constn Co, 517 W 113, to Abel King, 148 E 65, & Isaac Schorsch, 33 W 97. 5,000

Edgecombe av, 91, swc 139th; also ST NICHOLAS AV, 574; certf as to mtg \$5,000; Aug10; Aug15'18; same to same.

Ft Washington av (8:2139), swc 1/2d (No 700), 26.4x226.4x2x220.3; pr mtg \$68,000; Aug7; Aug14'18; demand, 6%; Longlight Service Corp to Van Dyck Estate, both at 331 Madison av. 33,214

Ft Washington av, swc 172d; see 172d, 700 W.

Lenox av, 170-8 (6:1717), sec 119th (No 86), 100.11x85; ext of mtg for \$100,000 to May15'21, 5%; June28; Aug10'18; Chester Court Corp with Bank for Savings, 280 4 av (R S \$50). nom

Lenox av, 328-30 (6:1724); ext of mtg for \$17,000 to July30'21, 5½%; July23; July31'18; Frieda Zimmerman, 548 9 av, with Eleanor C Gardner, 3 W 92, et al (R S \$8.50). (Corrects error in Aug. 3 issue when address of mortgagor was 3 W 72.) nom

Lexington av, 63-5 (3:881), es, 20.2 n 25th, 39.3x irreg x39.2x70.10; certf as to satisfaction to extent of \$15,000 of int in mts of \$15,000 & \$32,000, total \$47,000, recorded Apr30'10; May14'17; Aug10'18; Maude McKee of Ralston, Morris Co, NJ, known in Religion as Sister Francis Maude, to Bernard Reich. 500,000

Lexington av, 571 (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 148-66) x220xsl100.5xw186.5 xsw34.6xns8.3xw100 to av xn50 to beg, with theatre fixtures, &c; PM; June1; Aug10'18; due & int as per bond; Lexington Theatre Corp at 120 Bway, to Manhattan Life Ins Co, 66 Bway. 500,000

Lexington av, 1896 (6:1645); ext of mtg for \$8,000 to Oct1'20, 5%; Oct24'17; Aug15'18; N Y Soc for the Relief of Widows & Orphans of Medical Men, 17 W 43, with Wm Lustgarten & Co, 154 Nassau. nom

Madison av, 778-80 (5:1381), ws, 60.5 n 66th, 40x80; PM; pr mtg \$145,000; Aug5; Aug14'18; due Oct1'20, or sooner, 6%; 780 Madison Ave Co, 49 Wall, to Albert H Stone, 13 Westland st, Worcester, Mass. 50,000

Manhattan av, 127 (7:1841), ws, 50.1 n 105th, 16.8x75; pr mtg \$10,000; July30; Aug 13'18; 2y6%; Rose Brown, 127 Manhattan av, to Arnold Rothstein, 120 W 70. 2,000

Northern av, 81-3 (8:2177); ext of mtg for \$3,000 to Aug12'21, 6%; pr mtg \$—; Aug12'18; Julius Harris with Isidor & Julia Baer, 2 W 129. nom

St Nicholas av, 574; see Edgecombe av, 91.

West End av, 266 (4:1164), es, 100 n 72d, —; agmt as to ownership of bond & mtg for \$50,000; July31; Aug14'18; Charlotte Doelger, 407 E 55, owns \$20,000, with German Savings Bank, 157 4 av, owns \$30,000. nom

West End av, 369 (4:1186), ws, 85 n 77th, 17.2x100.6; PM; Aug8; Aug14'18; due Aug13'21, 5½%; 301 West 77th St Realty Co, Inc, to Lawyers Title & T Co. 20,000

1ST av, 1119 (5:1436), ws, 60 n 61st, 20x 70; pr mtg \$4,500; Aug12; Aug14'18; 2y6%; Sarah A Bolger, 428 E 58, to Jos I Daly, 600 E 167, Bronx. 1,500

1ST av, 1119 (5:1436); ext of mtg for \$4,500 to Aug1'21, 5%; Aug1; Aug14'18; Mabel Prell with Sarah A Bolger, 428 E 58 (R S \$2.25). nom

2D av, 1948 (6:1672), es, 25.11 n 100th, 25x100; PM; Aug1; Aug9'18; 5y5%; Morris Pressen, 234 E 100, & Louis Singer, 254 E 104, to Ollie Scheuer, 801 West End av. 14,500

3D av, 1221 (5:1425), es, 83.8 s 71st, 16.8 x110; PM; Aug1; Aug9'18; due July1'21, 5%; Geo C & Chas W Giebler to Hermann Frei, 424 E 51. 7,000

7TH av, 859 (4:1008), nec 55th (No 153); sorbn of two mts for \$78,000 rec July21'04, & \$40,000 rec Sept29'15, to lease, but sub to pr mtg \$150,000; June1; Aug14'18; Douglas Mathewson & Jas P Dymock, exrs John Hardy, mtgees, & Jas P Dymock as lessor, with 859 7 Ave Corpn. nom

8TH av, 932 (4:1027); agmt as to ownership of bond & mtg for \$14,000 rec Nov30'17; Aug1; Aug12'18; Mae E MacDonald at Flat Rock, Fort Lee, NJ, (owns \$9,000) with Henry M O'Neil, 1925 7 av (owns \$5,000). nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

Kent av, Bklyn (misc), sec Division av, runs e120.6xsl42.6xsw21.7xns1.5xw103 to av xn80 to beg; certf as to mtg \$20,000; Aug7; Aug9'18; Knickerbocker Bag Co, Inc, to Home Mtg Investment Co of N Y, 383 Jay st, Bklyn. nom

Chattel mtg (misc); certf as to mtg \$3,500; Aug8; Aug9'18; Royal Print Shop, Inc, to Stella Schiff.

Certf (misc) as to mtg \$—; Aug6; Aug9'18; Gotham Furniture Co to Sol J Rediker & ano.

All property & assets (misc); consent & certf as to mtg \$25,000; Aug13; Aug14'18; Vulcan Machine Shop, Inc, to Eugene W Leake, as trste.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

AUG. 9, 10, 12, 13, 14 & 15.

Delancey st, 120 (2:553); Morris Dlugasch of Bklyn to Chas H Louis, 1 W 81; (A) Sigmund Honig, 280 Bway (\$12,000 (now \$6,900, Jan15'07); Aug13'18. 6,900

Essex st, 118 (2:553); Mathilda Sobol, 325 E 84, to Bank of the United States at 77 Delancey; (A) Jacobson & F, 74 Bway (\$12,000, May15'14); Aug15'18. nom

Essex st, 118; same to same; (A) same (\$10,000, Sept25'07); Aug15'18. nom

Roosevelt st, 72 (1:111); Alida Jacques of Newark, NJ, to Maude E Brumley, 365 Highland av, Newark, NJ; (A) Solinger & S, 179 Bway (\$3,500, June10, 1861); Aug13'18. nom

Whitehall st, 57-58 (1:4); W Eugene Hicks to Edw L Ballard, 22 E 80, & ano, trstes will Lucius H Biglow, for May B Thomas; (A) Lawyer's Title & T Co, 160 Bway (\$32,150, Aug14'18); Aug14'18. 32,150

4TH st W (2:543), ss, 242 w Macdougall, 21x109; Margaretta K Welsh & ano, exrs Henry Welsh, to Columbia Trust Co, 60 Bway; (A) Davies, A & Cornell (two mts), \$11,000 Dec29'16, & \$5,600 Apr26'17; Aug 14'18. 6,000

6TH st, 217 E (2:462); Annie Swainingson & ano, exrs Emma E Lehrbach, to Clay Anthony Corpn, 2 Rector; (A) Edwin C Dusenbury, 2 Rector (\$4,500, Jan15'13); Aug12'18. O C & 100

8TH st, 67 E (2:560); Brown's Lunch & Restaurant Co, Inc, 41 Park Row, to Philip Wechsler, 790 Riverside dr; (A) Louis Julien, 150 Nassau (\$5,000, May28'18); Aug 9'18. 100

15TH st, 151 W (3:791); Wm H Steinkamp et al, exrs Christopher H Steinkamp, to Winifred Nelson, 151 W 15; (A) Salter & Steinkamp, 140 Nassau (\$2,500, Feb9'09); Aug15'18. 2,500

22D st, 154-6 E (3:877); State Bank, 378 Grand, to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74, (A) Saul Bernstein, 149 Bway (\$30,000, July9'08); Aug 10'18. 100

29TH st E (3:934), ss, 183.4 e 2 av, 41.5x 98.9; Lawyers Mtg Co to John T McCovern, 169 Columbia Heights, Bklyn, as committee Julia T Sneden; (A) Lawyers Mtg Co (\$40,000, June24'10), Aug9'18. 35,000

64TH st, 171 W (4:1136); Atlantic Finance Corp to Emanuel Glauber, 885 West End av; (A) M S Hoffman, 35 Nassau (\$2,500, Mar16'18); Aug9'18. nom

68TH st, 37 W (4:1121); Title Guar & T Co to Trustees of the First Baptist Church of West Hoboken, at 314 Division st, West Hoboken, NJ; (A) Title Guar & T Co (\$20,000, Nov15'04); Aug14'18. 15,000

76TH st, 302 W (4:1185); Lawyers Title & T Co to General Theological Seminary of the P E Church in U S at 175 9 av; (A) Lawyers Title & T Co (\$15,000, Aug8'18); Aug15'18. 15,000

80TH st, 118 W (4:1210); Ellie J Donelan to Edwin S Robinson, 28 W 39; (A) Reeves & Todd, 165 Bway (\$14,000, May18'08); Aug 9'18. nom

84TH st, 408 E (5:1563); Emmeline C Rickerson, trste for Wildey C Rickerson, to said Wildey C Rickerson, 141 W 92; (A) Geo H Hyde, — (\$8,000, Nov2'03); Aug 15'18. nom

92D st, 141 W (4:1223); Mollie G Gallaher (Swart), individ, & Emmeline C Rickerson, trste for Wildey C Rickerson, to said Wildey C Rickerson, 141 W 92; (A) Geo H Hyde, — (\$16,000, May7, 1896); Aug15'18. nom

96TH st, 111 E (6:1624); Wm R Walker, 299 Bway, & ano, trstes will Thos Lewis, to Sol R Gruhn, 457 Bway; (A) Silberberg & Davis, 256 Bway (\$—, Jan4, 1892); Aug 15'18. 1,748.12

117TH st, 363 & 365 W (7:1944); Harry Aronson, Inc, 200 5 av, to N Y Title & Mtg Co (2 mts, each \$4,000, Aug12'18); Aug 12'18. 2 asns, each 4,000

119TH st, 331-5 E (6:1796); U S Mtg & Trust Co & ano, trstes will Lewis S Wolff, for Stanley L Wolff et al to N Y Title & Mtg Co (\$15,000, May15'13); Aug1'18. an int of 11,500

119TH st, 331-5 E (6:1796); N Y Title & Mtg Co to Joseph J O'Donohue, Jr, 262 W 73, gdn Charlotte Kingsley; (A) same (same mtg); Aug9'18. 14,000

122D st, 171 E (6:1771); Title Guar & T Co to Ella J Daniels, 460 Greene av, Bklyn; (A) Title Guar & T Co (\$5,000, May16'11); Aug15'18. 3,750

124TH st, 428 W (7:1964); Solomon Feiner to Lottie Lauber, 533 W 101; (A) Elias E Kohner, 38 Park Row (\$5,000 (now \$1,200), Feb18'05); Aug13'18. 1,200

129TH st, 122 W (7:1913); Aimee T Helms & ano to Lillian Shaw, 3565 Bway; (A) Harvey J Cohen, 51 Chambers (\$14,000, June15'10); Aug13'18. 14,000

134TH st, 22 W (6:1731); Genevieve S Page of Bklyn, sub-trste Wm Strickland, for Abby J Strickland, to Wm J Strickland at Clinton, Conn, heir Wm Strickland; (A) John M Rider, 44 Cedar (\$15,000 (now \$11,000), Mar18'07); Aug9'18. 11,229.17



134TH st, 224 W (7:1939); Edmund J Levine et al to Julia Baer, 2 W 129; (A) Joel Krone, 299 Bway (\$4,000, Aug14'08); Aug12'18. nom

135TH st, 53-5 W (6:1733); Birdie Wohl-gemuth to Mortimer Kaliski, 115 Bway; (A) Martin Gollubeer, 115 Bway (\$1,000, Aug1'18); Aug12'18. nom

149TH st, 512 W (7:2080); Louis H Cramer, of Saratoga Springs, NY, exr Mrs Frank Leslie, to Carrie C Catt, 2 W 86; (A) Horace E Parker, 100 Bway (\$10,000, Apr10'08); filed & discharged Aug14'18. 9,500

162D st, 520-2 W (8:2120); New Nether-land Bond & Mtg Co, 49 Wall, to Lawyers Mtg Co; (A) Title Guar & T Co (\$40,000, Aug24'10); Aug15'18. an int of 4,000

Amsterdam av, 592 (4:1236); Wm A Han-isch to Chas J Pfug, 53 Stuyvesant av, Bklyn, & ano, trates Adam Dengler; (A) John C Hoenninger, 5 Beekman (\$28,000, June21'13); Aug14'18. 2,000

Amsterdam av, 592; Chas J Pfug & ano, exrs & c Adam Dengler, to Chas B Mayer, 25 N 26, Flushing, B of Q, & ano; (A) same (same mtg); Aug14'18. 28,000

Lexington av (3:881), es, 20.2 n 25th, 39.3 x irreg x39.2x70.10; Louis J de Milhau to Maude McKee; (A) J M Schoenfeld, 299 Bway (\$47,000, Apr30'10); Aug10'18. an int of 15,000

Northern av, 81-3 (8:2177); Edmund J Levine et al to Julius Harris, 139 Edge-combe av; (A) Joel Krone, 299 Bway (\$7,000, Aug12'15); Aug12'18. 5,750

Park av, 1446 (6:1612), swc 107th (No 86), 75.11x25; Lawyers Title & T Co to Helene Hirner, 135 Boveram av, Jersey City, NJ; (A) Lawyers Title & T Co (\$5,000, July31'18); Aug13'18. 5,000

3D av, 871 (5:1326); John & Hugo Ja-burg, firm Jaburg Bros, to Carl & Helena Steuerwald, both at 167 Av B; (A) Wen-del E & R, 277 Bway (2 mtgs, each \$4,000, Apr3'07 & Oct15'14); Aug14'18. 4,000

9TH av (3:746), nec 22d, 24.8x78; Gen-ervie S Page of Bklyn, sub-trstrs Wm Strickland, for Abby J Strickland, to Gen-ervie S Page, 120 Willow st, Bklyn, heir Wm Strickland; (A) John M Rider, 44 Cedar (\$9,000, Dec31'14); Aug9'18, 9,112.50

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

AUG. 9, 10, 12, 13, 14 & 15.

Catharine st (1:277), es, being lot 340, map farm of Hendrick Rutgers, dated July16, 1755, 27x100; Emma H Ellsworth to Middleton S Borland, exr will Louisa Borland; (A) Bowers & Sands, 46 Cedar; Nov29'16; Aug13'18. 3,000

Cathedral Pkwy, 501-7 (7:1882), nwc Ams av, 125x95.11; Alfred C Bachman to Maple Realty Co; (A) Title Guar & T Co; July15'10; Aug10'18. 62,500

Cathedral Pkwy, 501-7 (7:1882); One-Sixty Broadway Holding Corp satisfied of record without production of original mtg by order Supreme Court, Aug5'18, Justice Thomas F Donnelly; (A) for petr, Morris E Gossett, 261 Bway; Mar27'17; Aug10'18. 10,500

Cornelia st (2:589), ss, 172.4 e Bleeker, 25x92.4; Donato Robilotto to Wm H Bis-choff et al, Passadena, Cal; satisfied of record without production of original mtg by order Supreme Court, Aug8'18; (A) for petr, Geo B Davenport, 203 Montague, Bklyn; Apr11'10; Aug13'18. 4,000

Cornelia st (2:589), ss, 147.11 e Bleeker, 25x92.4; Donato Robilotto to Wm H Bis-choff, Passadena, Cal; satisfied without production of original mtg, by order Su-preme Court as above; (A) for petr, Geo B Davenport, 203 Montague Bklyn; Apr11'10; Aug13'18. 4,000

Goerck st (2:321), es, 85 n Grand, 25x 100; Thos Corker to Morris L Woolf, 135 Central Park West; (A) Lawyers Title & T Co; May5'03; Aug12'18. 10,000

Gold st, 93 (1:103); Jas J Moore, Bklyn, to Wm Floyd; (A) Bowers & S, 46 Cedar; June24'15; Aug13'18. 2,750

Rivington st, 315 (2:328); Abr I & Annie Spiro to Wm H Orr, Westfield, NJ; (A) Spiro & W, 140 Nassau; Apr3'07; Aug9'18. 7,500

Whitehall st, 57-58 (1:4); Mary M & Michl L Flynn to John Cooney, indivd & admr Margt A Cooney; (A) Lawyers Title & T Co; Oct13, 1888; Aug14'18. 15,000

Whitehall st, 57-58; Patk A & Lorle Dol-lard et al to same; May28'08; Aug14'18. 15,000

44TH st, 408-10 W (4:1053); Paul & Bertha Rodt & Isaac & Julia Schanhouse to Samson Lachman, 313 W 106; (A) Lach-man & G, 35 Nassau; Jan20'13; Aug9'18. 11,000

49TH st, 345-7 E (5:1342); Wm & Julius Bachrach to State Bank, Grand st, N Y C; (A) Lawyers T & T Co, 160 Bway; Mar23 '09; Aug13'18. 16,000

65TH st, 236 W (4:1156); Henry Sand-rock to Franklin Savges Bank; (A) Wilson M Powell, 7 Wall; Apr2'04; Aug10'18. 6,500

84TH st, 159 W (4:1215); Carolyn Hold-ing Co, 44 Cedar, to Sam Bernard, 317 W 89; (A) Armin H Mittlemann, 44 Cedar; Apr10'17; Aug13'18. 20,000

88TH st E (5:1517), ns, 82.2 e Park av, 25.8x100.8; Kate Natter to Alice Schim-mer, 400 W 152; (A) W G Spielberger, 120 Bway; Mar5'18; Aug9'18. 1,000

93D st W (4:1224), ns, 219 e Ams av, runs e15x86 to ss old Apthorps la xnw 15x86.8 to ns 93d; Elise H Warner to Amelia McEntyre; (A) Lawrence E Brown, 37-9 Liberty; Sept28'07; Aug15'18. 6,000

119TH st, 111 E (6:1768); Albert Harris to Louis Fischer; (A) S J Rawak, 256 Bway; Aug25'10; Aug13'18. 3,000

129TH st W (7:1913), ss, 225 w Lenox av, 25x99.11; Congregation Hope of Israel of Harlem, 122 W 129, to Max Kobre, 43 E 123, & Marks Moses, 8 E 127; (A) Saml Zipris, 157 East Bway; June15'10; Aug15 '18. 2,000

135TH st, 39 W (6:1733); Harris & Ra-chel Rosenberg, on premises, & Edw Lon-don, 219 Forsyth, to Yetta London, 219 Forsyth; (A) J I Berman, 346 Bway; Jan 2'12; Aug10'18. 14,000

149TH st, 512 W (7:2080); Eliz Marks to Carrie C Catt, 2 W 86; (A) B Lewinson, 119 Nassau; Apr9'08; Aug14'18. 10,000

162D st W (8:2120), ss, 440 e Bway, 40x 99.10; Harris Miller, 539 W 162, & Philip Rosenfield, 539 W 162, to Jos Gottlieb, 518 W 159; (A) Walter M Wechsler, 30 E 42; July31'16; Aug15'18. 1,200

Av A, 1596 (5:1531); Louis Rosenswalke & Gustav Asch to Chas Vonhof of Bklyn; (A) Geo Finck, 135 Bway; May25'05; Aug 9'18. 4,000

Amsterdam av (8:2132), swc 178th, 25x 100; Emmeline C Rickerson & ano to Em-meline C Rickerson, by assignment; (A) Phillips & Avery, 41 Park Row; Feb15'09; Aug15'18. 11,500

Haven av (8:2139), ws, 136.2 n 171st, runs n29.4 & 69.4xw100x91.9x135 to beg; Nor-mar Real Estate Corp, 170 Bway, to Abel King, 148 E 65, & ano; (A) Lese & C, 35 Nassau; Dec5'16; Aug12'18. 10,000

2D av, 458 (3:931); Annie Gaffney to Peter Doelger Brewing Co, 407 E 55; (A) John C Hoenninger, 5 Beekman; Jan10; Aug14'18. 1,500

4TH av (3:874), sec 19th, 82x150, known as Pocono Bldg; also 4TH AV (3:874), nec 18th, runs n102x150x82 to ss 19th x50x82 to cl blk x along said cl 18x82 to n s 18th xw218 to beg, known as American Woolen Bldg; Pocono Building Co to Hy P Binney, Canton, Mass; (A) Olney & Comstock, 68 William; Nov5'10; Aug13'18. bonds 500,000

6TH av, 918 (5:1267); Agnes Lynch to Bway Savgs Instn; (A) John B Harrison, 237 Bway; Apr14, 1900; Aug15'18. 26,000

9TH av (3:719), swc 22d, 72x28.6; Robt G Pury to Saml W Jones; (A) W F Don-nelly, 99 Nassau; Sept6'10; Aug14'18. 5,000

## MORTGAGES.

### Borough of Bronx.

AUG. 9, 10, 12, 13, 14 & 15.

Cheever pl, swc Walton av; see Walton av, swc Cheever pl.

Fox st, 881 (10:2711), ws, 173.5 n Inter-vaile av, 72.5x100; PM; pr mtg \$49,000; July 31; Aug10'18; 5y6%; Yetta wife of & Mor-ris W Monsky, 318 E 9, & Ella, wife of & Saml Daniels, 882 Fox, to Benenson Realty Co, 401 E 152. 9,000

Freeman st, sec Hoe av; see Hoe av, sec Freeman.

Knox pl, swc Heath av; see Heath av, 2669.

Lorillard pl, 2344 (11:3054), es, 81.7 n 184th, 18.8x100; sobrn agmt; Aug6; Aug12 '18; Anna N Birenbach, 102 Convent av, with Bankers Loan & Invest Co, 63 Wall. nom

Lorillard pl (11:3054), es, 21.7 n 184th, 18.8x100; Aug7; Aug10'18; installs, 6%; Sautina Bernava to Bankers Loan & Investment Co, 63-5 Wall. 3,400

Loring pl (11:3225), es, 170.6 s Fordham rd, runs e124.3x85.0.1xw91.11x8.8xw29.2 to pl xn49.4 to beg; pr mtg \$35,000; May25; Aug15'18; 4y5%; John W Washburn, Jr, & Harold Washburn, to Beckmann Realty & Constr Co, 2295 University av. 7,000

Loring pl, nec 179th; see University av, swc 180.

Loring pl, sec 180th; see University av, swc 180.

Mt Hope pl, 66 (11:2827), ss, 95 w Mor-ris av, 25x125; Aug9; Aug10'18; installs, 6%; Martha Mazzetti, 66 Mt Hope pl, to Tremont Bldg & Loan Assn, 1931 Wash av (R S \$1.15). 2,300

Simpson st, 1007 (10:2724); ext of \$3,000 mtg to Oct1'21 at 6%; July12; Aug9'18; Julius H Zieser, Bklyn, with Olds Holding Corp, 217 Bway. nom

Victor pl, swc Heath av; see Heath av, 2669.

Wilcox st (18:5464), es, 150 s Town Dock rd, 100x100; PM; Aug5; Aug9'18; 3y 6%; Wilhelm Singer to Helen Duffy on Wilcox st, Bronx. 1,000

153D st E, sec Bergen av; see Bergen av, 666.

169TH st E, swc Stebbins av; see Steb-bins av, swc 169.

170TH st, 685 E (11:2937); ext of \$3,500 mtg to June4'21 at 5½%; June13; Aug3 '18; Church Pension Fund with Peter J Lavelle, 685 E 170. nom

176TH st E, swc Park av; see Park av, swc 176th.

179TH st, 507 E (11:3045), ns, 30.3 e Bathgate av, 49.5x105; pr mtg \$38,500; Aug 8; Aug10'18; due Feb1'24. 6%; Frank J McNulty to Peter Dolan, 3317 3 av, 11,000

179TH st W, nec Loring pl; see Univers-ity av, swc 180.

180TH st W, swc University av; see Uni-versity av, swc 180.

180TH st W, swc Andrews av; see Uni-versity av, swc 180.

180TH st, sec Loring pl; see University av, swc 180.

181ST st E, sec Grand Blvd & Concourse; see University av, swc 180.

181ST st W, swc Anthony av; see Uni-versity av, swc 180.

184TH st W (11:3199), ns, 66.8 w David-son av, 16.8x80; Aug13; Aug14'18; due, &c, as per bond; Chas W Irving to Catholic Women's Benevolent Legion, 949 Bway. 5,500

191ST st, 562 E (12:3273), ss, 75 w Hoff-man, 25x90; Aug14; Aug15'18; due &c as per bond; Loretta M Walsh to Title Guar & T Co. 1,000

198TH st E (12:3295), ss, 100 e Briggs av, 25x98; Aug6; Aug9'18; 3y5½%; Hester C Kiely, 2420 Grand av, to Fredk J Dille-muth, 380 E 161. 2,500

202D st, 234 M; see Valentine av, swc 202.

205TH st E (16:4603), ns, 25 w Wallace av, 25x100; ext of \$900 mtg to July13'20 at interest as per bond; July20; Aug10'18; Glancinto Verdone, 134 E Houston, with Salvatore Verdone, 131 River, Red Bank, NJ. nom

224TH st E (17:4837), ss, 205 e White Plains rd, 100x114; transfer of tax lien for yrs 1903 to 1911, assessed to —; June23'13; Aug14'18; 3y12%; City N Y to Peter Duncan, 720 E 222. 1,616.25

Andrews av, swc 180th; see University av, swc 180.

Anthony av, swc 181st; see University av, swc 180.

Bainbridge av, 2586 (12:3286); ext of \$5,000 mtg to Aug7'21 at 5½%; July31; Aug9'18; Title Guar & T Co with Nathan Lyons, 2586 Bainbridge av. nom

Bathgate av, 2326 (11:3052), es, 25 n 184th, 25x95.7; PM; pr mtg \$11,500; Aug 14; Aug15'18; 3y6%; Eugenio Siano to Patk J Kane, 735 E 150. 2,500

Bergen av, 666 (9:2361), sec 153d, 85x 82.3x103.3x44; Aug13; Aug14'18; due, &c, as per bond; John L Mead, Greenwich, Conn, to Catholic Women's Benevolent Legion, 949 Bway. 12,000

Bergen av, 666; sobrn agmt; Aug13; Aug 14'18; Ludo W Wilkens, Oakland, NJ, with same (R S \$2). nom

Bergen av, 666; ext of \$4,000 mtg to Aug 13'23 at 6%; Aug13; Aug14'18; same with John L Mead, Greenwich, Conn. nom

Chatterton av (14:3306), ss, 130 w Cas-tle Hill av, 25x108, Unionport, except part for Chatterton av; Aug7; Aug13'18; 3y5%; Patk J Chambers to Kate C Chambers, his wife, 839 Manida. 3,500

Decatur av, 2767 (12:3283), ws, 125.3 s 193th, 25x85.2x25.2x86.4; PM; Aug9; Aug 13'18; 3y5½%; Gustav Neumann to Harry Aronson, Inc, 200 5 av. 3,000

Decatur av, 2767; PM; pr mtg \$3,000; Aug 9; Aug13'18; due, &c, as per bond; same to same. 650

Ellis av, 2340 (14:3830), ss, 405 e Have-meyer av, 33.4x108, except part for Ellis av; PM; pr mtg \$—; Aug2; Aug12'18; 3y 5%; Francesco Cossavella, 220 Thompson, to Hudson P Rose, 7 W 45. 500

Forest av, 914 (10:2658), es, 152.9 s 163d, 18.9x95; June14; Aug9'18; 3y5½%; Sarah A Sutter to Oswald Schlockow, 1162 Pacific, Bklyn. 3,500

Franklin av, 1185 (10:2611), nws, 244 n e 167th, 30x90.10x30x86; Aug14'18; 3y5½%; Alice White, 1185 Franklin av, to Amelia L Faller, 110 W 96. 4,000

Grand Blvd & Concourse, sec 181st; see University av, swc 180.

Grand Blvd & Concourse (9:2472), ws, 102.11 n 165th, 105.11x141x107.5x142; certf as to mtg \$100,000; Aug12; Aug13'18; Sam-wil Constr Co to City Mtg Co. —

Grand Blvd & Concourse (9:2472), ws, 102.11 n 165th, 105.11x141x107.5x142; bldg loan; Aug12; Aug13'18; demand, 6%; Sam-wil Constr Co to City Mtg Co, 15 Wall. 100,000

Grand Blvd & Concourse (9:2472), ws, 102.11 n 165th, same prop; certf as to above mtg; Aug12; Aug13'18; same to same. —

Grand Blvd & Concourse (9:2472), ws, 102.11 n 165th, same prop; sobrn agmt; Aug12; Aug13'18; same & Rose Schwartz with same. nom

Heath av, 2669 (11:3239), swc Victor or Knox pl, 25x100; pr mtg \$2,400; Aug9; Aug 10'18; 3y5½%; Harry Aronson, Inc, 200 5 av, to Robt Morrison, 435 E 189, & ano. 3,500

Hoe av (11:2986), sec Freeman, 50x100; Aug8; Aug13'18; due, &c, as per bond; Jas C Gaffney, 1148 Tiffany, to Isaac Blum-berg, 6402 14 av, Bklyn. 2,500

Holland av, 1918 (15:4260), es, 200 n Rhinelander av, 25x100, PM; pr mtg \$—; Aug12; Aug13'18; 3y5½%; Wm Stehling, 1176 E 178, to Wm Peters, 4444 Van Cort-landt Park E. 3,000

Holland av, 1918; PM; pr mtg \$3,000; Aug12; Aug13'18; installs, 6%; same to same. 900

Holland av, 1924 (15:4260), es, 275 n Rhinelander av, 25x100; PM; Aug14'18; 3y 5½%; Geo P Friess, 1833 Wallace av, to Wm Peters, 4444 Van Cortlandt Park E. 3,000

Jackson av (10:2557), ws, 275 s 147th, 50x154x50x157; Aug14; Aug15'18; 3y6%; Johanne F M Cordes to Harry Zirinsky, 392 Bushwick av, Bklyn. 2,500

McGraw av, 1805 (15:3881), ns, 125 w Taylor av, 25x100; Aug14; Aug15'18; due Jan1'22, 5½%; Thos A Murray to Alma E Kirkham, 9 Stone av, Ossining, NY. 3,000

McGraw av, 1809 (15:3881), ns, 75 w Taylor av, 50x100; Aug14; Aug15'18; due Jan1'22, 5½%; Thos A Murray to Alma E Kirkham, 9 Stone av, Ossining, NY. 3,000

Olmstead av (14:3810), sec Powell av, 33 x105, except part for avs; Aug12; Aug14 '18; 3y6%; Stella W Clark, 2070 3 av, to Geo A Heffer, 2026 McGraw av. 1,800

Park av (11:2900), swc 176th, runs w 180.10x108x100x50x50.1 to av xn57.11 to beg, except part for st; Aug8; Aug9'18; demand, 6%; Wm C Bergen, 130 W 180, to Leonard Hangen, 43 E 8. 10,000

Powell av, sec Olmstead av; see Olm-stead av, sec Powell av.

Prospect av, 955 (10:2678), ws, 71.3 n 163d, 40.2x195; May28; Aug16'18; 5y5½%; Geo Laemmle, 955 Prospect av, to Martin Zipf, 802 E 165. 4,000



**Prospect av** (10:2676), ws, 100 n 156th, 25x99.4x25x98.4; Aug10; Aug14'18; 3y5%; Katie Sabo, widow, to Bowery Savings Bank, 128 Bowery. 4,000  
**Stebbins av** (10:2694), swc 169th, 80x19; PM; pr mtg \$8,750; Aug1; Aug14'18; 2y6%; Robt Bruce, 646 W 165, to Frank Schmidt, 424 Hart, Bklyn. 1,350  
**Valentine av** (11:3216), swc 180th, 169.2 x105.5x—x109.7; also ANDREWS AV (11:3221), swc 180th, 257.6 to 179th x 340.4 to Loring pl x222 to 180th x432; also ANTHONY AV (11:3156), swc 181st, 148.10x 102.2 to Grand Blvd & Concourse x152.6x 58.10; Aug8; Aug9'18; demand, 6%; C & C Constn Co, 277 Bway, to Leonard Hangen, 43 E 8. 35,000  
**University av** (11:3216), swc 180th; also ANDREWS AV, swc 180th; also ANTHONY AV, swc 181st, etc, same prop; certf as to above mtg; Aug8; Aug9'18; same to same.

**Valentine av** (12:3307), swc 202d (No 234), 100x50; PM; Aug1; Aug14'18; 3y5½%; Abr Wendel to Harry Aronson, Inc, 200 5 av. 3,500

**Wallace av, 1833** (15:4052), ws, 25x100, except part for av; Aug14'18; 3y5½%; Geo P Friess, 1833 Wallace av, to Wm Peters, 4444 Van Cortlandt Park E. 2,000

**Walton av, 2385** (11:3188), ws, 90 n 184th, 19.11x96.5; PM; Aug1; Aug14'18; 3y5½%; Abr Wendel to Harry Aronson, Inc, 200 5 av. 4,000

**Walton av** (9:2344), swc Cheever pl, 75 x96.9x74.8x97.9; PM; Aug12; Aug13'18; 5y 6%; Geo W Coughlan, 2001 Morris av, to Laura S Carey, 38 W 46. 25,000

**Walton av** (9:2344), swc Cheever pl, same prop; PM; pr mtg \$25,000; Aug12; Aug13'18; due Feb12'20, 6%; same to same. 9,250

**Whitlock av** (10:2735), es, 250 n Tiffany, 25x124.11x25x125.10; pr mtg \$6,000; Aug9; Aug10'18; installs, 6%; Ray Sussman, 896 Fox, to Louise Tesiny, 1416 Fairfield av, Bridgeport, Conn. 2,500

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

AUG. 8, 9, 10, 12, 13 & 14.

**Aldus st, 974** (10:2746); Rebecca Wolff to Ida Epstein, 1145 Vyse av; (A) L Epstein, 1029 E 163 (\$7,000, Mar15'12); Aug 9'18. 5,000

**Crotona Park E, 1728** (11:2940); Nathan Epstein & ano to Abr Wolff, 303 E 55; A T; (A) J L Wolff, 21 W 4 (\$10,000, Feb8 16); Aug9'18. 5,000

**Lorillard pl, 2344** (11:3054); Kurzmar Realty Corp, 261 Bway, to Anna N Birenbach, 102 Convent av; (A) Jacob I Beriman, 346 Bway (\$300, Aug17'16); Aug12 '18. O C & 100

**Purdy st, 1320** (15:3935); Anna G Ferris to Chas H Baechler, 1762 Tremont av E; (A) C H Baechler, 1126 Tremont av E (\$5,000, July15'12); Aug14'18. 5,000

**141ST st, 484 E** (9:2285); Sigmund M Lehman et al, exrs Mayer Lehman, to Title Guar & T Co (\$25,000, June30'10); Aug9 '18. 20,000

**178TH st E** (11:3122), ns, 33.6 w Daly av, 51.3x65.2; August Elmer, 190 Riverside dr, to Charlotte Geissler, 175 W 95; (A) V Holch, 157 E 18 (\$2,500, Mar10'13); filed & discharged Aug12'18. 1,000

**182D st E** (11:3124), ss, at line bet lots 38 & 39, map Wardville, runs s100x50x100 to st xw50 to beg; Chiffarelli Co to Fredk F Kortlucke, 1307 Ams av; (A) J A Steinmetz, 1007 E 180 (\$2,000, Mar24'16); Aug12'18. 2,000

**182D st E** (11:3124); same prop; same to same; (A) same (\$2,000, Aug4'16); Aug12 '18. 1,000

**203D st, 234 E** (12:3308); Hanson Place Methodist Episcopal Church, Hanson pl & St Felix st, Bklyn, to N Y Title & Mtg Co (\$2,000, July21'09); Aug13'18. O C & 100

**222D st E** (16:4680), ss, 380.9 e Barnes av, 25x89.9; Louis Stecher to Wm Herman, 827 Manida; (A) Pressinger & N, 60 Wall (\$1,250, Sept8'11); filed & discharged Aug 10'18. nom

**222D st E** (16:4680), ss, 355.9 e Barnes av, 25x89.4; same to same; (A) same (\$1,250, Sept8'11); filed & discharged Aug10 '18. nom

**Anthony av** (11:3156), nec 180th, 25.4x 92.4x25.1x91.1; Clarence M Coddington, 1 W 89, to Harriet B Prester, 5 W 122; (A) Dunn & D, 261 Bway (\$4,000, Nov18'08); Aug14'18. 4,000

**Bainbridge av, 2586** (12:3286); Hy Lingbach to Title Guar & T Co (\$7,500, Oct 16'06); Aug8'18. 5,000

**Broadway** (12:3270), sec 238th, 53.5x150.6 x97.10x175; Arbris Realty Co to Mary B Matthews; Shanklin, Isle of Wight, Eng; (A) Title Guar & T Co (\$130,000, May16 '17); Aug8'18. nom

**Clay av, 1702** (11:2889); Louis Albert, Bklyn, & ano to Wm J Latimer, 52-4 Bank; (A) A E Kelly, 41 Union sq (\$6,000, July27'16); Aug8'18. 100

**Clinton av, 1346** (11:2934); Louise A Tenney, Montclair, NJ, to Hy Lingbach, 761 Beck; (A) Title Guar & T Co (\$4,000, May 28'14); Aug8'18. 4,000

**Clinton av, 1346** (11:2934), same prop; Louis Messe to Hy Lingbach, 761 Beck; (A) Title Guar & T Co (\$2,500, July21'15); Aug8'18. 2,500

**Grand av, 2312** (11:3198); Peoples Bank & Trust Co of Westfield, NJ, to Title Guar & T Co (\$4,000, June29'12); Aug10'18. 3,000

**Grand blvd & concourse** (9:2472), nwc 165th, 102.11x 72.6x 102.11x 74; Conwall Corp to Jos H Schwartz, 77 W 113; (A) Krakower & P, 309 Bway (\$13,000, Feb1 '18); Aug13'18. nom

**Hoe av, 1176** (10:2752); Clarence M Coddington, 1 W 89, to Olivia M Urell, 387 Clinton, Bklyn; (A) Dunn & D, 261 Bway (\$3,000, Dec5'13); Aug14'18. 3,000

**Intervale av** (10:2711), es, at ses Beck, 115x112.6x100x55.7; Tenrab Realty Co to Millie Barnett, admtrx Hyman Barnett, 950 Av St John; (A) Krakower & P, 309 Bway (\$17,000, Jan31'18); Aug13'18. nom

**Intervale av** (10:2711), es, at nws Fox, 115x43.1x100x100; same to same; (A) same (\$15,000, Jan31'18); Aug13'18. nom

**Mapes av** (11:3106), ws, 35 s 179th, 40x 100; Francis K Pendleton, trste Jas H Benedict, to Le Grand L Benedict, 21 Rue des Bordes, Valmor (Passy), Paris, France, et al, trstes same for Jas H Benedict; (A) Anderson, I & A, 25 Broad (\$26,500, Sept29'11); Aug13'18. nom

**Marion av, 2672** (12:3282); Isabelle R Homans to Lawyers Mtg Co; (A) A E Kelly, 41 Union sq (\$5,500, Sept23'18); Aug 8'18. 5,500

**Marion av, 2672** (12:3282); Lawyers Mtg Co to Henrietta W Drury, 218 Redmond, New Brunswick, NJ; (A) same (\$5,500, Sept23'18); Aug8'18. 5,000

**Morris av** (9:2449), swc 167th, 100x100; Louis Smyth to N Y Title & Mtg Co (\$20,000, June1'16); Aug13'18. O C & 100

**Morris av** (9:2440), swc 151st, 33.7x100; Westchester County Brewing Co to Ebling Brewing Co, 760 St Anns av; (A) Bernstein & Q, Mt Vernon, NY (\$2,500, June2'13); Aug12'18. nom

**Olmstead av** (14:3799), swc Watson av, 83x105; Anna T Elliott, 1943 Benedict av, to Lucy W Hafter, 2026 McGraw av; (A) Geo A Hafter, 2164 Westchester av; Aug 14'18. O C & 100

**Park av, 4527** (11:3030); Benny Savio to Marianna Roberto, 305 E 107; (A) B Fleashnick, 302 Bway (\$3,750, Feb4'15, given to secure \$1,000); Aug8'18. 1,000

**Prospect av, 2062-6** (11:3109); Anna Piccolo, 2234 Ryer av, to Rosina Giorno, widow, at Laurel Hill Ter & 186th; (A) D Piccolo, 507 5 av (\$1,800, Nov9'16); Aug 10'18. 1,800

**Valentine av** (12:3307), swc 202d, 100x 50; Louis H Cramer, exr Mrs Frank Leslie, Saratoga Springs, NY, to Carrie C Catt, 2 W 86; (A) Title Guar & T Co (\$7,500, Sept18'12); Aug14'18. 7,500

**Valentine av** (12:3307), swc 202d (No 234), 100x50; Harry Aronson, Inc, to North Side Mtg Corp, 391 E 149; (A) Title Guar & T Co (\$3,500, Aug1'18); Aug14'18. 3,500

**Lots 14 & 15** (11:2860, 2861, 2865, 2866, 2867, 2849, 2848, 2868), 21, 76, 90, 92, 93, 95, 96, 99, 103, 104, 111 & 112, 113, 145, 150, 151, 164, 174, 175, 235 to 237, 268 to 272, 281, 285 to 287, 307 & 308, 335, map Moss Estate, given as collateral security for payment of \$13,000; Treblig Realty & Constn Co to Howard H Williams, 915 Kensington av, Plainfield, NJ; (A) H H Williams, 95 William (assign 22 mtgs aggregating \$33,869, all dated Nov25'13); Aug 13'18. nom

**Lots 1** (11:2861, 2865, 2866), 2, 7, 11, 59, 239 & 240 & 277 & 278, same map; same to same; (A) same (assign 6 mtgs aggregating \$12,014, Nov25'13); Aug13'18. 100

**Lot 577** (15:4025), map Van Nest Park; Florence W Betts, Bklyn, to Christian Bandel, 574 E 141; (A) Title Guar & T Co (\$3,500, Sept30'08); Aug9'18. 2,900

**Lot 323** (17:4869), map part Schieffelin Estate; Robt N Quinn to Stephen H Jackson, 106 Lex av (\$770, Aug14'06); Aug10 '18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

AUG. 8, 9, 10, 12, 13 & 14.

**Crotona Park N, 797** (11:2952); Utility Realty Co to Nathan Epstein, —, & ano; (A) Morrison & S, 320 Bway; Aug3'15; Aug 10'18. 5,000

**Ditmars st (\*)**, ss, 125 w Main, 25x104.4, City Island; Ernest Johnson to Frank J Muhfeld, 805 Crotona Park So; (A) W J Gabel, 772 E 175; July8'15; Aug10'18. 900

**Fox st** (10:2711), ws, 173.5 n Intervale av, 72.6x100; Adavine Constn Co to Max Edison, 774 Hewitt pl; (A) A Rosenblum, 320 Bway; Feb19'14; Aug10'18. 3,000

**Lorillard pl** (11:3054), es, 21.7 n 184th or 3 av, 18.8x100; Geo Kurzman & Rose Langsam to Jos Austin, 1555 Av A, gdn Kath D Austin; (A) Wm H Darrow; Apr 13'15; Aug12'18. 3,200

**Manida st** (10:2740), es, 48.2 s Garrison, 42x100; Chas Hanlon, 1110 Wash av; Jos T Hanlon, 2512 University av, & Frank Hanlon, 1066 Forest av, to Lulu M Ernst, 225 Hemlock, Bklyn; (A) Johnson & M, Mt Vernon, NY; Oct1'14; Aug13'18. 6,000

**Mt Hope pl, 66** (11:2827); Martha F Mazzetti to Title Guar & T Co; Sept9'15; Aug14'18. 1,000

**137TH st, 376 E** (9:2299); John O'Rourke, 184 E 64, to Saml Bitterman, 38 Ft Wash av; (A) Saml Bitterman, 309 Bway; May 31'17; Aug9'18. 1,000

**161ST st E** (9:2421), ns, 400.6 e Morris pl on map West Morrisania, 100.11 to Park av x197.9x190.4x176; Marie Semelis & Kath G Vallender to Louise C Blanche, 315 E 161; (A) Title Guar & T Co; Dec27 '16; Aug13'18. 12,000

**175TH st E** (11:2948), ss, 165 e Clinton av, 26.8x46.2x irreg; Utility Realty Co to Wolcott G Lane, trste for Louisa G Perkins; (A) Title Guar & T Co; May2'12; Aug9'18. 7,500

**176TH st, 816 E** (11:2953); Utility Realty Co to Nathan Epstein, —, & ano; (A) Morrison & S, 320 Bway; Aug3'15; Aug10'18. 5,000

**178TH st, 917 E** (11:3122); Wilhelm Wiegand, 157 E 18, to August Elmer, 190 Riverside dr; (A) V Holch, 157 E 18; Mar10 '13; Aug12'18. 2,500

**184TH st W** (11:3198), ns, 66.8 w Davidson av, 16.8x80; Hy N Singhi to Herman C Kudlich, exr John Kudlich, 119 W 57; (A) Title Guar & T Co; Jan23'03; Aug14'18. 5,500

**222D st E (\*)**, ss, 355.9 e Barnes av, 25x 89.9; Brill Constn Co to Wm Herman, —; (A) C T Tolleris, 140 Nassau; Sept8'11; Aug10'18. 1,250

**222D st E (\*)**, ss, 380.9 e Barnes av, 25x 89.9; same to same; (A) same; Sept8'11; Aug10'18. 1,250

**Amundson av (\*)**, es, 125 s Nelson av, 25x100; Erik G Nyman to Teresa Tengstrom, 3937 Amundson av; (A) R B Ailing, 149 Bway; Jan30'17; July11'18. (Corrects error in last issue when original date of mtg was omitted). 600

**Bergen av, 666** (9:2361); John L Mead to Ludo W Wilkens, —; (A) Lawyers Title & T Co; Nov21, 1895; Aug14'18. 1,000

**Bergen av, 666**; same to same; (A) same; Sept25, 1895; Aug14'18. 6,000

**Chatterton av** (14:3806), ss, 130 w Castle Hill av, 25x108, Unionport; Jacob Cohen to Anna C Wildey, individ & as extrx Pierre W Wildey; (A) H S Ogden, 82 Beaver; July18'07; Aug8'18. 3,300

**Clason Point rd (\*)**, es, 125 s O'Brien av, 25x111.6; Giuseppe Botta, 942 E 165, to Antonio Florio, 2160 2 av; (A) Title Guar & T Co; Sept5'12; July10'18. (Corrects error in issue of July 13, when mortgagee's address was 2160 7 av). 2,500

**Clay av** (11:2799), ws, 125 n 174th, 60x 95; Wm Mueser, 1741 Clay av, to Ferdinand Thun, at Wyomissing, Pa; (A) Hirleman & V, 391 E 149; Sept27'12; Aug14'18. 7,000

**Forest av** (10:2658), es, 152.9 s 163d, 18.9x95; Aurelie Schlockow, 914 Forest av, to Oswald Schlockow, 1162 Pacific, Bklyn; (A) Title Guar & T Co; Feb3'14; Aug9'18. 600

**Forest av** (10:2658), same prop; same to same; (A) same; June18'14; Aug9'18. 600

**Hull av** (12:3347), swc 209th, 100x100; Frederick Realty Co to Marie C, wife Henry Kroger, Spuyten Duyvil, NY; (A) E Cohn, 32 Bway; Aug6'13; Aug14'18. 6,500

**Intervale av, 1045** (10:2700); Wm A Dunford, heir Ann Dunford, to Bronx Security & Brokerage Co, 253 E 138; (A) Isaac Levinson, 258 E 138; July8'15; July8'18. (Corrects error in issue July13 when date of original mtg was omitted). 300

**Jerome av, 2421** (11:3199); Wm F Holding to Amanda A Pope, 73 Prospect st, East Orange, NJ; (A) Gantz & T, 52 Bway; July25, 1899; discharged by court order dated July19'18; Aug14'18. 5,000

**Marion av** (11:3025), es, 143.3 s 188th, 50 x100x50x96.4; S M C Realty Co to Rockland Realty Co, 509 Willis av; (A) Title Guar & T Co; Aug30'17; Aug9'18. 2,000

**Prospect av** (10:2676), ws, 100 n 156th, 25x99.4x25x98.4; Fredk C & Katie Sabo to N Y Co-operative B & L Assn, 35 W 125; (A) Lawyers Title & T Co; Sept28'16; Aug 14'18. 1,000

**Prospect av** (10:2676); same prop; same to same; (A) same; Oct29'09; Aug14'18. 1,500

**Rosedale av (\*)**, es, 125 n Merrill, 25x 100; John Hellwig to Louise J M Barge; (A) J A Steinmetz, 1005 E 180; Jan14'09; Aug9'18. 1,200

**Southern blvd** (10:2728), ws, 115 n 167th, 50x100; Kannon Sheinman to Isaac Blumberg, —; (A) Lawyers Title & T Co; Aug15'17; Aug9'18. 5,750

**Vyse av** (11:3127), ws, 86.7 s 180th, 38.6x 105.4x38.6x103.8; Phelan Bros Constn Co to Eberhardt Bldg Co, 1462 1 av; (A) Title Guar & T Co; Feb2'14; June19'18. (Corrects error in issue June22 when year of original mtg was omitted). 4,000

**Walton av** (11:3188), ws, 90 n 184th, 19.11x96.5; Liberty Investing Co to Carrie C Catt, —; (A) Title Guar & T Co; Dec22'10; Aug14'18. 6,500

**Washington av** (11:3053), es, 27.5 n 184th, 50x88.9 x 50 x 88.5; Jennie Tackney, 355 E 135, to Rime Bldg Co, 509 Willis av; (A) O E Davis, 3210 3 av; Apr20'18; Aug14'18. 3,400

**Whitlock av** (10:2733), es, 250 n Tiffany, 25x124.11x 25x125.10; Helen Ambrose to Mary Tesiny, 1416 Fairfield av, Bridgeport, Conn; (A) Title Guar & T Co; June 30'17; Aug13'18. 2,000

**Lots 423 & 424 (\*)**, map Bradish Johnson Estate; Adolf S Meyer to Est Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27'15; Aug13'18. 1,365

**Lots 505 & 506 (\*)**; same map; Richd D'Ambrisi to same; (A) same; July27'15; Aug13'18. 210

**Lots 28 & 29** (10:2761), map 369 lots Hunts Point Estates; Wm D Austin to Annie M Austin, 60 E Kingsbridge rd; June1'17; Aug10'18. 1,850

**Lot 259 (\*)**, map Jos Husson; Fredk Siebel to Alice L Beach, —; (A) Lawyers Title & T Co; Aug24'10; Aug10'18. 1,500

**Lots 77** (12:3288), map Bruner Estate; Wm G Willis, 582 Broome, to Julia Kurtz, —; (A) Title Guar & T Co; July18'13; Aug9'18. 500

**Lots 7 & 8** (12:3271B), map Van Cortlandt Estate; Bromberg Realty Co to Jos F Feist, 418 St Nicholas av; (A) Jos F Feist, 408 W 42; July24'17; Aug9'18. 1,000

**Lots 24 & 25 (\*)**, map Bradish Johnson; Louis Bernyk to Estate Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27 '15; Aug9'18. 695

**Lots 50 & 60** (13:3406), map Dash Estate; John J Kennedy to Columbia Trust Co & ano; (A) Merrill, R & T, 100 Bway; Nov20'15; Aug9'18. 1,470



Plot (15:4260), begins 490 e White Plains road at point 1,050 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av; Mary Zvanovec to Regent Realty Co., —; (A) Lawyers Title & T Co; June 29 '05; Aug 14 '18. 2,100

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent, in some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Aeby, Anna M.**—Feb 9 '18 (Aug 13 '18)—125TH ST, 305 W (7:1952-28), 30x100, 4-sty bk str & tnt; 1-5 pt of \$35,000, less 15%.  
**AV B, 1** (2:384-1), 21.6x51.9x irreg, 5-sty bk str & tnt; 1-5 pt of \$25,000, less 15%.  
**AV B, 1½** (2:384-2), 21.6x51.9x irreg, 5-sty bk str & tnt; 1-5 pt of \$15,000, less 15%.  
**AV B, 3** (2:384-3), 27.8x42.6, 5-sty bk str & tnt; 1-5 pt of \$19,000, less 15%.  
**AV B, 45-9** (2:386-5-6 & 8), 3 lots, each 17x65, 3-3-sty bk tnts & str; 3-5 pts of \$14,000 each, less 10%.  
**AV B, 49** (rear of) (2:386-7), 4x90x irreg & 72x20, 4-sty bk tnt; 3-5 pts of \$13,000, less 10%.  
**AV B, 51** (2:386-9), 17x65, 3-sty bk str & tnt; 3-5 pts of \$13,500, less 10%.

**Arnheim, Fannie.**—July 5 '17 (Aug 13 '18)—57TH ST, 21 E (5:1293-15), 23x100.5, 6-sty bk & stn dwg, \$130,000.  
**ELIZABETH ST, 116** (2:470-37), 24.3x95.1, 5-sty bk & stn str & lofts, \$27,000.  
**BOWERY, 132** (2:470-60), 25x105.10, 2-sty bk & stn str & lofts, \$30,000.  
**BOWERY, 244-6** (2:507-40-42), 42.4x93.5x irreg, 3-sty bk str & lofts, \$32,500.

**Castle, Felicia H.**—Feb 12 '18 (Aug 7 '18)—58TH ST, 51 W (5:1274-6), 16.8x100.5, 4-sty bk dwg, \$34,000.

**Deeves, Eliz C.**—Mar 16 '18 (Aug 9 '18)—16TH ST, 343 E (3:922-62), 21.6x69, 4-sty bk dwg; ½ pt of \$11,500.  
**74TH ST, 29 W** (4:1127-17), 25x109.4, 4-sty bk & stn dwg; ½ pt of \$50,000.

**Kalish, Brono.**—Feb 28 '18 (Aug 13 '18)—47TH ST, 36 W (5:1262-56), 20x100.5, 4-sty bk dwg; 3-13 pts of \$48,000.  
**36TH ST, 50 W** (3:837-73), 16.8x98.9, 4-sty bk dwg; 2-13 pts of \$34,000.  
**2D AV, 678** (3:942-60), 19.7x78, 4-sty bk tnt & str; 3-13 pts of \$11,000.

**Moore, John A.**—May 31 '17 (Aug 7 '18)—9TH AV, 268 (3:749-84), sec 26th, 20.9x55, 5-sty bk & stn tnt & str, \$25,000.

**Simons, Harry.**—Jan 10 '18 (Aug 12 '18)—107TH ST, 9 W (7:1843-26), 25x100.11, 5-sty bk & stn tnt, \$28,000.

**Solomon, Simon.**—Apr 5 '17 (Aug 13 '18)—117TH ST, 43 W (6:1601-16), 25x100.11, 5-sty bk tnt, \$22,000.

**76TH ST, 227 E** (5:1421-14), 25x100.2, 4-sty bk tnt; ½ pt of \$12,500.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 16, 1918, at the New York Real Estate salesrooms, 14-6 Vesey st.

#### HENRY BRADY.

**26TH ST, 436 W** (\*), ss, 375 w 9 av, 25x 98.9, 5-sty bk tnt & str; due, \$14,905.80; T&c, \$265.84; Lincoln University Endowment Assn. 14,000

**72D ST, 241 to 251 E** (\*), ns, 75 w 2 av, 100x102.2, 6-3-sty & b stn dwgs; due, \$45,462.98; T&c, \$2,000; Excelsior Savgs Bank of City N Y. 40,000

**82D ST, 6 E**, ss, 147 e 5 av, 21x102.2, 4-sty & b bk dwg; Sheriff's sale of all right, title, &c; withdrawn.

#### SAMUEL MARX.

**51ST ST E** (\*), ns, 569 e 1 av, 36x irreg to East River, vacant; due, \$4,655.21; T&c, \$4,927.39; Frank W Rickers. 1,000

**Norfolk st, 153** (\*), ws, 75 s Stanton, 25x100, 6-sty bk tnt & str; due, \$28,713.28; T&c, \$1,976.78; Jacob I Frenowitz. 25,000

**141ST ST, 460 W** (\*), ss, 161 e Ams av, 18x99.11, 4-sty bk dwg; due, \$17,514.21; T&c, \$921.65; Seamen's Bank for Savgs in City N Y. 15,000

#### JOSEPH P. DAY.

**72D ST, 340-2 W** (\*), ss, 425 w West End av, 70x102.2, 8-sty stn tnt; due, \$234,727.98; T&c, \$13,184; Metropolitan Life Ins Co. 225,000

**108TH ST, 335-7 E** (\*), ns, 100 w 1 av, 50 x100.11, 6-sty bk tnt & str; due, \$33,870.03; T&c, \$1,907.80; Lawyers Mtg Co. 35,000

**116TH ST, 130 W**, ss, 310.6 e 7 av, 32x 100.11, 5-sty bk tnt & str; due, \$30,123.44; T&c, \$1,200; withdrawn.

**3D AV, 422** (\*), ws, 74 n 29th, 24.8x95, 4-sty bk tnt & str; due, \$20,367.16; T&c, \$1,260.92; Roman Catholic Orphan Asylum in City N Y. 15,000

#### ARTHUR C. SHERIDAN.

**14TH ST, 137 W** (\*), ns, 300 e 7 av, 25x 103.3, vacant; due, \$37,555.10; T&c, \$1,043.60; Farmers Loan & Trust Co, admr (reprinted from last issue, when this sale appeared under Henry Brady). 34,000

Total ..... \$404,000  
 Corresponding week 1917..... 439,737  
 Jan. 1, 1918 to date..... 19,689,201  
 Corresponding period 1917..... 25,840,250

### Bronx.

The following are the sales that have taken place during the week ending August 16, 1918, at the Bronx Salesrooms, 3208-10 Third av.

#### JOSEPH P. DAY.

**Bryant av, 1474** (\*), es, 355 s 172d, 20x 100, 3-sty bk tnt; due, \$7,079.11; T&c, \$124; Cornelius G Coakley et al. 7,200

#### HENRY BRADY.

**135TH ST E** (\*), ns, 250 w Willow av, 50 x100, vacant; due, \$836.94; T&c, \$1,050; Jos D Miller. 950

#### JACOB H. MAYERS.

**Zerega av** (\*), nwc Waterbury av, 83.7 x188.5; due, \$3,189.55; T&c, \$6,258.16; Adam Kerner. 5,000

Total ..... \$13,150  
 Corresponding week 1917..... 59,100  
 Jan. 1, 1918 to date..... 4,325,452  
 Corresponding period 1917..... 5,942,669

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

**AUGUST 17.**  
 No Legal Sales advertised for this day.

**AUGUST 19.**  
**DELANCEY ST, 308**, ns, 52.8 e Lewis, 25x100, 5-sty bk tnt & str; Mary K Bradford et al; Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,811.49; T&c, \$930.30; Herbert A Sherman.  
**DELANCEY ST, 310**, ns, 77.8 e Lewis, 25x100, 5-sty bk tnt & str; Kath A Kingsland—Bertha H Steinberg et al; Frederic F de Rham (A), 44 Wall; Benj Tuska (R); due, \$21,800.00; T&c, \$930.30; Herbert A Sherman.

**122D ST, 137 W**, ns, 408.4 w Lenox av, 16.8x 100.11, 4-sty & b bk dwg; Mary E Bergen, trste—Lewis F Hall et al; Henry M Bellinger (A), 135 Bway; Marcel Levy (R); due, \$12,679.13; T&c, \$442.40; Samuel Marx.

**AUG. 20.**  
**17TH ST, 21 E**, ns, 141.11 w Bway, runs n66.3 xnw29.6xw25.2se24.1lxse6xw25 to beg, 5-sty bk loft & str bldg; Virginia G Mackay-Smith et al, trstes—Wm D Stewart et al, exrs; Emmet & Parish (A), 52 Wall; Alfred H Townley (R); due, \$43,505.82; T&c, \$2,216; Henry Brady.

**54TH ST, 265 W**, ns, 25 e 8 av, 18.9x32.11, 3 & 4-sty stn tnt & str; City Real Estate Co—Alexander McConnell et al; Harold Swain (A), 176 Bway; Emil E Fuchs (R); due, \$15,521.78; T&c, \$800; Samuel Marx.

**129TH ST, 151 W**, ns, 250 e 7 av, 25x99.11, 5-sty bk tnt; Julia F Henes—Ellas S Peets et al; Edw M Burghard (A), 111 Bway; Alfred H Townley (R); due, \$26,679.24; T&c, \$550; Henry Brady.

**137TH ST, 320 W**, ss, 228 w 8 av, 16x96.11, 3-sty & b dwg; Leonhard Michel—Alice P Cagney et al; David Bernstein (A), 261 Bway; Lester M Friedman (R); due, \$7,628.52; T&c, \$870.30; Arthur C Sheridan.

**WADSWORTH AV, 130**, swc 180th (No 650), 75 x100, 6-sty bk tnt & str; U S Savgs Bank of City N Y—Bristol Realty Co et al; Merrill, Rogers & Terry (A), 100 Bway; Daniel P Hays; (R); due, \$127,111.44; T&c, \$5,688.00; Joseph P Day.

**AUG. 21.**  
**MADISON ST, 282**, ss, 115 w Montgomery, 25x 100x25x99.8, 5-sty stn tnt & str; Bessy C Coles—Chas Cohen et al; Fredk H Comstock (A), 36 Wall; Wm W Hoppin (R); due, \$21,279.75; T&c, \$960.35; Joseph P Day.

**AUG. 22.**  
**157TH ST, 530 W**, ss, 55 e Audubon av, 18x 78.8, 2-sty & b bk dwg; Saml Gerber—Walter H Martin et al, admrs; J Arthur Seidman (A), 41 Park Row; Chas M Russell (R); due, \$2,971.67; T&c, \$311.80; sub to mtg of \$,000; J H Mayers.

**8TH AV, 2075**, ws, 50.8 n 112th, 25.2x100, 5-sty bk tnt & str; Nathaniel B Hayt, trste—Wm Kleeman et al; Wm F Wund (A), 156 Bway; Wm H Brady (R); due, \$32,726.61; T&c, \$339.64; Arthur C Sheridan.

**AUG. 23 & 24.**  
 No Legal Sales advertised for these days.

**AUG. 26.**  
**115TH ST, 7 E**, ns, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; Memorial Hospital for the Treatment of Cancer & Allied Diseases—Selma Alexander et al; Parsons, Closson & McIlvaine (A), 52 William; Saml W Levine (R); due, \$21,223.18; T&c, \$972.56; Samuel Marx.

### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

**AUG. 17.**  
 No Legal Sales advertised for this day.

**AUGUST 19.**  
**JEROME AV, es, 225.6 s 181st, 114.9x104.6x84.6x 100**, vacant; Jos Hesdorfer—Bernstein & Kramer Realty Corp et al; Sol A Cohn (A), 302 Bway; Stanley M Isaacs (R); due, \$13,966.68; T&c, \$270; I Lincoln Seide.

**AUG. 20.**  
**WESTCHESTER AV, 2362-4**, ss, 50 w Zerega av, 50x101.8x50x100.5; Wilhelmina Einberger—Cohodo Realty Corp et al; Herbert Cracauer (A), 271 Bway; Morris Frank (R); due, \$9,018.67; T&c, \$449.97; James J Donovan.

**AUG. 21.**  
 No Legal Sales Advertised for this day.

**AUG. 22.**  
**MORRIS AV, 599 & 601**, ws, 33.7 s 151st, 55.2x 100, 2-5-sty bk tnts & str; Dollar Savgs Bank of City N Y—Richard I Epstein et al; Mackellar & Gerbracht (A), 43 Cedar; J Geo Metz (R); due, \$21,047.71; T&c, \$490.65; James J Donovan.

**UNIONPORT RD, 1683**, ws, 46.11 a Van Nest av, 26.1x114.4x25x106.11; Chas H Baechler—Sarah Lichtenstein et al; Neier & Van Derveer (A), 256 Bway; Michl B McHugh (R); due, \$1,081.72; T&c, \$1,704.50; Joseph P Day.

**AUG. 23, 24 & 26.**  
 No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

### Manhattan.

**AUG. 10.**  
 No Foreclosure Suits filed this day.

**AUG. 12.**  
**RIVINGTON ST, ss, 50 w Willett, 25x100**; Annie Ferber—Bessie Schwartz et al; A H Sarasohn (A).

**3D AV, es, 51.1 of 85th, 25.6x100**; N Y Title & Mtg Co—Cornelia E McCormack et al, exr; H M Bellinger, Jr (A).

**AUG. 13.**  
**58TH ST, 404 E**; Henrietta P Stromberg—Jno Mullen et al; amended; Cary & Carroll (A).  
**75TH ST, 5 W**; Newburgh Savgs Bank—Maude E Scofield et al; H Swain (A).

**CONVENT AV, 322**; Hyman Sonn et al, trstes—United States Trust Co, as trste of estate Jno M Carrere et al; Kurz & Frank (A).

**AUG. 14.**  
**PARCEL** of land beg at a point on boundary line bet plot 10 and land of Isaac Dyckman, 120 n cl 211th, runs w435xn—xe to cl 212th, again e—xsl40 to beg; also parcel of land beg at a point on boundary line bet plot 9 & land of Isaac Dyckman, 60 s cl 211th, runs w420xn180xe420xsl80 to beg; also EMERSON PL, nws, 477.1 sw Prescott av, 300x221x300x 215.3, except parts released; Citizens National Bank of N Y—Cornelius Kahlen et al; Blandy, Mooney & Shipman (A).

**104TH ST, 24 E**; Edw H Delafeld—Saml Harris et al; Baldwin & May (A).

**130TH ST, 209-11 W**; N Y Society for the Relief of Widows & Orphans of Medical Men—Isaac Newton et al; C H Dille (A).

**AUG. 15.**  
**27TH ST, ns, 243.2 w 7 av, 24.6x98.9**; Mary T Brosnan—Irvel Realty Co et al; amended; Cary & Carroll (A).

**113TH ST, ns, 50 n Park av, 25x100.11**; Citizens' Savgs Bank—Julia Levy et al; amended; Beall & Rogers (A).

**124TH ST, ss, 225 w Lenox av, 18.9x100.11**; Sadie V Brady—Godfrey E Trott et al; T Davenport (A).

**124TH ST, 126 W**; Robt A Chambers—Godfrey E Trott et al; T Davenport (A).

**AUG. 16.**  
**BROOME ST, 24**; Julia Quinlan—Ida Silberman et al; Alexander & Green (A).

**HENRY ST, 29**; Chas Schram—Leopold Kaufmann et al; L & A U Zinke (A).

**71ST ST, ss, 80 e West End av, 20x100.5**; Equitable Trust Co—Caroline Mayno et al; H M Bellinger (A).

**105TH ST, 143 W**; J Chr G Hupfel Brewing Co—Maurice Black et al; Forster, Hotelling & Klenke (A).

**142D ST, ss, 150 e 8 av, 25x99.11**; Hertha H Knoch—Sarah Hershfield et al; I B Louis (A).

**AMSTERDAM AV, swc 170th, 37x100**; Sylvester Pope et al—Roosevelt Realty & Constn Co et al; amended; Elkus, Vogel, Gleason & Proskauer (A).

**SHERMAN AV, 135**; Equitable Trust Co of N Y—Arthur A Miller et al; Taylor, Jackson, Brophy & Nash (A).

**7TH AV, nwc 143d, 99.11x125**; Alfred Benjamin—Chamax Realty & Constn Corp et al; J H Muller (A).

### Bronx.

**AUG. 9.**  
**INTERVALE AV, es, 194.2 n 165th, 75x100**; Mutual Life Ins Co of N Y—Bronx Maternity Hospital et al; F L Allen (A).

**AUG. 10.**  
**141ST ST, E, ss, 325 e Jackson av, 75x148.4**; City Real Estate Co—Chas J Kroehle et al; H Swain (A).

**141ST ST, E, ss, 250 e Jackson av, 75x132.4**; City Real Estate Co—Chas J Kroehle et al; H Swain (A).

**JESSUP AV, es, 100.2 s Featherbed la, 75x100**; Mary Lee Cole—Francis Woolley et al; W F Wund (A).

**AUG. 13.**  
 No Foreclosure Suits filed this day.



**AUG. 14.** ns, 350.3 e Morris av, 43.6x92.8; Margt Nealis, as extrs—Benenson Realty Co et al; F W Hottenroth (A).

**AUG. 15.** ST ANNS AV, 340; Sarah E Bruce—Geo F Knepper et al; C P & W W Buckley (A).

### JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

**AUG. 9 & 10.**

No Judgments in Foreclosure Suits filed these days.

**AUG. 12.**

MADISON AV, 1427-9; Greenwich Savgs Bank—Benoit Wasserman; Middlebrook & Borland (A); Chas L Hoffman (R); due. ....60,297.06

**AUG. 13.**

ALLEN ST, 171; Grand Lodge of the U S Independent Order of the Free Sons of Israel—Nathan Greenberg; Maurice E & Daniel W Blumenthal (A); David L Weil (R); due. ....22,934.38  
ST NICHOLAS AV, 191; United States Fire Ins Co—Chas H Lott, exr; A S & W Hutchins (A); Alfred H Townley (R); due. ....21,690.13

**AUG. 14.**

No Judgments in Foreclosure Suits filed this day.

**AUG. 15.**

1ST AV, ws, 61 n 54th, 20x68x irreg; Bela D Eisler—Caroline F Gorham et al; Howard Campbell, Jr (A); Maurice Bloch (R); due. ....7,547.40

#### Bronx.

**AUG. 9.**

VALENTINE AV, nwc 181st, 63.1x185; Abr Smith—Ensign Impvt Co et al; D Steckler (A); E L Brisach (R); due. ....10,721.07

**AUG. 10.**

FINDLAY AV, 1113, 1117, 1121; Jno L Thomas—Tully Bldg Co, Inc, et al; A Knox (A); J R Delafeld (R); due. ....25,994.30

**AUG. 12.**

No Judgments in Foreclosure Suits filed this day.

**AUG. 13.**

HULL AV, 3264; Albert C Bumpus et al—Wilhelmina C Conkling et al; R Link (A); C M O'Keeffe (R); due.. 2,787.18

**AUG. 14.**

154TH ST, E, ns, 300 w Courtlandt av, 50x100; Geo F Martens et al—Maria Allegro et al; T J Farrell (A); H K Davis (R); due. ....9,402.50

**AUG. 15.**

No Judgments in Foreclosure Suits filed this day.

### LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

**AUG. 10.**

147TH ST, 429 W; Marcella A McCabe—Jas J McCabe; action to appoint committee, &c; P Jackson (A).

**AUG. 12.**

8TH AV, 783; Johanna Von Meyer—Leslie E Ferguson; action to set aside mtg, etc; H A Wolff (A).

**AUG. 13.**

21ST ST, 52 W; Annie E Horn—Henry Corn et al; foreclosure of transfer of tax lien; G W Ellis (A).  
35TH ST, 362 W; Jas T Hallinan, exr—Jas T Hallinan, individ & exr, et al; construction of will, &c; T J Groh (A).

80TH ST, ns, 287.6 w 3 av, 18.9x100; Jennie F R Contencin—Elisa F Contencin et al; partition; J A Wolff (A).

**AUG. 14.**

No Lis Pendens filed this day.

**AUG. 15.**

83D ST, 39 W; Abbie E E Cecil—Jos Egbert et al; partition; B J Tinney (A).

**AUG. 16.**

129TH ST, 60 E; Jno G Dabour—Katharine Van Valin et al; action to set aside two deeds; Ernst, Fox & Cane (A).

#### Bronx.

**AUG. 9.**

3D AV, es, 230.1 n 153d, 25x187; matter of petition of Cath Melghan—Lillie E Rohe et al; action to register title; G R Hawes (A).

**AUG. 10.**

UNIVERSITY AV, ws, 344.3 n 183d, 43x100; LOTS 701 to 708, inclusive, secs 1 & 2, map of 1,445 lots, comprising land known as Williamsbridge Farm for Estate of Lorillard Spencer; LOTS 26, 27 & 28, map of 175 lots belonging to Estate of Lewis Gouverneur Morris; UNIVERSITY AV, ws, 300.8 n 183d, 43.5x100; UNIVERSITY AV, es, 551.3 n 183d, 98.3x113; LOTS 54, 55, 56 & 57, amended map of prop of Cammann Estate at Fordham Heights; LOTS 32 to 53, both inclusive, amended map of prop of Cammann Estate at Fordham Heights; matter of Jas J McCabe; action for appointment of committee; P Jackson (A).

**AUG. 12.**

No Lis Pendens filed this day.

**AUG. 13.**

No Lis Pendens filed this day.

**AUG. 14.**

No Lis Pendens filed this day.

**AUG. 15.**

LOT 192, map prop belonging to Hudson P. Rose, known as sec 2, St Raymond Park; Helen Zoubek—Edgard Freygang et al; partition suit; E Weaver (A).

### MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

**AUG. 10.**

83D ST, 15 W; Saml Goldberg—Cornelia R H de Langley, Emil Furet & Lizzie Winter (29) ..... 205.75

**AUG. 12.**

43D ST, 4 W; Theo C Wood—Louisa M Gerry; Columbia University Club; Lewis P Fluhrer Co (31) ..... 117.00

60TH ST, 138 W; Pittsburg Plate Glass Co—Trstes of Columbia College in N Y; Lewis P Fluhrer Co (32) ..... 1,710.76

60TH ST, W, ss, 295 e 10 av, 80x100; Theo C Wood—Trstes of Columbia College in N Y; Lewis P Fluhrer Co (30) ..... 2,415.60

**AUG. 13.**

MAIDEN I.A, 51 & 53; J A Bengtson—51 & 53 Maiden La Inc (33) ..... 206.00

60TH ST, 138 W; J P Duffy Co—Trstes of Columbia College in City New York; Lewis P Fluhrer Co Inc (34) ..... 511.51

60TH ST, 138 W; Richard Furlong, Inc—Trstes of Columbia College in City New York; Lewis P Fluhrer Co, Inc (36) ..... 290.00

SAME PROP; Colonial Sand & Stone Co, Inc—same (37) ..... 340.00

146TH ST, 503 W; Larkin Lumber Co—Sigmund Eckstein (35) ..... 21.00

**AUG. 14.**

CANAL ST, ns, 50 w Mott, 50.4x100.3; Abr Elias—191 & 193 Canal St, Inc, & L Abramson & Son, Inc (38) ..... 545.00

60TH ST, 138 W; Truscon Steel Co—Trstes of Columbia College in City N Y & Lewis P Fluhrer Co, Inc (40) ..... 1,612.00

BROADWAY, 2531; Chas F Campbell—95th St & Broadway Corp & Kennedy Theatres, Inc (39) ..... 15,289.10

PARK ROW, 158; Schindler & Pihlman—Evarts Holding Co (41) ..... 100.00

**AUG. 15.**

CANAL ST, 191-3; Theo C Wood—191 & 193 Canal St Inc; Louis Abramson & Son, Inc (42) ..... 323.65

48TH ST, 122-6 W; Poppel Constn Co—Augustus F Wichstrom et al; Carlo Giolitto et al; Carlo Francini (43) ... 101.00

**AUG. 16.**

CANAL ST, 191-3; Greenpoint Metal Covered Door Co—191 & 193 Canal St, Inc, & L Abramson & Son, Inc (44) ... 365.00

WALL ST, 95; S L Snyder Co, Inc—J Aron & Co & Wm Dauphin (47) ..... 259.00

143D ST, 45-51 W; Pasquale Trotta—Non-Column Garage Co, Inc (48) ... 2,027.49

PARK ROW, 100; also DUANE ST, 21; Oriental Fire-Proof Sash & Door Co—Est Joanna L St John & Christian Blayer; renewal (46) ..... 250.00

6TH AV, 1011; Lenox Sand & Gravel Co—Robt F Ballantine & Dickson Bros (45) ..... 160.00

#### Bronx.

**AUG. 9.**

WASHINGTON AV, 2150; Miller Painting & Decorating Co—Thos Pryor & Mrs Thos Pryor (11) ..... 65.00

**AUG. 10.**

PILOT ST, ss, 97 e City Island av, 200x 206; Church E Gates & Co—Robt Jacobs; Lewis P Fluhrer Co (12) ... 3,626.78

ALEXANDER AV, 270; Fiske Lighting Fixture Co—Ida Daniels; Blanche Greetzinger & Florence Loewy as trste; Extensive Bldg Co (13) ..... 32.00

**AUG. 12.**

PILOT ST, ss, 97 e City Island av, 200 x206; Theo C Wood—Robt Jacobs; Lewis P Fluhrer Co (14) ..... 1,134.00

SAME PROP; Pittsburg Plate Glass Co—same; same (15) ..... 902.85

**AUG. 13.**

PARCEL LAND extending from Bronx River to tracks of the New York, Westchester & Boston R R, & bounded on the n by 177th & VanNest av, & on s by 17th & VanNest av; —x—; Clinton Wire Cloth Co—estate of Wm Waldorf Astor; Bronx Exposition, Inc (16) ..... 844.31

**AUG. 14.**

No Mechanics Liens filed this day.

**AUG. 15.**

No Mechanics Liens filed this day.

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

**AUG. 10.**

No Satisfied Mechanics Liens filed this day.

**AUG. 12.**

117TH ST, 308 W; Phillip Goldfarb—Mary T Rennard et al; May18'18.... 700.00

**AUG. 13.**

43D ST, 106-110 W; Peter Govant—Wm H Wheeler et al; July23'18..... 50.50

**AUG. 14.**

131ST ST, 573 W; Richmond & Daniels, Inc—A L S Realty Corp & et al; May 24'18. .... 2,560.65

2BROADWAY, 1567-9; also 47TH ST, 14-20 W; Bell & Killicullen, Inc—Chas Johnson et al; July2'18..... 310.50

2SAME PROP; Berger Mfg Co—same; July2'18 ..... 788.31

**AUG. 15.**

No Satisfied Mechanics Liens filed this day.

**AUG. 16.**

No Satisfied Mechanics Liens filed this day.

#### Bronx.

**AUG. 9.**

ANTHONY AV, 1984; Clinton Beasley—Mary A Eder et al; Aug8'18..... 61.00

MARION AV, 2436-40; Heyman Denker—S M C Realty Co et al; Sept7 '17 ..... 1,156.00

SAME PROP; Stormwood Flooring Co—same; Oct18'17 ..... 638.64

MARION AV, 2436; Donohue & Goltz—S M C Realty Co et al; Sept5'17.. 2,947.00

SAME PROP; East Side Iron Works, Inc—same; Sept7'17 ..... 595.00

**AUG. 10.**

No Satisfied Mechanics Liens filed this day.

**AUG. 12.**

No Satisfied Mechanics Liens filed this day.

**AUG. 13.**

MARION AV, es, 93.3 s 188th, 100x100; Murray & Hill Co—S M C Realty Co, Inc, et al; Sept8'17. .... 1,297.90

**AUG. 14.**

No Satisfied Mechanics Liens filed this day.

**AUG. 15.**

WEBSTER AV, w of existing 3d av line of Manhattan Elevated R R, opposite Bend 635, 117.7 n 194th, —x—; J A Lyons Constn Co—Interborough Rapid Transit Co et al; Aug2'18.... 931.64

1Discharged by deposit.

2Discharged by bond.

3Discharged by order of Court.

### ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

#### Manhattan.

**AUG. 8.**

No Attachments filed this day.

**AUG. 9.**

KAMEKO, MASAKICHI, PAIJIRO & TOUNE-TARO; Silk Investing & Trading Co, Inc; \$2,531.25; Steele & Otis.

**AUG. 10 & 12.**

No Attachments filed these days.

**AUG. 13.**

COASTWISE DREDGING CO; S Trimmer & Sons, Inc; \$703.74; W C Relyea.

KELLEY STORAGE & DISTRIBUTING CO; California Packing Corp; \$2,000.83; Kendall & Herzog.

OSTWALT, Gus E; Ph Van Ommern Corp; \$2,500; Burlingham, Veeder, Masten & Foreyn.

**AUG. 14.**

A KLIPSTEIN & CO; Chipman Chemical Eng Co, Inc; \$9,737.23; O'Brien, Boardman, Parker, Harper & Fox.

### CHattel MORTGAGES.

AFFECTING REAL ESTATE.

#### Manhattan.

AUG. 9, 10, 12, 13, 14 & 15.

West Mercer Corp. 146-8 W 122d st.. Staley Electric Elevator & Machine Co. .... 2,600.00

#### Bronx.

No Chattel Mortgages filed this week.

### BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

#### Manhattan.

**AUG. 13.**

29TH ST, ss, 141-8 w 4 av, 62.6x98.9; Metropolitan Life Ins Co loans Chas E Nammack; to erect 10-sty loft bldgs; 4 payments. ....200,000.00

#### Bronx.

**AUG. 9.**

No Building Loan Contracts filed this day.

**AUG. 10.**

No Building Loan Contracts filed this day.

**AUG. 12.**

No Building Loan Contracts filed this day.

**AUG. 13.**

GRAND BLVD & CONCORSE, ws, 102.9 n 165th, 107.4x142.3xirreg; City Mtg Co loans Samwll Constn Co, Inc, to erect 5-sty apt; 11 payments.....100,000.00

**AUG. 14.**

No Building Loan Contracts filed this day.

**AUG. 15.**

No Building Loan Contracts filed this day.



## PLANS FILED FOR NEW CONSTRUCTION WORK.

### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

### Manhattan.

#### DWELLINGS.

PARK AV. 43, 6-sty bk dwg, 25x83, tar & gravel rf; \$75,000; (o) John E. Berwind, 102 E 39th; (a) Walter Lund, 101 Park av (123).

#### FACTORIES AND WAREHOUSES.

9TH AV. 81-83, 2-sty bk storage warehouse, 48x100, slag rf; \$35,000; (o) Nat. Biscuit Co., Roy E. Tomlinson, Pres., 409 W 15th; (a) James R. Torrance, 409 W 15th (125).

WATER ST. 643-45, 1-sty bk storage, 50x70, plastic slate rf; \$10,000; (o) Kaufman Lowenthal Realty Co., Isaac Lowenthal, Pres., 206 Division; (a) Louis A. Sheinart, 194 Bowerly (127).

#### STABLES AND GARAGES.

BARROW ST. 140-48, 1-sty bk garage, 70x48, slag rf; \$10,000; (o) Thomas F. Farrell, foot of Barrow, North River; (a) Geo. M. McCabe, 96 5 av (128).

JUMEL PL. n w c 168th, 1-sty bk garage, 50x100, plastic slate rf; \$20,000; (o) Henry Hennefeld, 1935 Madison av; (a) Louis A. Sheinart, 194 Bowerly.

16TH ST. 355 W, 17th st, 354-60 W, 2-sty bk garage, 75x184, slag rf; \$30,000; (o) Isadore H. Kempner, 17 W 42d; (a) Gronenberg & Leuchtag, 305 5 av. Corrects error in last issue as to location (121).

133D ST. 31-33 E, 1-sty bk garage, 50x99, plastic slate rf; \$7,000; (o & a) Morris P. Jacobs, 326 Audubon av; Theodore Klein, 438 W 213 (118). Corrects error in issue Aug. 3, when prop read 113th st, 31 E.

1ST AV. 2097, 1-sty bk garage, 75x100, slag rf; \$67,000; (o) estate of John Cullen, Margaret C. Dowling, extrs, 724 St. Nicholas av; (a) Joseph C. Cocker, 2017 5 av (107). Corrects error in issue July 13, when prop read 1st av, 2092.

#### STORAGE AND WAREHOUSES.

56TH ST. 12 W, 1-sty storage shed, 21x10, slag rf; \$500; (o) Calumet Club, 12 W 56, Samuel Evans, Pres.; (a) David M. Ach, 1 Madison av (124).

### Bronx.

#### DWELLINGS.

235TH ST. E, s s, 150 W Oneida av, 2-sty fr dwg, 21x55, slag rf; \$3,000; (o) Jos. E. Butterworth, 1665 Nelson av; (a) Wm. H. Meyer, 1861 Carter av (144).

#### STABLES AND GARAGES.

235TH ST. E, s s, 150 W Oneida av, rear 1-sty fr garage & storage, 16x36, tin rf; \$500; (o) Jos. E. Butterworth, 1665 Nelson av; (a) Wm. H. Meyer, 1861 Carter av (145).

## PLANS FILED FOR ALTERATIONS

### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

### Manhattan.

CANAL ST. 25-7-9, new column & girders, remove wall, show window, stairs, bk walls to 4 & 5-sty bk str & tnt; \$30,000; (o) Max Garfunkel, 29 Canal; (a) Gronenberg & Leuchtag, 303 5 av (1623).

CORTLANDT ST. 67, enclose stairway, partitions to 6-sty bk factory; \$1,000; (o) Archibald McInnis, 85 Cortlandt; (a) Moore & Landstedel, 148th & 3 av (1605).

GREENWICH ST. 187, remove front, basement, first sty, vaults, partitions, 1-sty ext,

new f. p. stairs, toilets to 3-sty bk str & office; \$20,000; (o) Brent Good Est., John M. Campbell, trustee, 15 Exchange pl; (a) W. K. Benedict, 527 5 av (1619).

LAFAYETTE ST. 463, enlarge opening in wall to 3-sty bk dwg; \$100; (o) Rosalie M. Steele, 263 Lafayette; (a) Samuel Cohen, 32 Union sq (1601).

MT MORRIS PARK W, 14, new elevator shaft, partitions, fire-escape to 4-sty bk office & dwg; \$10,000; (o) King Solomon Hospital Assn., 14 Mt. Morris Park W, Max Scott, Pres., 200 Bway; (a) J. M. Felsen, 1133 Bway (1626).

NASSAU ST. 31, new tank & tank house to 19-sty f. p. office bldg; \$2,000; (o) Natl. Bank of Commerce, Jas. S. Alexander, Pres., 31 Nassau; (a) Low-Parker Engineering Co., 150 Nassau (1625).

NORFOLK ST. 56, remove wall to 5-sty bk str & tnt; \$1,500; (o) Teekuyees Realty Co., Inc., Ralph Kaufman, Pres., 150 Canal; (a) Louis A. Sheinart, 194 Bowerly (1617).

UNIVERSITY PL. 82, ext, new str front, iron cornice, stairs, f. p. girders to 4-sty bk str & lofts; \$5,000; (o) Denison Realty Co., Chas. F. Noyes, Pres., 92 William; (a) John H. Knubel, 305 W 43d (1599).

VESEY ST. 28, increase height of windows to 5-sty bk office; \$500; (o) Oswald G. Villard, 20 Vesey; (a) Abram L. Libman, 20 Vesey (1618).

WASHINGTON SQ S. 59, partitions, new bathrooms, cut windows, ducts to 4-sty bk dwg; \$5,000; (o) St. Elena Realty Co., Dominick Abbate, Pres., 59 Washington Sq S; (a) Frank E. Vitolo, 56 W 45th (1606).

4TH ST. 220 W, remove seats, iron doors, excavate 5 ft. 10 ins. x 23 ft. 6 ins. x 3 ft. 6 ins. deep, new bk walls, kalmeln door, railing to f. p. theatre; \$350; (o) Mrs. Margaret A. Lewis, 3 Sheridan sq; (a) Oswald C. Hering & Douglas Fitch, 8 W 33d (1627).

8TH ST. 24 W, ext, partitions, stairs, remove stoop, windows, f. p. dumbwaiter shaft, ducts to 3-sty bk dwg; \$4,000; (o) Archibald Murray, 49 Wall; (a) Louis A. Hornum, 405 Lexington av (1609).

11TH ST. 11 E, & 12th st, 2 E, new windows, fr. beams, build garage to 2-sty bk dwg; \$10,000; (o) John L. Fogliasso, 197 Bleeker; (a) Frank E. Vitolo, 56 W 45th (1596).

11TH ST. 710-16 E, new bk front, columns & beams, foundation walls to 2-sty bk car barn storage; \$20,000; (o) N. Y. Railways Co., Theo. P. Shouts, Pres., 165 Bway; (a) Alfred L. Kehoe & Co., 1 Beekman (1613).

15TH ST. 362-64 W, remove stoops, stairs, skylights, partitions to 3-sty bk dwg; \$6,000; (o) Carter Est. executor, Edward B. L. Carter, 297 Summer, Stamford, Conn.; (a) Conron Bros. Co., John E. Conron, Treas., Hotel Ansonia (1603).

38TH ST. 27 W, 1-sty ext to 5-sty bk str; \$500; (o) Nevada Realty Co., Horace J. Parker, Pres., 17 W 44th; (a) Henry Wilkens, 204 E 55th (1621).

54TH ST. 78 E, remove stoop, partitions, new bathrooms, steam heating, electric wiring, decorations to 4-sty bk dwg; \$3,000; (o) Robert W. Golet, 9 W 17th; (a) James Casale, 569 5 av (1608).

55TH ST. 210-12 E, windows, f. p. door to 3-sty f. p. storage; \$1,000; (o) Jacob Hoffman Brewing Co., Wm. Hoffman, Pres., 211-13 E 55th; (a) Alex. Baylies, 33-34 Bible House (1611).

60TH ST. 131 E, remove stoop, new stairs, to 4-sty bk dwg; \$500; (o) Est. of Theo. C. Janeway, Franklin B. Kirkbride, Exec, 7 Wall st; (a) John H. Knubel, 305 W 43 (1604).

64TH ST. 109-23 W, partitions, new toilets, tire chute, f. p. doors, electric tire lift to 12-sty bk garage; \$20,000; (o) Est. of Mary E. Pinchot, Amos E. Pinchot, executor, 60 Bway; (a) John H. Duncan, 347 5 av (1612).

92D ST. 113 E, new toilets to 3-sty bk synagogue; \$350; (o) Yorkville Synagogue, Morris Morgenstern, Pres., 113 E 92d; (a) Gronenberg & Leuchtag, 303 5 av (1598).

184TH ST. 569 W, partitions to 5-sty str & tnt; \$250; (o) John J. Rothwell, 144 W 76th; (a) Geo. W. Springsteen, 1344 Jefferson av, Bklyn (1629).

AV A. 198, remove partitions, new stairs to 5-sty bk str & tnt; \$250; (o) Barnet Weinstein, 198 Av A; (a) M. Joseph Harrison, World Bldg. (1602).

BOWERLY, 321-23, & 3 2d st, plumbing fixtures, light, new windows, partitions to 6-sty bk & fr str; \$3,000; (o) Frances S. Keese Est., Albert E. Kelley, extr, 41 Union sq; (a) D. W. Terwilliger (1622).

BOWERLY, 50-52-52½, construct steel & concrete balcony to 2-sty bk theatre; \$1,000; (o) Koren Theatre Corp., Maria Aclerno, Pres., 50 Bowerly; (a) Shampam & Shampam, 772 Bway, Bklyn (1630).

BROADWAY, 1121-27, & 9 W 25th st, new curb, cut off sidewalk beams to 12-sty f. p. str & office bldg; \$910; (o) Isaac Townsend, extr for Townsend Est., Union Club, 5 av & 51st; (a) McKenzie, Voorhees & Gmelin, 1123 Bway (1628).

LEXINGTON AV. 135, remove partitions to 5-sty bk dwg; \$100; (o) Mary A. Rosen, 631 DeKalb av, Bklyn; (a) Jacob Fein, 211 Snediker av, Bklyn (1600).

LEXINGTON AV. 596-604, & 52d st, 135 E, extend stairs, new partitions, greenhouse to 11-sty Y. W. C. A. bldg; \$7,000; (o) Y. W. C. A., 596-604 Lexington av; (a) Donn Barber, 101 Park av (1595).

LEXINGTON AV. 608-14, 53d st, 122 E, 100x103 f. p. storeroom, f. p. garbage can, kalmelined iron, doors, pergola to 10-sty f. p. Y. W. C. A. bldg; \$2,000; (o) Y. W. C. A., Mrs. James S. Cushman, Pres., 600 Lexington av; (a) E. F. Stressle, 485 5 av (1616).

LEXINGTON AV. w s, 45th to 46th, to e s Depew pl, divide 3d floor to offices, vaults, file rooms, reception rooms, corridors, remove stairs, new elevators to 4-sty f. p. office & loft bldg; \$100,000; (o) N. Y. C. R. R. Co., W. K. Vanderbilt, Jr., Pres., Grand Central Terminal; (a) Warren & Wetmore, 16 E 47th (1607).

MANHATTAN AV. 117, new bathroom, closets, partitions to 3-sty bk dwg; \$2,400; (o) Edw. Spiegel, 31 W 71st; (a) Simeon B. Elsendrath & Bernhard Horowitz, 18 E 41st (1610).

3D AV. 1102, new bk light shaft, plumbing, reconstruct str front, plastic slate rf to 4-sty bk str & tnt; \$3,000; (o) The Beekman Est., Gerard Beekman, Pres., 7 E 42d; (a) Geo. Provot, 104 W 42d (1614).

5TH AV. 352, new water closet, windows, partitions to 3-sty bk str & tnt; \$2,000; (o) Solomon Reiner, 37 Lenox av; (a) Julius Eckman, 154 Nassau (1597).

6TH AV. 468-68, enclose yard to 5-sty bk rest & lofts; \$200; (o) Canaan Investing Co., Chas. P. H. Gilbert, Pres., 1123 Bway; (a) Chas. P. H. Gilbert, 1123 Bway (1594).

6TH AV. 466-68, enclose yard to 5-sty bk rest & lofts; \$200; (o) Canaan Investing Co., 1123 Bway, Chas. P. H. Gilbert, Pres.; (a) Chas. P. H. Gilbert, 1123 Bway (1594).

6TH AV. 416, skylight, partitions, remove stairs, new steps, vent pipes to 3-sty bk rest; \$200; (o) Wm. Vincent Astor, 23 W 26th; (a) J. Acker, 2010 Bway (1615).

6TH AV. n e c 13th, new elevator, runway, f. p. partitions, toilet to 10-sty f. p. str & lofts; \$1,000; (o) The Rhinelander Real Estate Co., Wm. R. Stewart, Pres., 31 Nassau; (a) Thomas J. Bird, 30 E 42d (1620).

8TH AV. 103, n w c 15th, remove fr ext, new bk ext to 3-sty bk str & dwg; \$1,000; (o) Christopher B. Brandsetter, 103 8 av; (a) Tobias Goldstone, 50 Graham av, Bklyn (1624).

### Bronx.

133D ST. E, s s, 100 e Cypress av, 1-sty of bk, 16x28, built upon present 1-sty ext, & 2-sty bk ext, 72x48, to 2 & 1-sty bk garage & shop; \$5,000; (o) Justine Bunke, 335 E 135th; (lessee) John Hoffman, 680 E 133d; (a) C. A. P. Jehle, 95 Newall, Bklyn (191).

139TH ST. E, n e c Alexander av, 1-sty bk ext, 19.4x36.7, to 3-sty bk dwg & garage; \$4,000; (o) Anna L. Shoemaker, 615 E 134th; (a) Chas Kreyenborg, 2240 Quimby av (193).

150TH ST. E, n s, from River av to Cromwell av, new stairway, bulkhead to 4-sty bk factory; \$450; (o) Louis H. Mace, 47-63 E 150th; (a) Wm. Somerville, 317 E 122d (194).

158TH ST. 315-17 E, new toilets to 5-sty bk tnt; \$1,000; (o) E. T. I. Thygeson, 148 84th, Bklyn; (a) Renwick, Aspinwall & Tucker, 8 W 40th (195).

PARK AV. es, 225 s 182d, 1-sty bk ext, 50x61, to 2 & 1-sty bk & fr dwg & garage; \$3,000; (o) Geo. S. Selzer, on prem; (a) B. Ebeling, 2400 Westchester av (192).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

indivd—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T&c—taxes, etc.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torrens System.

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# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

\*Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CII

No. 2632

New York, August 24, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 & 22.

**Bridge st, 24;** see Pearl, 35.  
**Canal st, 196;** see Bway, 859.  
**Canal st, 243** (1:208-21), ns, 37.9 w Centre, 38.2x108.4x31.10x115.10, 6-sty bk loft & str bldg; A\$40,000-58,000; parties 2d & 3d pts convey 59-100ths of above & AT to Ernest E Lorillard; also PEARL ST, 269 (1:95-35), ns, abt 20 e Fulton, 17.3x61x17.4 x61.7, 5-sty bk loft & str bldg; A\$11,000-16,000; also AT to lot at nec thereof, runs s11 to rear line of 5-sty bk bldg on lot 269½ Pearl xw17.3x11 to rear line of 43 Fulton xw17.3 to beg; parties 1st & 3d pts to Jacob Lorillard, the 8,764-10,000 pts & AT to above; also WALKER ST, 53 (1:193-35), ss, abt 200 w Bway, 24.11x98.7x 25.4x98.4, 5-sty strn loft & str bldg; A\$22,500-29,000; also BOWERY, 388, or COOPER SQ, 28 (2:544-49), ws, abt 270 n 4th, runs n27.9 to ss 390 Bowery xw43x17.8 to 78.10 to alley xs23.3x95xne36 to beg, 2 & 3-sty bk lofts & str bldg; A\$28,000-30,000; parties 1st & 2d pts convey 5,336-10,000 pts & AT to Frances A Sands; PARTITION deed; Ernest E Lorillard & Eliz K S, his wife, at Bernardsville, NJ, parties 1st pt; Jacob Lorillard & Effie M, his wife, of Titusville, Fla, parties 2d pt, & Frances A, wife Wm H Sands, 33 W 51, parties 3d pt to parties as above; July24; Aug22'18; three PARTITION deeds in triplicate. nom  
**Christopher st, 162 to 174** (2:604); also ALL AND SINGULAR THE PROP (2:366, 367, 379, 380, 392, 393, 403, 404, 435 to 438, 449 to 451, 463 to 465, 544, 545, 548, 550, 551, 553, 554, 560, 565, 566, 571, 572, 577, 585, 588, 591 to 593, 604 to 611, 613, 614, 617 to 620, 622, 623, 630, to 634, 636 to 638, 657, 658, 764, 790 & 3:816, 842 to 847, 872 to 874, 897 to 899, 922 to 924, 948 to 955, 974 to 981), rights and franchises of street railroad commencing at the foot of 23d, East River, thence through & along 23d to Av A to 17th to Bway & Union sq to 14th, to 7 av, to Hammond or W 11th, to West, to Christopher, at the foot of Christopher, at North River, thence through & along Christopher to Greenwich av, to W 11th or Hammond, to 7 av, to 14th, to Bway & Union sq, to 18th, to Av A, to 23d, to East River; also leasehold interest of the Central Crosstown R R Co of N Y, in & to the right, privilege & franchises, commencing at Christopher St Ferry, running thence through & along Christopher to Greenwich av, to 6 av, to 8th, to Astor pl, to Av A, to 10th, to East River; also commencing at Av A & 9th, thence through & along 9th, Stuyvesant & Astor pl to 8th or Astor pl; also commencing at Greenwich av & Christopher, thence through & along Greenwich av to W 10th, to West, to Christopher St Ferry to beg; also cars, railways, depots, stations, machinery, chattels, etc, parts excepted; Lytleton Fox, ref, to N Y Railways Co & Guaranty Trust Co of N Y, TRSTES, & Central Crosstown R R Co of N Y et al, join, & QC all title to said railways Co; mtg \$460,000; FORECLOS July24; Aug14; Aug17'18 (R S \$1,654). 2,114,000  
**Cooper sq, 28;** see Canal, 243.  
**Delancey st, 308** (2:328-pt lot 71), ns, 52.8 e Lewis, 25x100, 5-sty bk tnt & str; Benj Tuska, ref, to Mary K Bradford, 955 Park av; Herman Le Roy Jones, 71 Central Park W, & Ambrose K Jones, 955 Park av, plffs; FORECLOS Aug19; Aug21'18; A \$— (R S \$20). 20,000  
**Delancey st, 310** (2:328-pt lot 71), ns, 77.8 e Lewis, 25x100, 5-sty bk tnt & str; Benj Tuska, ref, to Kath A Kingsland at Hotel Plaza, 5th av & 59th, plff; FORECLOS Aug19; Aug21'18; A\$— (R S \$20). 20,000  
**Eldridge st, 172** (2:415-10), es, 174.3 s Rivington, 25.3x87.6, 5-sty bk tnt & str; Chas Weill to Laura E Walker, 538 W 179; B&S; mtg \$13,500; Aug16; Aug17'18; A\$14,500-22,000 (R S \$1). nom  
**Eldridge st, 172;** Laura E Walker, 538 W 179, to Leonard Weill, 155 W 103; B&S; mtg \$13,500; Aug16; Aug17'18 (R S \$1). nom

## The INDEX to the Manhattan and Bronx Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY  
FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

**Forsyth st, 174** (2:421-44), es, 129.2 n Rivington, 20.10x100, 5-sty bk tnt & str; Sagro Realty Corp to Jaclun Realty Co, 135 5 av; B&S; mtg \$18,000 & AL; June 22'17; Aug22'18; A\$13,000-21,000 (R S \$1). nom

**Front st, 71-3** (1:34-14), ses, 19.7 sw Old sl, 38.4x55.10x28.3x54.10, 4-sty bk loft & str bldg; Caroline S Fellowes (Whitney), 30 E 60, to West Beach Realty Corp, 46 Cedar; AL; Aug12; Aug20'18; A\$25,000-34,000 (R S \$36). O C & 100

**Front st, 71-3;** West Beach Realty Corp to Markham Realty Corp, 31 Nassau; B&S; mtg \$24,000; Aug19; Aug20'18. nom

**Front st, 340;** see Water, 643-5.

**Grand st, 383-383½ on map 383** (1:312-18), ss, 100 e Norfolk, 25x100, 4-sty bk tnt & str; Lazar Yessersky, 2 W 120, to Chas Bloch, 68 Broadhurst av; ½ pt; mtg \$25,000 & AL; Aug16; Aug17'18; A\$32,000-40,000 (R S \$350). nom

**Madison st, 348** (1:266-64), ss, 192.11 e Scammel, 23.6x95.1x23.6x95.3, 5-sty bk tnt & str; Clarence M Coddington, 1 W 89, to Olds Holding Corp, 217 Bway; July 19; Aug22'18; A\$10,000-15,500 (R S \$10). nom

**Madison st, 348;** Olds Holding Corp to Sir Lea Corp, 74 Bway; Aug21; Aug22'18 (R S \$2). O C & 100

**Mangin st, 22** (2:322-35), es, 75 n Broome, 25x100, 6-sty bk tnt & str; Elsie A Duncan, of Toronto, Can, to Sophie Bisgaier, 6 Columbia; AL; July29; Aug20'18; A\$6,000-17,500 (R S \$14.50). O C & 100

**Norfolk st, 153** (2:354-20), ws, 75 s Stanton, 25x100, 6-sty bk tnt & str; Emanuel Van Dernoot, ref, to Jacob I Pemanwitz, 503 Macon, Bklyn, plff; FORECLOS Aug14; Aug19; Aug20'18; A\$20,000-36,500 (R S \$25). 25,000

**Pearl st, 35** (1:10-8), ns, 126.6 e Whitehall, 34.6x75.3 to ss Bridge (No 24), x35.1 x86, 5-sty bk loft & str bldg; Britannia Realty Co to Henry A Kessel Co, 35 Pearl; mtg \$44,500 & AL; Aug19'18; A \$50,000-60,000 (R S \$28). nom

**Pearl st, 260;** see Canal, 243.

**Prince st, 163-5** (2:516-1), nec Thompson (Nos 124-6), 43.7x94.10x44.9x94.10, 6-sty bk tnt & str; Carmelo Sileo & Lucy E S Pinto, daughters Thos Sileo, decd, to Caterino Sileo, 124 Thompson, life estate, being mother of parties 1st pt & widow of Thos Sileo, ½ pts; June25; Aug17'18; A \$40,000-80,000. gift

**Sheriff st, 52** (2:333-3), es, 125 n Delancey, 25x100, 5-sty bk tnt & str; Emily T & Theo E Roll, of Bklyn, to Regina Breitbart, 124 1 av; AL; Aug16; Aug20'18; A \$13,000-18,000 (R S \$11). O C & 100

**Thompson st, 124-6;** see Prince, 163-5.

**Walker st, 53;** see Canal, 243.

**Water st, 643-5** (1:243-108 & 59), ss, 200 e Gouverneur, runs s70xe—xs— to ns Front (No 340), xs30.4xn70xe—xn70 to Water, x w50 to beg, vacant; Israel Krasner of Bklyn to Isidore & Jacob Kauffman, 314 S 5th, Bklyn; mtg \$10,000; Aug13; Aug17'18; A\$12,500-12,500 (R S \$3). nom

**3Dd st, 387-9 on map 389-91 E** (2:358-62), ns, 150.10 e Lewis, 50x97, 6-sty bk tnt; Bernard Mayer to Bertha Kahn, 421 E 82; ½ pt; B&S; AL; Aug15; Aug16'18; A\$16,000-49,000. O C & 50

**3D st, 387-9 on map 389-91 E;** Saml Weil et al, EXRS Jonas Weil, to same; ½ pt; AL; Aug15; Aug16'18. O C & 50

**13TH st, 634 E** (2:395-23), ss, 418 e Av B, 25x103.3, 4-sty bk tnt & str; Anna M Warren & ano, EXRS, &c, Jacob A Geissenhainer, to Julius Maier, 2880 Bway; July 29; Aug17'18; A\$8,000-10,000 (R S \$6). 5,800

**16TH st, 140-2 W** (3:791-68), ss, 275 e 7 av, 37.6x103.3, 5-sty bk tnt; Louise Fox of Jersey City, NJ, to Jos L Bittenwieser, 300 Central Park W; AL; Aug7; Aug21'18; A \$25,500-53,000. nom

**16TH st, 449 W** (3:714-9), ns, 178.3 e 10 av, 26.1x92, 5-sty bk tnt; Rebecca S Popper, 235 W 109, to Chas A Baudouine, 2d, 89 Edgewood av, Larchmont, NY; B&S; July19; Aug16'18; A\$9,500-13,000 (R S \$1). nom

**17TH st, 120 W;** see 29th, 237 W.

**19TH st, 533 W** (3:691-15), ns, abt 120 e 11 av, 25x91.11, 1-sty fr bldg; Mary M Sherman to Jas Mackenzie, 802 President, Bklyn; AL; June17; Aug22'18; A\$12,500-12,500 (R S \$12). nom

**29TH st, 212 W** (3:778-47), ss, 176.1 w 7 av, 24.10x98.9, 4-sty bk stable; Jessie Mark of Los Angeles, Cal, to Saml Greenstein, 154 Keap, Bklyn; mtg \$18,500 & AL; July 25; Aug16'18; A\$17,000-24,000 (R S \$350). nom

**29TH st, 237 W** (3:779-18), ns, abt 355 e 8 av, 23.5x98.9, 4-sty bk tnt & str, 3-sty bk rear tnt; mtg \$17,500 & AL; A\$16,500-19,000; also 7TH AV, 104 (3:766-41), ws, abt 50 n 16th, 26x100 to 12 ft alley, 5-sty bk tnt & str & 4-sty bk rear tnt; mtg \$23,000 & AL; A\$17,500-25,500; also 17TH ST, 120 W (3:792-49), ss, 300 w 6 av, 20.7x 92, 3-sty bk loft & str bldg, 1-sty ext; mtg \$12,000 & AL; A\$10,500-12,000; also 43D ST, 345 W (4:1034-9), ns, 200 e 9 av, 25x100.4, 5-sty bk tnt; A\$18,000-26,000; mtg \$18,000 & AL; Randolph Perkins as TRSTE in bankruptcy of Prudential Real Estate Corp, to John F Rooney, 111 W 53; AT; June29; 29TH ST, 237 W; also 43D ST, 345 W; John F Rooney, 111 W 53, to Duray Realty Corp, 100 Bway; QC; AL; Aug16; Aug21'18. nom

**36TH st, 7 E** (3:866-8), ns, 147 e 5 av, 22x98.9, 5-sty & b bk dwg; Wm M Folk to Frank L Polk, 129 E 36; May8'14; Aug16'18; A\$83,000-95,000. nom

**36TH st, 358-60 W** (3:759-73-74), ss, 100 e 9 av, 50x98.9, 2-5-sty strn tnts; Matilda Minck at Forest Hills Inn at Forest Hills, LI, et al to Wm Hyman, 528 W 175; mtg \$40,000; Aug8; Aug16'18; A\$30,000-56,000 (R S \$21). nom

**37TH st, 214 (132) W** (3:786-58), ss, 183.4 w 7 av, 20.10x60, 4-sty bk tnt & str; Watson Vanderpoel of Bklyn to Midtown Holding Corp, 907 Bway; mtg \$18,000 & AL; May11'16; Aug21'18; A\$21,000-22,000. O C & 100

**39TH st, 431 W** (3:737-17), ns, 400 w 9 av, 25x98.9, 4-sty bk tnt & str & 4-sty bk rear tnt; Henry Bollwinkel to Julia Bollwinkel, 431 W 39; mtg \$6,000; Aug22'18; A\$11,000-13,500. nom



**41ST st, 307 E** (5:1334-5), ns, 100.8 e 2 av, 15.1x97.7, 4-sty bk dwg; Arthur D Kinney, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Aug7; Aug16; Aug17'18; A\$5,500-8,000 (R S \$7.50). **7,500**

**41ST st, 311 E** (5:1334-6), ns, 133.4 e 2 av, 16.8x98.9, 4-sty bk dwg; Arthur D Kinney, ref, to Emigrant Indust Savings Bank, plff; FORECLOS Aug7; Aug16; Aug17'18; A\$5,300-8,000 (R S \$7). **7,000**

**43D st, 345 W**; see 29th, 237 W.

**43D st, 438 W** (4:1052-48), ss, 366.8 w 9 av, 16.8x100.5, 3-sty & b bk dwg; Manfred J Behrens, EXR Phebe C Lyons, to Michl J Kiernan, 9 West Washington Mkt; Aug15; Aug16'18; A\$9,000-11,000 (R S \$8). **8,000**

**51ST st E** (5:1363-23), ns, 569 e 1 av, 36x irreg to East River, vacant; Irving S Dori, ref, to Frank W Rickers, 155 Keap st, Bklyn, plff; sub to tax lien \$2,619.19; FORECLOS transfer tax lien Aug12; Aug14; Aug21'18; A\$18,000-18,000 (R S \$1). **1,000**

**52D st, 123 W** (4:1005-20), ns, 300 w 6 av, 25x100.5, 1 & 3-sty bk garage; Constance B Ripley, of Ritchfield, Conn, to Jas J McCarren, 941 Albemarle rd, Bklyn; AL; Aug20'18; A\$30,000-36,000 (R S \$20). **3,000**

**55TH st, 513-9 W** (4:1084-21-24 & 41-44), ns, 200 w 10 av, 100x200.10 to ss 56th (Nos 512-8), 1-2 & 3-sty bk & fr stables; Eliz W Chapman to Chapwin Realty Corp, 32 Liberty; CaG; AL; June14; Aug16'18; A\$76,000-76,000. **7,000**

**55TH st, 521-5 W** (4:1084-18-20 & 45-48), ns, 300 w 10 av, runs w75x100.5xw250x100.5 to ss 56th (Nos 520-6), xel100x200.10 to beg, 1 & 2-sty fr stables & vacant; Winthrop A Chanler to Chapwin Realty Corp, 32 Liberty; CaG; AL; June10; Aug16'18; A\$66,500-66,500. **6,500**

**55TH st, 527 W** (4:1084-17), ns, 375 w 10 av, 25x100.5, 1-sty bk stable; Wm A Chanler to Chapwin Realty Corp, 32 Liberty; CaG; AL; Aug14; Aug16'18; A\$9,500-9,500. **9,500**

**56TH st, 512-8 W**; see 55th, 513-9 W.

**56TH st, 520-6 W**; see 55th, 521-5 W.

**62D st, 8 E** (5:1376-65), ss, 179 e 5 av, 25 x100.5, 5-sty & b stn dwg; Assets Liquidation Co, 55 Liberty, to Parker Sloane, 347 W 87; mtg \$140,000 & AL; Aug14; Aug17'18; A\$82,000-150,000 (R S \$46.50). **15,000**

**62D st, 24 E** (5:1376-57½), ss, 40 w Mad av, 18x100.5, 4 & 5-sty bk dwg; National Realty Co to Olds Holding Corp, 217 Bway; mtg \$53,500 & AL; July31; Aug19'18; A\$54,000-80,000 (R S \$5). **5,000**

**62D st, 40-6 E** (5:1376-45), ss, 167 e Mad av, 66.4x100.5, 9-sty bk tnt; American Real Estate Co, 141 Bway, to Max Loewenthal, 86-8 Central Park W; B&S; mtg \$237,500 & AL; Aug8; Aug20'18; A\$140,000-350,000 (R S \$62.50). **35,000**

**71ST st, 303-9 E** (5:1446-4½-7), ns, 75 e 2 av, 100x102.2, 4-5-sty stn tnts & str; Therese Weil & Sophia Mayer to Elemco Realty Co, Inc, 59 Liberty; B&S; AL; Aug15; Aug16'18; A\$36,000-66,000. **6,000**

**72D st, 340-2 W** (4:1183-50), ss, 425 w West End av, 70x102.2, 8-sty stn tnt; Chas L Hoffman, ref, to Metropolitan Life Ins Co; FORECLOS Aug13; Aug19'18; A\$135,000-240,000 (R S \$225). **225,000**

**73D st, 246 W** (4:1164-50), ss, 349.9 e West End av, 24.9x102.2, 4-sty & b bk dwg; Robt D Jeffreys of Greenwich, Conn, to Richd H Smith, Hotel Marselles, 103d & Bway, & Chas H Caldwell at Montclair, N J, EXRS James W Phyfe; B&S & CaG; A L; Aug10; Aug16'18; A\$29,500-37,000. **37,500**

**73D st, 246 W**; Richd H Smith & ano, EXRS Jas W Phyfe, to Monmouth Realty Co, 18 E 41; PM; mtg \$25,000; Aug12; Aug16'18 (R S \$9). **33,750**

**74TH st, 140 E** (5:1408-57), ss, 18.9 w Lex av, 18.9x68.2, 3-sty & b stn dwg; Ignaz Modry to Daisy L Modry, 140 E 74; B & S; mtg \$7,000 & AL; Aug19; Aug21'18; A\$17,000-21,000 (R S \$14). **1,000**

**75TH st, 309 E** (5:1450-7), ns, 137.6 e 2 av, 37.6x102.2, 6-sty bk tnt & str; Louis Bender to Elemco Realty Co, 59 Liberty; B&S; AL; Aug10; Aug16'18; A\$15,000-40,000. **15,000**

**75TH st, 243 W** (4:1167-9), ns, 210 e West End av, 18x100, 3-sty & b bk dwg; Clarence L Westcott to Maria D Westcott, his wife, 243 W 75; mtg \$11,000; July24; Aug16'18; A\$19,000-21,500 (R S \$12.50). **2,000**

**78TH st, 343 E** (5:1453-17), ns, 225 w 1 av, 25x100, 4-sty bk tnt & str; Leonard Weill to Laura E Walker, 538 W 179; mtg \$9,000 & AL; Aug20; Aug21'18; A\$9,000-14,500. **1,500**

**78TH st, 343 E**; Laura E Walker to Leonard Weill, 155 W 103; mtg \$8,750 & A L; Aug20; Aug21'18. **1,500**

**78TH st, 149 W** (4:1150-12), ns, 270 e Amst av, 20x102.2, 3-sty & b stn dwg; Marie A Sarlabous, 149 W 78, to Louis I Haber, 2123 Birdsall av, Far Rockaway, B of Q; AL; Aug6; Aug17'18; A\$18,000-21,500 (R S 50c). **1,500**

**81ST st, 145 W** (4:1212-16), ns, 395 w Col av, 19.6x102.2, 4-sty & b bk dwg; Henry McKee Douglas et al, EXRS, heirs, & c, Henry Douglas, to Henry McKee Douglas, 145 W 81, & John Douglas, 565 Park av; July30; Aug16'18; A\$15,000-20,000 (R S \$19). **19,000**

**88TH st, 250 W**; see Bway, 2389-95.

**89TH st, 111 W** (4:1220-24), ns, 200 w Col av, 25x100.8, 5-sty bk tnt; Jas Fitzsimmons, of Dobbs Ferry, NY, to Church of St Gregory; mtg \$20,000; Jan28'07; Aug20'18; A\$17,500-26,000. **2,000**

**89TH st, 113-7 W** (4:1220-21-23), ns, 225 w Col av, 75x100.8, 3-5-sty bk tnts; Jas Fitzsimmons, of Dobbs Ferry, NY, to Church of St Gregory; mtg \$72,750; Jan28'07; Aug20'18; A\$52,500-78,000. **7,000**

**90TH st, 317 E** (5:1553-11), ns, 250 e 2 av, 25x100.8, 5-sty bk tnt; Chas F Roessle & Margt, his wife, to Anna M & Lillie E Roessle, all at 306 E 169; July15; Aug22'18; A\$9,000-21,000 (R S \$10). **1,000**

**91ST st, 55 (71) W** (4:1205-8), ns, 163 e Col av, 17x100.8, 4-sty & b stn dwg; Carrie V wife of & Wm E Powers et al to Sanford A Taylor, 55 W 91; AL; May28; Aug21'18; A\$13,000-17,500. **1,500**

**93D st, 17 E** (5:1505-11), ns, 249.2 e 5 av, 19x100.8, 4-sty & b stn dwg; Stuyvesant Fish, Jr, to I Mildred Fish, his wife, both at Mt Kisco, NY; AL; Aug12; Aug16'18; A\$38,000-47,500. **4,000**

**95TH st, 332 E** (5:1557-34), ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & str; A & J Realty Corp to Lucymor Realty Corp, 51 Chambers; mtg \$23,500 & a PM mtg \$6,000; Aug15; Aug17'18; A\$13,500-37,000 (R S \$4). **3,000**

**99TH st, 48 E**; see Madison av, 1431-3.

**100TH st, 307-9 E** (6:1672-7), ns, 140 e 2 av, 40x100.11, 6-sty bk tnt & str; Elemco Realty Co to Isfra Realty & Holding Co, 299 Bway; B&S; mtg \$35,000 & AL; Aug15; Aug21'18; A\$9,600-35,000 (R S \$1). **1,000**

**101ST st, 336 E** (6:1672-31), ss, 100 w 1 av, 25x100.11, 6-sty bk tnt; Therese Weil & Sophia Mayer to N Y Trust Co, 26 Broad, TRSTE for Wm H Purdy will Cath Purdy; B&S; mtg \$18,000 & AL; Aug21; Aug22'18; A\$6,000-20,000. **2,000**

**102D st, 330-2 E** (6:1673-34), ss, 175 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Saml C Herriman, ref, to Lincoln Trust Co, 204 5 av, plff; FORECLOS Aug9; Aug16; Aug17'18; A\$9,000-33,000 (R S \$5). **5,000**

**108TH st, 335-7 E** (6:1680-21), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & str; Van S Lindsley, ref, to Lawyers Mtg Co, plff; FORECLOS Aug14; Aug21; Aug22'18; A\$11,000-37,000 (R S \$35). **35,000**

**109TH st, 332 E** (6:1680-37), ss, 407 e 2 av, 25x100, 5-sty bk tnt & str; Mark S Reardon, 3d, 170 Keap st, Bklyn, to Olds Holding Corp, 217 Bway; mtg \$17,000 & AL; July12; Aug12'18; A\$6,000-18,000 (R S 50c). **1,000**

**109TH st, 332 E**; Olds Holding Corp to Dallon Realty Co, 170 Bway; mtg \$6,000 & AL; Aug21'18 (R S \$3). **1,000**

**113TH st, 174-80 E**; see 3 av, 2062.

**114TH st, 1 W**; see 5 av, 1376.

**115TH st, 120 E** (6:1642-64½), ss, 172.10 e Park av, 17.10x100.11, 3-sty & b bk dwg; Fanny Aschner, 120 E 115, to Bertha Shurman, 126 E 115; mtg \$4,000 & AL; Aug19; Aug20'18; A\$5,700-6,500 (R S \$2). **1,000**

**117TH st, 220 E** (6:1666-38), ss, 225 e 3 av, 18.9x100.10, 3-sty & b fr dwg; Maurice Deiches, ref, to Anna E Morrison, 783 Hancock, Bklyn, plff; FORECLOS tax lien July16; Aug16; Aug20'18; A\$5,600-6,000 (R S \$1). **1,000**

**117TH st, 222 E** (6:1666-37), ss, 243.9 e 3 av, 18.9x100.10, 3-sty & b fr dwg; Maurice Deiches, ref, to Anna E Morrison, 783 Hancock, Bklyn, plff; FORECLOS tax lien July16; Aug16; Aug20'18; A\$5,600-6,000 (R S \$1). **1,000**

**117TH st, 224 E** (6:1666-36½), ss, 262.6 e 3 av, 18.9x100.10, 3-sty & b fr dwg; Maurice Deiches, ref, to Anna E Morrison, 783 Hancock, Bklyn, plff; FORECLOS tax lien July16; Aug16; Aug20'18; A\$5,600-6,000 (R S \$1). **1,000**

**117TH st, 226 E** (6:1666-36), ss, 281.3 e 3 av, 18.9x100.10, 3-sty & b fr dwg; Maurice Deiches, ref, to Anna E Morrison, 783 Hancock, Bklyn, plff; FORECLOS tax lien July16; Aug16; Aug20'18; A\$5,600-6,000 (R S \$1). **1,000**

**117TH st, 509 E** (6:1716-5), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & str; Cornelius O'Callaghan to Wm D Ellison, 36 Cumberland st, Springfield, Mass; Jan25'07; Aug17'18; A\$6,000-22,000. **2,000**

**117TH st, 306-8 W** (7:1943-37-38), ss, 100 w 8 av, 50x100.11, 2 & 3-sty bk garage; Mary T, wife John C Rennard, TRSTE under deed of trust, to J Townsend & Dorothy S Rennard, son & daughter of parties 1st pt, all at 701 Mad av; B&S; June28; Aug22'18; A\$22,000-31,000. **10,000**

**119TH st, 135 W** (7:1904-15), ns, 325 e 7 av, 20x100.11, 3-sty & b stn dwg; Isidor Ollendorf to Leo Freedman, 1944 Mad av; PM; mtg \$11,500; Aug15; Aug16'18; A\$8,800-12,000 (R S \$14). **1,000**

**119TH st, 301 W**; see 3 av, 674.

**120TH st, 338 E** (6:1796-37), ss, 210 w 1 av, 20x100.11, 3-sty stn tnt; Margt M Hanretteg or Hanratty to John Meliff, 234 W 50; mtg \$5,500 & AL; June26; Aug21'18; A\$5,000-6,500 (R S 50c). **1,000**

**120TH st, 300-302A W**; see 3 av, 674.

**123D st, 49 E** (6:1748-44), ns, 235.6 w Park av, 19.5x100.11, 3-sty & b stn dwg; Saml Snow to Laura Realty Co, Inc, 49 E 123; mtg \$11,000 & AL; Aug1; Aug21'18; A\$6,200-7,200 (R S \$1). **1,000**

**124TH st, 1 W**; see 5 av, 2000.

**127TH st, 1 W**, nwc Madison av; see Madison av, 1994.

**127TH st, 51 W** (6:1725-15), ns, 341.10 e Lenox av, 18.1x99.11, 3-sty & b stn dwg; Hubert E Charles & May S, his wife, to Emily C Charles, NY; ¼ pt; Feb23'09; Aug21'18; A\$4,600-6,500. **1,000**

**127TH st, 51 W**; Emily C, Ida M & Wm A Charles to Benj J Pearlman, 137 W 125; mtg \$4,500; Aug20'18; Aug21'18 (R S \$6). **1,000**

**127TH st, 51 W**; Benj J Pearlman to Max Greenwald, 802 E 168, Bronx; mtg \$4,500 & AL; Aug20; Aug21'18. **1,000**

**128TH st, 249 W** (7:1934-13), ns, 303 e 8 av, 16x99.11, 3-sty & b stn dwg; Loretta V Boland (now Gaston) to Jane A or Jennie A Boland, 249 W 128; ½ pt; AL; Aug17; Aug19'18; A\$5,100-7,000. **1,000**

**130TH st, 225 W** (7:1936-20), ns, 281.3 w 7 av, 18.9x99.11, 3-sty & b stn dwg; John R Garside, 321 W 100, EXR & TRSTE Abr Garside, to Benj J Pearlman, 137 W 125; mtg \$5,000; Aug16; Aug17'18; A\$5,200-6,500 (R S \$1.50). **1,000**

**130TH st, 225 W**; Benj J Pearlman to Max Greenwald, 802 E 168; mtg \$5,000; Aug16; Aug17'18. **1,000**

**131ST st, 53 E** (6:1756-30), ns, 150 w Park av, 25x99.11, 5-sty bk tnt; Anthony Av Realty Co, 5 Beekman, to Josephine Vanecek, 1155 Beach av; mtg \$16,000 & AL; Aug19; Aug20'18; A\$5,000-15,000 (R S \$3). **5,250**

**132D st, 268 W** (7:1937-57½), ss, 166.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Jesse S Phillips as Supt of Ins of State N Y, at Albany, NY, to Hudwill Corp, 9 W 45; AT & AT which American Temperance Life Ins Assoc had in above; AL; Aug2; Aug17'18; A\$4,300-5,800 (R S \$5.50). **5,250**

**132D st, 268 W**; Hudwill Corp to Mary Foley, 259 W 132; mtg \$4,000 & AL; Aug16; Aug17'18 (R S \$2.50). **1,000**

**133D st, 31-3 E** (6:1758-13½-15), ns, 325 e 5 av, 50x99.11, 2-sty & b bk dwg & 3-sty fr dwg; Land Estates, Inc, to 133d St Garage, Inc, 605 W 131; mtg \$8,000 & AL; Aug12; Aug20'18; A\$9,700-10,800 (R S \$2). **1,000**

**137TH st, 288 W** (7:1942-58), ss, 150.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Merit Realty Corp to Lloyd Mee Gee Cofer, 110 W 57; B&S; mtg \$5,250 & AL; Aug15; Aug16'18; A\$4,300-7,200 (R S \$2.50). **1,000**

**139TH st, 243 W** (7:2025-12), ns, 277 e 8 av, 18.2x99.11, 4-sty bk dwg; Paul C Fox-locher, 315 8 av, Astoria, B of Q, to Lillie A Thomas, 213 W 53; mtg \$6,000 & AL; Aug15; Aug16'18; A\$5,100-7,000 (R S \$2.50). **1,000**

**140TH st, 202-30 W** (7:2025-38-60), ss, 100 w 7 av, 57x99.11, 15-6-sty bk tnts; Corp of H & A Cohen, 172 Worth, to Terry Holding Co, 202 W 140; mtg \$499,500 & a PM mtg \$35,000 & AL; Aug6; Aug19'18; A\$187,500-535,000 (R S \$57.50). **1,000**

**141ST st, 460 W** (7:2057-49½), ss, 161 e Amst av, 18x99.11, 4-sty bk dwg; Walter C B Schlesinger, ref, to Seamen's Bank for Savings, 76 Wall, plff; FORECLOS & drawn Aug16; Aug17'18; A\$7,500-11,500 (R S \$15). **15,000**

**142D st, 200 W**; see 7 av, 2432-8.

**142D st, 315 W** (7:2043-32), ns, 225 w 8 av, 25x ½ blk, 1-sty fr bldg; Elemco Realty Co to Lawyers Mtg Co; B&S; AL; Aug9; Aug16'18; A\$7,000-7,000. **1,000**

**142D st, 519 W** (7:2074-17½), ns, 392 e Bway, 16x99.11, 3-sty & b bk dwg; Louis Singer, of San Diego, Cal, to Saml J Singer, 519 W 142; QC; Mar8'13; Aug22'18; A\$7,500-10,000. **1,000**

**142D st, 519 W**; Saml J Singer to Annette S Goldberg, 308 W 94; QC; Sept14'17; Aug22'18. **1,000**

**142D st, 519 W**; Myer Singer to Annette S Goldberg, 308 W 94; QC; Aug17; Aug22'18. **1,000**

**142D st, 519 W**; Danl D Singer, of New Rochelle, NY, to same; QC; May23'17; Aug22'18. **1,000**

**142D st, 519 W**; Saml J Singer to same; QC; Aug16'17; Aug22'18. **1,000**

**142D st, 519 W**; Geo Silverman, of York, Pa, to same; QC; May23'17; Aug22'18. **1,000**

**142D st, 519 W**; Abr Preger to same; QC; Aug15'17; Aug22'18. **1,000**

**142D st, 519 W**; Stanley Jacobs to same; QC; Sept21'17; Aug22'18. **1,000**

**144TH st, 313 W** (7:2044-24), ns, 199.6 w 8 av, 26x99.11, 5-sty bk tnt; Wm Hyman to Harry J Schum, 450 Manhattan av; mtg \$14,000 & AL; Aug15; Aug16'18; A\$7,500-17,000 (R S \$6). **1,000**

**145TH st, 531 W** (7:2077-12), ns, 258.6 e Bway, 33x99.11, 5-sty bk tnt; Mary F Martin of Bronx to Engelbert Neus, 703 W 171; mtg \$28,000 & AL; Aug15; Aug16'18; A\$21,000-37,000 (R S \$11.50). **1,000**

**148TH st, 533 W** (7:2080-17), ns, 375 w Amst av, 16.8x99.11, 3-sty & b stn dwg; Ellen Gaffney, 533 W 148, to Elsie B Smith, 94 Prospect st, Stamford, Conn; mtg \$10,000 & AL; Aug15; Aug21'18; A\$7,500-9,500 (R S \$2.50). **1,000**

**151ST st, 535-7 W** (7:2083-8), ns, 150 e Bway, 75x99.11, 6-sty bk tnt; Conrad Hubert to Olds Holding Corp, 217 Bway; mtg \$90,000 & AL; July31; Aug19'18; A\$35,000-105,000 (R S \$23). **1,000**

**168TH st, 512 W** (8:2123-88), ss, 183.4 w Amst av, 16.8x95, 3-sty & b bk dwg; Amelia M Aiken to Jos W Aiken, both at 51



**Convent av, 29** (7:1968-58), es. 58.8 s 129th, runs s62.5xne14.3xe14.9xn55.6xw73.6 xsw14.9 to beg. 5-sty bk tnt; Manchester Constn Co to Lawrence Holding Co, 90 5 av; B&S & CaG; AL; Aug21; Aug22'18; A \$19,000-47,000. O C & 100

**Lexington av, 799** (5:1396-52), es. 160.5 n 61st, 20x80, 4-sty & b stn dwg; Richd F Burke, 799 Lex av, to Thos F Curran, 357 77th st, Bklyn; mtg \$20,000 & AL; Aug16; Aug17'18; A \$19,000-23,000 (R S 50c).

O C & 180

**Madison av, 1431-3** (6:1604-50), sec 99th (No 48), 50.11x100, 7-sty bk tnt & str; Lucymor Realty Corp, 51 Chambers; to A & J Realty Corp, 20 Lenox av; mtg \$82,000; Aug15; Aug17'18; A \$50,000-102,000 (R S \$7).

nom

**Madison av, 1994** (6:1752-16), nwc 127th, 20.4x35, 4-sty & b bk dwg; John J Hynes, ref, to Guaranty Trust Co of N Y, 140 Bway, plff; FORECLOS Aug11; Aug15; Aug16'18; A \$7,000-9,000. 5,000

**Sherman av, 120-2** (8:2224-36), ns, 180 w Academy, 40x150, 5-sty bk tnt; Arthur A Miller, 137 S 1 av, Mt Vernon, NY, to Barbara Stader, 275 W 145; PM; mtg \$30,000; Aug15; Aug17'18; A \$11,000-45,000 (R S \$38.50). O C & 100

**Sherman av, 128-30** (8:2224-33), ns, 100 w Academy, 40x150, 5-sty bk tnt; Arthur A Miller, 137 S 1 av, Mt Vernon, NY, to Barbara Stader, 275 W 145; PM; mtg \$29,000; Aug15; Aug17'18; A \$11,000-45,000 (R S \$37.50). O C & 100

**Wadsworth av, 130** (8:2163-34), swc 180th (No 650), 75x100, 6-sty bk tnt & str; Danl P Hayes, ref, to Elias Gussaroff Realty & Constn Co, 601 W 149; FORECLOS Aug20; Aug21; Aug22'18; A \$46,000-130,000 (R S \$125). 125,000

**1ST av, 2430** (6:1812-48), es. 50.6 s 125th, 25x75, 4-sty stn tnt & str; Menard Realty Co, 52 Bway, to Louis B Siegel, 1057 Hoe av; mtg \$7,500 & AL; Aug13; Aug19'18; A \$7,200-12,000 (R S \$1). O C & 100

**1ST av, 2430-2** (6:1812-47), es. 25.2 s 125th, 50.4x75, 2-4-sty stn tnts & str; Mary P Searle, 526 W 113, to Menard Realty Co, 52 Bway; B&S & confirms deed rec Aug9'18; AL; Aug16; Aug19'18; A \$14,400-24,000. nom

**1ST av, 2432** (6:1812-47), es. 25.6 s 125th, 25x75, 4-sty stn tnt & str; Menard Realty Co, 52 Bway, to Louis B Siegel, 1057 Hoe av; mtg \$7,500 & AL; Aug13; Aug19'18; A \$7,200-12,000 (R S \$1). O C & 100

**2D av, 2002** (6:1675-2), es. 25.5 n 103d, 25x74.7, 4-sty bk tnt & str; Wilbur Larremore, ref, to Mary F & Anna B Phelps, both at 2220 20th, Wash, DC, plffs; FORECLOS Aug2; Aug6; Aug16'18; A \$7,500-12,500 (R S \$10). 10,000

**3D av, 674** (5:1297-39), ws. 25 s 43d, 25x100, 5-sty stn tnt & str; A \$25,000-32,000; also 8TH AV, 2211-23 (7:1946-29 to 36), nwc 119th (No 301), 20.11 to ss 120th (Nos 300-302A) x100, 7-5-sty bk tnts & str; A \$137,000-228,000; Lillian Boehm to Louis Boehm, both at 306 W 94; 1-12 pt; AL; June28; Aug20'18. nom

**3D av, 2062** (6:1640-40), swc 113th (Nos 174-80), 25.2x100, 4-sty bk tnt & str & 1-sty fr str; Max Tannenbaum, 860 Riverside dr, to Anel Realty Co; AL; June1; Aug20'18; A \$25,500-35,500 (R S \$5). O C & 100

**5TH av, 1376** (6:1598-33), nwc 114th (No 1), 25.5x100, 5-sty bk tnt & str; Dora Goldstein, 1197 Carroll, Bklyn, to Laurette C Schlesinger, 50 W 77, & Irving Margulies, 126 W 120; 1/2 pt; mtg \$53,000; July 16; Aug22'18; A \$33,000-51,000 (R S \$1). O C & 100

**5TH av, 2000** (6:1722-33), nwc 124th (No 1), 23.9x80, 4-sty & b bk dwg; Edw F Brand et al, heirs & Emma Brand, to Geo C D Brand, 1 W 124, also heir Emma Brand; B&S & CaG; Aug1; Aug20'18; A \$20,500-23,000. nom

**7TH av, 104**; see 29th, 237 W.

**7TH av, 2432-8** (7:2027-34-36), swc 142d (No 200), 74.11x75 x 74.10 x 75, 3-5-sty stn tnts & str; City Real Estate Co to Emanuel Kanarvogel, 638 E 9; B&S; AL; Aug 13; Aug16'18; A \$35,000-65,000. O C & 100

**7TH av, 2432-8**, swc 142d (No 200); Emanuel Kanarvogel to City Real Estate Co, 176 Bway; B&S & CaG; AL; Aug14; Aug16'18. O C & 100

**8TH av, 862** (4:1023-62 1/2), es. 40.5 s 52d, 20x80, 4-sty stn tnt & str; Algernon S Norton, ref, to Louis B Rolston, at Purchase, NY; mtg \$25,000; FORECLOS Aug 6; Aug20; Aug22'18; A \$24,500-28,000 (R S \$3.50). 3,500

**8TH av, 2211-23**; see 3 av, 674.

**11TH av, 667** (4:1096-30), ws. 30 n 48th, 20.2x100, 4-sty bk tnt & str & 2-sty bk & fr rear tnt; Sydney S Kramer, 145 E 48, to F William Schwiers & Sons, a corp, 4212 Webster av; mtg \$7,000 & AL; Apr20 (re-recorded from Apr22'18); Aug22'18; A \$8,000-10,000 (R S \$6). O C & 100

**11TH av, 725** (4:1099-31), ws. 50.2 n 51st, 25.1x100, 5-sty bk tnt & str; Marks Levy, 73 E 113, to John E Ludin, 119 Prospect Park W, Bklyn; Jules F Ludin, 743 Riverside dr, & Eugene C Ludin, 446 3 av, Bklyn; mtg \$14,000; Aug15; Aug16'18; A \$10,000-20,000 (R S \$1.50). nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**13TH st, 634 E** (2:395-23), ss. 418 e Av B, 25x103.3, 4-sty bk tnt & str & all real estate of which Jacob A Geissenhainer died seized; re dower; Theodora H Geissenhainer, widow, of Phila, Pa, to Anna M Warren, 326 W 89, & Fredk W Geissenhainer, of Freehold, NJ, EXRS & TRSTES Jacob A Geissenhainer; QC; Aug13; Aug 17'18; A \$8,000-10,000. nom

**55TH st, 527 W** (4:1084-17), ns. 375 w 10 av. 25x100.5, 1-sty bk stable; re mtg rec Aug30'11; Title Guar & T Co to Wm A Chanler; Aug8; Aug16'18; A \$9,500-9,500. 5,000

**76TH st, 301 E** (misc); power of atty to conduct business, etc; Wm Wagner to Herman Wagner, both at 1460 2 av; July 11; Aug21'18.

**88TH st, 105 E** (6:1517-6), ns. 107.10 e Park av, 25.6x100.8, 5-sty stn tnt; petition to register title by Wm W Jones, 146 E 65, & Jas F Boyle, 375 Lafayette, EXRS & John Murray, as petitioners & owners; July31; Aug19'18; A \$15,000-23,000.

Torrens system

**140TH st, 202-30 W** (7:2025), ss. 100 w 7 av. 575x99.11, 15-6-sty bk tnts; re mtg rec Feb18'13; Jacob Cohen, 26 East Bway, & Emma Cohen, 215 W 98, to Corp of H & A Cohen, 172 Worth; QC; July15; Aug 19'18; A \$187,500-585,000. nom

**All RT&I** (misc) in estate, real & personal, of Geo Mather, decd; Edith H Mather, daughter of De Witt C Mather, decd, one of the heirs of Geo Mather, decd, to Jeannie M Ferris, of Orangetown, NY; Sept26'05; Aug16'18. 600

**All RT&I** (misc) in estate, real & personal, of Geo Mather, decd; Geo H Mather, son of De Witt C Mather, decd, one of the heirs of Geo Mather, decd, to same; Aug 5'05; Aug16'18. 600

**Assignment of 1/2 net income** (misc) which party 1st pt is to receive from Columbia Trust Co under deed of trust dated May29'09; Geo H Robinson to Mary M Robinson, for support of Mary M Robinson & Allan H Robinson, wife & child of party 1st pt; Feb9'16; Aug22'18. nom

**Power of atty** (misc); Wm A Chanler to Chas S McVeigh, 955 Park av; Jan15; Aug16'18.

**Power of atty** (misc); Emma S Lake, N Y, to Bertha Lake Whitson, 14 Garden st, Cambridge, Mass; June27; Aug21'18.

**Power of atty** (misc); Wm L Demuth to Leopold Demuth, 600 West End av; Aug 6'17; Aug22'18.

**Power of atty** (misc); same to Irene L Demuth, 524 5 av; Aug6'17; Aug22'18.

**Power of atty** (misc); J Townshend Rennard to Mary T Rennard, 701 Mad av; Mar16; Aug22'18.

**Power of atty** (misc); Albt M Patterson, of Waterloo, NY, to Edw M Townsend, of Oyster Bay, N Y, & Geo B Sanford, of Lawrence, NY; June25; Aug22'18.

## WILLS.

### Borough of Manhattan.

**40TH st, 213 E** (5:1314-9), ns. abt 210 e 3 av. —x—, 5-sty bk tnt; A \$11,000-25,000; August H Bade Est, Adolph C Bade, EXR. 1269 Madison av; (A) Oscar Wagner, 92 William, Filed June6'18.

**56TH st, 115 E** (5:1311-7), ns. abt 160 e Park av. —x—, 4-sty & b stn dwg; A \$27,500-41,000; Jas Johnston Est, Sydney P Johnston, EXTRX, 115 E 56; (A) S H Gugenheim, 50 Broad, Filed May31'18.

**87TH st, 20 W** (4:1200-43), ss. abt 250 w Central Park W. —x—, 4-sty & b bk dwg; A \$18,000-24,500; also 56TH ST, 413-5 W (4:1066-23-24), ns. abt 200 w 9 av. —x—, 2-4-sty bk tnts, str in No 413 & 2-sty bk rear tnt; A \$22,000-31,000; also 8TH AV, 468 (3:783-86), es. abt 75 s 34th. —x—, 4-str bk tnt & str & 3-sty fr rear tnt; A \$48,000-52,000; Annie T Curnen Est, Margt McAleenan, EXTRX, 20 W 87; (A) Jas F Curnen, 119 Nassau, Filed May29'18.

**117TH st, 269 W** (7:1923-9), ns. abt 205 e 8 av. —x—, 5-sty bk tnt; A \$11,000-17,500; Margt A Ritz Est, John Glackner, EXR, 207 W 121; (A) White & Case, 14 Wall, Filed June6'18.

**121ST st, 143 W** (7:1906-12), ns. 250 e 7 av. —x—, 3-sty & b stn dwg; A \$9,200-12,000; Chas Blandy Est, Lila M Blandy, EXTRX, 143 W 121; (A) E L Mooney & C T B Rowe, 37 Wall, Filed June4'18.

**139TH st, 223 W** (7:2025-19 1/2), ns. abt 295 w 7 av. —x—, 4-sty bk dwg; A \$5,100-7,100; Kate M McCulloh Est, Chas S McCulloh, ADMR, 223 W 139; (A) Greene, Hurd & Stowell, 43 Exchange pl. Letter of admr filed June3'18.

## CONVEYANCES.

### Borough of Bronx.

AUG. 16, 17, 19, 20, 21 & 22.

**Canal pl, 3-7**, see Park av, 2564.

**Canal pl, ws, 150 n 138th**; see Park av, 2564.

**Faille st, 621** (10:2766), ws. 175 n Randall av, 25x100, 2-sty bk dwg; Jos Klausner, Jr, 622 E 161, to Anna M Crofton, 1754 Anthony av; mtg \$4,500; Aug1; Aug16'18 (R S \$1). 100

**Fox st, 1038-40** (10:2726), es. 273.2 n 165th, 50x100, 5-sty bk tnt; Freda Sanders to No 1040 Fox St Co, 37 Liberty; mtg \$35,000; Aug15; Aug16'18 (R S \$14). O C & 100

**Freeman st, 918-20** (11:2975), ss. 150 e Simpson, 50 to So Blvd (No 1247) x69.5x 50.6x76.7, 5-sty bk tnt & str; Fredk C Fischer to Lena Fischer, his wife, 550 E 169; mtg \$—; July31; Aug16'18 (R S \$11). O C & 100

**Halsey pl** (14:3845), ns. 108.4 w Washington av, 25x100; G A Moses, ref, to Hannah Zelling, 89 Grant av, Bklyn; FORECLOS Feb27; Aug7; Aug21'18 (R S 50c). 450

**Jefferson pl, swc Boston rd**; see Boston rd, 1365-9.

**Jennings st, 841**, see Stebbins av, 1370.

**Lorillard pl, 2362-4** (11:3054), es. 274.4 s 187th, 50x100, 5-sty bk tnt; Nicola D'Agostino, 556 Morris av, to Michele F Saviano, 156 Prince; mtg \$36,500; Aug14; Aug16'18 (R S \$7). nom

**Matilda st** (17:5105), nws 123.4 se De Milt av, 33.4x100; Lily E Stieckler to Eliz E Duncan, 4759 Madison av; AT; mtg \$3,000; May22; Aug16'18 (R S \$2). nom

**Scofield st** (18:5627), swc William, 59x 100; John C Bremen, City Island, to Louis Mickelson, 293 King av, City Island; Aug 17; Aug19'18 (R S \$3.50). O C & 100

**William st, swc Scofield**; see Scofield, swc William.

**132D st E** (9:2260), ns. 125 e Brook av, 87.8x100, vacant; Berkshire Products Co to Pine Hill Crystal Spring Water Co, 544 W 38; mtg \$4,000; Aug8; Aug19'18 (R S \$5). O C & 100

**134TH st, 485 E** (9:2279), ns. 30.3 w Brown pl, 15.9x70, 2-sty & b bk dwg; Herman Egner to Edw H Leggett, Elizabeth, NJ; Aug12; Aug20'18. nom

**135TH st, 452 E** (9:2279), ss. 514.6 e Willis av, 16x100, 3-sty & b bk dwg; Arnold Pollak to Thos J Higgins, 452 E 135; mtg \$5,500; Aug15; Aug17'18. nom

**135TH st, 534 E** (9:2262), ss. 122 w St Anns av, 39x100, 6-sty bk tnt; Walter C White, Ocean Township, NJ, to Victor A Rotholz, 149 W 119; mtg \$30,000; Aug5; Aug17'18 (R S \$13.50). O C & 100

**137TH st, 593 E** (10:2550), ns. 551.11 w Cypress av, 25x100, 3-sty bk tnt; Rose Napoli to Pietro Panzarino, 520 E 164; mtg \$5,000; Aug20; Aug21'18 (R S \$3). 100

**138TH st, 639-47 E** (10:2551), ns. 38.8 w Cypress av, 112.6x100, 3-5-sty bk tnts; Sykes Realty Corp to Harvill Realty Corp, 435 E 138; B&S & CaG; Aug20; Aug 21'18 (R S \$18). O C & 100

**139TH st, 341 E** (9:2302), ns. 156.6 e Alex av, 25x100, 5-sty bk tnt; Carl P Crolly, Mt Vernon, NY, to Katharina Crolly, 38 S 10 av, Mt Vernon, NY; mtg \$14,000; May15'17; Aug19'18. nom

**156TH st, 952 E** (10:2708), ss. 25 e Kelly, 25x100, 2-sty & b bk dwg; Belle Proper, 1489 Hoe av, to Hy Weinberg, 851 Whitlock av; mtg \$7,500; Aug12; Aug22'18 (R S \$2). O C & 100

**161ST st, 764 E** (10:2657), ss. 100 e Forrest av, 48.6x101.2, 6-sty bk tnt; Benenson Realty Co, 401 E 152, to Sarah Polonsky, 727 E 158; mtg \$30,000; Aug20; Aug22'18 (R S \$13). O C & 100

**161ST st W, nwc Ogden av**; see Ogden av, 901.

**169TH st, 126-8 E** (9:2466), ss. 182 w old Walton av, 50x102.3x50x92.3, except part for st, 2-2-sty fr dwgs & 1-sty bk rear stable; Edw F Cole, Yonkers, NY, to Maria, wife Frank Falvela, 126 E 169; subject to tax lien of \$300; Aug15; Aug21'18 (R S \$5.50). nom

**176TH st, 109 E** (11:2827), ns. 175 w Morris av, 25x125, 2-sty & b fr dwg; Rosa Strauss, widow, 2309 Eldridge st, Pittsburgh, Pa, to Saverio Bacchetta & Ettora Andries, 2081 Anthony av; mtg \$4,000; Aug12; Aug17'18 (R S \$2). O C & 100

**180TH st, 739-45 E** (11:3096), ns. 132.2 w Prospect av, 66.1x135.2, 5-sty bk tnt & str; Melrose Plumbing Corp to Annie Bradspis, 1823 Clinton av; Aug14; Aug16'18 (R S \$2.50). O C & 100

**184TH st, 2 E**; see Jerome av, sec 184th.

**188TH st, 151 E**; see Creston av, 2442.

**194TH st, 376 E**; see Decatur av, swc 194th.

**198TH st, 24 E** (12:3318), ss. 116.9 w Creston av, 16.8x100.1, 2-sty fr dwg; Patk M Burke to Edw A Boyle, 452 W 151; mtg \$2,000; Aug15; Aug16'18 (R S \$2). O C & 100

**231ST st E** (17:4878), ns. 140 e Paulding av, 50x114.10; Wm Mensch, 322 E 155, to Kittie Baldwin, 203 W 108; mtg \$700; May 11; Aug22'18. nom

**234TH st, 265 E** (12:3375), ns. 234.10 w Katonah av, 25.2x100, 2-sty bk dwg; Patk M Burke to Agnes Peck, 2303 Bathgate av; mtg \$4,000; Aug1; Aug16'18 (R S \$3). O C & 100

**241ST st E** (17:5106), nwc Richardson av, 75x100; John O'Brien to Geo W Freeborn, 2004 Lex av; mtg \$4,000; Mar20'17; Aug16'18 (R S 50c). O C & 100

**250TH st W** (13:3415M), ss at nwc land conveyed to party 2d part by deed dated Mar8'18, runs s115.10xw25xn120.10 to st xe 25.2 to beg; Delafield Estate, a corp, 27 Cedar, to Jos E Bush at swc Goodridge av & 250th; Aug5; Aug21'18 (R S 50c). 165

**Andrews av, 2338** (11:3218), es. abt 205 s Fordham rd, 25x100, 2-sty & a fr dwg; Lawyers Mtg Co to Eliz T Conroy, 2532 Creston av; B&S & CaG; Aug15; Aug20'18 (R S \$6.50). O C & 100

**Bathgate av, 1908**; see Kingsbridge rd, s s. 50.6 w Boyd av.

**Bogart av** (15:4124), sws, 200 ne Morris Park av, 25x100; Giuseppe Settepani, 203 E 40, to Chas Settepani, 625 3 av; B&S; Aug2; Aug16'18. O C & 400

**Boston rd, 1365-9** (11:2934), swc Jefferson pl, 148x85.11x97.6x103.7, 1-sty bk garage & 2-2-sty fr dwgs & str; Utility Realty Corp to Wm Jensen, 178 Alex av; B&S & CaG; Aug21; Aug22'18 (R S 50c). O C & 100

**Brook av, 1216** (9:2393), es. 151 s 168th, 35x89.6, 1 & 2-sty fr bldg; Brook Paint & Varnish Works to Delta Holding Corp, 217 Bway; QC; June26; Aug21'18. nom

**Brook av, 1502** (11:2895), es. 25 s 171st, 25x100.9, 4-sty bk tnt & str; Trustwell Co to Seymour Realty Co, 25 Broad; mtg \$9,500; July10; Aug16'18 (R S 50c). 100

**Clinton av, 1837-9** (11:2949), ws. 57.10 s 176th, 50x100, 5-sty bk tnt; Bronxbar Co, 1149 Boston rd, to Jay Tee Bee Holding Co, 1149 Boston rd; mtg \$38,700; Aug19'18. O C & 100

**Commonwealth av** (15:3918), es. 150 n Mansion, 25x100, except part for av; Jas F O'Brien, sheriff, to Jos H White, 133 No Terrace av, Mt Vernon, NY; FORECLOS Apr30'17; Aug10; Aug21'18 (R S \$1). 150

**Commonwealth av** (15:3918), same prop; Jos H White, 33 No Terrace av, Mt Vernon, NY, to Morris Aron, 1248 Waterview pl, Far Rockaway, NY; Aug12; Aug21'18 (R S \$1). O C & 100



**Creston av, 2406** (11:3165), es, 200 s Irving, 50x100, except part for av; 2-sty & a fr dwg; Nicholas Voos, Bklyn, to Nicholas Geiger, 2613 Grand av; Aug16'18 (R S \$11). 100

**Creston av, 2442** (2450) (11:3166), nec 188th (No 151), 54x90.5x66.11x91.4, 6-sty bk int & str; Creston Realty Corp to Norman Real Estate Corp, 170 Bway; mtg \$52,000; Aug15; Aug16'18 (R S \$24.50). O C & 100

**Cromwell av, es, abt 95 s 169th**; see Jerome av, 1259.

**Cruger av, 1662** (15:4038), es, 200 s Van Nest av, 25x100, except part for av; May Rottkamp to John Koterwas, 438 E 145; mtg \$3,000; Aug16; Aug17'18 (R S \$1.50). 100

**Decatur av** (12:3276), swc 194th (No 376), 97.2x40.1x94.5x40, 2-sty & a fr dwg & 1-sty fr garage; Russo-Iodice Realty Co to Josephine Roos, 1781 Clay av; mtg \$5,000; Aug16; Aug16'18 (R S \$5). nom

**Decatur av, 3322** (12:3355), es, 586.11 s Gun Hill rd, 50x100, 2-sty & a fr dwg & 1-sty fr rear garage; John R Spencer to Albert A Winkler, 1 Arden; mtg \$5,000; Aug16; Aug17'18 (R S \$8). O C & 100

**Decatur av, 3323** (12:3352), ws, 225 n 209th, 25x100, 2-sty & a fr dwg; Nicholas Giakas to Geo Giakas, 1888 Bathgate av; mtg \$3,500; July15; Aug21'18 (R S \$3). nom

**Doris av, see Lyon av**; see Lyon av, ss, 50 e Doris av.

**Edwards av** (18:5370), ws, 265.4 s Balcom av, 106.2x79.10x100x44.3; Willis Boughton, 364 E 21, Bklyn, to Geo M Miller, Middletown, NY; mtg \$8,600; July22; Aug19'18 (R S 50c). nom

**Fordham rd W** (11:3225), ss, 70.9 e Loring pl, 59.3x133.6x50.1x104.10, vacant; Terrace Constn Co to Edna A Patton, 2440 Webb av; mtg \$3,000; July2; Aug21'18 (R S 50c). 200

**Goodridge av** (13:3415C), ws, at swc lands conveyed to party 2d part by deed dated Oct30'16, runs w136.11x35.11x144.5 to av xn30 to beg; Delafeld Estate, a corp, to Virgil V McNitt on ws Goodridge av, abt 280 n 250th; Aug1; Aug21'18 (R S 50c). 348.16

**Grace av** (17:4885), ws, 170.6 n N Y, Westchester & Boston R R, 25x95; Calogero Mule, 965 2 av, to Amarillide Raffaeli, 689 Lex av; Sept11'16; Aug19'18. nom

**Grand av, 2543** (11:3214), ws, 50 s 192d, 50x106 to old Croton Aqueduct, 2-sty & a fr dwg & 1-sty fr rear garage; also GRAND AV (11:3214), ws, 100 s 192d, 25x106 to old Croton Aqueduct, vacant; Service Realty Co, 7 E 42, to Caroline C Hecht & Rose Pettier, 1825 Topping av; mtg \$6,500; Aug14; Aug16'18 (R S \$4.50). O C & 100

**Grand av, ws, 100 s 192d**; see Grand av, 2543.

**Grand Blvd & Concourse** (11:3163), ws, 22 n 182d, 25x58x25x57.6, vacant; Mary E Bird to Dennis W Moran, 249 Echo pl; B & S; Apr22; Aug21'18 (R S 50c). nom

**Grand Blvd & Concourse** (11:3163), ws, 22 n 182d, same prop; Dennis W Moran to Burnside Contracting Co, 270 Burnside av; July18; Aug21'18 (R S 50c). nom

**Jerome av, 1259** (11:2855), nws, 95 sw 169th, runs nw191.10 to see Cromwell av xs28.4xse57.8xsw0.10xse120 to Jerome av xne25.10 to beg, 3-sty fr int & str & 1-sty fr stable; Geo D Barney, 21 7 av, Bklyn, to Ida Mesch, 10 Covert, Bklyn; mtg \$5,000; June10; Aug16'18 (R S \$5). nom

**Jerome av** (11:3187), sec 184th (No 2), 96x95, 1-sty bk str; Abr Smith, 725 Riverside dr, to Hyman Smith, 2933 Clinton av; mtg \$34,000; July19; Aug22'18. nom

**Kingsbridge rd** (17:5003), ss, 50.6 w Boyd av, 50.6x93.10x50x101; also BATHGATE AV, 1908 (11:3043), es, 261 s 178th, 20.2x89.6x20.2x88.1, except part for av, 2-sty fr dwg; Wm Fox to Cath Fox, 1904 Bathgate av; Aug5; Aug21'18 (R S \$6.50). O C & 100

**Livingston av** (13:3415C), es at nwc land conveyed to party 2d part by deed dated Oct31'17, runs e133.6xw77.11xw141.9 to av x 577.6 to beg; Delafeld Estates, a corp, to Fred B Sutherland on es Livingston av, abt 300 s 246th; July17; Aug21'18 (R S 50c). 233

**Longfellow av, 1142** (10:2758), nes, 195.6 n Westchester av, runs nel19.8xw27.10xw26.10xw130.2 to av xse44 to beg, 5-sty bk int; Meyer Goetz, 1045 Kelly, to Emanuel Acker, 127 E 113; mtg \$34,500; Aug17; Aug22'18 (R S \$5.50). nom

**Lyon av** (15:3965), ss, 50 e Doris av, 50 x100; also LYON AV (15:3965), sec Doris av, 50x100; Doretha Fredrich & ano, devisees Edw Fredrich, to John Gerhardt, 432 E 149; AT; mtg \$6,000; Aug15; Aug17'18 (R S \$2). O C & 100

**Lyon av, sec Doris av**; see Lyon av, ss, 50 e Doris av.

**Nelson av, 1674** (11:2876), ses, 260 e 175th, 25x89x25x81.6, 2-sty & a fr dwg; Harry Aronson, Inc, 200 5 av, to Ernestine Maass, 1551 So Blvd; Aug15; Aug17'18 (R S \$6). O C & 100

**Newbold av, ns, abt 277 w Olmstead av**; see Westchester av, ss, 277 w Olmstead av.

**Norman av** (12:3252C), ws, 252.2 s Van Cortlandt Park S, 50x100, vacant; Geo P Browler to Willis B Davis, 329 West End av; Aug9; Aug21'18 (R S 50c). nom

**Ogden av, 901** (9:2524), nwc 161st, 75x95, 5-sty bk int & str; Guardian Life Ins Co of America to Regina wife Louis Sterling, 520 W 151; mtg \$78,000; Aug9; Aug21'18 (R S \$86.50). O C & 100

**Park av, 2564** (9:2340), es, 91.3 n 138th, 36.3x112.3, 3-sty bk garage; also INTERIOR LOT (9:2340), begins 52.2 e Park av & 100 n 138th, runs e59 to cl bk bet Park av & Canal pl xs19.1xw62x21.0 to beg; also PARK AV, 2566 (9:2340), es, 127.5 n 138th, runs el11.3x50.5x112.3 to ws Canal pl (Nos 3-7) xn75xw224.5 to av xs 25 to beg, 3-sty bk garage & 5-sty bk factory; also CANAL PL (9:2340), ws, 100

n 138th, runs w112.11xne6.1xe111.2 to pl xs28.8xsl0.7 to beg, vacant; Geo C Taylor, as Prest American Express Co, Pelham Heights, NY, to American Railway Express Co, 65 Bway; June28; Aug20'18 (R S \$85.50). nom

**Park av, 2566**; see Park av, 2564.

**Powell av** (14:3802), ns, 338.5 w Olmstead av, 100x103.1; J Clifford McChristie, ref, to Bertha Lippman, 434 W 120, plff; FORECLOS Aug5; Aug12; Aug16'18 (R S 50c). 100

**Richardson av, nwc 241st**; see 241st E, nwc Richardson av.

**St Peters av** (15:3999 & 3996), sws, 224.6 se rd from West Farms to Westchester, 110x386x112x403, except part for St Peters av, Seddon st & Buck st; Jas F Brown to John W Brown, 310 St Johns pl, Bklyn; Aug12; Aug14'18 (R S 50c); corrects error in last issue as to size of lot. O C & 100

**Southern Blvd, 1247**; see Freeman, 918-20.

**Stebbins av, 1370** (11:2965), nec Jennings (No 841), 44.3x103.10x44.4x101.8, 6-sty bk int; Geo Cook & ano, EXRS Kath Cook, to Jos Smolensky, 2041 5 av; mtg \$35,000; Aug15; Aug16'18 (R S \$11). 46,000

**Story av** (14:3686), ss, 239.8 e Olmstead av, 25x103.1; Sarah K Angus, Beechhurst, L I, to Alfrd W Wattenberg, 574 West End av; mtg \$3,500; Jan—18; Aug21'18. nom

**Topping av, 1817** (11:2800), ws, 125.6 s 176th, 24.1x108.6x24.4x104, 2-sty fr dwg; Danl V Sullivan, ref, to Jas J Buckley, 1751 Clay av; FORECLOS July9; Aug15; Aug16'18 (R S \$4.50). 4,175

**Townsend av** (11:2847), ws, 100 s 174th, 50x100, vacant; Chas C Watkins to Julia Ring, Platts Clove, Greene Co, NY; B&S & AL; July15; Aug21'18 (R S 50c). O C & 100

**Union av, 607** (10:2664), ws, 25 s 151st (proposed), 20x100, 3-sty fr int; Theo Golden to Jas Dowds, 266 E 142; mtg \$6,650; Aug17; Aug19'18 (R S \$5). 100

**Virginia av, swc Westchester av**; see Westchester av, swc Virginia av.

**Vyse av, 1490** (11:2995), es, 200 s 172d, 25x100, 3-sty bk int & 1-sty bk rear garage; Charlotte I Nouskajian, 1490 Vyse av, to Angelo Altieri & Co, 1135 Intervale av; mtg \$12,000; Aug5; Aug16'18 (R S 50c). 150

**Waldo av** (13:3414), ws, 274.2 s 238th, runs s55.4xw65.8xw25xe11.11x25xe79.7 to beg, vacant; Jos L Ennis, 2529 Grand av, to Ellen Gaffney, 533 W 148; mtg \$1,330; Aug13; Aug20'18 (R S \$2). O C & 100

**Wales av, 693**; see Westchester av, 714-8.

**Washington av, 2519-29** (11:3033), ws, 100 s Fordham rd, 128.3x100x126.7x100, 6-3-sty & b bk dwgs; John B Haskin Estates, Inc, to Geo W Short, 410 Riverside dr; mtg \$10,000; Aug16; Aug20'18. nom

**Waterbury av, nwc Zerega av**; see Zerega av, nwc Waterbury av.

**Webb av, 2436** (11:3219), es, 150 n Parkview pl, 48x100, 5-sty bk int; Olds Holding Corp to Clarence M Coddington, 1 W 89; mtg \$35,000; Aug15; Aug22'18 (R S \$20). O C & 100

**Webb av, 2436-40** (11:3219), es, 150 n Parkview pl, 100x100x93x100, 2-5-sty bk int; Fanyer Bldg Co to Olds Holding Corp, 217 Bway; mtg \$70,000; Aug14; Aug22'18 (R S \$27). O C & 100

**Westchester av, 714-8** (10:2644), swc Wales av (No 693), 89.2x48.7x65.11x79.10, 2-5-sty bk int & str; Dumbia Realty Co, 309 Bway, to Isaac Cohn, 804 W 180; mtg \$43,000; Aug16; Aug19'18. nom

**Westchester av** (14:3805), ss, 277 w Olmstead av, 67x313.10 to Newbold av x67x310.10, except part for avs; Dollar Savgs Bank to Finkel Umbrella Frame Co, 2534 E 177; Aug14; Aug19'18 (R S \$12). O C & 100

**Westchester av** (14:3768), swc Virginia av, 50.8x88.11x50.6x88.2; Rosa Sohl, 2463 Valentine av, to Annie Schoemmel, 2463 Valentine av; mtg \$8,000; Aug14; Aug16'18. nom

**Zerega av** (14:3833), nwc Waterbury av, 83.7x188.6; Harold H Herts, ref, to Adam Kerner, Ghent, NY, plff; FORECLOS Aug15; Aug21; Aug22'18 (R S 50c). 500

**3D av, 3028** (9:2363), es, 137 s 156th, 37.2 x100, 1-sty bk str; Hy Morgenthau Co to Benenson Realty Co, 401 E 152; B&S; mtg \$20,000; Aug15; Aug16'18 (R S \$3.50). O C & 100

**3D av, 3028** (9:2363); Benenson Realty Co to Oscar Sanders, 1040 Fox; mtg \$20,000; Aug15; Aug16'18 (R S \$6). O C & 100

**3D av, 3905-7** (11:2919), ws, 161.3 s 172d, 25.1x87.10x25.1x87.6, 5-sty bk int & str; Nealon-Sullivan Realty Co, 841 Bway, to Olds Holding Corp, 217 Bway; mtg \$16,000; July18; Aug16'18 (R S \$8). O C & 100

**3D av, 4431** (11:3048), ws, 231.6 n 181st, 50x127.11, 5-sty bk int & str; Pearl Niles, Town of Union, NJ, to Saml J Bettman, 1057 Hoe av; Aug1; Aug22'18 (R S 50c). nom

**Interior lot, 52.2 e Park av & 100 n 138th**; see Park av, 2564.

**Plot** (15:4051) begins 340 e White Plains rd at point 275 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Elias D Cowen et al, EXRS Abr W Cohen, to Hudwill Corp, 7 W 45; mtg \$3,500; July31; Aug22'18 (R S \$4). 500

**All real property** in following sections & blocks (10:2603, 2663, 2676, 2699, 2701, 2770, 2773, 2689, 2690, 2692, 2695, 2696, 2697, 2698, 2707, 2708, 2709, 2720, 2721, 2729, 2730, 2732, 2733, 2734, 2766, 2766A, 2769B, 2769C, 2766D, 2766E, 11:2967; 14:3543, 3544, 3581, 3582, 3583) whatsoever owned by Geo F Johnson lying in Borough of Bronx, except the blk bounded by Westchester av, Hewitt pl & 161st; also land in Kings Co, Queens Co & Westchester Co, NY; also 2D ST, ss, 235 e Bowery, 60x82.8x61.3x70.2; also land in Middlesex, Morris & Essex Counties, NJ; also all bonds, mtgs,

&c; trust deed; Fredk Johnson, Oyster Bay, NY, et al, to Fredk Johnson, Oyster Bay, NY, & Central Union Trust Co, 80 Bway; B&S; June20; Aug22'18. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Commonwealth av** (15:3918), es, 150 n Mansion, 25x100, except part for av; re judgt; Eliz A Tietjen to Morris Aron, 1248 Waterview pl, Far Rockaway, NY; June 11'17; Aug21'18. nom

**Washington av, 2519-29** (11:3033), ws, 100 s Fordham rd, 128.3x100x126.7x100; re judgt; Herman Belmer to John B Haskin Estates, Inc, 140 Nassau; Aug16; Aug20'18. nom

**Washington av, 2519-29** (11:3033), ws, 100 s Fordham rd, 128.3x100x128x100, 6-3-sty & b bk dwgs; re mtg; Bowery Savgs Bank to John B Haskin Estates, Inc, 140 Nassau; Aug15; Aug20'18. 10,000

**3D av, 3026-8** (9:2365); consent to beam right agmt; Estate Hy C Miner, Inc, 1402 Bway, to Hy Morgenthau Co, 30 E 42; Aug12; Aug16'18. nom

**Order of court** (misc) approving bond of Malcolm Sumner as TRSTE of Estate of Geo A & Augusta M Gay, firm Geo A Gay & Co, bankrupt; Aug1—; Aug22'18.

**Power of atty**; Isidor Levitan, 1507 Charlotte, to Leo Levitan, 1507 Charlotte; Mar18; Aug16'18 (R S 25c).

## LEASES.

### Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 & 22.

**Christopher st, 162-74**; see Christopher, 162-74, Manhattan Conveyances.

**Lafayette st, 41-5** (1:168); also WORTH ST, 117-9, n part str fl; Herman P Suerken to Wm Doehslager, 558 W 189, doing business as White House Lunch; 5yf Nov1'16; Oct16'16; Aug21'18. 1,050 & 1,200

**Lispensad st, 14-16** (1:192), ss, 125.2 e West Bway, 50.2x94.4, all; Metropolitan Trust Co, 60 Wall, to Exporters Warehouse Co, 14-16 Lispensad; 3yf May1'17; 2 y ren; Apr10'17; Aug21'18. 5,500

**Madison st, 410, or Grand st** (1:265), ss, 25x100, the land; Lizzie B Pickering, of Northport, LI, to Andrew Van Opstal, 410 Madison st; 21yf June1'11; option of ren; Apr18'11; Aug21'18. taxes, &c, & 500

**Orchard st, 32** (1:298), all; Reo Specialty Shop, Inc, to Jacob Mandel et al, firm Mandel & Cohen, 28 Orchard; 5yf Sept1'18; Aug14; Aug16'18. 4,500

**West st, 348 or 349** (2:600), str; Saml & Lena Miller, 348 West, to Vincenzo Nuccio, 57 Morton; 3yf May1'18; Mar18; Aug22'18. 420 & 444

**Wooster st, 150-4** (2:524), all; Pietro Traverso to Exporters Warehouse Co, 53 Jay; 6yf May1'18; 4y ren at \$6,000; May1; Aug21'18. 5,500 to 6,000

**Worth st, 117-9**; see Lafayette, 41-5.

**34TH st, 32-4 W** (3:835); assign Ls rec Feb16'07; 32 & 34 West 34th St Corp, at 62 William, to Jos L Graf, 200 W 54, et al; AT; AL; Aug13; Aug20'18. nom

**43D st, 206 W** (4:1014), Times Sq Hotel, all above ground fl except wall, roof & stores; asn Ls rec Mar1'18; Harry Rubenstein, 943 E 163, to Times Sq Hotel Corp, 206 W 43; Mar30; Aug17'18. nom

**48TH st, 49 W** (5:1264); assign Ls dated Dec29'10; Louis H Cramer, EXR Mrs Frank Leslie or Mrs Leslie de Bazus, to Charlotte Dultz, 2102 65th, Bklyn; Aug28'17; Aug22'18. 4,500

**62D st, 234 E** (5:1416), 3-sty & b stn dwg; Lucy Luhman to Lutheran Immigrant Soc, 234 E 62; 2yf Aug1'18; 1y ren; May29; Aug19'18. 1,150

**87TH st, 265 W** (4:1235), all; Walter J M Donovan to Jas F Ring, 1505 3 av; 5yf Oct1'18; May20; Aug20'18. 4,000

**102D st E, nwc Madison av**; see Madison av, 1490-2.

**113TH st, 245 W** (7:1829), all; I F B Realty Co, Inc, to Jennie Silberberg, 106 W 95; 5yf July1'18; June25; Aug16'18. 5,900

**116TH st, 87 E** (6:1622), double str; Minnie Seeger to Manhattan Cash Register Co; 2yf Aug1'18; 3y ren at \$720; July1; Aug20'18. 600 & 660

**118TH st, 426-36 E** (6:1711), 3 bldgs, all; assign Ls rec Mar24'17; Annie Blumberg, 237 E 5, to Berel Cohen, 34 W 129; Aug21; Aug22'18. nom

**130TH st W, nec Old Bway**; see Old Bway, 49.

**133D st, 537-43 W** (7:1987), two apt houses, all; Chartag Realty Co to Nathan Wacow, 229 W 115; 10yf Aug15'18; Aug13; Aug16'18. gold 9,500

**135TH st, 68-70 W**; see Lenox av, 492-4. **Columbus av, 843** (7:1843), str & b; John Schempp to Paul H Bechtel, 4 Bogert st, Bogota, NJ; 7 1-12y & 14 days f Aug19'18; Aug17; Aug21'18. 2,100

**Fort Washington av, 66** (8:2137), all; Sally H Walker to Jos Jovans, 217 W 111; 5yf Sept1'18; Aug20; Aug21'18. 22,000 to 22,600

**Lenox av, 492-4** (7:1732), sec 135th (Nos 68-70), 49.11x85, all; Alex J Bruen, 19 E 83, to United Cigar Stores Co of America, 44 W 18; 11 8-12yf Sept1'18; Aug15; Aug19'18; to Apr30'20, gross \$9,948, & thereafter taxes &c & net 8,500 & 9,000

**Madison av, 1490-2** (6:1608), nwc 102d; assign Ls rec Aug23'11; David Meyer to Madison Amusement Co; Aug19; Aug20'18. nom

**Madison av, 1490-2**, nwc 102d; assign above Ls; Madison Amusement Co to Schulman & Rovenger Amusement Corp; Aug19; Aug20'18. nom



**Manhattan av, 312 (7:1847), all;** Rochambeau Realty Co to Jos Jovans, 217 W 111; 5yf Sept'18; Aug'20; Aug'21'18.

**Old Broadway, 49 (7:1985), nec 130th,** 50.5x100, all; also OLD BROADWAY (7:1985), es, 50.5 n 130th, 52.11x99.11x53.11x100, all; Michl F Loughman to Manhattanville Garage, Inc, at nec Old Bway & 130th; 10yf July'18; June'28; Aug'19'18.

**Old Broadway, es, 50.5 n 130th,** see Old Bway, 49.

**5TH av, 1343 (6:1618), str fl, b & two** rooms on 2d fl front; Annie Deutsch to Isidor & Abe Tucker, 42 W 117; 3yf Sept'18; Aug'12; Aug'16'18.

## LEASES.

### Borough of Bronx.

AUG. 16, 17, 19, 20, 21 & 22.

**Faile st, 1013 (10:2749), 2 lower flrs;** Saml Gottlieb to Bernard S Deutsch, 1800 Crotona av; 2yf Oct'18; Aug'15; Aug'22'18.

**Boston rd, 1245 (10:2615), all;** Otto Kuhneman, TRSTE, to Saml Appel, 1488 Vyse av; 3yf Sept'18; Aug'20; Aug'22'18.

**Tremont av, 1048 E;** see Tremont av, 1052 E.

**Tremont av, 1052 E (11:3021), entire str;** also TREMONT AV, 1048 E, rear end of str; Bronx Co Realty Co to Jos Klein, 1501 So Blvd, & Albert Gumbiner, 208 W 45; 5yf Nov'16; Sept'30'16; Aug'21'18. 900 & 1,140

**Tremont av, 1052 E (11:3021);** also TREMONT AV, 1048; asn Ls; Jos Klein, 1501 So Blvd, to Eva L Friedman, 2312 Av M, Bklyn; Aug'14; Aug'21'18.

**3D av, 2831 (9:2327), s part of ground fl;** Harry Isaacs, 2831 3 av, to D A Schulte, Inc, 63 Park row; 5 8-12yf Sept'16; July 7'16; Aug'20'18.

**Right (14:3435) & privilege to operate** a ferry over East River from Stephens Dock, near ft Stephens av, Clason Pt, to a pt in vicinity of junction 1st & 1 av, College Pt & Reilly Dock, near the ft of Uperville pl, Whitestone, City of N Y (Dept of Docks & Ferries) to Oskar L Johanson, — Clason Pt rd; 5yf May'18; June'29; Aug'21'18; 5% of gross receipt, but not less than \$150 per annum.

## MORTGAGES.

### Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 & 22.

**Elizabeth st, 116 (2:470), es, 99.2 n** Grand, runs e20.6xne1.4xe66.2 & 112.4 to w s Bowery (No 132), xn24.3xw200.2 to Eliz xs24.11 to beg; July'16; Aug'16'18; due & int as per bond; Henry Ollesheimer, exr Fannie Arnheim, to N Y City Mission Soc, 105 E 22.

**Front st, 71-3 (1:34), ses, 19.7 sw** Old sl, 38.4x55.10x38.3x54.10; PM; Aug'12; Aug'20'18; due Aug'21'18, 5%; West Beach Realty Corp, 46 Cedar, to Caroline S Fellowes, 30 E 60.

**Great Jones st, 5;** see 11th, 273 W.

**Greenwich st, 217 (1:36), nec Vesey, 26.1** x24.4 to ws West Broadway (No 2) x25.6 to Vesey x10.5; pr mtg \$21,000; Aug'15; Aug'17'18; due Mar'19, 6%; Mary E Manuel to Edith K Quinlan, 2418 University av, Bronx.

**Greenwich st, 796;** see 12th, 328 W.

**Mangin st, 22 (2:322), es, 75 n Broome,** 25x100; PM; Aug'13; Aug'20'18; 5y5%; Sophie, wife Sol Bisgaier, to Elsie A Duncan, 14 Wilcocks st, Toronto, Can. 12,750

**Mott st, 233-5;** see Prince, 32.

**Prince st, 32 (2:494), swc Mott (Nos 233-5), 100.11x161.5x99x139.1;** ext of mtg for \$90,000 to May'15'20, 4½%; July'31'17; Aug'21'18; Trustees of St Patrick's Cathedral with Seamen's Bank for Savings (R S \$45).

**Sheriff st, 52 (2:333), es, 125 n Delancey,** 25x100; PM; Aug'19; Aug'20'18; due Aug'16'18 or sooner, 5%; Regina Breitbart, 124 1 av, to Emily T Roll, 175 Crown, Bklyn, & Theo E Roll, 79 Bainbridge, Bklyn.

**Vesey st, nec Greenwich;** see Greenwich, 217.

**Vesey st, nwc West Bway;** see Greenwich, 217.

**White st, 39 (1:175), ss, 75 e Church, 24.4** x100x24.8x100; July'31; Aug'16'18; due Aug'15'21, 6%; Eugenia K, wife Albert J Davis of Syosset, LI, to Gibraltar Mtg Co, 52 Wm.

**6TH st, 217 E (2:462), ns, 248.5 e 3 av,** 23.5x90.10x23.10x90.10; Aug'8; Aug'22'18; 5y5%; Ukrainian National Alliance of N Y C, Inc, to Ukrainian Knowledge Soc, Inc, both at 217-9 E 6.

**11TH st, 718-22 E (2:380);** also MANIDA ST, 861 (10:2740); also JACKSON AV (10:2645), es, at ws Westchester av, runs n 87.9xe—xs74.5 to beg; also TIFFANY ST, 932 (10:2712); agmt that deeds conveying above as collateral security for loans of \$13,000 are held by Wm Peters as trste; recording tax of \$6 paid; Apr'17; Aug'21'18; Wecar & Co, Germania Bank, Westchester Av Bank & Wm Peters, trstes, each with the other.

**11TH st, 273 W (2:623), ns, 175 e Bleeker,** 25x102; pr mtg \$10,000; also GREAT JONES ST, 5 (2:530), sws, 176 e Bway, 25.3x100; pr mtg \$25,000; Aug'14; Aug'22'18; due July'12, 6%; Harvey N Weed, at Stamford, Conn, to Sarah I Quackenboss, at Marlborough Hotel, East Orange, N.J.

**12TH st, 328 W (2:640), swc Greenwich** (No 796), 23x44; pr mtg \$6,750; Aug'20; Aug'21'18; installs, \$83.33 monthly, int as per bond; Sarah A McKenna, 155 W 76, to Louis Fish, 265 Broome, & Saml Stein, 47 Delancey.

**13TH st, 634 E (2:395), ss, 418 e Av B,** 25x103.3; PM; July'29; Aug'17'18; due Aug'12 or sooner, 5%; Julius Maier, 2880 Bway, to Anna M Warren, 326 W 89, & ano, exrs, & Jacob A Geissenhainer, 3,480

**19TH st, 533 W (3:691), ns, abt 120 e 11** av, 25x91.11; PM; June'17; Aug'22'18; 5y 5½%; Jas MacKenzie, 892 President, Bklyn, to Mary M Sherman, 420 Park av.

**22D st W, nwc 5 av;** see 5 av, 172.

**23D st, 64-74 W (3:824);** ext of mtg for \$550,000 to May'15'23, 5%; May'15; Aug'17'18; James McCreery Realty Corp with Seamens Bank for Savings, 76 Wall (R S \$275).

**31ST st, 7 W (3:833);** ext of mtg for \$40,000 to May'15'21, 5%; Aug'14; Aug'17'18; Saml A French with Seamens Bank for Savings (R S \$20).

**36TH st, 358 W (3:759), ss, 125 e 9 av,** 25x98.9; PM; pr mtg \$19,000; Aug'15; Aug'16'18; due Feb'15'23, 6%; Wm Hyman, 528 W 175, to Matilda D Minck of Forest Hills Inn at Forest Hills, LI.

**36TH st, 360 W (3:759), ss, 100 e 9 av,** 25x98.9; pr mtg \$21,000; Aug'15; Aug'16'18; due Feb'15'20, 6%; Wm Hyman, 528 W 175, to Reuben Newman, 286 5 av.

**36TH st, 360 W; PM;** pr mtg \$26,500; Aug'15; Aug'16'18; 5y6%; same to Matilda D Minck of Forest Hills Inn at Forest Hills, LI.

**37TH st, 335-43 E (3:943), ns, 78 w 1 av,** runs w125xn97.8 to ss old Susan st xel24.3 xs30.6xe2xs49.4 to beg; also CONVENT AV, 470 (7:2065), swc 151st, 108.11x43.5x99.11x36.10; Aug'20; Aug'21'18; due Dec'15'18, 6%; H W G Realty Co to Jacob Rosenthal, 530 West End av.

**37TH st, 335-43 E;** also CONVENT AV, 470; certf as to asn rents & mtg \$5,000; Aug'20; Aug'21'18; same to same.

**38TH st, 37 W (3:840), ns, 373 e 6 av, 21** x98.9; ext of mtg for \$34,000 to Aug'21'18, 5½%; Aug'6; Aug'16'18; Bankers Trust Co, 16 Wall, trste will Maria de Witt Jesup for Richd M Jesup with Eben E Olcott, 322 W 75 (R S \$17).

**41ST st, 107-17 W;** see 42d, 112-4 W.

**42D st, 112-4 W (4:394);** also 41ST ST, 107-17 W; ext of mtg for \$450,000 to May 15'23, 5%; May'15; Aug'17'18; James McCreery Realty Corp with Seamens Bank for Savings (R S \$225).

**54TH st, 347 E (5:1347), ns, 120 w 1 av,** 20x100.5; pr mtg \$6,000; Aug'15; Aug'16'18; 2y6%; Doretha Fredrich & Frida Ridder to Louis Ritter, 320 E 144, Bronx.

**56TH st, 79 E (5:1292);** ext of two mtgs for \$7,000 & \$1,500 respectively to Aug'15'21, 5½%; Aug'15; Aug'16'18; Emigrant Indust Savgs Bank with Irene B Leon at Corcoran Manor, Mt Vernon, N.Y.

**62D st, 8 E (5:1376);** ext of mtg for \$120,000 to Nov'15'21, 5%; Aug'15; Aug'17'18; Parker Sloane with Seamens Bank for Savings (R S \$60).

**85TH st, 228-30 E (5:1530), ss, 354.6 e 3** av, 50x102.2; certf as to bldg loan mtg \$37,500; Aug'20; Aug'21'18; Grand Building Corp to 135 Broadway Holding Corp at 135 Bway.

**85TH st, 228-30 E (5:1530), ss, 354.6 e 3** av, 50x102.2; bldg loan; Aug'20; Aug'22'18; 5y6%; Grand Building Corp to 135 Broadway Holding Corp, at 135 Bway.

**87TH st, 265 W (4:1235);** leasehold; Aug'19; Aug'20'18; demand, 6%; Jas F Ring to John McGilvarey, 337 E 85.

**90TH st, 48 W (4:1203), ss, 215.4 e Col** av, 20x100.8; pr mtg \$17,000; Aug'15; Aug'16'18; 2½y, 6%; M K L Realty Corp, 353 5 av, to Frances I Morgan, 613 W 146.

**90TH st, 48 W;** certf as to mtg \$2,500; Aug'15; Aug'16'18; same to same.

**95TH st, 332 E (5:1557), ss, 440 e 2 av,** 45x100.5; PM; pr mtg \$23,500; Aug'15; Aug'17'18; 5y6%; Lucyorn Realty Corp to A & J Realty Corp, 20 Lenox av.

**98TH st, 56 W (7:1833), ss, 200 e Col av,** 25x100.11; Aug'19; Aug'20'18; due July'12'16, 6%; Anchor Bohemian Real Estate Assn, 1364 Av A, to Jos Zounek, 1485 Av A, & ano.

**98TH st, 56 W;** certf as to mtg \$4,000; Aug'19; Aug'20'18; same to same.

**102D st E, nwc Madison av;** see Madison av, 1490-2.

**109TH st, 332 E (6:1680);** ext of mtg for \$6,000 to Aug'21'23, 5%; Aug'21'18; Julius H Zieser with Dalion Realty Co, 170 Bway (R S \$3).

**115TH st, 120 E (6:1642), ss, 172.10 e** Park av, 17.10x100.11; PM; Aug'19; Aug'20'18; due Jan'19'20, 6%; Bertha Shurman, 126 E 115, to Fanny Aschner, 120 E 115.

**115TH st, 633 W (7:1896-52), ns, abt 135** e Riverside dr, —; pr mtg \$18,500; May 15; Aug'20'18; 3y6%; Phi Omega Building Corp of Alpha Chi Rho, a corp, to The Fraternity of Alpha Chi Rho, a corp, at Hartford, Conn.

**117TH st, 220 E (6:1666-38), ss, bet 2 & 3** avs, assessed to Mary J McKellar; transfer of tax lien for yrs 1910 to 1914; Nov'18'15; Aug'20'18; due Nov'18'18, flat interest; City N Y to Robt Gerbracht, Jr, 43 Cedar, who assigned same on Nov'16'17 to Anna E Morrison, 783 Hancock, Bklyn.

**117TH st, 222 E (6:1666-37), ss, bet 2 & 3** avs, assessed to Mary J McKellar; transfer of tax lien for yrs 1910 to 1914; Nov'18'15; Aug'20'18; due Nov'18'18, flat interest; City N Y to Robt Gerbracht, Jr, 43 Cedar, who assigned same on Nov'16'17 to Anna E Morrison, 783 Hancock, Bklyn.

**117TH st, 224 E (6:1666-36½), ss, bet 2 & 3** avs, assessed to Mary J McKellar; transfer of tax lien for yrs 1910 to 1914; Nov'18'15; Aug'20'18; due Nov'18'18, flat interest; City N Y to Robt Gerbracht, Jr, 43 Cedar, who assigned same on Nov'16'17 to Anna E Morrison, 783 Hancock, Bklyn.

**117TH st, 226 E (6:1666-36), ss, bet 2 & 3** avs, assessed to Mary J McKellar; transfer of tax lien for yrs 1910 to 1914; Nov'18'15; Aug'20'18; due Nov'18'18, flat interest; City N Y to Robt Gerbracht, Jr, 43 Cedar, who assigned same on Nov'16'17 to Anna E Morrison, 783 Hancock, Bklyn.

**117TH st, 306-8 W (7:1943), ss, 100 w 8** av, 50x100.11; Aug'21; Aug'22'18; 3y6%; Dorothy S & J Townshend Rennard to Mary K Flannery, 612 5 av.

**119TH st, 135 W (7:1904), ns, 325 e 7** av, 20x100.11; PM; Aug'15; Aug'17'18; 5y or sooner, 5%; Leo Freedman to Isidor Ollendorff at New Rochelle, NY.

**119TH st, 356 W (7:1945), ss, 125 w Man-** hattan av, 25x100.11; pr mtg \$19,500; also 119TH ST, 358 W (7:1945); ss, 150 w Man- hattan av, 25x100.11; pr mtg \$20,000; Feb 7; Aug'21'18; 2y6%; Lawrence Schlosser to Fredk Wingenbach, 14 Morningside av.

**119TH st, 358 W;** see 119th, 356 W.

**123D st, 139 W (7:1908);** ext of mtg for \$5,500 to July'12'1, 5½%; Aug'14; Aug'22'18; Jos W Lawrence, sub trste for Mary E Wagner, will Bryan Lawrence, with Fannie Levy, 229 W 97 (R S \$2.75).

**127TH st, 51 W (6:1725), ns, 341.10 e** Lenox av, 18.1x99.11; PM; Aug'20; Aug'21'18; 3y5%; Benj J Pearlman, 137 W 125, to Emily C, Ida M & Wm A Charles, all at 16 W 122.

**132D st, 268 W (7:1937), ss, 166.8 e 8 av,** 16.8x99.11; Aug'16; Aug'17'18; 5y6%; Hud- will Corp, 7 W 45, to Margt W Lewis at Crosswicks, NJ.

**132D st, 268 W (7:1937);** PM; pr mtg \$—; Aug'16; Aug'17'18; 3y5%; Mary Fo- ley, 259 W 132, to Hudwill Corp, 7 W 45.

**133D st, 31-3 E (6:1758), ns, 325 e 5 av,** 50x99.11; bldg loan; pr mtg \$8,000; Aug'12; Aug'20'18; due Nov'12'18, 6%; 133d St Gar- age, Inc, at 605 W 131, to 135 Broadway Holding Corp, 135 Bway.

**133D st, 31-3 E;** certf as to mtg \$7,000; Aug'12; Aug'20'18; same to same.

**137TH st, 288 W (7:1942), ss, 150.6 e 8** av, 15.6x99.11; PM; pr mtg \$8,000; Aug'15; Aug'16'18; due Mar'12'0, 6%; Lloyd Mee Gee Cofer, 110 W 57, to Merit Realty Corp, 135 Bway.

**139TH st, 243 W (7:2025);** ext of mtg for \$7,000 to July'12'1, 5%; June'25; Aug'16'18; Equitable Life Assur Soc of U S with Paul C Foxlocker or Foxlocker, 315 8 av, Astoria, B of Q, & Sydney M Gould, 114 E 71.

**140TH st, 202-30 W (7:2025), ss, 100 w** 7 av, 57.5x99.11; PM; pr mtg \$499,500; Aug'6; Aug'19'18; installs, \$2,000 monthly or sooner, 6%; Terry Holding Co, 202 W 140, to Corp of H & A Cohen, 172 Worth.

**140TH st, 23-7 W (7:2088), ns, 325 w** Bway, 225 to Riverside dr x99.11; pr mtg \$172,000; Jan'22'13; Aug'22'18; due Apr'13, 5%; St Walburga's Academic School, at 630 Riverside dr, to Emigrant Indust Sav- ings Bank.

**140TH st W, see Riverside dr;** see 140th, 623-7 W.

**141ST st, 79-81 W;** see Lenox av, 614-8.

**144TH st, 313 W (7:2044), ns, 199.6 w 8** av, 26x99.11; PM; Aug'15; Aug'17'18; 5y6%; Harry J Schum, 450 Manhattan av, to Matilda D Minck of Forest Hills Inn, at Forest Hills, LI.

**145TH st, 531 W (7:2077);** ext of mtg for \$28,000 to May'9'21, 5%; June'22; Aug'16'18; Mary F & Jas J Martin with U S Trust Co of N Y (R S \$14).

**151ST st W, swc Convent av;** see 37th, 335-43 E.

**172D st, 720 W;** see Haven av, 123.

**178TH st, 519-23 W;** see Audubon av, 261-3.

**180TH st, 650 W;** see Wadsworth av, 130.

**Av A, 113 (2:435);** ext of mtg for \$12,000 to Aug'12'1, 5½%; Aug'3; Aug'22'18; Cath & John P Springer with Anna M Fron- muller, 91 Moffet, Bklyn (R S \$6).

**Audubon av, 261-3 (8:2152), nec 178th** (Nos 519-23), 50x85; ext of mtg for \$46,000 to Dec'19'20, 5%; Oct'15'17; Aug'22'18; Ethel B Israel with Bessie Ruth, 445 Audubon av (Torrens system).

**Audubon av, 265-7 (8:2152), es, 100 s** 179th, 50x85; ext of mtg for \$35,000 to Dec 19,20, 5%; Oct'15'17; Aug'22'18; Arthur M Eisig et al, exrs Henry Bendheim, with Bessie Ruth, 445 Audubon av (Torrens sys- tem).

**Bowery, 132;** see Elizabeth, 116.

**Convent av, 470;** see 37th, 335-43 E.

**Haven av, 123 (8:2139), sec 172d (No** 720). —; ext of mtg for \$65,000 to Aug'20'21, 5½%; Aug'20'18; Workmen's Sick & Death Benefit Fund of the U S of A, at 1-3 3 av, with Longlight Service Corp, 331 Mad av (R S \$32.50).

**Lenox av, 614-8 (6:1739), nec 141st (Nos** 79-81), 49.11x100; Aug'8; Aug'21'18; due July 28'26, 6%; State Leasing Co, 616 Lenox av, to State Bank, 378 Grand.

**Lenox av, 614-8, nec 141st (Nos 79-81);** certf as to mtg \$1,250; Aug'8; Aug'21'18; same to same.

**Lexington av, 1938 (6:1768), ws, 60.11 s** 120th, 20x64.10; Aug'15; Aug'19'18; due Feb 15'20, 6%; Wm Hyman to Henry W Dazian, 2508 Bway.

**Madison av, 1490-2 (6:1608), nwc 102d,** 50x95; AT; leasehold; Aug'19; Aug'20'18; 2y, int as per notes; Schulman & Rovenger Amusement Corp to Madison Amusement Co.

**Riverside dr, nec 140th;** see 140th, 623-7 W.

**Sherman av, 120-2 (8:2224), ns, 180 w** Academy, 40x150; PM; Aug'15; Aug'17'18; 5 y5½%; Barbara Stader, 275 W 145, to Ar- thur A Miller, 137 S 1 av, Mt Vernon, NY.

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**Sherman av, 128-30** (8:2224), ns, 100 w Academy, 40x150; PM; Aug15; Aug17'18; 5 y5 1/2%; Barbara Stader, 275 W 145, to Arthur A Miller, 137 S 1 av, Mt Vernon, NY, 29,000

**Wadsworth av, 130** (8:2163), swc 180th (No 650), 75x100; Aug21; Aug22'18; due Aug15'23, 5%; Elias Gussaroff Realty & Constn Co to U S Savgs Bank of N Y, 606 Mad av, 131,253.98

**Wadsworth av, 130**, swc 180th (No 650); certf as to mtg \$131,253.98; Aug20; Aug22'18; same to same.

**West Broadway, 2**; see Greenwich, 217.

**5TH av, 172** (3:824), nwc 22d, 23.9x100; ext of mtg for \$145,000 to Aug5'21, 4 1/2% to 5 1/2%; Aug14; Aug16'18; Prudential Ins Co of America, 763 Broad st, Newark, NJ, with Neverfall Realty Corp, 35 Nassau & consent to above by Esperanto Mtg Co, holder of mtg for \$20,000 (R S \$72,500).

**8TH av, 956** (4:1028), es, 75.5 s 57th, —x—; ext of mtg for \$10,000 to Sept10 '20, 5%; Aug14; Aug22'18; Title Guar & T Co with Jas K Holly, at Fredonia, NY, & ano, exrs & c Augustus F Holly (R S \$5).

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Certif as to mtg \$—**; Aug15; Aug21'18; N Y Swiss Embroidery Works, Inc, to Aaron Ratner.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 & 22.

**Dleecker st, 415** (2:623); Title Guar & T Co to Blanche S Swift, 21 Williams av, East Lynn, Mass, gdn Ernest H Swift; (A) Title Guar & T Co (\$7,000 (now \$5,250), June5'06); Aug21'18. an int of 4,500

**Bond st, 28** (2:530); Lincoln Trust Co to Lincoln Trust Co, 204 5 av, & ano, trstes will Chas E Rhinelander, for Rhinelander Waldo et al; (A) Middlebrook & Borland, 46 Cedar (\$5,000, July31'18); Aug21'18. 5,000

**Eldridge st, 172** (2:415); Leonard Weill Constn Corp, 128 Bway, to N Y Title & Mtg Co (\$22,000 (now \$13,500), Jan28'10); Aug17'18. 13,500

**St Nicholas pl, 45** (7:2067); Title Guar & T Co to Henry Eggers, 326 W 87; (A) Title Guar & T Co (\$8,000, Aug3'12); Aug17'18. 6,000

**White st, 39** (1:175); Gibraltar Mtg Co to N Y Trust Co, 26 Broad; (A) M S & I S Isaacs, 52 Wm (\$14,500, Aug16'18); Aug16'18. O C & 100

**7TH st E** (2:448), ss, 162.6 w 1 av, 37.6x 90.10; Alfred Opydyke, admr Julia T Sneden, to Mary G Quinby, 24 W 55; (A) Lawyers Mtg Co (\$42,000, Jan3'07); Aug19'18. nom

**7TH st E** (2:448), ss, 125 w 1 av, 37.6x 90.10; Alfred Opydyke, admr Julia T Sneden, to Mary G Quinby, 24 W 55; (A) Lawyers Mtg Co (\$42,000, Jan3'07); Aug19'18. nom

**10TH st, 439 E** (2:380); Jas L Greenleaf, 4 W 43, & ano, exrs Emmeline M Greenleaf, to Anna G Thorp, 76 Washington st, East Orange, NJ; (A) Jerome D Gedney, 165 Bway (\$7,000, July8, 1896); Aug19'18. nom

**16TH st, 439 E** (2:380); Anna G Thorp, 5 Via S Margherita a Montici, Florence, Italy, to Savgs Investment & Trust Co, 525 Main st, East Orange, NJ; (A) same (same mtg); Aug19'18. omitted

**11TH st, 512 E** (2:404); Julius H Zieser to Sir Lea Corp, 74 Bway; (A) Strassbourger & S, 74 Bway (\$16,000, Dec29'10); Aug22'18. nom

**14TH st, 504 E** (2:407); Paul Di Gaudio, of Bklyn, to Giuseppina Di Gaudio, 629 Shepherd av, Bklyn; 7-10 pts; (A) Alfred Frankenthaler, 35 Nassau (\$5,000, Feb5'12); Aug19'18. nom

**19TH st, 72 E** (6:1745); Jas H Cruikshank at Freeport, LI, to Saml Goldberg, 321 Canal; (A) Jos Levy, 45 Cedar (\$1,000, June20'18); Aug16'18. nom

**22D st, 329 E** (3:928); N Y Title Ins Co to Isabella McLean, at Kew, LI; (A) N Y Title & Mtg Co (\$12,500, Mar28'11); Aug20'18. 11,500

**22D st, 329 E**; Isabella McLean, of B of Q, to N Y Title & Mtg Co (same mtg); Aug20'18. O C & 100

**29TH st E** (3:934), ss, 183.4 e 2 av, 41.8x 98.9; Alfred Opydyke, admr Julia T Sneden, to Mary G Quinby, 24 W 55; (A) Lawyers Mtg Co (\$40,000, June24'10); Aug19'18. nom

**4TH st, 109 W** (4:1000); City Real Estate Co to Title Guar & T Co (\$15,000, Apr16'13); Aug22'18. an int of 23,000

**48TH st, 49 W** (5:1264), leasehold; Carrie C Catt, 2 W 86, to Harris Mandelbaum, 12 W 87, & ano (\$3,000, Sept5'17); Aug22'18. 100

**62D st, 239-41 E** (5:1417); Rudolph Gabrik to Julia Gabrik, both at 209 E 4; AT; (A) M D Bohrer, 2 Av B (\$—, June4'13); Aug21'18. nom

**70TH st, 116 W** (4:1141); John C Hart Realty Co to John C Travis, 130 E 24, or 32 Nassau (\$20,000 (now \$18,500), May31 '06); Aug19'18. nom

**83D st, 227 W** (4:1231); John C Hart Realty Co to John C Travis, 130 E 24, or 32 Nassau (\$15,000 (now \$14,000, Aug1'06); Aug22'18. nom

**104TH st E** (6:1609) ss, 98.9 w Park av, 18.9x100.11; Lawyers Mtg Co to Wilfred A Openhym, 352 Riverside dr, & ano, trstes will Wm Openhym; (A) Lawyers Mtg Co (\$4,000, July5'18); Aug19'18. 4,000

**100TH st, 332 E** (6:1680); Julius H Zieser to Sir Lea Corp, 74 Bway; (A) Strassbourger & S, 74 Bway (\$17,000, Mar23'10); Aug22'18. nom

**110TH st, 21-5 E** (6:1616); Alfred Opydyke, admr Julia T Sneden, to John M Sneden, at Qued-el-Kilia, El Biar, Algeria, Africa; (A) Lawyers Mtg Co (\$60,000, Oct 31'06); Aug19'18. nom

**112TH st, 22 E** (6:1617); Alfred Opydyke, admr Julia T Sneden, to Mary G Quinby, 24 W 55; (A) Lawyers Mtg Co (\$40,000, Aug28'08); Aug19'18. nom

**122D st, 135 E** (6:1771); Chas F Roessle & Margt, his wife, to Anna M & Lillie E Roessle, all at 306 E 169, Bronx; (A) Title Guar & T Co (\$22,000, Nov17, 1899); Aug22'18. nom

**123D st, 304 E** (6:1799); Annie F & Wm H Neilson, exrs Alfred Neilson, to Lawyers Mtg Co (\$25,500, June26'13); Aug19'18. 24,500

**130TH st, 230 W** (7:1935); Lawyers Mtg Co to Wilfred A Openhym, 352 Riverside dr, & ano, trstes will Wm Openhym; (A) Lawyers Mtg Co (\$5,000, June22'18); Aug19'18. 5,000

**Av A, 1564** (5:1579); Rose Selig, 498 West End av, to John Hermes, 304 E 90; (A) Henry P Botty, 302 Bway (\$18,000 (now \$10,000), Apr1'10); Aug20'18. nom

**Amsterdam av** (7:1938), nwc 135th, 39.11 x100; Alfred Opydyke, admr Julia T Sneden, to Mary G Quinby, 24 W 55; (A) Lawyers Mtg Co (\$73,500, Aug3'06); Aug19'18. nom

**Bowery, 178 & 178 1/2** (2:478); Ernest E Lorillard of Bernardsville, NJ, to Frances A Sands, 33 W 51 (\$—, July25'18); Aug22'18. 17,000

**Haven av** (8:2139), sec 172d (No 720); Title Guar & T Co to Van Dyck Estate, a corp, 331 Mad av; (A) Title Guar & T Co (\$95,000, Dec22'16); Aug20'18. nom

**Haven av** (8:2139), sec 172d (No 720); Van Dyck Estate, 331 Madison av, to Workmen's Sick & Death Benefit Fund of the U S of A, at 1-3 3 av; (A) Title Guar & T Co (\$95,000 (now \$65,000), Dec22'16); Aug20'18. 65,000

**Madison av** (6:1608), sec 103d, 50.11x100; Alfred Opydyke, admr Julia T Sneden, to John M Sneden, at Qued-el-Kilia, El Biar, Algeria, Africa; (A) Lawyers Mtg Co (\$85,000, Dec14'06); Aug19'18. nom

**St Nicholas av, 1365** (8:2162); Marion S Rodie et al, trstes will Wm S Rodie, to The General Theological Seminary of the P E Church in the U S; (A) Title Guar & T Co (\$15,000, June28'15); Aug21'18. 13,000

**Vermilyen av, 121** (8:2226); John C Hart Realty Co to John C Travis, 130 E 24, or 32 Nassau (\$22,000, Feb27'12); Aug22'18. nom

**1ST av, 849** (5:1340); Fifth Av Bank of N Y, at 530 5 av, to Wesley A Tyson, at Greenwich, Conn; (A) N Y Title & Mtg Co (\$15,000, Apr5'06); Aug20'18. nom

**1ST av, 849**; Wesley A Tyson to N Y Title & Mtg Co (same mtg); Aug20'18. O C & 100

**2D av, 2389** (6:1787); Equitable Trust Co of N Y to Henry B H Ripley at Hempstead, LI; (A) Lawyers Title & T Co (\$17,000, Feb9'06); Aug22'18. O C & 7,000

**2D av, 2389**; Henry B H Ripley to Church of the Holy Communion at nec 6 av & 20th; (A) same (same mtg); Aug22'18. nom

**3D av** (5:1332), es, 75.4 n 58th, 20.1x105; Anna & Hy F Fulling, exrs Henry Fulling, to Hy F Fulling at Tuckahoe, NY; (A) Abr Wielar, 261 Bway (\$8,000, July18, 1878); Aug22'18. nom

**7TH av, 725** (4:1001); leasehold; Edw J McAndrew, 126 5 av, to Wolf Frank, 33 W 111; AT; (A) London & Davis, 55 Liberty (\$—, July13'18); Aug19'18. nom

**7TH av** (7:1940), swc 135th, 49.11x irreg x99.11x125; Alfred Opydyke, admr Julia T Sneden, to John M Sneden, at Qued-el-Kilia, El Biar, Algeria, Africa; (A) Lawyers Mtg Co (\$42,000, Dec7'06); Aug19'18. nom

**8TH av, 956** (4:1028); Newburgh Savings Bank to Title Guar & T Co (\$10,000, Aug5'15); Aug22'18. 10,000

**8TH av, 2213** (7:1946), \$12,500, Apr4, 1892; also WILLIS AV, 450 (Bronx) (9:2290), \$9,000, Nov10, 1897; also PEARL ST, 36 (1:8), \$18,000, Dec16'10; also 8TH AV, 2219 (7:1946), \$12,500, Apr18, 1892; also 8TH AV, 2217 (7:1946), \$12,500, May13, 1892; also 8TH AV, 2215 (7:1946), \$13,000, Apr3, 1888; also 8TH AV, 2223 (7:1946), \$18,000, dated Oct24, 1892; Lillian Boehm to Louis Boehm, both at 306 W 94; all RT&I in 7 mtgs as above; (A) Louis Boehm, 2 Rector; Aug20'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

AUG. 16, 17, 19, 20, 21 & 22.

**Sheriff st** (2:333), es, 125 n Delancey, 25x 100; Abr H Garfunkel to Annie Solomon; (A) Edmund Bittiner, 234 Bway; Apr14'05; Aug19'18. 6,350

**2D st, 223 E** (2:384); Harris & Celi Lustgarten, Sharon Springs, NY, to Saml Hoffmann, 1802 7 av; (A) Herzfeld & Sweedier, 44 Court, Bklyn; Nov28'11; Aug20'18. 6,000

**10TH st, 246-50 W**; also HUDSON ST, 518 (2:619); Hy B & Louise O Towle et al to Title Guar & Trust Co; July31'15; Aug21'18. 10,000

**46TH st W** (4:998), ss, 150 e 7 av, 17x 100.4; Nellie Lyon to Central Savgs Bank in City N Y (formerly German Savings Bank), 157 4 av; (A) Meyer Auerbach, 42 Bway; Aug6'14; Aug16'18. 20,000

**63D st, 168 E** (5:1397); leasehold, fixtures, &c; Beekman Estate to Cecelia Abrams; (A) Beekman Estate, 7 E 42; Feb 6'17; Aug22'18. 1,000

**71ST st, 303 E** (5:1446); Esther Eisenberg to Bernhard Mayer, 5 Beekman; (A) Gross & Sneedaira, 309 Bway; May5'05; Aug16'18. 10,000

**71ST st, 303 to 315 E** (5:1446); Esther Eisenberg to Benj J & Louis V Weil, exrs will Jonas Weil; (A) Gross & Sneedaira; May5'05; Aug16'18. 10,000

**71ST st, 305 E** (5:1446); same to same; (A) same; May5'05; Aug16'18. 10,000

**71ST st, 307 E** (5:1446); same to same; (A) same; May5'05; Aug16'18. 10,000

**71ST st, 309 E** (5:1446); same to same; (A) same; May5'05; Aug16'18. 10,000

**71ST st E** (5:1406), ns, 385 e Park av, 20x102.3; American Realty Co, 135 Bway, to Benj Lipschitz; (A) Thos H Baskerville, 46 Cedar; July6'15; Aug19'18. 5,000

**73D st, 246 W** (4:1164); Jas W Phyfe to Helen B Phyfe, 246 W 73 (temporarily at Hotel Lucerne, 79th st & Amsterdam av); (A) R J Lewis, 76 Wm; Aug25'13; Aug16'18. 10,600

**74TH st, 140 E** (5:1408); Ignaz & Julia Modry, 18 E 18, to Broadway Savgs Instn; (A) Kelly & M, 237 Bway; Nov28, 1892; Aug21'18. 7,000

**75TH st, 29 E** (5:1390); Maud & Francis H Cabot to Bank for Savgs in City N Y; (A) Lawyers Title & T Co, 160 Bway; Jan 26'03; Aug19'18. 24,000

**85TH st E** (5:1530), ss, 354.6 e 3 av, 50x 102.2; Grand Building Corp, 44 Court st, Bklyn, to Morris Reizenstein, 555 Eastern Pkway, Bklyn; (A) Morris Reizenstein, 44 Court st, Bklyn; Jan5'18; Aug21'18. 3,500

**85TH st E** (5:1530), ss, 354.6 e 3 av; same to same; (A) same; Mar7'18; Aug21'18. 5,000

**97TH st, 219 E** (6:1647); Philip Bachrach to Lorenzo M Picabia, exr Henrietta M Picabia; satisfied of record without production of mort by order of the Supreme Court; (A) Williams, Glover & W, 70 5 av; Mar5'07; Aug21'18. 16,000

**101ST st, 336 E** (6:1672); Adolph Schlesinger to Benj J & L Victor Weil, exrs Jonas Weil & Bernhard Mayer; (A) Weil & M, 5 Beekman; Oct21'07; Aug22'18. 12,000

**103D st W** (7:1838), ss, 159.6 e Col av, 20 x100.11; Frank E & Nora A Smith to Metropolitan Life Ins Co; (A) Butcher, T & F, 1 Mad av; May9, 1889; Aug16'18. 21,000

**106TH st, 213 E** (6:1656); Francisco & Giovannino Montemagno & ano, 308 E 113, to Marianna Provissier, Tuxedo Park, NY; (A) Herman Greenberg, 170 Bway; Sept17'12; Aug20'18. 700

**115TH st E** (6:1642), ss, 172.10 e Park av, 17.10x100.11; Fanny Aschner to Barnett Diamond, 909 Driggs av, Bklyn; (A) B Besdine, 44 Court, Bklyn; June14'18; Aug20'18. 650

**122D st, 348 W** (7:1948); Felicitas Ressemeyer to Caroline A Meyer; (A) Ullis, R & Y, 11 Bway; Aug16'10; Aug16'18. 10,000

**131ST st E** (6:1779), blk bounded n by 131st, w by Park av, s by 130th & e by Lex av; Pincus Lowenfeld & ano to the Equitable Life Assur Society of the U S; (A) Alexander & G, 120 Bway; Dec18'05; Aug16'18. 25,000

**132D st, 268 W** (7:1937); Florence I Rosen to Jesse S Phillips, Supt of Ins State of N Y; AT & rights of American Temperance Life Ins Assn; (A) Blandy, Moonney & S, 37 Wall; May16'10; Aug17'18. 8,500

**140TH st W** (7:2025), ss, 100 w 7 av, 575x99.11; Cohen Realty Co to Fredk Correll & Adie L Hancock, of Passaic, NJ, individ & admtr of Caroline Correll; (A) Title Guar & T Co, 176 Bway; July26'12; Aug19'18. 20,000

**144TH st W** (7:2044), ns, 199.6 w 8 av, 26x99.11; Jennie Kuretsky to Hy W Dazian; (A) Edw A Isaacs, 27 William; Feb 4'11; Aug16'18. 3,500

**144TH st W** (7:2044), ns, 199.6 w 8 av, 26x99.11; Millie Schwartz to Mollie Hirschfeld, 743 West End av; (A) Edw A Isaacs, 27 William; Mar2'14; Aug16'18. 1,200

**145TH st, 531 W** (7:2077); J Edw Michel to Mary F Martin, 2596 Grand av; (A) N Y T & M Co, 135 Bway; Oct1'15; Aug16'18. 5,000

**Av A, 1604** (5:1581); Adolf & Annie Swidorski, on the premises, to Herman Kahrs, 1454 3 av; (A) Jno D Kahrs, 1454 3 av; Feb 15'16; Aug16'18. 1,700

**Bowery, 132** (2:470); also ELIZABETH ST, 106 (2:470); Marks Arnheim to the Seamen's Bank for Savings in the City of NY; (A) Cadwalader, W & T, 40 Wall; June27, 1887; Aug17'18. 20,000

**Bowery** (2:521), es, 90.6 s Bleeker (on dividing line bet 310 & 312 Bowery), 22x 98.4x22.6x99.5; Paul D Wilson, 689 Greene av, Bklyn, to Roger D Granger, 755 Eastern Pkway, Bklyn; (A) Foley & Martin, 64 Wall; Aug31'15; Aug16'18. 1,500

**Columbus av, 629** (4:1204); Ludwig Bechtel & Paul H & Lizzie Bechtel to Leon A Borek, 70 So 59th, Flushing, LI; (A) Frank L Boynton, 160 Bway; Dec30'14; Aug21'18. 5,000

**Madison av, 1431** (6:1604); Lucymor Realty Corp, 51 Chambers, to Max Mandel; (A) Marks & M, 63 Park Row; Apr9 '18; Aug17'18. 6,400

**Madison av** (6:1608), nwc 102d, 50x95; Madison Amusement Co to David Meyer, 308 E Houston; (A) D Meyer, 188 1 av; Feb17'17; Aug20'18. 1,800

**6TH av, 867** (4:1001), leasehold; Geo McQuillan to Clausen-Flanagan Brewery; (A) Untermyer & Marshall, 120 Bway; Jan10 '10; Aug21'18. 5,000

**7TH av, 725** (4:1001); leasehold; Frank Impt Co, 33 W 111, to Wolf Frank; (A) London & Davis, 55 Liberty; June22'18; Aug19'18. 10,000

**Plot** (7:2043) bounded s by 142d, n by cl blk bet 142d & 143d, e by line parallel with 8 av & 225 w therefrom, & w by like line 250 w 8 av; Anna Norz, East Orange, NJ, to Lawyers Mort Co, 59 Liberty; (A) Lawyers T & T Co, 160 Bway; Dec26'12; Aug16'18. 7,000



## MORTGAGES.

## Borough of Bronx.

AUG. 16, 17, 19, 20, 21 &amp; 22.

**Elsmere pl, swc So blvd;** see So blvd, swc Elsmere pl.

**Faille st** (10:2748), es, 249.4 s 165th, 20x100; pr mtg \$8,000, Jan2; Aug16'18; demand, 6%; Saml Grossman to Mollie Rinder, 906 Intervale av. 2,250

**Fox st, 1038-40** (10:2726), es, 273.2 n 165th, 50x100; PM; pr mtg \$—; Aug15; Aug16'18; 5y6%; No 1040 Fox St Co, 37 Liberty, to Benenson Realty Co, 401 E 152. 7,000

**Jennings st, 841;** see Stebbins av, nec Jennings.

**Lorillard pl** (11:3054), es, 274.4 s 187th, 50x100; PM; pr mtg \$35,000; Aug14; Aug16'18; due Mar10'19, 6%; Michele F Saviano, 156 Prince, to Nicola D'Agostino, 556 Morris av. 1,500

**Manida st, 861;** see 11th, 718-22 E, Manhattan mtgs.

**Matilda st** (17:5105), nws, 133.4 se Demilt av, 33.4x100; May22; Aug16'18; due &c as per bond; Eliz E Duncan, 4759 Matilda av, to Lily E Stickler, 4795 Matilda av. 3,000

**Scofield st** (18:5627), swc William, 59x100; PM; Aug17; Aug18'18; 3y6%; Louis Mickelson, City Island, to John C Bremen, 528 Minneford av, City Island. 2,700

**Tiffany st, 932;** see 11th, 718-22 E, Manhattan mtgs.

**William st, swc Scofield;** see Scofield, swc William.

**132D st E** (9:2260), ns, 125 e Brook av, 87.8x100; PM; pr mtg \$4,000; Aug8; Aug19'18; 1y6%; Pine Hill Crystal Spring Water Co, 544 W 38, to Berkshire Products Co, 517-9 E 132. 4,000

**135TH st, 534 E** (9:2262); ext of \$27,000 mtg to Aug1'20 at 5%; Aug24'17; Aug17'18; Simson Wolf & ano, exrs Herman Schiffer, with Berent C Gerken, 1272 Lex av. nom

**135TH st, 534 E** (9:2262), ss, 122 w St Ann's av, 39x100; Aug15; Aug21'18; demand, 6%; Victor A Rotholz at Hotel Theresa to Bessie Rotholz, 575 West End av. 2,500

**138TH st, 639-47 E** (10:2551), ns, 38.8 w Cypress av, three lots, each 37.6x100; three P M mtgs, each \$4,000; three pr mtgs \$— each; Aug20; Aug21'18; due Sept'23, 6%; Harvil Realty Corp, 435 E 138, to Sykes Realty Corp, 30 E 42. 12,000

**161ST st, 764 E** (10:2657), ss, 100 e Forest av, 48.6x101.2; PM; pr mtg \$30,000; Aug20; Aug22'18; 5y6%; Sarah Polonsky, 727 E 158, to Benenson Realty Co, 401 E 152. 10,400

**161ST st W, nwc Ogden av;** see Ogden av, 901.

**165TH st E** (9:2622), ns, 129.4 e Boston rd, runs n8xne48.8x12.7xsw42.4x83 to st x w16 to beg; Aug12; Aug19'18; due July1'21, 6%; Jennie E Gifford, 586 E 165, to Howard A Sperry, 507 4th, Bklyn. 2,500

**169TH st E** (9:2466), ss, 182 w old Walton av, 50x102.3x50x92.3, except part for st; PM; Aug15; Aug21'18; 5y6%; Maria, wife Frank Faivella, to Edw F Cole, 3 Canyon Circle, Yonkers, NY. 4,475

**172D st E, swc Hoe av;** see Hoe av, swc 172d.

**192D st W, nec University av;** see University av, nec 192d.

**194TH st E, swc Decatur av;** see Decatur av, swc 194.

**246TH st W, nwc Livingston av;** see Livingston av, nwc 246th.

**250TH st W** (13:3415M), ss, at nwc land conveyed by party 2d part to party 1st part by deed recorded in L 202, cp 265, sec 13, runs s115.8xw25x120.10 to st x25.2 to beg; PM; Aug5; Aug21'18; 3y, % as per bond; Jos E Bush at Goodridge av, swc 250th, to Delafield Estate, a corpn, 27 Cedar. 2,200

**Alexander av** (9:2315), ws, 75 n 140th, 25x100; ext of \$14,000 mtg to Mar28'20, at 5%; Apr27; Aug19'18; Dora & Harry B Cherey, 315 Alex av, with Sarah C Stewart, 133 W 4 av, Roselle, NJ. nom

**Barnes av** (17:5118), es, 50 n Penfield av, 50x116.4; Aug20; Aug22'18; due July1'23, 6%; Geo J Puckhafer to Jos Ferara, 428 E 159. 1,200

**Bronxdale av** (15:4046), ws, 75.10 n Kin-cella av, 25.3x84.1x25x88.7; Aug15; Aug17'18; 3y5½%; Gustav Hoffe to Workmen's Sick & Death Benefit Fund of U S of A, 1 & 3 3d av. 2,750

**Commonwealth av** (15:3917), ws, 75 n Mansion, 25x100, except part for av; Aug15; Aug17'18; 3y6%; Mary B Macdonald, 68 Weequahic av, Newark, NJ, to Olivia M Urell, 387 Clinton, Bklyn. 1,900

**Cruiger av, 3301** (16:4600), ws, 25x88.3x 25x89.6, except part for av; PM; July13; Aug19'18; due &c as per bond; Hugo Wabst, 3301 Cruiger av, to Leslie F Randall, 41 Meadow la, New Rochelle, NY. 5,000

**Decatur av** (12:3276), swc 194th, 97.2x 40.1x94.5x40; Aug15; Aug16'18; installs, 5%; Josephine Roos, 1781 Clay av, to Russo-lodice Realty Co, 2364 Lorillard pl. 3,500

**Decatur av, 3322** (12:3355), es, 586.11 s Gun Hill rd, 50x100; PM; Aug16; Aug17'18; 5y5%; Albert A Winkler to John R Spencer, 3322 Decatur av. 5,000

**Decatur av, 3079** (12:3332); ext of \$9,000 mtg to Aug20'21 at 5½%; Aug20; Aug22'18; Catholic Women's Benevolent Legion, 949 Bway, with Schroeder Bldg & Constn Co, 3079 Decatur av. nom

**Fordham rd, sec 3 av;** see Fordham rd, swc Washington av.

**Fordham rd E** (misc), swc Washington av, runs w378 to es 3 x s226.9x95x2.9x 185.3x128x100 to Washington av xn100 to beg; certf as to mtg \$5,000; Aug16; Aug19'18; John B Haskin Estates, Inc, to Geo W Short. —

**Fordham rd E, swc Washington av;** see Washington av, swc Fordham rd.

**Fordham rd E, sec 3 av;** see Washington av, swc Fordham rd.

**Goodridge av** (13:3415S), ws, at sec land conveyed by party 2d part to Virgil V McNitt by deed recorded in L 17, cp 139, sec 13, runs w136.11x35.11x144.5 to av xn30 to beg; PM; Aug1; Aug21'18; 3y3½%; Virgil V McNitt on ws Goodridge av, abt 280 n 250th, to Delafield Estate, a corpn, 27 Cedar. 3,200

**Grand av, ws, 100 s 192d;** see Grand av, ws, 50 s 192.

**Grand av** (11:3214), ws, 50 s 192d, 50x 106 to Old Croton Aqueduct; also GRAND AV (11:3214), ws, 100 s 192d, 25x106 to Old Croton Aqueduct; pr mtg \$6,500; Aug15; Aug16'18; due Dec1'20, 6%; Caroline C Hecht & Rose Peltier, 1825 Topping av, to Service Realty Co, 7 E 42. 3,250

**Haight av** (15:4126), ws, 150 se Neil av, 25x100; Aug10; Aug16'18; 2y6%; Wm A Laurie, 155 Parkville av, Bklyn, to Gussie Doctorow, 714 Fairmont pl. 300

**Hoe av** (11:2981), swc 172d, 25x100; ext of \$15,000 mtg to July1'23 at 5%; July1; Aug17'18; John Pfeil, Bradley & Green-point avs, Blissville, LI, with Fredk Stief, 936 E 172 (R S 75.0). 15,000

**Jackson av, es, at ws Westchester av;** see 11th, 718-22 E, Manhattan mtgs.

**Livingston av** (13:3415L), nwc 246th, 140 x84.10x119.11x100; Nov15'17; Aug19'18; 3y 5%; Kath E, wife Ten Eyck Elmendorf, 427 Ft Wash av, to Edw C Delafield, at Fieldston av, near 246th st & Half Moon pl. 9,000

**Livingston av** (13:3415C), es, at nwc lands conveyed by party 2d part to party 1st part by deed dated Oct31'17, runs e133.6x 77.11xw141.9 to av xs77.6 to beg; PM; July 18; Aug21'18; 5y3%; Fred B Sutherland, on Livingston av, es, abt 500 s 246th, to Delafield Estate, a corpn, 27 Cedar. 8,300

**Nelson av, 1674** (11:2876), ses, 260 e 175th, 25x89x25x81.6, lot 202, map Century Investing Co; PM; Aug16; Aug17'18; due &c as per bond; Ernestine Maass to Amelia S Barlett, Stamford, Conn. 4,000

**Newbold av, ns, abt 277 w Olmstead av;** see Westchester av, ss, 277 w Olmstead av.

**Ogden av, 901** (9:2524), nwc 161st, 75x 95; PM; Aug9; Aug21'18; due, &c, as per bond; Regina wife Louis Sterling to Guardian Life Ins Co of America, 50 Union sq. 78,000

**Southern blvd** (11:2960), swc Elsmere pl, 54.11x110.11x50x88.3; Apr30; Aug20'18; installs, 6%; Silmon Realty Corp to Isaac Schwartz, 1030 Kelly. notes 4,500

**Southern blvd, 1881** (11:2959); ext of \$5,500 mtg to Feb3'20 at 5%; Jan5; Aug17'18; Margt Knox with Angela G V Ulrick, 312 E 151. nom

**Stebbins av** (11:2965), nec Jennings (No 841), 44.3x103.10x44.4x101.8; PM; pr mtg \$35,000; Aug15; Aug16'18; 5y6%; Jos Smolensky, 2041 5 av, to Geo Cook, 317 E 150. 5,000

**Topping av** (11:2800), ws, 125.6 s 176th, 24.1x108.6x24.3x104; PM; Aug15; Aug17'18; 3y5½%; Jas J Buckley, 1751 Clay av, to Bronx Savings Bank, 429 Tremont av. 3,000

**University av** (11:3215), nec 192d, 107.3 x79.1x99.6x78; Aug19; Aug20'18; demand, 6%; Wm M Moore Holding Co to City Mtg Co, 15 Wall. 75,000

**University av** (11:3215); same prop; certf as to above mtg; Aug19; Aug20'18; same to same.

**University av** (11:3215), nec 192d, 107.3x 72.1x99.6x78; certf as to mtg \$75,000; Aug 19; Aug20'18; Wm M Moore Holding Co to City Mtg Co.

**Washington av, swc Fordham rd;** see Washington av, swc Fordham rd.

**Washington av** (misc), ws, 100 s Fordham rd, 128.3x100 x126.7x100; consent & certf as to mtg \$10,000; Aug16; Aug19'18; John B Haskin Estates, Inc, to Bowery Savgs Bank.

**Washington av** (11:3033), ws, 100 s Fordham rd, 128.3x100x126.7x100; Aug16; Aug20'18; 3y5%; John B Haskin Estates, 128 Bowery. 10,000

**Washington av** (11:3033), swc Fordham rd, runs w378 to es 3 x s226.9x95x2.9x 185.3x128x100 to Washington av xn100 to beg; Aug16; Aug20'18; due &c as per bond; John B Haskin Estates, Inc, to Geo W Short, 410 Riverside av. 5,000

**Westchester av** (14:3805), ss, 277 w Olmstead av, 67x313.10 to Newbold av x67x 310.10, except part for avs; Aug19'18; due Dec1'21, 5½%; Finkel Umbrella Frame Co to Dollar Savgs Bank, 2737 3 av. 8,000

**Westchester av, ws, at es Jackson av;** see 11th, 718-22 E, Manhattan mtgs.

**3D av, sec Fordham rd;** see Fordham rd, swc Washington av.

**3D av, sec Fordham rd;** see Washington av, swc Fordham rd.

**Plot** (15:4051) begins 340 e White Plains rd at point 275 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; PM; July31; Aug22'18; 5y5½%; Hudwill Corp, 7 W 45, to Elias D Cowen, 4020 Bway, et al, exrs Abr W Cowen. 3,500

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

## Borough of Bronx.

AUG. 15, 16, 17, 19, 20 &amp; 21.

**Chisholm st** (11:2972), es, 115 s Jennings, 20x100; Lavine G Meyer, 30 E 68, to Eugene S Butler, 6063 Bway; (A) S Wray, 1995 Boston rd (\$2,500, Feb18, 1898); Aug21'18. 2,500

**Faille st** (10:2750), es, 91 s Westchester av, 82x100; City Real Estate Co to Title Guar & T Co (\$90,000; Sept5'17); Aug15'18. 60,000

**Fox st** (10:2726), es, 273.2 n 165th, 50x 100; Israel Karp & ano to Oscar Sanders, 1040 Fox; (A) Lawyers Title & T Co (\$6,000, Sept18'14); Aug16'18. 5,000

**Freeman st** (11:3006), ss, 134.5 w Westchester av, runs s100x112.2 to Westchester av xne76.10xw94.5x25 to st xw34.5 to beg; Edgar S Appleby & ano, Glen Cove, LI, to John S Appleby, Glen Cove, LI; (A) M J Sullivan, Willis av & 148th (\$12,000, Aug6'13); Aug17'18. 12,212

**Freeman st** (11:3006); same prop; John S Appleby, Glen Cove, LI, to Janet L Barbetti, 511 E 149; (A) same (\$12,000, Aug 6'13); Aug17'18. 12,360

**Purdy st, 1321** (15:3934); Louisa B Martin, Scarsdale, NY, to Hy C Langen, 401 E 196; (A) M B McHugh, 115 Bway (\$2,500, Aug16'15); Aug17'18. 2,500

**144TH st, 533 E** (9:2271); Mary A Asten, individ & as extrx Edwin M Asten, to Louis Heilbrunn, 605 W 112; (A) Title Guar & T Co (\$11,000, Feb20, 1897); Aug 21'18. 9,000

**144TH st E** (9:2340), ss, 50.8 w Rider av, 50.7x110.1x50x102.1; Augustus Van Cortlandt & ano, trstes Augustus Van Cortlandt to Augustus Van Cortlandt, Sharon, Conn; ½ part; (A) Title Guar & T Co (\$18,000, Jan6'13); Aug15'18. nom

**154TH st, 386 E** (9:2400); Gouverneur H Nixon, 474 Mott av, exr Harriet I Nixon, to Caroline Chambers, 140 W 126; (A) Kelly & P, 505 Tremont av (\$5,000, July 15'12); Aug20'18. 4,000

**224TH st, 865 E** (17:4849); Alice W Per-rin, 275 Temple st, Fredonia, NY, to Wm Miller, 3209 Barker av; (A) Title Guar & T Co (\$2,000, Jan6'16; Aug15'18. 2,000

**250TH st W** (13:3415M), ss, at nwc land Jos E Bush, runs s115.10xw25x120.10 to st x25.2 to beg; Delafield Estate, a corpn, to Violetta W Delafield, 17 E 79; (A) Delafield, H, T & R, 27 Cedar (\$2,200, Aug 5'18); Aug21'18. nom

**Anthony av** (11:2814), es, at sws Burn-side av, 118x89.1x102.7x181.4; Margt Brennan to Letitia M Howard, Montmorency, France; AT; (A) Wm F Clare, 135 Bway \$10,000, Oct6'13); Aug21'18. 500.23

**Boston rd** (11:2934), swc Jefferson pl, 148x186.4x97.6x103.7; Title Guar & T Co to Emma Oesting, 2000 Grand blvd & con-course; (A) Elfers & A, 277 Bway (17,000, Feb17'02); Aug19'18. 17,000

**Bronx blvd, 3972** (17:4820); Annie Hayes, 805 4 av, College Pt, LI, to Geo Colon, 315 So Bway, Yonkers, NY; (A) Gettner, S & A, 299 Bway (\$4,500, June28'07); Aug20'18. 4,500

**Bronx blvd, 3972** (17:4820); Geo Colon, Yonkers, NY, to Hy W Gennrich, 50 Union sq; (A) same (\$4,500, June28'07); Aug20'18. nom

**Brook av** (11:2893), ws, 183.3 n 169th, runs w90x160x59x56.11x63 to av xs60 to beg; Anna A Schulz, 1410 Crotona Park E, to Anna Wang, 2010 1 av (\$3,000, Apr25'10); Aug20'18. 1,000

**Brook av** (11:2893), same prop; same to same; (A) same (\$600, Mar18'13); Aug20'18. 600

**Brook av** (11:2893), same prop; same to same; (A) same (\$600, July2'15); Aug20'18. 600

**Crotona av, 2469** (11:3105); Alfred Op-dyke, as admr Julia T Sneden, to John M Sneden, at Oned-el-Kilai, El Biar, Algeria, Africa; (A) Lawyers Mtg Co (\$21,000, Aug20'14); Aug21'18. nom

**Crotona av** (11:2945), swc 176th, 49x100; same to Mary G Quinby, 24 W 55; (A) same (\$44,000, Nov22'11); Aug21'18. nom

**Decatur av, 3079** (12:3332); Title Guar & T Co to Catholic Women's Benevolent Legion, 949 Bway; (A) Title Guar & T Co (\$9,000, Oct28'08); Aug21'18. 9,000

**Edison av** (15:4163), nwc Tremont rd, 100x50; Chas P Hallock, 999 E 180, to Daisy Freutel, 533 Bergen av; (A) W J Kahl, 533 Bergen av (\$1,100, Dec5'06); Aug21'18. 1,000

**Forest av, 1129** (10:2651); Title Guar & T Co to Anne K Hayes, Salisbury Pt, So Nyack, NY; (A) Title Guar & T Co (\$7,500, June5'03); Aug15'18. an int of 4,750

**Fulton av, 1362** (11:2931); Morris Pol-sky to Amanda Tennant, 1129 Findlay av; (A) Geo A Steinmuller, 1511 3 av (\$2,000, July19'18); Aug15'18. 1,800

**Goodridge av** (13:3415S), ws, at sec land Virgil V McNitt, runs w136.11x35.11x 144.5 to av xn30 to beg; Delafield Estate to Margaretta S Delafield, on 246th st near Half Moon pl; (A) Delafield, H, T & R, 27 Cedar (\$3,200, Aug1'18); Aug21'18. nom

**Hoe av** (11:2981), sec 172d, 25x100; Arthur H Masten & ano, exrs Margt Stimson, to John H Pfeil, at Bradley & Green-point avs, Blissville, LI; (A) F A Stroh, 38 Park Row (\$25,000, June24'12); Aug17'18. 15,000

**Jerome av** (11:2851), es, 17.9 s Mt Hope pl, 18.4x98.3x17.10x94; Grace V Ten Eyck to Florence A Troughton, 1 W 72; (A) Campbell, F & T, 2 Rector (\$6,000, Apr6'17); Aug17'18. 6,000

**Livingston av** (13:3415L), nwc 246th, 140 x84.10x119.11x100; Title Guar & T Co to John W Boothby, 17 Sound View av, New Rochelle, NY; (A) Title Guar & T Co (\$15,000, Mar13'18); Aug20'18. 15,000

**Morris av** (11:3171), es, 100 n 182d, 136.4 x100x133.10x100; Eleanor B Sandman, Hotel Statler, Detroit, Mich, to Francis J Brady, 2395 Valentine av; (A) John J Hynes, 290 Bway (\$7,000, Nov2'16); Aug16'18. 7,000

**Prospect av, 2325-7** (11:3102); Wm Osterholz, 342 E 87, to Dorothea Hein, 642 St Ann's av; (A) Kadel, Van K & K, 370 E 149 (\$3,000, May24'11); Aug15'18. 2,024



**Prospect av** (11:3094), ws, 75 s 180th, 47 x100; Philip Nelson, 1411 Grand Concourse, to Lena Miller, 1276 Grant av; (A) Philip Goldfarb, 302 Bway (\$7,000, June29'18); Aug20'18. 9,300

**St Anns av, 645** (9:2338); Central Savgs Bank to Emma Koch, 540 Bergen av; (A) Williamson & B, 364 Alex av (\$11,000, Mar 31'04); Aug21'18. 11,000

**Tinton av** (10:2664), es, 70 n 150th, 40x 100; Rondout Savgs Bank to Lawyers Mtg Co (\$25,000, Feb2'05); Aug19'18. 23,000

**Vireo av** (12:3382), swc 234th, 201.1x79.5 x149.4x156.6; Title Guar & T Co to Emery Thompson, 36 Mt Joy pl, New Rochelle, N Y; (A) Title Guar & T Co (\$6,500, June19 '06); Aug18'18. 6,500

**Vyse av** (11:3127), swc 180th, 48x102x 48x100; Alfred Opdyke, as admr Julia T Sneden, to John M Sneden, Qued-el-Kilia, El Biar, Algeria, Africa; (A) Lawyers Mtg Co (\$48,000, May26'11); Aug21'18. nom

**Watson av, 2585** (11:3188); Harry Aronson, Inc, 200 5 av, to Geo W Bunting, 442 E 142; (A) R E Bergman, 505 Willis av (\$4,000, Aug9'18); Aug17'18. 4,000

**Willis av, 450**; see 8 av, 2213, Manhattan assignments.

**Lots 193 & 194** (18:5312), map portion Schuylerville; Mary Smita, 1762 Tremont av E, to Maria Burkhardt, 1674 Eastburn av; (A) C H Baechler, 1126 Tremont av E (\$1,800, Nov30'17); Aug21'18. 1,800

**Lot 1345** (16:4575), map Lorillard Spencer et al; Chelsea Realty Co to Lorillard Spencer, 3d, 960 Park av; (A) Miller, K. L & T, 80 Bway (\$175, June15'17); Aug15'18. nom

**Lots 157 & 158** (14:3560), map 170 lots Siems Estate; Giuseppe Tacinelli & ano, 339 E 149, to Giuseppa Consales, 1421 Needham av; (A) L Casario, 341 E 149 (\$600, Mar28'10); Aug19'18. 400

### SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

#### Borough of Bronx.

AUG. 15, 16, 17, 19, 20 & 21.

**Fox st** (10:2726), es, 273.2 n 165th, 50x 100; Max Bldg Co to Oscar Sanders; (A) Lawyers Title & T Co; Sept18'14; Aug16'18. 6,000

**Green la or av** (\*), ns, lot 180, map sec 2, St Raymonds Park; Wm M Trow to Ada G Melville, 4741 Magnolia av, Chicago, Ill; (A) Hildreth & F, 7 E 42; Nov22, 1900; Aug 17'18. 1,500

**Minford pl, 1437** (11:2977); Jas McDonough to Ethel E Berlinghoff; (A) E A Acker, 776 Forest av; Nov24'08; Aug 21'18. 1,200

**Rogers pl, 1038** (10:2700); Louise Eliser, 223 7 av, B of Q, NY, to Minnie Davis, 438 E 140; (A) M I Falk, 99 Nassau; Jan22'17; Aug21'18. 1,200

**Rose st** (\*), es, lots 210 & 211, map 211 lots part Downing Estate; Emil N Sorgenfrei to Annie E Shaw, on Cleveland st, White Plains, NY; (A) Clocke, K & R, 391 E 149; Mar9'05; Aug15'18. 1,000

**134TH st E** (9:2317), ns, 125 w Lincoln av, 25x100; Chas J Schaeffler & John Merle to Chas Tisch, 604 McDonough, Bklyn; (A) Lawyers Title & T Co; Aug17'11; Aug20'18. 2,000

**177TH st E** (11:2857), es, 166.9 se Jerome av on map Isaac T Willis, 25x125; Russell Realty & Impt Co to Anna S Finck; (A) Lawyers Title & T Co; Jan9'05; Aug17'18. 7,500

**222D st E** (\*), ss, 305.9 e Barnes av, 25x 89.9; Brill Contracting Co to Wm Herman; (A) Pressinger & N, 60 Wall; Mar1'11; Aug15'18. 812.50

**222D st E** (\*), ss, 330.9 e Barnes av, 25x 89.9; same to same; (A) same; Mar1'11; Aug15'18. 812.50

**224TH st E** (\*), ss, w 1/2 lot 386, map Wakefield, 50x114; Trinity Baptist Church to Helen W Barrett; (A) P L Klock, 149 Bway; Feb15'07; Aug20'18. 2,400

**Bainbridge av, 3325** (12:3343); Birdie Weiser to Josephine Linck, 1344 Pacific, Bklyn; (A) Lawyers Title & T Co; July17 '16; Aug21'18. 2,000

**Bathgate av, 1721** (11:2915); Saml Werner to Abr N Leventhal; (A) F Lese, 35 Nassau; July25'07; Aug20'18. 10,000

**Boston rd, 1437-9** (11:2938); Isidor D Brokaw to Dividend Realty Co; (A) N Y Title & Mtg Co; May13'18; Aug16'18. 5,000

**Bronxdale av** (\*), ws, lot 97, map 211 lots, part Downing Estate; Jos Diamond to Nelson McAl Lloyd; (A) H D Ogden, 82 Beaver; July11'07; Aug15'18. 3,500

**Cauldwell av, 607** (10:2624); Otto Wagner to Johanna Arens, 323 50th, Bklyn; (A) Gould & W, 2 Wall; Mar6'15; Aug16 '18. 1,500

**Commonwealth av** (\*), ws, 75 n Mansion, 25x100; Mary B Quirk to Lydia Sulzer, admr John Sulzer; (A) J F Yawger, 11 William; May12, 1898; Aug17'18. 1,900

**Franklin av** (10:2611), nws, 244 ne 167th, 30x90x30x86; Alice & Marts, White to Annie E Thornton, 257 Hancock, Bklyn; (A) Thornton & E, 38 Park Row; Sept10'14; Aug15'18. 1,000

**Franklin av** (10:2611), same prop; same to same; (A) same; Nov6'16; Aug15'18. 1,000

**Grant av** (9:2446), es, 215.6 n 163d, 20x 95; Chas Dammeyer, 440 E 156, to Wilhelmnia Haffen; (A) J F Frees, 3029 3 av; Mar8'13; Aug21'18. 8,000

**Grand blvd & concourse** (11:3159), nec Field pl, 94x73 to Ryer av 94.8x84.1; 173d St Constr Co to Abr Smith, 620 W 150; (A) Saul Bernstein, 149 Bway; Dec7'15; Aug 21'18. 5,600

**Grand blvd & concourse** (11:3159), es, 94 n Field pl, 102 to 184th x61xsel02.8x73; 173d St Impt Co to Abr Smith, 620 W 150; (A) same; Dec7'15; Aug21'18. 9,300

**Jackson av** (10:2690), es, 216.9 n 160th, 18.9x76; Chas Fitchie to John B Brown, exr Almira J Brown; (A) Geo W Elms, 149 Bway; Sept13'17; Aug20'18. 3,000

**Netherland av** (13:3426), cl, being plot begins at ss plot 33 on map Villa Sites Jos Rosenthal distant 150 w Riverdale av, runs w99.6xsi20xell5.6xnl19.2 to beg; Delia wife John Trainor to Bronx Security & Brokerage Co, 258 E 138; (A) I Levison, 258 E 138; Feb4'16; Aug15'18. 300

**Newbold av** (\*), ns, 380 e Havemeyer av, 25x108, Unionport; Jos Cassiello to Sarah C Schwencke & ano, exrs Delia Norton; (A) C P Hallock, 999 E 180; May8'11; Aug 20'18. 600

**Prospect av** (11:3094), ws, 75 s 180th, 47 x100; Saml Miller, 401 E 50, to Amelia Siegel; (A) P Goldfarb, 302 Bway; July27 '16; Aug16'18. 4,000

**St Peters av** (15:3999 & 3996), sws, 334.6 se rd from West Farms to Westchester, 55x196 to Seddon; also ST PETERS AV (15:3999 & 3996), sws, 224.6 se rd from West Farms to Westchester, 110x386x112x 403, except part for St Peters av & Seddon st; Jas F Brown to John W Brown, 491 E 139; June15'16; Aug17'18. 13,698

**Washington av** (11:3035), swc Fordham rd, runs w378 to 3 av xs226xe95xs2.9xe285.1 to Wash av xn267.2 to beg; John B Haskin Estates to Geo W Short, 410 Riverside dr; (A) Lawyers Title & T Co; June26'17; Aug20'18. 12,500

**5TH av** (\*), ws, 425 n Nelson av, 77.10x 100; Hubert Flattery, 2268 Wash av, to Land Co D of Edenwald, 299 Madison av; (A) R B Ailing; Oct30'15; Aug21'18. 468

**Lot 60** (\*), blk 29, map Morris Park; Morris Schoenfeld, 417 E 138, to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July11'13; Aug21'18. 2,000

**Lots 4 & 55** (\*), blk 16, map Morris Park; Jakob Grob to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July17'13; Aug 16'18. 1,190

**Lot 187** (\*), map Jos Husson; Chas Soos, 1330 Intervale av, to Magdalena Erzer, 1180 Jackson av; (A) A & C E Hally, 2069 Westchester av; Sept28'15; Aug17'18. 500

**Lots 349 & 350** (\*), map Bradish Johnson Estate; John Rohrbach to Estate Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27'15; Aug17'18. 420

**Lot 58** (\*), blk 44, map Morris Park; Louis Hillman to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July22'13; Aug19'18. 540

### REAL ESTATE APPRAISALS.

#### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Bernheimer, Flora**—Nov6'12 (July12'18)—57TH ST, 107 W (4:1010-27), 18x100, 4-sty & b stn dwg, \$50,000.

**57TH ST, 105 W** (4:1010-28), 25x100, vacant; 1/2 pt of \$50,000; also title to all property vested in the S E & M E Bernheimer Co, a corp, of which decedent owned 1/4 interest.

**Coster, Henry A**—Nov2'17 (Aug14'18)—81ST ST, 50 E (5:1492-42 1/2), 20x102.2, 5-sty bk & stn dwg, \$50,000.

**WATER ST, 384-6** (1:251-52-53), 33x60.2, 2-2-sty bk tnnts & str, \$5,500.

**Dayton, Laura A**—Apr10'18 (Aug14'18)—MT MORRIS PARK W, 13 (6:1720-53), 25x85, 4-sty bk dwg, \$22,000.

(Since death of decedent on or abt Sept11'17 above was conveyed to N Y Life Ins Co for consideration of canceling mtg for \$22,000.)

**Foster, Carrie O**—Oct18'17 (Aug16'18)—IRVING PL, 54 (3:873-21), 26x107.3, 3-sty bk club house, \$43,000.

**Goldstein, Herman**—May15'12 (July15'18)—AV D, 88-90 (2:363-8), sec 7th, 45x75, 5-sty bk tnt; 2/3 pts of \$53,000.

**GOERCK ST, 100** (2:324-6), 25x98.10, 4-sty bk tnt; 1/2 pt of \$21,000.

**Heil, Rosa**—May30'15 (July17'18)—NORFOLK ST, 28 (1:312-5), 25x100, 5-sty bk tnt & str; 1/2 pt of \$21,000.

**118TH ST, 234 E** (6:1667-32), 25x100.11, 5-sty bk & stn tnt; 1/2 pt of \$18,000.

**118TH ST, 236 E** (6:1667-31), 25x100.11, 5-sty bk & stn tnt; 1/2 pt of \$19,500.

**116TH ST, 239 E** (6:1666-17), 16.8x100.10, 3-sty & b stn dwg; 1/2 pt of \$9,300.

(Deduct 15%, being so much less for the fractional interest.)

**Kertscher, Herman**—Jan15'18 (Aug15'18)—100TH ST, 323 W (7:1889-9), 20x100.11, 5-sty bk dwg, \$29,000.

**McDonagh, Wm, Jr**—June30'17 (July30'18)—FRONT ST, 180 (1:71-28), 24 x 63.5 x irreg, 5-sty bk loft bldg; 1/2 pt of \$39,000.

**Meyers, Henry**—June13'18 (Aug15'18)—LEXINGTON AV, 1066 (5:1410-17), 16.6x 85, 3-sty & b stn dwg, 17,000.

**55TH ST, 146-50 E** (5:1509-45-46 1/2), 56.3x 100.5, 3-3-sty & b stn dwgs, \$50,000.

**LEXINGTON AV, 1043** (5:1409-20), 17x82.6, 4-sty & b stn dwg & str, \$21,000.

**Rath, Bertha H**—Apr12'18 (July15'18)—ST NICHOLAS AV, 1363 (8:2162-19), 18x80, 3-sty bk tnt & str, \$18,000.

**Roe, Alfred S**—Aug3'17 (July30'18)—72D ST, 174 W (4:1143-63), 23.4x102.2, 4-sty & b stn dwg, \$85,000.

**Siebert, Eliz O**—June22'15 (July15'18)—3D AV, 1124 (5:1400-38 1/2), 20x65, 4-sty bk tnt & str; leasehold; \$7,000.

**Stimson, Lewis A**—Sept17'17 (Aug14'18)—LEXINGTON AV, 275 (3:892-24), 24.8x 100, 3-sty bk dwg, \$26,000.

**LEXINGTON AV, 277** (3:892-23), 24x100, 4-sty bk dwg, \$37,000.

**Taylor, Pauline K**—June3'13 (July15'18)—MULBERRY ST, 244-6 (2:494-11), 39.3x 49.4, 2-5-sty bk tnnts, \$26,000.

**28TH ST, 210-14 E** (3:908-47-49), 77x98.9, 3-4-sty bk tnnts & 2-4-sty bk rear tnnts, \$47,500 (since foreclosed).

**SUFFOLK ST, 169** (2:355-61), 24x100, 3-sty bk church & school & 5-sty bk rear bldg, \$22,000.

**34TH ST, 113 E** (3:890-10), 21x98.9, 4-sty stn tnt & str; 1/2 pt of \$54,500; value of 1/2 pt \$18,000.

### AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of local sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

#### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 23, 1918, at the New York Real Estate salesrooms, 14-6 Vesey st.

ARTHUR C. SHERIDAN.

**137TH st, 320 W** (\*), ss, 228 w 8 av, 16x 96.11, 3-sty & b bk dwg; due, \$7,628.52; T&C, \$870.30; Leonhard Michel. 8,250

**8TH av, 2075** (\*), sws, 50.8 n 112th, 25.2x 100.5-sty bk tnt & str; due, \$32,726.61; T&C, \$539.64; Nathaniel B Hayt, trste. 32,000

HERBERT A. SHERMAN.

**Delancey st, 308** (\*), ns, 52.8 e Lewis, 25x100, 5-sty bk tnt & str; due, \$21,811.49; T&C, \$930.30; Mary K Bradford et al. 20,000

**Delancey st, 310** (\*), ns, 77.8 e Lewis, 25x100, 5-sty bk tnt & str; due, \$21,800.33; T&C, \$930.30; Kath A Kingsland. 20,000

HENRY BRADY.

**17TH st, 21 E** (\*), ns, 141.11 w Bway, runs n66.3xw29.6xw25.2xs24.11 xs 65 xe25 to beg, 5-sty bk loft & str bldg; due, \$43,505.82; T&C, \$2,210; Virginia G Mackay-Smith et al, trstes. 44,900

**129TH st, 151 W** (\*), ns, 250 e 7 av, 25x 99.11, 5-sty bk tnt; due, \$26,679.24; T&C, \$550; Julia F Henes. 25,000

J. H. MAYERS.

**175TH st, 530 W**, ss, 55 e Audubon av, 18x78.8, 2-sty & b bk dwg; due, \$2,971.67; T&C, \$311.80; sub to mtg of \$5,000; adj sine die.

JOSEPH P. DAY.

**Madison st, 282** (\*), ss, 115 w Montgomery, 25x100x25x99.8, 5-sty stn tnt & str; due, \$21,279.75; T&C, \$969.35; Bessy C Coles. 15,000

**Wadsworth av, 130**, swc 180th (No 650), 75x100, 6-sty bk tnt & str; due, \$127,111.44; T&C, \$5,688; Elias Gussaroff Realty & Constr Co. 125,000

SAMUEL MARX.

**54TH st, 265 W**, ns, 25 e 8 av, 18.9x62.11, 3 & 4-sty stn tnt & str; due, \$15,521.78; T&C, \$800; adj Sept 3.

Total	\$290,150
Corresponding week, 1917	310,100
Jan. 1, 1918 to date	19,979,351
Corresponding period 1917	26,150,350

#### Bronx.

The following are the sales that have taken place during the week ending August 23, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JAMES J. DONOVAN.

**Morris av, 599-601**, ws, 33.7 s 151st, 55.2x 100, 2-5-sty bk tnnts & str; due, \$21,047.71; T&C, \$490.65; Solomon Danenberg. 21,185

**Westchester av, 2362-4**, ss, 50 w Zerega av, 50x101.8x50x100.5, due, \$9,018.67; T&C, \$449.97; Demwood Realty Co. 9,771

JOSEPH P. DAY.

**Unionport rd, 1683** (\*), ws, 46.11 s Van Nest av, 26.1x114.4x25x106.11, due, \$1,081.72; T&C, \$1,704.50; Chas H Baechler. 6,500

I. LINCOLN SEIDE.

**Jerome av** (\*), es, 225.6 s 181st, 114.9x 104.6x84.6x100, vacant; due, \$13,966.68; T&C, \$270; Jos Hesdorfer. 10,000

Total	\$47,456
Corresponding week, 1917	139,000
Jan. 1, 1918 to date	4,372,908
Corresponding period 1917	6,081,669



### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

#### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

#### AUG. 24.

No Legal Sales advertised for this day.

#### AUG. 26.

115TH ST, 7 E, ns, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; Memorial Hospital for the Treatment of Cancer & Allied Diseases—Selma Alexander et al; Parsons, Closson & McIlvaine (A), 52 William; Saml W Levine (R); due, \$21,223.18; T&C, \$972.56; Samuel Marx.

#### AUG. 27.

116TH ST, 306-10 E, ss, 100 e 2 av, 90x100.11, 2-4-sty stn tnts & 2-sty bk shop; Manhattan Savgs Inst—Jos Rinaldi et al; Rapallo & Kennedy (A), 66 Bway; Irwin Kurtz (R); due, \$61,396.82; T&C, \$3,751.42; Daniel Greenwald.

126TH ST, 215-7 E, ns, 172.9 e 3 av, 32x99.11, 2-3-sty & b stn dwgs; Mutual Life Ins Co of N Y—Meyer Jermulowsky et al; Fredk L Allen (A), 55 Cedar; Thos M Healy (R); due, \$7,025.51; T&C, \$125.08; Herbert A Sherman. ST NICHOLAS AV, 842, es, 25.4 n 152d, runs e 52x11x11x21.6xw67.6x22.1 to beg, 5-sty bk dwg; Grace D Thorne—Celia Lowenfeld et al; Geo E Gartland (A), 11 Wall; Saml Falk (R); due, \$10,201.77; T&C, \$395.80; Samuel Marx.

#### AUG. 28.

GRAND ST, 155, sec Lafayette (Nos 159-63), 5.9 x55.2x6.11x55.3, 1-sty bk str; Jacob Boss—Chas W Bauschat et al; Lewis & Schaap (A), 299 Bway; Abram Ellenbogen (R); due, \$770.95; T&C, \$131.30; Joseph P Day.

93D ST, 60 W, ss, 175.4 e Col av, 19.8x100.8, 5-sty bk tnt; Emma D Kenneys—Daniel J Carey et al; Sullivan & Cromwell (A), 49 Wall; Chas A Hickey (R); due, \$18,643.60; T&C, \$1,551.35; Henry Brady.

112TH ST, 156 E, ss, 100 e Lex av, 25x100.11, 4-sty bk tnt; Jacob B Baum et al—Raymond Scholz et al; Arthur L Strasser (A), 27 William; Jos D Kelly (R); due, \$16,109.40; T&C, \$605.10; Henry Brady.

122D ST, 137 W, ns, 408.4 w—Lenox av, 16.8x100.11, 4-sty & b bk dwg; Mary E Bergen, trste—Lewis F Hall et al; Henry M Bellinger (A), 135 Bway; Marcel Levy (R); due, \$12,679.13; T&C, \$442.40; Samuel Marx.

#### AUG. 29.

CLINTON ST, 243-251, nwc Cherry (Nos 312-4), 131.4x83.2x132.2x83.3, 5-5-sty bk tnts & str & 6-sty bk loft & str bldg Carl Fischer—Ernest B Walden et al; Edgar Pitske (A), 156 Bway; Friend Hoar (R); due, \$17,958.85; T&C, \$4,718.32; Joseph P Day.

133D ST, 216 W, ss, 346 w 7 av, 27x99.11, 5-sty bk tnt; Chas W Cox, trste, &—Hannah Grohman et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Benj Berinstein (R); due, \$19,742.71; T&C, \$550.50; Joseph P Day.

#### AUG. 30.

5TH AV, 1267-9, sec 108th, 50.11x84, 6-sty bk tnt & str; Margaret E Griffith—Chas I Weinstein et al; Duer, Strong & Whitehead (A), 43 Exch pl; Alfred E Smith (R); due, \$84,824.03; T&C, \$—; Samuel Marx.

8TH AV, 116, sec 16th (Nos 256-60), 25x93.6, 5-sty bk tnt & str Peter Doelger. Brewing Co—Robt G Furey et al; Jno C Hoenninger (A), 5 Beekman; Lester M Friedman (R); due, \$8,354.24; T&C, \$1,408; Joseph P Day.

#### AUG. 31 & SEPT. 2.

No Legal Sales advertised for these days.

#### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

#### AUG. 24 & 26.

No Legal Sales advertised for these days.

#### AUG. 27.

UNION AV, es, 25 n 151st, 25x90, vacant; Henry Windeler et al—Mary A Healey; Elfers & Aberley (A), 277 Bway; Jos V McKee (R); due, \$2,832.85; T&C, \$42; James R Day.

#### AUG. 28.

3D AV, 4507, ws, 130 s 183d, 85x122.11, 3-sty fr dwg & vacant; Eliz Du Bois—Julius Joseph et al; Young, Seacord & Ritchie (A), New Rochelle, N. Y.; Dominic L O'Reilly (R); due, \$11,600.42; T&C, \$1,140.53; James J Donovan.

#### AUG. 29.

No Legal Sales advertised for this day.

#### AUG. 30.

FOREST AV, 1122, es, 196 s Home, runs e107.3x n57x49.11x117xw157.3x n60 to beg, 2-sty & b fr dwg & 1-sty fr rear shop; Emigrant Indust Savgs Bank—Edw Bornhoeft et al; R & E J O'Gorman (A), 51 Chambers; Hartley G Pelletier (R); due, \$12,633.04; T&C, \$1,325.70; Henry Brady.

#### AUG. 31 & SEPT. 2.

No Legal Sales advertised for these days.

### FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

AUG. 17. No Foreclosure Suits filed this day.

#### AUG. 19.

87TH ST, 340 W; Rose L Adler—Annabilla K Varcoe et al; Dean, Tracy & Stanfield (A). 87TH ST, 342 W; Felicie Green—Annabilla K Varcoe et al; Dean, Tracy & Stanfield (A).

106TH ST, ss, 188.4 w Park av, 29.2x100.11; Ruth A Bruce-Brown—Jane Caroline Lee et al; amended; Wilson, Barker & Wager (A). LEXINGTON AV, 1618; Soc for the Relief of Poor Widows With Small Children—Henrietta Stern et al; amended; Miller, King, Lane & Trafford (A).

#### AUG. 20.

38TH ST, 237 to 241 W; Central Savgs Bank in City of N Y—Laura A Cregan et al; amended; A H Mesle (A).

114TH ST, 47 W; An Association for the Relief of Respectable Aged Indigent Females in City of N Y—Rae Lefecourt et al; amended; F de P Foster (A).

#### AUG. 21.

CONVENT AV, 322; Hyman Sonn et al—U S Trust Co, trste, et al; amended; Kurzman & Frank (A).

#### AUG. 22.

6TH AV, 21; Lincoln Trust Co et al—Realty Redemption Co of N Y et al; Middlebrook & Borland (A).

#### AUG. 23.

4TH ST, ss, 150 w 2 av, 25x93.1; Fredk P Keppel—Sarah Hirsch et al; S C Fiero (A). PARK AV, sec 122d, 18x75; Rachel Levy—Jacob Fradus et al; A F Silverstone (A).

#### Bronx.

#### AUG. 16.

BAILEY AV, es, 416.1 n Sedgwick av, 38.8x75.1; Corporate Mtg Co—Fordham Realty Co et al; L J Tompkins (A).

LOT 173 (n 1/2), map of Wilton, Port Morris & East Morrisania; Sophia Lerch, as trste—Jno A Schaefer et al; Bennett, Werner & Nave (A).

#### AUG. 17.

BECK ST, ws, 175 s 156th, 25x100; Herman Feinberg—Adele C Kerr et al; A I Nova (A). JEROME AV, es, 17.7 s Mt Hope pl, 18.3x98.2; Florence A Troughton—Digmore Hldg Co, Inc, et al; Campbell, Flaherty & Turner (A).

LOTS 116 to 119, both inclusive, map of 185 lots belonging to est of Martin Schrenkeisen; City Real Estate Co—Peter Gorman et al; H Swain (A).

LOT 144, map of 185 lots belonging to Estate of Martin Schrenkeisen; City Real Estate Co—Henry Pietarila et al; H Swain (A).

LOTS 98 & 99, map of 185 lots belonging to Estate of Martin Schrenkeisen; City Real Estate Co—Elsie Hipkiss; H Swain (A).

#### AUG. 19.

FT SCHUYLER RD, nec Pilgrim av, 25x100; Minnie Hummel—Lilly Barrol et al; L E French (A).

TOWN DOCK RD, ss, at intersec of e boundary line of prop of Henry A Coster at Throggs Neck, 24th Ward; also LAND under water, &c; Katherine E Turnbull—Estates Develop Co et al; Sayers Bros (A).

TOWN DOCK RD, ss, at intersec of e boundary line of prop of Henry A Coster, at Throggs Neck, 24th Ward, —x—; also LAND under water, &c; Robt J Turnbull, as exr—Estates Develop Co et al; Sayers Bros (A).

LOTS 465 & 466, blk P, amended map of prop belonging to Hudson P Rose, known as Mapes Estate; Karl Mildenerberger—River Realty Co et al; J T Hanlon (A).

#### AUG. 20.

BARNES AV, 3911; Julia C S Grant—Mary Gunn et al; R H Koehler (A).

3D AV, ses, 175 n 153d, 25x55; Julie M M Grant, as trste—Pauline Muller et al; Joline, Larkin & Rathbone (A).

LOTS 95 & 96, map of 163 lots, estate of Mary Jane Radway; Julia C S Grant—Annie Prochaska et al; R H Koehler (A).

HALL PL, ses, 77.1 sw 167th, 32.4x36.7; Julia C S Grant—Emma Guttfisch et al; R H Koehler (A).

#### AUG. 21.

179TH ST, E, swe Mapes av, 35x100; Francis K Pendleton et al, as trstes—Chas Schaefer, Jr, Co et al; Iselin & Anderson (A).

LEGGETT AV, ws, 50 n Beck, 25x107.5; Virginia Danziger et al as trste—Manhattan Av Holding Co et al; J Sneidera (A).

LEGGETT AV, ws, 75 n Beck, 25x107.5; Virginia Danziger et al as trstes—Manhattan Av Holding Co et al; M J Sneidera (A).

MAPES AV, ws, 35 s 179th, 40x100; Elliott S Benedict et al as trstes—Chas Schaefer, Jr, Co et al; Anderson, Iselin & Anderson (A).

TOWN DOCK RD, ss, at intersec of e boundary of prop of Henry A Coster, —x—; also undivided one-quarter of a certain strip of land known as "The Undivided Land," Town of Westchester, 24th Ward; also one-quarter of strip of land under waters of Eastchester Bay in front of "The Undivided Land," Town of Eastchester, 24th Ward; Kath E Turnbull—Estates Development Co et al; Sayers Bros (A).

#### AUG. 22.

CONCORD AV, 494; Queen Mab Co—Jno Cleer et al; Pressinger & Newcombe (A).

JEROME AV, ws, 223.1 n 192d, 105x131.1; Sarah Grossman—Nathan Wolf et al; Gettner Simon Asher (A).

LOTS 53 & 54, map of 175 lots belonging to estate of Lewis Gouverneur Morris! Wm H Bonyne, as trste—Chas Jacob et al; H M Stevenson (A).

### JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

AUG. 16. AV A, nwc 12th, 51.9x100; Emigrant Indust Savgs Bank—Louis Solinsky; R & E J O'Gorman (A); Francis W Pollock (R); due, .....85,598.25

#### AUG. 17.

UNION SQ W, ws, 32.6 n 16th, 30.6x100; Mutual Life Ins Co of N Y—33 Union Sq Corp et al; Fredk L Allen (A); Chas Weiser (R); due, .....235,312.50

#### AUG. 19.

GOERCK ST, 23; Union Trust Co of Albany, N Y, et al—Bertha Kahn et al; D D Whitney (A); Jean H Norris (R); due, .....15,891.66

97TH ST, ns, 518 w Central Park W, 18 x100.11; Wm W Johnson et al—Arthur I Lewis et al; Merrill, Rogers & Terry (A); Chas H Griffiths (R); due, .....11,455.28

#### AUG. 20.

No Judgments in Foreclosure Suits filed this day.

#### AUG. 21.

CHRYSTIE ST, 195 & 197; N Y Life Ins Co—Minsker Realty Co; Geo W Hubbell (A); Ralph Folks (R); due, .....171,279.'8

#### AUG. 22.

No Judgments in Foreclosure Suits filed this day.

#### Bronx.

#### AUG. 16.

LOT 83, map of Cebic Park, 24th Ward; Jas Butler—Chas Schmidt et al; J H Rogan (A); G A Moses (R); due, .....384.48

#### AUG. 17.

No Judgments in Foreclosure Suits filed this day.

#### AUG. 19.

No Judgments in Foreclosure Suits filed this day.

#### AUG. 20.

LOT 637, map of Wakefield, 24th Ward; Peter Duncan—Jas Rigby et al; E L Brisach (A); O A Raynor (R); due, .....2,610.24

LOTS 191 & 192, map of Samler Estate at 256th & Bway; Fredk E Feigenbaum Edw Hizsnay et al; R M Newman (A); S Sweetbaum (R); due, .....4,403.15

#### AUG. 21.

No Judgments in Foreclosure Suits filed this day.

#### AUG. 22.

LOTS 35 & 40, blk 3085, sec 11, tax map; Denis J McDonald—Ella A Young et al; J H Fargis (A); S W Kaufman (R); due, .....142.84

### LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

#### AUG. 17.

141ST ST, ns, 63.2 e St Nicholas av, 4.7x100x irreg; Wm M Berrien—Helen P Greer et al; foreclosure of tax lien; Mitchell & Mitchell (A).

28TH ST, 260 W; Jane W Houghtaling—Somerset Realty Co et al; partition; Taylor, Knowles & Hack (A).

#### AUG. 19.

82D ST, ns, 350 w West End av, 25x102.2; 82D ST, ns, 375 w West End av, 13.4x70xirreg; 24TH ST, ss, 141.8 se 8 av, 16.8x98.9; 7TH AV, 327, & 33D ST, ns, lot 45, map 2 of land in 16th ward of estate of Henry Eckford; Jas Young Brush—Chas A Ackerman, individ & exr, et al; Spitz & Bromberger (A).

BROADWAY, es, 33.6 n 94th, 42x140.5xirreg, & 94TH ST, ns, 152 w Ams av, 29.4x100.8x irreg; M R Flooring Co—Bway 94th St Realty Co et al; action to foreclose mechanics' liens; M B Rich (A).

#### AUG. 20.

34TH ST, ns, 175 w 8 av, 125x197.6 to ss of 35th; Stella H Keating et al—Lyle D Andrews et al; accounting, &c; M D Stuer (A).

AMSTERDAM AV, 308 & 310; 75TH ST, sec Bway, runs e212 to ws Amst av, xs50xw196.9 to es Bway, xn52.2 to beg; BROADWAY, es, 104.6 s 75th, 52.3xirreg, & 74TH ST, ns, 299.6 w West End av, 25.6xirreg; Commercial Trust Co of N Y—Frank Bradley; notice of execution, &c; Deiches & Goldwater (A).

#### AUG. 21.

No Lis Pendens filed this day.

#### AUG. 22.

No Lis Pendens filed this day.

#### AUG. 23.

No Lis Pendens filed this day.

#### Bronx.

#### AUG. 16.

No Lis Pendens filed this day.

#### AUG. 17.

No Lis Pendens filed this day.

#### AUG. 19.

No Lis Pendens filed this day.

#### AUG. 20.

MOTT AV, sec 161st, 98.8x243.8xirreg; Louis A Risse—Jessie W Sherman et al; partition; J P Dunn (A).

#### AUG. 21.

No Lis Pendens filed this day.

#### AUG. 22.

LOTS 58, 59, 60 & 61, amended map of prop of Cammham Estate at Fordham Heights; matter of Jas J McCabe; action for appointment of committee; P Jackson (A).

### MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

#### AUG. 17.

48TH ST, 122-G W; Rufus Darrows Sons, Inc—Carlo Giotto; Chas L Moreau & Augusta P S Wickstrom; Pompei Constr Co (49); .....146.30

123D ST, 226 W; Jos Handilman—Clifford S Peets (50); .....173.00



**AUG. 19.**  
OLD BROADWAY, 64; Henry W Krebs  
—Jno F Morris; Jas F Morris (51)... 90.89  
RIVERSIDE DR, sec 142d, 102x140;  
Rapp Constn Co—Newmark & Davis,  
Inc, et al; renewal (52)..... 3,767.00  
53D ST, 510-4 W; Saml Ascher—510 W  
53d St Realty Co; 12 W 53d St Co &  
Frank A Brady (53)..... 415.60  
60TH ST, 136 W; Truscon Steel Co—  
Trstes of Columbia College; Lewis P  
Fluhrer Co, Inc (54)..... 29.81  
**AUG. 20.**  
48TH ST, 122 to 126 W; Abr Hersch-  
korn—Chas L Morean & Augustus F  
Wickstrom; Enrico Fasone & Carlo  
Giolito; Pompei Constn Co (56)..... 300.00  
53D ST, 510 to 514 W; The Berger  
Mfg Co—Eliz McGillicuddy & 510 W  
53d St Realty Co, Inc; Hydro Bar  
Waterproofing Co (55)..... 880.00  
70TH ST, 145 W; Federal Parquety  
Mfg Co—Est of Edw N Marks et al;  
Delma Realty Co (58)..... 46.00  
BROADWAY, swc 95th, 165.2x125; Saul  
Silver—Thos Healy; Kennedy The-  
atres, Inc, & Chas L Cole (57)..... 210.00  
**AUG. 21.**  
MAIDEN LA, 51-53; Waterbury & Riley  
—51-53 Maiden La Inc; Cross &  
Brown Co (62)..... 30.00  
54TH ST, 156 W; Rabinowitz & Berger  
—Charlena Lawry; Thos Saunders  
(60)..... 50.00  
60TH ST, 138 W; Hull, Grippen & Co  
—Trstes of Columbia College in City  
N Y; Lewis P Fluhrer Co, Inc (59)..... 225.17  
136TH ST, 145 to 153 W; Paladino Cont  
Co—African Methodist Epis Church  
in City N Y; Peter B Riley; Michl  
A Cerussi (61)..... 75.00  
**AUG. 22.**  
CANAL ST, 191 & 193; Brunswick Lum-  
ber Co—191 & 193 Canal St, Inc; L  
Abramson & Son, Inc (63)..... 508.23  
5TH AV, 1056; Jos Hilbring—Anne E  
Benjamin; Hallerith Bldg & Cont Co  
(64)..... 156.45  
**AUG. 23.**  
CLINTON ST, 88; Max Gelman—J  
Grossman & Gustav Grossman, trstes,  
& Peppi & Saml Tuchfeld (67)..... 125.00  
49TH ST, 142 W; Milton Schnaier  
Contracting Corp—Hotel Van Cort-  
landt Operating Co, Inc & Wm E  
Woodman (65)..... 89.05  
FT WASHINGTON AV, ws, whole front  
bet 173d & 175th, 375x600; M Rawle  
Co, Inc—Mrs J Hood Wright & Wm  
Albright (66)..... 450.30

**Bronx.**

**AUG. 16.**  
LAND bounded on s by 174th, on w by  
Bronx River, on n by 177th & e by  
prop of N Y, Westchester & Boston  
R R, —x—; Cross, Austin & Ireland  
Lumber Co—Estate of Wm Waldorf  
Astor; West Farms Amusement Co &  
Bronx Exposition, Inc; Bronx Ex-  
position, Inc (17)..... 14,181.66  
LAND bounded on n by 177th, on s by  
N Y Westchester & Boston R R, on s  
by 174, and w by Bronx River, —x—;  
Bronx Tinsmith Supply Co—Est of  
Wm Waldorf Astor; West Farms  
Amusement Co & Bronx Exposition  
Inc (18)..... 761.62  
**AUG. 17.**  
No Mechanics' Liens filed this day.  
**AUG. 19.**  
No Mechanics' Liens filed this day.  
**AUG. 20.**  
PILOT ST, ss, 97 e City Island av,  
200x206; Truscon Steel Co—Robt  
Jacob; Lewis P Fluhrer Co, Inc (19)..... 959.00  
**AUG. 21.**  
PILOT ST, ss, 97 e City Island av, 200x  
206; Hull, Grippen & Co—Robt Jacob  
& Lewis P Fluhrer Co, Inc (20)..... 761.51  
134TH ST, 531 E; Louis Grodsky—  
Chas Adler (21)..... 205.00  
**AUG. 22.**  
No Mechanics' Liens filed this day.

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.**

**AUG. 17.**  
BROADWAY, nwc 155th; Amer Hard-  
ware Corp of N Y—Board of Trstes  
of the Museum of Amer Indian Heye  
Foundation et al; Feb1'18..... 1,060.65  
SAME PROP; same—same; Jan31'18..... 1,060.65  
SAME PROP; Pittsburgh Plate Glass  
Co—same; Feb2'18..... 500.00  
SAME PROP; Geo Brown & Co—same;  
Feb1'18..... 5,840.68  
**AUG. 19.**  
No Satisfied Mechanics' Liens filed this  
day.  
**AUG. 20.**  
No Satisfied Mechanics' Liens filed this  
day.  
**AUG. 21.**  
54TH ST, 107 E; Isidor Schwartz—  
Jacob Witkind et al; Aug3'18..... 625.00  
**AUG. 22.**  
115TH ST, 215 W; Hyman Leventhal—  
Morris S Trop et al; July26'18..... 190.08  
**AUG. 23.**  
No Satisfied Mechanics Liens filed this  
day.

**Bronx.**

**AUG. 16.**  
No Satisfied Mechanics' Liens filed this  
day.

**AUG. 17.**  
No Satisfied Mechanics' Liens filed this  
day.  
**AUG. 19.**  
No Satisfied Mechanics' Liens filed this  
day.  
**AUG. 20.**  
No Satisfied Mechanics' Liens filed this  
day.  
**AUG. 21.**  
No Satisfied Mechanics' Liens filed this  
day.  
**AUG. 22.**  
No Satisfied Mechanics Liens filed this  
day.

\*Discharged by deposit.  
\*Discharged by bond.  
\*Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Manhattan.**

**AUG. 15.**  
No Attachments filed this day.  
**AUG. 16.**  
JOHN BEGG, Ltd; Jno H Doscher; \$26,712.75;  
G W Olvany.  
**AUG. 17 & 19.**  
No Attachments filed these days.  
**AUG. 20.**  
CANTON MAGAZINE CO; H D Rosen Co;  
\$2,625.65; W E Cook.  
DORSENVILLE, L; Peter S Busschaert; \$1-  
276.65; M Popper.  
**AUG. 21.**  
KAWAHARA, Giroku; Innes & Co, Inc; \$6-  
295; Eisman, Levy, Corn & Lewine.  
MICKELWAIT, Chas E; Wm J Forehand, gdn;  
\$1,600; R P Lattimore.

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender;  
the second that of the Borrower.

**Manhattan.**

**AUG. 20.**  
133D ST, 31 & 33 E; 135 Bway Holding  
Corp loans 133d St Garage, Inc, to  
erect —sty garage; 5 payments..... 7,000.00  
**AUG. 22.**  
53TH ST, ss, 354.6 e 3 av, 50x102.2; 135  
Broadway Holding Corp loans Grand  
Bldg Corp to erect —sty bldg; 6 pay-  
ments..... 37,500.00

**Bronx.**

**AUG. 16.**  
No Building Loan Contracts filed this  
day.  
**AUG. 17.**  
No Building Loan Contracts filed this  
day.  
**AUG. 19.**  
No Building Loan Contracts filed this  
day.  
**AUG. 20.**  
192D ST, nec University av, 78x107.2;  
City Mtg Co loans Wm M Moore  
Holding Co, Inc, to erect 5-sty apart-  
ment; 5 payments..... 75,000.00  
**AUG. 21.**  
No Building Loan Contracts filed this  
day.  
**AUG. 22.**  
No Building Loan Contracts filed this  
day.

**PLANS FILED FOR NEW  
CONSTRUCTION WORK.**

**ABBREVIATIONS.**

(a) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**STABLES AND GARAGES.**  
PARK AV, 823, 1-sty bk garage, 60x8, gal-  
vanized corrugated iron rf; \$500; (o) 823 Park  
Av Co, Wm. J. Taylor, Pres, 823 Park av; (a)  
Jno. E. Matheson, 7 E 42d (131).  
40TH ST, 534-40 W, 1-sty bk garage, 86x100,  
tar & gravel rf; \$20,000; (o) Mae Seifert, care  
John J. Buckley, Woolworth Bldg; (a) Frank  
J. McCabe, 303 5 av (130).  
**STORES, OFFICES AND LOFTS.**  
LENOX AV, 311, 3-sty marble & bk bank bldg.,  
19x75, slag rf; \$40,000; (o) Corn Exch. Bank, 13  
William, Frederick T. Martin, V. Pres., 20 Clare-  
mont av, Mt. Vernon, N. Y.; (a) S. Edson Gage,  
28 E 49th (129).

**PLANS FILED FOR  
ALTERATIONS**

**Manhattan.**

CATHERINE ST, 39-41, remove ext & con-  
struct new one, partitions, new stairs & shaft  
to 5-sty bk school, office rooms & dwg; \$12-  
000; (o) Five Points Mission, Mrs. R. M. Hol-  
sten, Pres., 127 Worth; (a) Louis Mitchell, 332  
W 24th (1661).

CEDAR ST, 97-103, erect f. p. deck house, f.  
p. doors & windows to 12-sty bk office bldg;  
\$250; (o) Fidelity & Casualty Co of N. Y., Robt.  
J. Hillas, Pres, 92 Liberty; (a) J. J. Murphy,  
48 Park av (1636).

COLUMBIA ST, 88, partitions, new bathrooms  
& kitchens to 5-sty bk str & tnt; \$1,000; (o)  
Michael Josephsohn, 105 Stanton; (a) Louis A.  
Sheinart, 194 Bowery (1660).

GRAND ST, 374½-78, reinforced concrete &  
steel safe deposit vault to 3-sty bk bank; \$20-  
000; (o) The State Bank, 374½-78 Grand, Oscar  
L. Richard, Pres., 29 Bway; (a) Herbert R.  
Mainzer, 105 W 40th (1668).

GREENWICH ST, 76, cut openings in wall to  
2-sty bk garage; \$200; (o) Arthur Mayor, 10  
7 av; (a) Louis A. Sheinart, 194 Bowery  
(1656).

GREENWICH ST, 237, new stairs & bulkhead  
to 4-sty bk loft; \$1,000; (o) Michael J. Unicke,  
Meadow Brook, Orange Co., N. Y.; (a) Adolph  
E. Nast, 546 5 av (1653).

KING ST, 70-72, remove stoop, cut door in  
wall to 2-sty bk stable; \$350; (o) The Trinity  
Church Corp., 187 Fulton; (a) P. F. Brogan, 36  
8 av (1644).

LAFAYETTE ST, 284-90, & Crosby st, 121-27,  
repair fire damage to 6-sty bk factory; \$40,000;  
(o) Est of Jno. S. Hawley & Herman W. Hoops,  
Dr. H. Reed Hawley, trste, 267 Mulberry; (a)  
Lorenz F. J. Weiher, 271 W 125th (1655).

LEONARD ST, 19-21, new posts & girders,  
elevator shaft, skylight, remove wall, rf to 4-  
sty bk storage loft; \$2,000; (o) Robt. E. Paine,  
Houston, Texas; (a) Chas. Schaefer, Jr., 529  
Courtlandt av (1631).

LIBERTY ST, 132-36, new f. p. stairs, stair  
enclosure to 7-sty office bldg; \$3,500; (o)  
The Liberty-Washington Cedar St Corp., 61  
Bway; (a) John J. Petit, 103 Park av (1634).

STANTON ST, 175, remove water closet, new  
bathroom, enlarge windows, partitions, remove  
fire escapes, cut windows to 5-sty bk str & tnt;  
\$3,500; (o) Isidor Kalfus, 175 Stanton; (a) M.  
Joseph Harrison, World Bldg (1652).

TRINITY PL, 33-39, & Bway, 57-61, bronze  
tube enclosure, elevator shaft, reinforce floor  
framing to 32-sty f. p. bank & office bldg;  
\$7,000; (o) Adams Exp. Bldg. Co., Robt. E.  
Dowling, Pres, 61 Bway; (a) Francis H. Kim-  
ball & Roosa, Inc., 71 Bway (1640).

VARICK ST, 187, remove platform & stoop to  
3-sty bk res; \$400; (o) Trinity Church Corp.,  
187 Fulton; (a) P. F. Brogan, 36 8 av (1643).

WALL ST, 76, new fire escape, f. p. windows  
& doors to 6-sty f. p. office bldg; \$5,000; (o)  
Seaman's Savgs Bank, Daniel Barnes, Pres, 14  
Wall; (a) Adolph E. Nast, 546 5 av (1654).

WARREN ST, 87, fire escape, stairs to 5-sty  
bk factory; \$1,000; (o) Fredk. J. Agate, 30  
Pine; (a) Henry Regelmann, 133 7th (1645).

WATER ST, 347, new partition to 4-sty bk  
str & dwg; \$1,000; (o) Pietro Caporale, 313  
Water; (a) Jacob Gescheidt, 142 E 32d (1650).

4TH ST, 199 E, cut new windows, new parti-  
tion to 5-sty bk str & tnt; \$2,000; (o) Daniel  
London, 140 Nassau; (a) Jacob Fisher, 25 Av  
A (1658).

11TH ST, 525-7 E, new ramp, rearrange  
stairs, f. p. floor, cut door openings to 2-sty bk  
garage; \$6,000; (o) Louis J. Parler, Tuxedo  
Park, N. Y.; (a) Jacob Gescheidt & Co., 142 E  
43d (1649).

11TH ST, 100 E, new iron ladder to 3-sty bk  
rest & factory; \$80; (o) Henry L. Stebbins, 49  
Wall; (a) Chas. H. Richter, 39 Cortlandt  
(1646).

11TH ST, 289 W, repair fire damages to 5-sty  
bk storage; \$15,000; (o) Henry I. Stetler, Inc.,  
529 Washington; (a) A. White Pierce, 26 Court,  
Bklyn (1641).

14TH ST, 222-28 W, new posts & girders to 6-  
sty bk factory; \$500; (o) Rhinelander Real Est.  
Co., Wm. R. Steward, Pres., 51 Nassau; (a)  
Chas. E. Meyers, 1 Union sq (1642).

14TH ST, 601 E, & Av B, 233-7, repair fire  
damages to 2-sty bk factory; \$800; (o) Geo.  
Ehret, 217 E 92d; (a) Patrick J. Murray, 141  
E 40th (1669).

18TH ST, 124 W, extend stairs to 7-sty bk  
factory & loft bldg; \$500; (o) William J. Dykes,  
Litchfield, Conn., care agt, Duross Co., 155 W  
14th; (a) Morgan M. O'Brien, 49 E 90th (1633).

22D ST, 556 W, new fire-escape to 3-sty bk  
str & lofts; \$500; (o) Wm. J. Lemp Brewing,  
Wm. J. Lemp, Pres., 557 W 22d; (a) Bruno W.  
Berger & Son, 121 Bible House (1673).

30TH ST, 255 W, new toilets to 5-sty bk str  
& dwg; \$800; (o) Wm. E. Good, Westwood, N.  
J.; (a) Joseph Mitchell, 332 W 24th (1662).

33D ST, 601-657 E, new stairs, elevators, en-  
closures for mail, cut openings in wall for  
doors, new toilet, mail chutes, heating, light-  
ing, canopy to 3-sty bk storage bldg to P. O.;  
\$80,000; (o) N. Y. C. R. R. Co., P. E. Crow-  
ley, Federal Mgr., Grand Cent. Terminal; (a)  
John P. Gallagher, room 5837, 70 E 45th (1680).

34TH ST, 810-12 E, remove stairs & dumb-  
waiter to 10-sty f. p. str & lofts; \$750; (o)  
Chas. H. Ditson, 8-10-12 E 34th; (a) Town-  
send, Steinkle & Haskell, 1328 Bway (1679).

54TH ST, 74 E, remove stoop, partitions, new  
bathrooms, steam heating plant, electric wiring,  
decorations to 4-sty bk dwg; \$3,000; (o) Robt.  
W. Goelet, 7 W 17th; (a) Jas. E. Casale, 569 5  
av (1637).

56TH ST, 156 W, f. p. board covering on  
ceiling & stair enclosure to 2-sty bk welding  
shop; \$600; (o) John. I. Downey, 410 W 34th;  
(a) Thos. H. Styles, 215 W 28th (1678).

56TH ST, 6 E, 2-sty ext to 4-sty bk office &  
showrooms; \$2,000; (o) Est of Jos. Laroque,  
Jos. Laroque, executor, 40 Wall; (a) Chas. H.  
Puls, 6 E 56th (1671).

57TH ST, 33 W, remove front wall of base-  
ment & 1st floor, construct new str front to  
4-sty bk res; \$10,000; (o) Dr. John A. Harris,  
141 Riverside dr; (a) J. Odell Whitenack, 231  
W 18th (1674).



57TH ST, 615 W, new wall, skylights to 2-sty bk garage; \$5,000; (o) Est of Chas. E. Appelby, 11 John, Edgar S. Appelby, exr; (a) Jos. C. Cocker, 2017 5 av (1635).

62D ST, 26 E, remove portion bay window, new stairs, partitions, remove stoop, new show window to 4-sty bk dwg; \$1,000; (o) Saml. Riesher, 2½ W 113th; (a) Horenburger & Barides, 122 Bowery (1681).

66TH ST, 46 E, remove front, ext, new bathroom to 4-sty bk dwg; \$18,000; (o) Arthur M. Bullova, 280 Madison av; Ernest E. M. Bullova, 25 W 82d; (a) Henry S. Lion, 512 5 av (1632).

68TH ST, 507 E, enlarge elevator shaft, cut doors in walls to 3-sty f. p. bottling detp.; \$2,000; (o) Central Brewing Co., Bernard T. Kearns, Pres., 535 E 68th; (a) Mortenson & Co., 405 Lexington av (1665).

71ST ST, 525-31 E, hand power lift, bk wall enclosure to 5-sty f. p. garage & loft; \$400; (o) Geo. H. Storm, 521 E 72d; (a) Wm. H. Gompert, 171 Madison av (1666).

72D ST, 534-36 E, 2-sty ext to 5-sty bk storage; \$3,000; (o) Edwin O. Holter, 60 Bway. (a) Otto Reissmann, 147 4 av (1682).

76TH ST, 103 W, new bath rooms, ducts, new steps to 5-sty bk dwg; \$4,500; (o) Margaret A. Reddington, 344 W 56th; (a) Werner & Windolph, 25 W 33d (1677).

87TH ST, 12-14 E, new f. p. stairs, kalamein doors, f. p. enclosure walls & bulkhead to 8-sty f. p. apt house; \$1,000; (o) Capitol Realty Co., Benjamin, Treas., 5 Beekman; (a) Soldwedel & Tatton, 45 E 57th (1670).

105TH ST, 114-116 E, remove partitions, stairs, stoop & entrance, new window, iron stairs, f. p. doors to 3-sty bk dwg; \$5,000; (o) Congregation Beth Hamedres Hagodel of Harlem, Saml. Gordon, Pres., 62 E 110th; (a) Nathan Langer, 81 E 125th (1672).

110TH ST, 229-37 W, erect sheet metal smokestack, bk foundation to 6-sty bk apt house; \$500; (o) Eberhard Faber, 200 5 av; (a) Richard Berger & Son, 309 Bway (1675).

121ST ST, 325-27 E, remove wall, partitions, cement floor to 2-sty bk garage; \$500; (o) Est of Cornelia Austin Leonard B. Austin, extrx, 2406 1 av; (a) Sam Cohen, 32 Union sq (1638).

127TH ST, 167 E, ext to 4-sty f. p. boiler room & garage; \$4,000; (o) Otto Stahl, 2332 3 av; (a) D. Worthmann & H. H. Braun, 114 E 28th (1648).

131ST ST, 105 E, 2-sty ext to 4-sty bk mfg.; \$9,000; (o) Goodyear Rubber Insulating Co., Frederick S. Minott, Pres., 105 E 131st; (a) Frederick Page Contg. Co., Inc., 115 Bway (1603).

BROADWAY, 395-99, add to women's toilet to 15-sty f. p. office bldg; \$500; (o) The Equitable Life Assurance Society of the U. S., Wm. A. Day, Pres, 120 Bway; (a) Scott & Prescott, 1 Madison av (1659).

BROADWAY, 2567-9, remove partition, show window, new mezzanine, stairs to 3-sty bk str & office; \$2,200; (o) Andrew Geller, 2567-9 Bway; (a) Gronenberg & Leuchtag, 303 5 av (1651).

MADISON AV, 644-50, new stairs, cut openings to 5-sty bk bldg; \$250; (o) Tailer Est, Rob W. Tailer, trustee, 646 Madison av; (a) Gronenberg & Leuchtag, 303 5 av (1667).

PARK AV, 270, new flues, stairs, elevator to 12-sty f. p. tnt; \$20,000; (o) Vanderbilt Av Realty Corp., Chas. V. Paterno, Pres., 44 E 48th (a) owner (1639).

2D AV, 1 & 1½, new str front & entrance to 5-sty bk str & dwg; \$30,000; (o) Jno. W. Hamilton, care arch; (a) Chas. A. Lupprian, 31 Liberty (165.).

5TH AV, 228-32, & Bway, 1148-56, remove driveway & platform, new str to 20-sty f. p. str & show rooms; \$2,500; (o) Bangor Realty Corp.,

Wm. Guthman, Treas, 119 W 40th; (a) Emery Roth, 119 W 40th (1647).

5TH AV, 135, steel trusses to 10-sty f. p. str & lofts; \$950; (o) C. Stanley Mitchell, care Chatham-Phenix Natl. Bank, Bway & 18th; (a) The Rusling Co., 39 Cortlandt (1664).

5TH AV, 385, remove locker room & toilet, new stairs, enlarge kitchen & serving room to 6-sty bk str & office; \$5,000; (o) Frank G. Shattuck Co., Inc., Frank G. Shattuck, Pres., 62 W 23d; (a) Chas. E. Birge, 29 W 34th (1683).

8TH AV, 366, partitions, doors to 4-sty bk stable & storage; \$1,000; (o) Richard Ray, care architect; (a) H. L. Brandt, 38 Marble Hill av (1676).

### Bronx.

ST QUEN PL, s w c Barnes av, move 1-sty fr stable & storage; \$300; (o) Chauncey O. Middlebrook, 50 Central Pk W; (a) Wm. W. Penfield, 4523 White Plains rd (198).

158TH ST, s w c Union av, new show window, partitions, general repairs to 6-sty bk office & tnt; \$11,000; (o) Union Westchester Corp., Leonard W. Simmons, 29 Bway, Pres.; (a) Herbert R. Mainzer, 105 W 40th (200).

228TH ST, n s, 505 e Bronxwood av, new partitions to 2½-sty fr dwg; \$500; (o) August Zilka, 940 E 229th; (a) Jos. E. Dobbs, 767 E 220th (199).

BOSTON RD, w s, 2123 n 167th, new asbestos booth motor generator & platform to 2-sty bk theatre; \$300; (o) Bronx Amus. Co., 1175 Boston rd; (a) Arnold Tyroler, 741 Brook av (197).

PARK AV, e s, 722 s 180th, new rf, rf beams, columns, partitions & repair all parts damaged by fire to 4-sty bk storage & stable; \$8,000; (o) Borden's Farms Products Co., Inc., Chas. E. Welant, 63 Vesey, Pres; (a) Albert Ulrich, 371 Fulton, Bklyn (196).

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:423-10, denote that the property mentioned is in section 2, block 423, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no annex or block number.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT.—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitt—consideration omitted.  
corpn—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torrens System.







# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

VOL. CII No. 2633 New York, August 31, 1918 PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

**Arden st, 29** (8:2174-191), es, 269 n Nagle av, 27x110, 5-sty bk tnt; Jeannette, wife of Carlos L Henriquez, 13 W 88, to Oids Holding Corp, 217 Bway; AT; mtg \$20,000; Aug1; Aug26'18; A\$4,500-25,500 (R S \$6.50). O C & 100

**Arden st, 29** (8:2174-191), es, 269 n Nagle av, 27x110, 5-sty bk tnt; Richd A Henriquez & Gretchen E, his wife, 656 W 204, et al to Jeannette Henriquez, 13 W 88; AT & correction deed; mtg \$22,500; July30; Aug 23'18; A\$4,500-25,500. nom

**B st, swc Dyckman;** see Dyckman, swc B st.

**Cherry st, 227** (1:248-86), ss, 180.9 e Pike st or sl, 24.5x99.6x23.1x99.6, 5-sty bk tnt & str; Lina Moskowitz & Norma Katz to Morris Rosenfeld, 1917 Mohegan av, Bronx; B&S; AL; Aug12; Aug23'18; A\$8,000-20,000 (R S 50c). nom

**Crosby st, 97;** see 2d, 21-5 E.

**Dyckman st** (8:2246-28), swc B st, 100x 174.7 to ns New x100.4x166.4, with AT to sts, 4-2-sty fr dwgs & vacant; Tubby Hook Realty Co to Louvain Constn Corp, 49 Wall; mtg \$15,000 & AL; Aug23; Aug27'18; A\$28,000-30,000 (R S \$21.50). O C & 100

**Ft Charles pl, 40-4** (8:2215-500), ss, 136.1 w Marble Hill av, 62.7x63.5x53.10x31.5, vacant; John H Rogan, ref, to Jos Sinsheimer, 509 W 110, plff; FORECLOS Aug8; Aug 23'18; A\$3,500-3,500 (R S 50c). 200

**Houston st, 25-7 W** (2:513-16), ss, 50 w Mercer, 50x100, 6-sty bk loft & str bldg; U S Trust Co of N Y to Harry Swanson, 324 W 96; B&S; AL; Aug27; Aug29'18; A\$38,000-60,000 (R S \$62.50). nom

**Houston st, 25-7 W;** Harry Swanson to Johanna Tanenbaum, 515 Central Park W; mtg \$55,000 & AL; Aug27; Aug29'18. O C & 100

**Jane st, 41** (2:626-50), ns, 37.2 w 8 av, 26.6x87.6, 5-sty stn tnt; Eliz C L Roland, 616 Bowen av, Chicago, Ill, as heir Saml Lawrence, to Wm S Bogert, at Leonia, NJ; AT; QC; Aug23; Aug26'18; A\$10,500-25,000. nom

**Lewis st, 11** (2:326-19), ws, 158.4 n Grand, 16.8x100, 6-sty bk loft & str bldg; Geo Greenberg to Esther Greenberg, both at 657 W 161; ½ pt; mtg \$3,000 & AL; June 28; Aug23'18; A\$4,500-11,500 (R S \$150). O C & 100

**Lewis st, 101;** see Stanton, 302.

**Madison st, 282** (1:269-22), ss, 115 w Montgomery, 25x100x25x99.8, 5-sty stn tnt & str; Wm W Hoppin, ref, to Bessy C Coles, 2010 Delancy pl, Phila, Pa, plff; FORECLOS & drawn Aug21; Aug26'18; A\$15,000-27,000 (R S \$15). 15,000

**Monroe st, 298** (1:263-13), ss, 226.7 w Corlears, 37.7x97.10, 6-sty bk tnt & str; Elemco Realty Co to Lawyers Mtg Co; B&S; Aug24; Aug28'18; A\$14,500-35,500 (R S 50c). O C & 100

**Norfolk st, 163-5;** see Stanton, 134-6.

**St Marks pl, 3;** see 3 av, 25-7.

**South William st, 17** (1:29-47), ss, abt 70 w Mill la, 17.10x81.2 to ns Stone (No 53) x25.5x83.1, 5-sty bk office & str bldg; Henry Schaefer to Importers & Exporters Ins Co of N Y at 120 Bway; mtg \$40,000 & AL; Aug15; Aug29'18; A\$32,000-45,000 (R S \$45). O C & 100

**Stanton st, 134-6** (2:355-29), nwc Norfolk (Nos 163-5), 47.5x68.9x47.5x68.8, 6-sty bk tnt & str; Frances Rosenthal, 255 Ft Washington av, to Louis Cassel, 43 E 112; AL; Aug21; Aug27'18; A\$47,000-77,500 (R S \$1). nom

**Stanton st, 302** (2:330-34), nwc Lewis (No 101), 25x58, 3 & 4-sty bk & fr tnt & str; Caroline Duempelmann, 209 E 59, to Wm Groll, 209 E 59; AL; Aug24'18; A\$15,000-17,000 (R S \$6). nom

**Stone st, 53;** see So William, 17.

**Suffolk st, 170** (2:350-3), es, 125 n Stanton, 25x100, 5-sty stn tnt & str; Benj Koenigsberg & Pearl, his wife, to Esther F Koenigsberg, 78 Ridge; AL; June10; Aug 29'18; A\$16,000-25,000 (R S 50c). O C & 100

## The INDEX

to the Manhattan and Bronx

## Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY  
FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

**Washington pl, 116** (2:592-11), sws, 182 nw 6 av, 18x71, 2-sty & b bk dwg; Lydia Sulzer, widow, Passaic, NJ, et al, being mother & heirs & John Sulzer, to Lillie J Rusden, of Providence, RI, also heir of same; AT; B&S; Aug5; Aug29'18; A\$8,000-9,000 (R S \$7.50). O C & 100

**2D st, 21-5 E** (2:457-20-22), ss, 235 e Bowery, 60x82.8x61.3x70.2, vacant; A\$26,500-26,500; also CROSBY ST 97 (2:496-10), es, 112 s Prince, 25.3x66, except parts conveyed, etc, 7-sty bk loft & str bldg; A \$12,000-24,000; also WESTCHESTER AV, 860-72 (10:2689), bounded nwx Westchester av, nex Hewitt pl, s & swx 161st (No 851), 1 & 2-sty bk theatre & str, except pts conveyed by deeds recorded Mar20 & June20'18; also PROSPECT PL 34 (Brooklyn), ss, 303.10 e 5 av, 25x100; also PROSPECT PL 36 (Brooklyn), ss, 328.10 e 5 av, 25x100; also all real estate whatsoever owned by Geo F Johnson on Nov1'17, including undivided interests in counties of Queens, Nassau & Westchester, NY, & in counties of Middlesex & Essex, NJ, & farm in Hanover, Morris Co, NJ; also all bonds & mtgs; Fredk Johnson & Antoinette W, his wife, at Oyster Bay, LI; Margt F Johnson of Hempstead, LI; Eliz J, wife of & Chas A Hamilton, NY, to Fredk Johnson at Oyster Bay, LI, & Central Union Trust Co of N Y, 80 Bway, as TRSTES; AT; B&S in trust to secure debts, &c, of Geo F Johnson, decd, & for parties 1st pt; June20; Aug24'18. nom

**10TH st, 216-8 E** (2:451-19), ss, 250 e 2 av, 50x92.4, 6-sty bk tnt & str; Orac Realty Co to Rite Holding Co, 233 Bway; AL; Aug29'18; A\$33,000-70,000 (R S \$2). nom

**11TH st, 512 E** (2:404-10), ss, 170.6 e Av A, 25x75, 5-sty bk tnt & str; Mark S Reardon, 170 Keap st, Bklyn, to Olds Holding Corp, 217 Bway; mtg \$16,000; July12; Aug23'18; A\$9,000-13,000 (R S \$1). nom

**13TH st, 634 E** (2:395-23), ss, 418 e Av B, 25x103.3, 4-sty bk tnt & str; Julius Maier to Julius W Kruger, 210 E 22; mtg \$3,480; Aug20; Aug23'18; A \$8,000-10,000 (R S \$3.50). O C & 100

**14TH st, 526-8 E** (2:407-21-22), ss, 371 e Av A, 50x103.3, 2-5-sty bk tnts & str; Bessie Hamburger to Laura Realty Co, 49 E 123; mtg \$25,000; Aug24; Aug26'18; A \$20,000-28,000. nom

**17TH st, 21 E** (3:846-16), ns, 141.11 w Bway, runs n66xw23.6 xw 25.2 xse 24.11xs 65xe25 to beg, 5-sty bk loft & str bldg; Alfred H Townley, ref, to Virginia C Mackay-Smith, 1326 16th st, Wash, D C, & Helen S Marlatt, 1521 Avenue of the Presidents, Wash, D C, TRSTES will Ellen E Ward, for Virginia S Mackay-Smith, plffs; FORECLOS & drawn Aug20; Aug24'18; A\$39,000-53,000 (R S \$45). 44,000

**17TH st, 637-41 E** (3:985-22), ns, 88 w Av C, 75x92, 5-sty bk factory; Nic Althaus Co to Chas F Althaus Realty Co, 637 E 17; AL; Aug28; Aug29'18; A\$19,500-38,000 (R S 50c). nom

**17TH st, 419 W** (3:715-23), ns, 225 w 9 av, 25x92; also STRIP adj on e —x—, 6-sty bk tnt & str; Mathias L Connes, ref, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; FORECLOS Aug1; Aug24; Aug 28'18; A\$9,500-24,500 (R S \$18). 18,000

**22D st, 322 W** (3:745-50), ss, abt 270 w 8 av, 25x98.6, 4-sty stn dwg; Julia S Wallberg, at Circle rd, Ossining, NY, to Bert Munday, 367 W 23; mtg \$13,000 & AL; Aug 27; Aug28'18; A\$13,500-18,000 (R S \$5). O C & 100

**28TH st, 211-5 E** (3:909-6-8), ns, 118.4 e 3 av, 75x98.8, 2-6-sty bk tnts & str; Pauline Price, of Bronx, to Sunnyside Holding Co, 52 Bloomfield; AL; Aug22; Aug 27'18; A\$36,000-90,000. O C & 100

**35TH st, 166 W** (3:810-77), ss, 60 e 7 av, 18x67.3x18.10x72.9, 4-sty stn loft & str bldg; Wm H Hussey to Fredk Hussey, both at East Orange, NJ; ½ pt; B&S; mtg \$18,000 & AL; Aug21; Aug26'18; A\$30,000-32,000 (R S \$4). 4,000

**48TH st, 402 E** (5:1359-47½), ss, 75 e 1 av, 25x75.4, 5-sty bk tnt & str; Rosa Lapardo to Remmirt Realities, Inc, 215 Montague, Bklyn; mtg \$7,000; Aug20; Aug28'18; A\$6,000-15,000 (R S \$1). O C & 100

**51ST st, 331 E** (5:1344-13), ns, 312.6 e 2 av, 18.9x100.5, 3-sty & b stn dwg; Arthur L Kupfer to Lazarus Blaut, 331 E 51; mtg \$7,000; May15'09; Aug28'18; A\$7,500-10,000. nom

**52D st, 127 E** (5:1307-11), ns, 247.9 e Park av, 15.9x100.5, 3-sty & b bk dwg; Maria A Bertl, widow, 1200 Mad av, to National Board of the Y M C A of the U S of A, 600 Lex av; mtg \$15,000 & AL; Aug 28; Aug29'18; A\$17,500-20,000 (R S \$12.50). O C & 100

**52D st, 129 E** (5:1307-12), ns, 263.6 e Park av, 15.9x100.5, 3-sty & b bk dwg; Peter A Peterson, of Perth Amboy, NJ, to Minturn P Collins, of Harrison, NY; Apr 29'09; Aug28'18; A\$17,500-20,000. O C & 100

**52D st, 131 E** (5:1307-12½), ns, 279.3 e Park av, 15.9x100.5, 3-sty & b bk dwg; Peter A Peterson, of Perth Amboy, NJ, to Minturn P Collins, of Harrison, NY; Apr 29'09; Aug28'18; A\$17,500-20,000. O C & 100

**52D st, 129-31 E** (5:1307-12-12½), ns, 263.6 e Park av, 31.6x100.5, 2-3-sty & b bk dwgs; Minturn P Collins, of Harrison, NY, to National Board of the Y W C A of U S of A, 600 Lex av; mtg \$40,000 & AL; Aug 27; Aug28'18; A\$35,000-40,000 (R S \$15). nom

**66TH st, 2 to 6 E;** see 5 av, 845-6.

**66TH st, 108 E;** see 5 av, 845-6.

**66TH st E, see 5 av;** see 5 av, 845-6.

**66TH st, 325 E** (5:1441-16), ns, 375 e 2 av, 25x100.5, 5-sty bk tnt; August Hermann & Elise K Hermann (Rottger), to Mildred A Rottger, 155 Maple, Bklyn; mtg \$12,000; also PM mtg \$3,250 & AL; May1; Aug29'18; A\$9,000-22,000. 24,000

**72D st, 241 to 251 E** (5:1427-18-20½), ns, 75 w 2 av, 100x102.2, 6-3-sty & b stn dwgs; Chas A Hickey, ref, to Excelsior Savings Bank, 79 W 23, plff; FORECLOS Aug15; Aug21; Aug24'18; A\$48,000-66,000 (R S \$40). 40,000

**74TH st, 253 E** (5:1429-21¼), ns, 77 w 2 av, 23x102.2, 4-sty stn tnt; May Grimm, 253 E 74, to Louis Grimm, 1427 2 av; mtg \$10,000 & AL; Aug28; Aug29'18; A\$9,000-13,000 (R S \$1). nom

**77TH st, 64 W** (4:1129-64), sec Col av (Nos 351-7), 50x102.2, 7-sty bk tnt & str; Finn Holding Corp, 616 Mad av, to 64 West 77th St Corp, 44 E 25; mtg \$120,000 & AL; July19; Aug27'18; A\$100,000-150,000 (R S 50c). nom



78TH st, 447-9 E (5:1473-21-21½), ns, 75 w Av A, runs n75.4xw19x26.10xw25x102.2 to st xse44 to beg, 2-5-sty bk bnt & str; Albert M Schuck, 204 E 78, to Mary Kruse, 204 E 78; B&S; Sept 15 '17; Aug 23 '18; A\$13,000-30,500 (R S \$30). nom

80TH st, 529-33 E (5:1577-18), ns, 148 w East End av, 75x102.2, 1-sty bk factory; Fleischmann Vehicle Co to Manhattan Vehicle Corp, 529-33 E 80; B&S & CAG; July 1; Aug 23 '18; A\$20,000-P\$20,000 (R S \$26). nom

81ST st, 422 E (5:1560-38), ss, 256.6 e 1 av, 25x102.2, 5-sty bk tnt; Anna Fantel, 25 Arden, to Ernest N Adler, 1506 1 av; mtg \$13,000 & AL; Aug 1; Aug 26 '18; A\$8,500-17,000 (R S \$2). O C & 100

84TH st, 111 W (4:1215-23), ns, 224.8 w Col av, 40x102.2, 5-sty bk tnt; Alben Realty Co to Walter C White, at Ocean Township, NJ; mtg \$42,100 & AL; Aug 22; Aug 26 '18; A\$33,000-55,000 (R S \$10). O C & 100

85TH st, 158 W (4:1215-56), ss, 200 e Ams av, 25x102.2, 3-sty & b bk dwg; Cath P Blackburn, widow, 158 W 85, to Henry Nungesser, 245 W 71; mtg \$16,000; Aug 27 '18; A\$20,000-23,000 (R S \$19). 35,000

85TH st W, see Riverside dr; see Riverside dr, 127.

97TH st, 219 E (6:1647-12), ns, 287 e 3 av, 24.6x100.11, 5-sty bk tnt & str; Winthrop Kellogg at Port Washington, LI, to Louis Jacobson, 135 E 103; Aug 21; Aug 23 '18; A\$6,800-12,500 (R S \$9). nom

97TH st W, see Central Park W; see Central Park W, 370.

100TH st, 311 E (6:1672-9), ns, 180 e 2 av, 40x100.11, 6-sty bk tnt & str; Elemco Realty Co to Lawyers Mtg Co; B&S; Aug 24; Aug 28 '18; A\$9,600-55,000 (R S 50c). O C & 100

101ST st, 134 E (6:1628-61), ss, 109.4 w Lex av, 17.1x100.11, 3-sty & b bk dwg; Etaloc Holding Co, 57-9 Wm, to Susanna Von der Horst, 114 E 87; B&S & CAG; Aug 21; Aug 23 '18; A\$5,500-7,000 (R S \$3.50). O C & 100

109TH st, 73 E (6:1615-32), ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; Chas Schram & ano to Chas E Haskell, 227 Main st, Orange, NJ; AL; July 15; Aug 24 '18; A\$12,000-20,000 (R S \$14). nom

109TH st, 73 E; Chas E Haskell, 227 Main st, Orange, NJ, to Max Frommer, 46 W 116; mtg \$12,000 & AL; Aug 23; Aug 24 '18 (R S \$3.50). nom

115TH st, 7 E (6:1621-7), ns, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; Saml W Levine, ref, to Memorial Hospital for the Treatment of Cancer & Allied Diseases, at Central Park W & 106th, plff; FORECLOS Aug 26; Aug 28 '18; A\$11,000-23,000 (R S \$15). 15,000

116TH st, 55-7 W (6:1600-9), ns, 175 e Lenox av, 50x100.11, 6-sty bk tnt & str; Greenbrook Investing Co to Hudson Investing Co, 27 Cedar; B&S; mtg \$72,000 & AL; Aug 19; Aug 23 '18; A\$38,000-82,000. O C & 100

119TH st, 149 W (7:1904-9½), ns, 185 e 7 av, 20x100.11, 3-sty & b stn dwg; Aron N Rotholz to Walter C White, at Ocean Township, NJ; mtg \$9,000; Aug 9; Aug 26 '18; A\$8,800-11,000 (R S \$5). O C & 100

120TH st, 5 W (6:1720-13), ns, 105 w Mt Morris Park W, 20x100.11, 4-sty & b stn dwg; Cath E McMorro, widow & devisee Patk McMorro, to Mutual Life Ins Co of N Y; B&S; AL; Aug 13; Aug 27 '18; A\$9,200-12,500. nom

122D st, 13 W (6:1721-9), ns, 175 e Lenox av, 18.7x100.11, 3-sty & b stn dwg; Geo A Fisher Co to Edw N Roesser, 129 W 126; B&S; Aug 26; Aug 27 '18; A\$8,800-10,500 (R S \$9). O C & 100

123D st, 439 W (7:1964-8), ns, 175 e Ams av, 50x100.11, 6-sty bk tnt; Chalmers Realty Corp to Anna Terzian, 521 W 134; mtg \$68,500; Aug 20; Aug 23 '18; A\$29,000-75,000 (R S 50c). O C & 100

124TH st W, see St Nicholas av; see St Nicholas av, 280.

135TH st, 512 W (7:1988-46), ss, 329.2 w Ams av, 45.10x99.11, 6-sty bk tnt; Isidor R Isaacs, of Bronx, to Harill Realty Corp, 115 Columbia; AL; Aug 21; Aug 27 '18; A\$24,500-58,000 (R S 50c). O C & 100

137TH st, 126 W (7:1921-47), ss, 325 w Lenox av, 25x99.11, 5-sty stn tnt; Philip Manger of Piermont, NY, to Steck Realty Co, 1104 Bway, Bklyn; mtg \$27,500 & AL; Jan 1 '16; Aug 23 '18; A\$6,500-18,500. nom

137TH st, 320 W (7:1960-61), ss, 228 w 8 av, 16x99.11, 3-sty & b bk dwg; Lester M Friedman, 200 W 111, ref, to Leonhard Michel, 25 1 pl, Bklyn, plff; FORECLOS Aug 20; Aug 23; Aug 24 '18; A\$4,100-6,500 (R S \$8.50). 8,250

138TH st, 308 W (7:2041-25), ss, 151 w 8 av, 16x99.11, 3-sty bk dwg; Land Estates, Inc, to Anna L Lumbert, 2521 8 av; mtg \$8,000 & AL; Aug 15; Aug 24 '18; A\$4,100-6,500 (R S \$15.00). O C & 100

145TH st, 310 W (7:2044-37½), ss, 130.2 w 8 av, 25.6x99.11, 5-sty bk tnt & str; Arthur E Marsh to Acmar Realty Corp, 103 Park av; mtg \$22,500 & AL; Aug 28; Aug 29 '18; A\$11,000-20,000 (R S \$1). O C & 100

147TH st, 439 W (7:2062-19), ns, 325 w St Nicholas av, 22.6x79.11, 3-sty & b stn dwg; Alfred Hafner to Emma L Hafner, both at 439 W 147; CAG; AL; Aug 21; Aug 28 '18; A\$8,500-12,000 (R S \$12). O C & 100

174TH st, 557 W; see 174th, 561 W.

174TH st, 561 W (8:2131-28), ns, 100 e St Nicholas av, 50x83.8, 5-sty bk tnt; A\$18,000-50,000; also 174TH ST, 567 W (8:2131-25), ns, 150 e St Nicholas av, 50x89.8, 5-sty bk tnt; A\$18,000-50,000; also PINEHURST AV, 23-9 (8:2177-62), nec 178th, 85

x70, 5-sty bk tnt & str; A\$22,000-85,000; also NORTHERN AV, 65-73 (8:2177-126), nec 180th; 100x60, 5-sty bk tnt & str; A\$28,000-82,000; also 180TH ST, 819 W (8:2177-128), ns, 60 e Northern av, 50x100, 5-sty bk tnt; A\$17,000-54,000; also PINEHURST AV, 61-7 (8:2177-145), nec 180th, 100x101.6x100x100.5, 6-sty bk tnt; A\$52,000-

175,000; Pinehurst Holding Co to Max Gratzner, 502 W 181, ½ pt, & Mark Ash, 316 W 103, ½ pts; B&S & CAG; mtg \$482,714.96 & AL; Aug 1; Aug 28 '18 (R S \$5). nom

175TH st W, see Pinchurst av; see 174th, 561 W.

180TH st, 819 W; see 174th, 561 W.

180TH st W, see Pinchurst av; see 174th, 561 W.

180TH st W, see Northern av; see 174th, 561 W.

182D st, 553 W (8:2154-57), ns, 300 e St Nicholas av, 25x79.9, 2-sty & b r dwg; Mary A Smith, 2391 Walton av, Bronx, to Philip A Jackman, 649 W 184; B&S; AL; Aug 23; Aug 24 '18; A\$8,500-9,500 (R S \$1). O C & 100

183D st, 584 W (8:2154-40), ss, 25 e St Nicholas av, 15x104.11, 3-sty & b stn dwg; Frederic L Maxim, heir Frederick E Maxim, to Chas Frehner & Christine, his wife, as tenants by entirety, 824 Malone st, West Hoboken, NJ; mtg \$6,500 & AL; Mar 8; Aug 24 '18; A\$5,500-8,000 (R S \$3.50). nom

183D st, 661 W (8:2164-62½), ns, 104.1 e Bway, 16.8x74.11, 3-sty & b bk dwg; Jas F Fitzgerald, 217 Glenwood av, East Orange, NJ, to Linwood Co, 126 N 11, Newark, NJ; July 5 (re-recorded from Aug 18); Aug 23 '18; A\$4,000-6,000 (R S \$7.50). nom

189TH st, 500 W; see Ams av, swc 189.

Av A, 1018 (5:1371-40), es, 50.5 n 55th, 25x79.8, 5-sty bk tnt; Jennie Paley, of Bronx, to Clarice S Josephy, 5 Bullard pl, Flushing, B of Q; B&S; AL; Aug 26; Aug 27 '18; A\$7,000-15,000 (R S 50c). nom

Amsterdam av, 2090 (8:2121-55), ws, 111.10 s 164th, 28x99.11, 5-sty bk tnt & str; Chas P Stockfisch to Margaretha Stockfisch, 2090 Amst av; AT; mtg \$19,000 on whole; Aug 22; Aug 23 '18; A\$16,500-30,000 (R S \$5). nom

Amsterdam av (8:2159-51-52), swc 189th (No 500), 99.11x100, except pt for 189th st, vacant; also AMSTERDAM AV, swc former 189th st, a strip, runs w100x20.3 to present ss 189th st xel00 to av xs0.3 to beg; Emil Stohn, 138 Gifford av, Jersey City, NJ, individ & TRSTE & et al to Woodward Realty Co, 305 Academy st, Jersey City, NJ; mtg \$25,000; July 31; Aug 23 '18; A\$36,000-36,000 (R S \$25). O C & 50,000

Central Park W, 370 (7:1832-36-38), swc 97th, 100.11x200, 2-6-sty bk tnts; 370 Central Park West, Inc, to Hudson Investing Co, 27 Cedar; B&S; AL; Aug 1; Aug 26 '18; A\$185,000- (R S \$102.50). nom

Central Park W, 370, swc 97th; Hudson Investing Co to 370 Central Park West, Inc, at 27 Cedar; B&S; AL; Aug 20; Aug 28 '18. nom

Columbus av, 351-7; see 77th, 64 W.

Columbus av, 965 (7:1843-3), es, 50.5 n 107th, 25.3x100, 5-sty bk tnt & str; Augusta Joachim to Chas Hensle Realty Co, 3879 10 av; mtg \$25,000 & AL; Aug 28; Aug 29 '18; A\$20,000-32,000 (R S \$10). O C & 100

Haven av, 318-22 (8:2177-193), ws, 212.10 s 181st or Plaza Lafayette, 75x119, 5-sty bk tnt; Charles Hensle Realty Co to Abr Joachim, 93 Hamilton pl; mtg \$77,000 & AL; Aug 28; Aug 29 '18; A\$27,000-90,000 (R S \$20). O C & 100

Madison av, 1642 (6:1615-55), ws, 81.1 s 110th, 19x100, 5-sty stn tnt; Clara Leibel, 2086 Honeywell av, to Aronson Mercantile Co, 230 Grand; AL; Dec 20 '17; Aug 29 '18; A\$11,500-20,000 (R S 50c). O C & 100

Northern av, 65-73; see 174th, 561 W.

Park av, 1690 (6:1745-38), ws, 50.5 s 119th, 25x90, 5-sty bk tnt & str; Christian Haist, 381 E 152, to Bessie Cohen, 527 E 150; mtg \$13,250; Aug 23; Aug 26 '18; A\$8,500-14,000 (R S \$5). O C & 100

Pinchurst av, 23-9; see 174th, 561 W.

Pinchurst av, 61-7; see 174th, 561 W.

Riverside dr, 127 (4:1246-57), sec 85th, 27.5x92.4x27.2x96.4, 7-sty bk tnt; Jos S Ward, 596 W 152, to Sandblom Estate, Inc, 127 Riverside dr; mtg \$45,000 & AL; Aug 23; Aug 24 '18; A\$60,000-90,000 (R S \$40). nom

St Nicholas av, 280 (7:1951-22), nec 124th, 112x100, 5-sty bk tnt; Anna M Maixner to Peter J Shields, 39 Oakland, Bklyn; B&S & CAG; mtg \$110,000 & AL; Aug 26; Aug 27 '18; A\$24,000-34,000 (R S 50c). nom

St Nicholas av, 328 (7:1953-45), es, 108.8 n 126th, runs e55.10 & 41.9x117.2xw95.1 to av xs17.7 to beg, 3-sty & b bk dwg; John Campion to Jas Campion, both at 328 St Nicholas av; AL; Aug 23; Aug 27 '18; A\$8,000-9,000 (R S \$1). nom

St Nicholas av, 842 (7:2067-27), es, 25.4 n 152d, runs n22.1xe67.7xs21.6xw11x.01½ w52 to beg; Saml Falk, ref, to Grace D Thorne, of New Rochelle, NY, plff; FORECLOS Aug 27; Aug 29 '18; A\$8,000-11,000 (R S \$9). 9,000

Vermilyea av, 54 (8:2234-40), nws, 50 ne Academy, 50x100, 5-sty bk tnt; Delta Holding Corp to Anna G, wife of & David M Herring, 2024 E 72, Chicago, Ill; mtg \$12,000 & AL; Aug 21; Aug 23 '18; A\$10,000-46,000 (R S \$21). O C & 100

1ST av, 1069 (5:1351-25), ws, 50.2 n 58th, 25.1x75, 4-sty bk tnt & str; Flora Mautner to Bella Fisher, both at 2152 84th, Bklyn; ¼ pt; AL; Aug 21; Aug 23 '18; A\$10,000-16,000. O C & 100

1ST av, 1662 (5:1566-47), es, 50.7 s 87th, 25x74, 4-sty stn tnt & str; Flora Mautner to Bella Fisher, both at 2152 84th, Bklyn; ¼ pt; AL; Aug 21; Aug 23 '18; A\$12,500-19,000. nom

2D av, 2487 (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & str; Kath L Minifie, of Bronx, to Luigi Cerullo, 514 E 119; mtg \$5,500 & AL; Aug 28; Aug 29 '18; A\$5,800-13,000 (R S \$4.50). O C & 100

3D av, 25-7 (21-3) (8:2464-3), es, 30 n St Marks pl, 40.1x74, 6-sty bk loft & str bldg; A\$22,000-50,000; also ST MARKS PL, 3 (8:2464-59), ns, 74 e 3 av, 24x75.4x25x75, 4-sty stn loft bldg; A\$15,000-20,000; Orac Realty Co to The Rite Holding Co, 233 Bway; AL; Aug 29 '18 (R S \$3). nom

5TH av, 845-6 (5:1380-69), sec 66th, 50.5 x100, 4-sty & b bk dwg; A\$475,000-570,000; also 66TH ST, 2 E (5:1380-68), ss, 100 e 5 av, 20x100.5, 4-sty & b stn dwg; A\$67,000-72,000; also 66TH ST, 4 E (5:1380-67½), ss, 120 e 5 av, 20x100.5, 4-sty & b stn dwg; A\$66,000-71,000; also 66TH ST, 6 E (5:1380-67), ss, 140 e 5 av, 20x100.5, 5-sty & b stn dwg; A\$65,000-80,000; also 66TH ST, 108 E (5:1400-68), ss, 80 e Park av, 25x100.5, 5-sty stn dwg; A\$30,000-42,000, with any & all other real estate, if any, which Grant B Schley died seized; Grant B Schley, Jr, et al, all at Far Hills, NJ, to Far Hills Land Corp, at 62 Cedar, NY; AT; July 29; Aug 29 '18 (R S \$318). O C & 100

5TH av, 845-6; also 66TH ST, 2-6 E; also 66TH ST, 108 E; Grant B Schley, 2d, et al, by Lee J Perrin, GDN, to same; AT; B&S; AL; June 27; Aug 29 '18 (R S \$79.50). 79,500

5TH av, 2664 (7:2027-63), es, 49.11 s 142d, 25x100, 5-sty stn tnt & str; Annie Bishop to Leo Bishop, her husband, 610 W 191; AL; Aug 26 '18; A\$13,000-21,000 (R S \$3). O C & 100

10TH av, 508 (3:736-4), es, 98.9 s 39th, 24.8x100, 5-sty bk tnt & str; River & Harbor Realty Co to Sadie Nichols, 505 W 143; mtg \$23,000 & AL; Aug 21; Aug 24 '18; A\$15,000-23,500 (R S \$1). nom

MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

25TH st, 240-2 W; see 25th, 244 W.

25TH st, 244 W (3:774), owned by party 1st pt; also 25TH ST, 240-2 W, owned by party 2d pt; agmt for easement & exit from 240-2 W 25th through 244 W 25th, etc; Chas Rubinger, 1950 7 av, with Edw T Kennard, 789 West End av; Aug 23; Aug 24 '18. paid by party 2d pt 2,000

67TH st W (4:1178-37), ss, 100 w West End av, 40x100.5, vacant; re mtg; rec Feb 9 '09; Rube R Fogel, 912 W 177, to Ellen K SooySmith, 561 Madison av, individ & EX-TRX Chas SooySmith; QC; Aug 23 '18; A\$13,000-13,000. 11,693.42

103D st E (6:1652), ss, 180 e 3 av, 25x100.9; power of atty to execute mtg for \$6,500, &c; Kate M Moynihan to Phoenix Ingraham, 13 Park av; Nov 16 '17; Aug 27 '18. O C & 100

103D st E (misc), ss, 180 e 3 av, 25x100.11; power of atty to release dower, mtg, &c; Bessie J Moynihan to Phoenix Ingraham, as COMMITTEE of Edw A Moynihan; Dec 13 '17; Aug 28 '18.

130TH st, 519 W (7:1935-18), ns, 118.11 e Old Bway, 22.6x78.3x—x91.6; also letters of administration & bond in matter of Wm H Whitney, decd, late of Enfield, Conn, & appointment of Wm H Whitney, Jr, as ADMR under bond of \$12,000; Aug 12 '16; Aug 27 '18.

Lexington av, 1238 (misc); power of atty to conduct business, &c; Geo S Leis to Henry Leis, his father; Aug 17; Aug 29 '18.

Appointment (misc) of Malcolm Sumner as TRSTE under bond for \$1,000 in matter of Geo A & Augusta M Gay, individ & firm Geo M Gay & Co, bankrupts; Seaman Miller, ref; Aug 1; Aug 27 '18. court order

Assignment of all (misc) RT&I to any money & property of any kind in estate of Eliz M Barry, decd, as assigned to party 1st pt on Mar 10 '15; John J Barry, 27 Chester ct, Bklyn, to Wm A Barry, 305 8 av, Bklyn; Mar 22 '15; Aug 28 '18. nom

Certified copy (misc) last will of Henry Douglas; May 12 '16; Aug 26 '18.

Confirmation (misc) of assign & re executed Apr 9, 1872, in matter of estate Geo Mather, decd; Chas R Mather, heir Geo Mather, decd, to Emily S Mather, at Orlando, Fla, individ & EXTRX S Talmadge Mather; Nov 15 '10; Aug 29 '18. O C & 100

Exemplified copy (misc) of letters of administration in matter of Thos Frost, late of Portland, Ionia Co, Mich; Nov 28 '17; Aug 26 '18.

Exemplified copy of order assigning residue of estate of Thos Frost to Anna & Thos I Frost; May 16; Aug 26 '18.

Power of atty (misc); Alvin Untermyer to Irwin Untermyer; June 21; Aug 24 '18.

Power of atty (misc); Rachel A Weiss, 490 West End av, to Jacob S Weiss; Aug 21; Aug 23 '18.

Power of atty (misc); Monroe C Gutman, 1 W 85, to Leo B & Arthur S Gutman; May 13; Aug 28 '18.

### WILLS.

#### Borough of Manhattan.

58TH st, 134 W (4:1010-46), ss, abt 340 w 6 av, —x—, 4-sty & b bk dwg; A\$28,500-32,500; also 43D ST, 266 W (4:1014-58½), ss, abt 150 e 8 av, —x—, 4-sty & b stn dwg; A\$17,000-17,300; also 57TH ST, 212-4 E (4:1330-42-43), ss, abt 140 e 3 av, —x—, 2-4-sty stn tnts; A\$21,000-32,000; part interest in last parcel; Wm A Ewing Est, Maud M Ewing, EXTRX, 134 W 58; (A) H C McCulloch, 34 Nassau, Filed May 2 '18.

59TH st, 64 W (4:1208-53½), ss, abt 140 e Col av, —x—, 3-sty & b bk dwg; A\$11,500-14,500; also 48TH ST, 353-5 W (4:1039-9), ns, abt 205 e 9 av, —x—, 6-sty bk stable; A\$30,000-60,000; also 38TH ST, 342 W (3:761-58), ss, abt 225 e 9 av, —x—, 5-sty bk stable; A\$15,000-26,000; also AMSTERDAM AV, 1955 (8:2107-66), sec 157th (No 470), —x—, 5-sty bk tnt & str; A\$28,000-45,000; also COLUMBUS AV, 641 (4:1205-1), nec 91st (No 65), —x—, 5-sty bk tnt & str; A\$39,000-51,000; Patk Kennedy Est, Sarah T Kennedy, EXTRX, 64 W 95; (A) Edw J Martin, 265 Bway, Filed Mar 15 '18.



153D st W (7:2047-5-6), ns, 100 w 8 av, —x—, vacant; \$A9,000-9,000; Hartley, Hough, 2d, East, Annie Hough, EXTRN, 327 Lex av; (A) Wm C Arnold, 120 Bway. Filed May16/18.

## CONVEYANCES.

### Borough of Bronx.

AUG. 23, 24, 26, 27, 28 & 29.

**Aldus st, 974** (10:2746), ss, 37 e Hoe av, 42x107, 5-sty bk tnt; Annie Epstein to Nathan Epstein, 1145 Clay av; ½ pt; mtg \$35,500; Aug24; Aug27/18. O C & 100

**Clarence st** (18:5464), ws, 225 s Town Dock rd, 25x100; Giuseppe Sapienza, 3213 Layton av, to Pasqualina De Maio, 3213 Layton av; AL; Aug23; Aug29/18. O C & 100

**Dawson st, 820** (10:2702), es, 106 n Longwood av, 50x100, 5-sty bk tnt; Olds Holding Corp to Dora Haskell, 903 6 av; mtg \$40,000; Aug20; Aug24/18 (R S \$3). O C & 100

**Faile st, 937** (10:2746), ws, 396 s Aldus, 47.10x100, 5-sty bk tnt; Louis Shultz to Elsie Wimpie, 937 Faile; mtg \$45,050; May—18; Aug29/18. O C & 100

**Freeman st, nec Boone av**; see Westchester av, nws, at ns Freeman.

**Freeman st, ns, at nws Westchester av**; see Westchester av, nws, at ns Freeman.

**Hewitt pl, sec Westchester av**; see 2d st, 21-5 E, Manhattan Cons.

**Kinsella st, nec Matthews av**; see Matthews av, nec Kinsella.

**Parkside pl** (12:3354), ns, 118 sw 207th, 25x102.2x25x100.9, vacant; Paul Peck to May F Winghart, Forrest, Me; mtg \$2,500; Aug15; Aug28/18 (R S 50c). O C & 100

**Perot st, 13** (12:2524), ns, 193.3 w Sedgwick av, 15.11x98.1x10.10x98, 2-sty & b bk dwg; Margt E Sullivan to Jas & Mary F Lyons, 1028 Ogden av, tenants by the entirety; mtg \$3,400; Aug22; Aug23/18. O C & 100

**Poplar st** (15:4062), ns, 163.1 e Bear Swamp rd, 50x100; Mary Scully, New Rochelle, NY, to Mary E & Anna G Scully, tenants by the entirety, at Hazelhurst, New Rochelle, NY; Aug20; Aug29/18 (R S \$2). nom

**Poplar st** (15:4062), ns, 338.1 e Bear Swamp rd, 25x100; Mary Scully, New Rochelle, NY, to John J Scully, Hazelhurst, New Rochelle, NY; Aug20; Aug29/18 (R S \$2). nom

**Purdy st, 1606** (15:3948), es, abt 102.3 s Parker, 25x97.6, except part for st; Hudson P Rose Co, 7 W 45, to Francesco Genovese, 2480 Belmont av; mtg \$2,000; Aug17; Aug23/18 (R S \$2). nom

**Rose st** (15:4054 & 4655), es, 79.11 n Morris Park av, 75x81, except part for Matthews av; Emil N & Therese Sorgenfrei, tenants by the entirety, to Paul Kloeffer, 1813 Victor; Aug15; Aug24/18 (R S \$4). 100

**139TH st, 341 E** (9:2302), ns, 156.6 e Alex av, 25x100, 5-sty bk tnt; Katharina E Crolly to Marie C Crolly, Pleasantville, NY; B&S; mtg \$14,000; Aug19; Aug27/18 (R S \$1). nom

**141ST st, 200 E**; see Park av, 2664.

**141ST st, 241 E** (9:2334), ns, 4.5 e Rider av, 16.8x100, 3-sty bk dwg; Lyle Hall to Lyle & Sophia Hall, 241 E 141, joint tenants; mtg \$4,000; Aug22; Aug23/18 (R S \$1). O C & 100

**146TH st, 240-2 E** (9:2335), ss, abt 420 e Park av, 50x100, 1-sty fr shop & vacant; Mott Haven Co, 2122 5 av, to Carlo Prisco, 224 E 146; mtg \$5,500; Aug22; Aug27/18 (R S \$3.50). O C & 100

**146TH st, 327-31 E**; see College av, 476-80.

**156TH st, 960 E** (10:2708), ss, 100 e Kelly, 25x100, 2-sty & b bk dwg; Lawyers Mtg Co to Leo Bier, 65 Sheriff; Aug24; Aug28/18 (R S \$7.50). O C & 100

**161ST st, 851 E**; see 2d st, 21-5 E, Manhattan Cons.

**169TH st, 878 E** (10:2694), ss, 19 w Stebbins av, 17x79.10x19.6x80, 3-sty fr tnt & str; Lillian Rosenberg, Chicago, Ill, et al to Danl F Schwarz, 217 E 82; mtg \$4,500; Aug12; Aug23/18. O C & 100

**178TH st, 856 E**; see Marmion av, sec 178.

**180TH st, 363 E**; see Webster av, 2085.

**180TH st, 700-8 E**; see Crotona av, sec 180th.

**198TH st, 24 E** (12:3318), ss, 116.9 w Creston av, 16.8x100.1, 2-sty fr dwg; Edw A Boyle to Edw A Lehn, 2845 8 av; Aug22; Aug28/18 (R S \$4.50). 100

**205TH st E** (12:3312), nws, 145.10 se 206th, 25.9x122.7x26.2x136.3, vacant; Cath Begley, 509 W 59, to Jas T Begley, 14 Dominick; Aug21; Aug23/18 (R S 50c). 100

**214TH st, 744 E** (16:4661), ss, 79 e Holland av, 25x100; Arthur W Birkins, ref, to John Piccirilli, 704 Eagle av, plff; FORECLOS July29; Aug27/18 (R S \$1.50). 1500

**218TH st E** (16:4676), ss, 305 w Bronxwood av, 25x114, Wakefield; Ellen Caswell, 848 E 218, to Chas C Shay, 198 Park st, Ridgefield Park, NJ; Aug23; Aug24/18 (R S \$3.50). nom

**230TH st E** (17:4851), ss, 305 e Barnes av, 25x114, map Wakefield; Geo B Raymond, 2832 Marion av, to Emilio Moggio, 12 W 102; mtg \$4,000; Aug26; Aug27/18 (R S \$3.50). nom

**245TH st W** (13:3415C), ns, 69 w Waldo av, 70x117.11x70x109.10, 2-sty & b stn dwg; Delafeld Estate, a corp, to Mary A W Heaton on 245th st, ns, 75 w Waldo av; mtg \$15,000; Nov1/15; Aug24/18 (R S \$20.50). nom

**Alexander av, 286-8** (9:2302), es, 100 n 139th, 40x106.6, 2-3-sty & b bk dwgs; Jas J Williams, 104 E 177, & ano, to Lucy G Williams, 229 E 176, & Artella C Williams, 1871 Morris av; QC & AL; July22; Aug26/18. nom

**Aqueduct av E, 2342** (11:3209), es, 147.11 s 184th, 16x79.4x16x77.11, 3-sty & b bk dwg; Clayton Realty Co to Mary Flynn, 153 E 184; mtg \$3,400; Aug28; Aug29/18 (R S \$1.50). O C & 100

**Bedford Park Blvd, 248**; see Briggs av, nws at sws Bedford Park Blvd.

**Bedford Park Blvd, svs, 44.4 nw Briggs av**; see Briggs av, nws at sws Bedford Park Blvd.

**Belmont av, 2115-17** (11:3081), ws, 145.5 n 180th, 50.8x81.11x50.8x80.8, 5-sty bk tnt; Angeina Pucci to Filippi Giacini, 2115 Belmont av; mtg \$22,200; Aug26; Aug28/18. O C & 100

**Bolton av, sec Patterson av**; see Patterson av, sec Bolton av.

**Boone av, nec Freeman**; see Westchester av, nws, at ns Freeman.

**Briggs av** (12:3297), nws at sws Bedford Park Blvd (No 248), 100.5x35.1x100x44.4, 2-sty & a fr dwg; also BEDFORD PARK BLVD (12:3297), svs, 44.4 nw Briggs av, 12.6x100, vacant; John M Page, Champlain, Ill, to Geo V Mullan, 118 W 183, & W Bruce Cobb, 234 Central Park W; Aug27; Aug28/18. nom

**Bryant av, 1444** (11:2999), es, 85 s Jennings, 20x100, 3-sty bk tnt; Annie Chazen, 1825 1 av, to Jas A Kearney, 2317 Prospect av; B&S; June18; Aug23/18. nom

**Bryant av, 1444**; Jas A Kearney, 2317 Prospect av, to Elisabeth S Harvie, 10 Jones, Jersey City, NJ; B&S & CaG; mtg \$8,000; June18; Aug23/18. nom

**Bryant av, 1474** (11:3600), es, 355 s 172d, 20x100, 3-sty bk tnt; Abr Oberstein, ref, to Max Hirsch, 553 W 187; FORECLOS Aug1; Aug22; Aug28/18 (R S \$7). 7200

**Carpenter av, nwe Nereid av**; see Nereid av, nwe Carpenter av.

**College av, 476-80** (9:2329), nec 146th (Nos 327-31), runs n109.8x163.9xsw150.2 to nes 146th xnw23.4xw59.6 to beg, except part for st, 2-5-sty bk tnts & str; Max Silverstein to Isaac Cohn, 804 W 180; AL; Aug15; Aug24/18 (R S \$1). 100

**Concord av, 502** (10:2580), es, 79 n 147th, 19.8x100, 3-sty bk tnt; Meister Builders, Inc, to S Desowitz, Inc, 105 W 127; mtg \$5,000; Aug22; Aug27/18 (R S \$2). O C & 100

**Crotona av** (11:3095), sec 180th (Nos 700-8), 25.3x100x25x100, 1-sty bk str; Damm Realty Co to Bertha Bulova, 71 E 96; mtg \$18,000; Aug14; Aug27/18 (R S \$1). O C & 100

**Decatur av** (12:3283), ws, abt 959.5 n 194th on map part Fordham, 25x103x25x104.2, except part for 19th & Decatur av, 2-sty fr dwg; Jas J Reddy et al, heirs Patk Reddy, to Susan A Berrian, 126 Fordham rd E; mtg \$1,000; Mar6; Aug29/18 (R S \$1). nom

**Edgewater rd, 1300**; see Westchester av, nws, at ns Freeman.

**Findlay av, 1278** (9:2436), es, 90 s 169th, 16.8x100, 2-sty fr dwg; Frank Pokorny, 1278 Findlay av, to Esther Zerlin, 56 E 94; mtg \$3,000; Aug15; Aug23/18. 100

**Fordham av Extension** (18:5630), ss, 258 w Main, 70x150, City Island; Margaretha Martens & ano to Fredericka Seelmann, 848 Van Nest av; mtg \$1,500; Aug23; Aug27/18 (R S \$1). 100

**Harrod av, sec Westchester av**; see Westchester av, sec Harrod av.

**Hoe av, 1288** (12:2987), es, 179.5 n Freeman, 50x100, 5-sty bk tnt; Fannie Waxenbaum, 124 Stanton, to Wilhelmina K Gronholz, 213 So 9th, Bklyn; mtg \$40,000; July30; Aug28/18 (R S \$1). O C & 100

**Holland av, 1922** (15:4260), es, 250 n Rhineland av, 25x100; Wm Peters to Leo Pohl, 2118 8 av; Aug24; Aug28/18 (R S \$5.50). O C & 100

**Hughes av, 2251** (11:3071), ws, 250 s 183d, 25x100, 2-sty & b fr dwg; Rosa Heyman, 861 Whitlock av, to Rosino La Scala, 2381 Hoffman; mtg \$3,700; Aug28; Aug29/18 (R S \$4). O C & 100

**Kingsbridge rd W** (11:3239), ss, 58.5 w Heath av, 51.6x112.7x50x100.3, vacant; Michl J Dowd to Thos Dowd, 31 W 91; ½ pt; AT; mtg \$2,000; Nov27/17; Aug26/18. O C & 100

**Layton av** (18:5460), ss, 25 w Wilcox, 50 x100; Rosolia De Maio, 3218 Layton av, to Frances S Sapienza, 3218 Layton av (?) error, probably Layton av; AL; Aug23; Aug29/18. O C & 100

**Lawrence av** (16:4411), sec Railroad av, 175x80, except part conveyed to Harlem River & Portchester R Co by deed recorded in L 101, cp 103, also part taken by City N Y for Pelham Bay Park; Hyman & Hy Sonn to Matson C Arnow at nec Wmsbridge rd & Pierce av; Aug23; Aug24/18 (R S \$4). O C & 100

**Marmion av** (11:3117), sec 178th (No 856), 32.2x171.2 to So Blvd (Nos 1989-91), x 36.3x156.4, 5-sty bk tnt & str; Hattie Goldschmidt to Olds Holding Corp, 217 Bway; July31; Aug23/18 (R S \$7). nom

**Marmion av** (11:3117), sec 178th (No 856); Olds Holding Corp to Louis Smith, 530 W 152; Aug20; Aug23/18 (R S \$7.50). O C & 100

**Matthews av** (15:4046), nec Kinsella, 102.2x69x100x48; Hy J Brady (by Patk J Brady, atty) to Patk J Brady, 825 Kinsella; mtg \$3,000; Aug26; Aug28/18. 100

**Mayflower av** (15:4191), nwe Pelham rd, 100.5x100x15.9x112.4; Mary Scully, New Rochelle, NY, to John J Scully, Hazelhurst, New Rochelle, NY; Aug20; Aug23/18 (R S \$2). nom

**Middletown rd** (15:4156), ns, 75.6 w Mayflower av, 50.4x125.3x50x119.1; Conservative Realty Corp to Margt O'Kennedy, 2871 Concourse; AL; Aug19; Aug27/18. nom

**Mott av** (9:2458), es, abt 202 s 156th, 50x99.11x50x99.9, vacant; Fannie Waxenbaum, 213 Stanton, to Wilhelmina K Gronholz, 213 S 9, Bklyn; mtg \$3,000; July30; Aug29/18 (R S 50c). O C & 100

**Mulliner av** (15:4324), es, 160.9 s Bronx & Pelham Pkway, 250x100; Jennie Schaffner to Horace B Packer, Wellsborough, Pa; Aug8; Aug26/18 (R S \$1). O C & 100

**Nereid av, nec Bronx Blvd**; see Nereid av, nwe Carpenter av.

**Nereid av, ss, 25 w Carpenter av**; see Nereid av, nwe Carpenter av.

**Nereid av** (17:5036), nwe Carpenter av, 50x157.8x54.8x135.11; also NEREID AV (17:5066), nec Bronx Blvd, 100x125; also NEREID AV, ss, 2 e Bronx Blvd, 25x125; also NEREID AV (17:5036 & 5066), ss, 25 w Carpenter av, 25x125, except part for Nereid av & Bronx Blvd; Annie Williams to Mary Lechnyr, 2644 Marion av; Aug27; Aug29/18. 100

**Park av, 2664** (9:2340), sec 141st (No 200), 25x223.7 to Canal pl, vacant; Sarah S Brownell, individ & as EXTRN Silas B Brownell, to Geo Hais, 205 Alex av; Aug20; Aug23/18 (R S \$12). O C & 6,000

**Patterson av** (14:3474), sec Bolton av, 25x100; Otto C Kuechmann, 91 Albion pl, Port Richmond, NY, to Eliz S Kuechmann, same address; QC; Aug15; Aug23/18 (R S \$6). nom

**Pelham rd** (15:4247), ns at cl St Paul's av, runs w— to land D Berrian xn—xw 91.3 to land Thos Gore, Sr xnw160.6x121.2 to cl St Paul's av ss237.11 to beg; Fredk C Fischer to Lena Fischer, his wife, 550 E 169; July31; Aug23/18 (R S \$5). O C & 100

**Pelham rd, nwe Mayflower av**; see Mayflower av, nwe Pelham rd.

**Plympton av** (11:2875), ws, 208.1 s Featherbed la, 100x87 x 100.8 x 75, vacant; Michl J Dowd to Thos Dowd, 31 W 91; Nov27/17; Aug26/18. O C & 100

**Prospect av, 1402** (11:2963), es, 20.9 n Jennings, 20.8x63.7x19.3x74.8, 3-sty fr tnt & str; Christian Michelsen, Saranac Lake, NY, to Andreas Hux, 599 Monroe av, Elizabeth, NJ; QC & correction deed; Aug10; Aug28/18. nom

**Radeliff av** (15:4101), es, 125 n Van Nest av, 50x100; Regina Weiss to Winthrop Kellogg, at Port Washington, LI; Aug22; Aug23/18 (R S \$2). O C & 100

**Railroad av, sec Lawrence av**; see Lawrence av, sec Railroad av.

**Randall av** (14:3521), ss, 28 e St Lawrence av, 32x69.9x28.1x66.10; Philipp Dietrich, Inc, 190 Soundview av, to Paul J Schumacher, 70 Post st, B of M; mtg \$5,600; Aug20; Aug23/18 (R S 50c). 100

**St Anna av, 356** (10:2556), es, 300.4 n 141st, 25x90, 4-sty bk tnt & str; Rubin Kamholz, 281 Dawson, to Jacob Laux, 2110 Mapes av; mtg \$16,000; Aug24; Aug29/18 (R S 50c). 100

**St Ann's av, 765** (9:2360), ws, 50 n 157th, 25x100, 4-sty bk tnt & str; Louis Cohen to 103 W 102 St Realty Co; mtg \$11,000; April0; Aug23/18 (R S \$4). 100

**St Paul's av, cl at ns Pelham rd**; see Pelham rd, ns at cl St Paul's av.

**Southern Blvd, 1980-91**; see Marmion av, sec 178.

**Underhill av** (14:3526), es, 75 s Randall av, 25x100; Henrietta Levenson, 701 W 178, to Antonio De Gregorio, 646 Clason Point rd; B&S; May10; Aug27/18. nom

**University av, 2622** (11:3215), es, 128.11 s Kingsbridge rd, 30x96.11x30x97.1, 2-sty & a fr dwg & 1-sty fr rear garage; Excellent Realty Co, 277 Bway, to Emma Scharf, 170 W 133; mtg \$7,700; Aug20; Aug27/18 (R S \$1). nom

**Webster av, 2085** (11:3143), nwe 180th (No 363), 28x80, 5-sty bk tnt & str; Otto C Kuechmann, 91 Albion pl, Port Richmond, NY, to Eliz S Kuechmann, same address; QC; Aug15; Aug23/18 (R S 50c). nom

**Westchester av, 860-72**; see 2d st, 21-5 E, Manhattan Cons.

**Westchester av** (14:3746), sec Harrod av, 101.8x110x100x91; Michl J Dowd to Thos Dowd, 31 W 91; B&S; Nov28/17; Aug26/18. O C & 100

**Westchester av** (11:3012), nws, at ns Freeman, runs w142.3 to Boone av xnl110 xne136.10 to Edgewater rd (No 1300) xse 116.10 to av xsw19.3 to beg, vacant; Michl J Dowd to Thos Dowd, 31 W 91; B&S; mtg \$10,000; Nov28/17; Aug26/18. O C & 100

**White Plains rd** (14:3768), es, 305.5 s Westchester av, 50x110.3; Fannie Waxenbaum, 124 Stanton, to Wilhelmina K Gronholz, 213 S 9, Bklyn; mtg \$1,225; July30; Aug29/18 (R S 50c). nom

**White Plains rd** (14:3768), es, 355.5 s Westchester av, 50x110.3; Fannie Waxenbaum, 124 Stanton, to Wilhelmina K Gronholz, 213 S 9, Bklyn; mtg \$1,150; July30; Aug29/18 (R S 50c). nom

**3D av, 3426** (10:2608), es, 125 n 166th, 25x102.6x23.6x100.6, 2-sty fr dwg & str; Lillie Roberts, 558 W 164, to Ellie J Donegan, 84 Charles; mtg \$7,250; Aug14; Aug23/18 (R S 50c). nom

**MISCELLANEOUS CONVEYANCES.**

### Borough of Bronx.

**140TH st E, nwe Bergen av**; see Westchester av, ss at ses 3 av.

**Belmont av, 2379** (11:3074), ws, 100 n 186th, 25x87.6; agmt as to asn rents to extent of 1.975; Michele Iovine with Maria Rossano, 2381 Belmont av; July22; Aug24/18. nom

**Bergen av, nwe 140th**; see Westchester av, ss at ses 3 av.

**Underhill av** (14:3526), es, 75 s Randall av, 25x100; re mtg; Estate Bradish Johnson to Nathan B Levenson, 701 W 178; Aug24; Aug29/18. 300

**Westchester av** (9:2294), ss at ses 3 av, runs s121.11xse111.11 to ns, 149th xse80.5 to Bergen av xnw90.10xnw181.5 to Westchester av xw4.1 to beg except part for str; appointment of trustee; Bronson Winthrop TRSTE, to Chas S McVeigh, 955 Park av as substituted TRSTE; April; Aug23/18. nom



3D av ses at ss Westchester av; see Westchester av, ss at ses 3 av.  
 3D av, 2952 (2:2362), es, 200 n 152d, 25x 100; consent to 3d track; Chas Wilhelm, 388 E 155, et al (owners), to Manhattan Railway Co; mtg \$7,000; Apr11; Aug27'18 (R S 50c). 300  
 3D av, 2952; consent to 3d track; Constant M Bird, EXR Jos Bird (mtgee), to same; May13; Aug27'18. nom

## LEASES.

### Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

Bleecker st, 9 (2:529), all; John J Campbell, 57 W 75, to Lues-Goldfeder, 962 Aldus, et al; 4 10-12yf July1'18; June7; Aug29 '18. 2,100  
 Dry Dock st, 2; see 10th, 405-15 E.  
 Elizabeth st, 152-4 (2:478), sec Kenmare (Nos 14-24); asn Ls rec Aug24'17; Isidore Berger et al to Kenmare Auto Co, 14 Kenmare; Oct17'17; Aug23'18. nom  
 Kenmare st, 14-24; see Elizabeth, 152-4.  
 Lawrence st, 60; see Ams av, 1351-3.  
 Rivington st, 11-13 (2:425), bakery, 3 ovens & front b; Jos Kleinberg to Herman Holtzman, 11-13 Rivington; 4yf May1'18; Mar1; Aug29'18. 960  
 10TH st, 405-15 E (2:380), ns, 108 e Av C, runs n189.7 to ss 11th (Nos 704-16) xe 175xs75.4xe84 to ws Dry Dock st (No 2) xs 12.1xw84xn2.7xw25 xs14.9 xw25 xs80 to ns 10th xw125 to beg, all; N Y Railways Co to Peter Franz, 160 Wilson st, Bklyn; 21yf Oct1'18; Aug5; Aug23'18. taxes, &c, & 7,000  
 11TH st, 704-16 E; see 10th, 405-15 E.  
 17TH st, 637-41 E (3:985); Chas F Althaus Realty Co to Nic Althaus Co, 637 E 17; 5yf Sept1'18; Aug28; Aug29'18. taxes &c & 4,800  
 24TH st, 137 E; see Lex av, 41.  
 42D st, 261 W (4:1014), str, ½ pt b & the yard; Thos Kelly, 177 W ¾, to Dawson & Walter Glendenning, 330 W 45; 9 5-12yf Dec1'18; July9; Aug26'18. 3,500 & 4,000  
 48TH st, 49 W (5:1264); consent to assign Ls dated May1'09; TRSTES of Columbia University in City N Y consent to assign by Mrs Leslie de Bazus (formerly Mrs Frank Leslie), of Saratoga Springs, to Charlotte Dultz, 14 W 47; Aug24'17; Aug26'18. nom  
 90TH st E, swc 2 av, see 2 av, 1739.  
 99TH st, 230-4 E (6:1648), two bldgs, all; Rachel J Brown, 42 W 120, to Max Rogow, 1585 St Marks av, Bklyn; 3yf Sept1'18; Aug21; Aug26'18. 5,532  
 103D st, 331-3 E (6:1675), all; Reuben Bruck to Wm & Harry Raskin, firm Raskin Bros, 108 E 110; 10yf Apr17'17; 5y ren at \$4,000; Mar15'17; Aug28'18. 3,000  
 103D st, 331-3 E; assign above Ls; Wm & Harry Raskin to Raskin Bros Auto Sales Corp, 331 E 103; AT; Oct3'17; Aug28'18. nom  
 114TH st, 18 E (6:1619), all; Sam Gordon, 62 E 110, to Louis Oremland, 18 E 114; 3yf July1'18; May12; Aug26'18. 3,120  
 14TH st W, nec Bway; see Bway, 3580.  
 Amsterdam av, 1351-3 (7:1966); also LAWRENCE ST, 60; assign Ls dated Dec 27'17; Jos A Breen, 504 W 136, to Annie Breen, 225 W 107; July12; Aug26'18. nom  
 Broadway, 3580 (7:2079), nec 147th, str & b; David Bearman & ano to Sol H Wohlberg, 561 W 147; Aug9; 3yf May1'18; Aug2; Aug23'18. 2,500 & 2,700  
 Lenox av, 494 (6:1762), str; Geo & Gus Grammas to David Gottesman, 494 Lenox av; 5yf May1'15; Oct30'14; Aug29'18. 1,200  
 Lexington av, 41 (3:350); also 24TH ST, 137 E; sur Ls rec Oct3'10; Lucitania Hotel Co to Fricke Realty Co, at Brightwaters, LI; AT; Aug26; Aug27'18. nom  
 2D av, 603 (3:914); ½ pt of str & pt b; Henry Cosmody, 603 2 av, & ano, to Saml Diamond, 603 2 av; 2yf May1'18; May1; Aug26'18. 750  
 2D av, 1739 (5:1535), swc 90th, str fl & pt c; Carl Wilken, 238 Woodbine, Bklyn, to Saml Lipton, 1739 2 av; 5yf Sept1'18; 5y ren; Aug26; Aug29'18. 1,320  
 3D av, 89 (2:468); modification agmt as to delivery by party 2d pt a bond for \$30,000 as surety for ext or new Ls for 21 yrs from Mar1'17, with renewals, &c; Chas N Eitenbenz & ano, EXRS &c Chas Eitenbenz, with Trow Directory Printing & Bookbinding Co; Feb26'15; Aug29'18. nom

## LEASES.

### Borough of Bronx.

AUG. 23, 24, 26, 27, 28 & 29.

Seabury pl, 1464 (11:2977), all; Harry N Baruch to David Green, 680 Beck; 3yf Jan 1'17; Dec23'17; Aug29'18. 3,578  
 Seabury pl, 1472 (11:2977), all; Harry N Baruch to David Green, 680 Beck; 3yf Jan 1'17; Dec23'17; Aug29'18. 3,578  
 137TH st, 636 E (10:2549), all; Ernestine Harris, 504 W 139, to Meyer Cuttler, 1836 Madison av; 3yf Aug1'18; July31; Aug28 '18. 2,800  
 151ST st, 243-7 E (3:2441); asn Ls; Geo O Clair, 60 W 162, to Oswald Stone, 245 E 151; Aug16; Aug23'18. nom  
 151ST st, 243-7 E; assign Ls; Oswald Stone, 413 E 168, to Michl Baffino, 297 E 136; Aug21; Aug23'18. O C & 100  
 152D st, 248-52 E (9:2441), all; Bernhard Bloch to Saverio Cavera, 248 E 152; 5yf Nov1'15; Nov10'15; Aug27'18. 600  
 161ST st, 764 E (10:2657); sur Ls; Rebecca Tarashansky, 183 Clinton, to Sarah Polonsky, 764 E 161; Aug23; Aug28'18. nom  
 Hunts Point av, 902 (10:2761), str; Saxe Development Co to Frank Bastone, 528 Timpson pl; 3yf Sept1'18; Aug20; Aug28 '18. 1,500 to 2,400

Southern blvd, 2077 (11:3108), south str; Mary B Clark, 395 Pl Wash av, to Jos Ginsberg, 1412 Wilkens av; 10yf May1'18; Feb21; Aug28'18. 900 to 1,500  
 Tremont av, 1048 E; see Tremont av, 1052 E.  
 Tremont av, 1052 E (11:3021), str; also TREMONT AV, 1048 E, rear end of str; agmt as to ext of Ls for 3yf Sept30'19, at \$1,500 per yr, & assign of same; Bronx Co Realty Co with Eva L Friedman, 1052 Tremont av E; Aug15; Aug26'18. nom  
 3D av, 4545 (11:3053), 4-sty bldg; Jacob Cyruli, 1675 Eastern Pkway, Bklyn, to Louis Zotolla, 4545 3 av; 2yf Apr1'18; Mar 25; Aug23'18. 1,750

## MORTGAGES.

### Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

Allen st, 105-7 (2:414); ext of mtg for \$52,000 to Apr23, 5%; July26; Aug26'18; Aldel Co with Mary E Eddison, at Irvington-on-Hudson, NY, as trste under trust agmt (R S \$26). nom  
 B st, swc Dyckman; see Dyckman, swc B st.  
 Clarkson st, 66-72; see West, 350-2.  
 Dyckman st (8:2246), swc B st, 100x174.7 to ns New x100.4x166.4 to beg, with AT to sts, &c; ext of mtg for \$15,000 to Jan4'22, 6%; Aug22; Aug27'18; Wansey Farm Realty Co with Tubby Hook Realty Co, 51 Chambers. nom  
 Elizabeth st, 152-4 (2:478), sec Kenmare (Nos 14-24), leasehold; AT; Aug15; Aug23 '18; due and int as per bond; Kenmare Auto Co, 14-24 Kenmare, to Edmund Schwarz, 35 Claremont av. 25,000  
 Elizabeth st, 152-4 (2:478), sec Kenmare (Nos 14-24), leasehold; certf as to mtg \$25,000; Aug15; Aug23'18; same to same.  
 Forsyth st, 199 (2:422); ext of mtg for \$62,000 to July22'21, 5%; Aug15; Aug26'18; W C Realty Co with Thos G Field, at Cedarhurst, LI, trste will Henry Weil (R S \$31). nom  
 Greenwich st, 679-81 (2:630); ext of mtg for \$19,000 to June1'23, 5%; May23; Aug24 '18; Equitable Life Assur Soc of U S with Harry F Shields, 70 Perry, exr Eliz A Shields (R S \$9.50). nom  
 Grove st, 25 (2:588), ns, 96.1 e Bedford, 32x100; pr mtg \$33,000; July15; Aug28'18; due July1'21, 6%; Lawrence Davis, of Newark, NJ, to Walter C White, at Ocean Township, NJ. 5,000  
 Houston st, 25-7 W (2:513); ss, 50 w Mercer, 50x100; PM; Aug27; Aug29'18; due & int as per bond; Harry Swanson to U S Trust Co of N Y, 45 Wall. 55,000  
 John st, 50-6 (1:67); ext of mtg for \$95,000 to Aug28'19, 5½%; Aug28'18; Casualty Co of America, by Jesse S Phillips, as Supt of Ins in State N Y, in possession & in charge of its property, with Edw A Schmidt, at Radnor, Pa (R S \$47.50). nom  
 Kenmare st, 14-24; see Elizabeth, 152-4.  
 Rende st, 138 (1:141), ns, 285.2 e Greenwich, 25x53; Aug22; Aug27'18; 5y6%; Anna S Wilner, 133 W 12, to Ray W Sundelson, 1873 Mad av. 2,000  
 Ridge st, 29 (2:343); agmt as to ownership of bond & mtg for \$20,000 (now \$18,000), recorded Jan29'07; Feb24'15; Aug27 '18; Lawyers Mtg Co (owns 2,000) with Christian G & Wilfred A Openhym & Robt B Hirsch, at 29th & Mad av, trstes Adolphe Openhym (owns \$16,000). nom  
 Stone st, 53; see So William, 17.  
 South William, 17 (1:29); also STONE ST, 53; ext of mtg for \$40,000 to Sept1'21, 5%; Aug16; Aug29'18; Danl Schnakenberg, 601 West End av, with Importers & Exporters Ins Co of N Y, at 120 Bway (R S \$20). nom  
 Watts st, 52 (12) (2:477), ns, 226 e Varick, 21.2x87.5; also WATTS ST, 54 (2:477), ns, 205 e Varick, runs n77xw21xn8x—xn85 to beg; leasehold; Aug28; Aug29'18; due Aug1'27, 6%; Howard H Logue Co to Adrian H Jackson, 251 W 98. 5,500  
 Watts st, 52-4; leasehold; certf as to mtg \$5,500; Aug28; Aug29'18; same to same.  
 Watts st, 54; see Watts, 52.  
 West st, 350-2 (2:600), sec Clarkson (Nos 66-72), runs s75xw105xs25xe25xn100 to ss Clarkson xw131.10 to beg; ext of mtg for \$65,000 to Apr1'21, 5%; Apr10; Aug23 '18; Marianna C MacDougall with Wm E Aitken (R S \$32.50). nom  
 12TH st, 222 E (2:467), ss, 284.10 w 2 av, 23.4x106.6; deed rec as mtg as security for bond of \$25,000 to qualify as receiver in action Wm Fox vs Lawrence Mulligan & ano, exrs Timothy D Sullivan; Aug12; Aug29'18; due & int as per bond; Hannah Sullivan to U S Fidelity & Guarantee Co, 47 Cedar (rec tax \$125). nom  
 15TH st, 7 E (3:843), ns, 125 e 5 av, 75x 103.3; pr mtg \$50,000; July24; Aug26'18; du; July31'21, 6%; Soc of the Commonwealth Center, Inc to Workers Credit Union, a corp; 43 Wallace av, Fitchburg, Mass. 10,000  
 22D st, 322 W (3:745), sws, abt 270 w 8 av, 25x98.6; pr mtg \$—; May23; Aug 26'18; 5y or sooner, 6%; Julia S Wallberg, of Ossining, NY, to Julia I O'Hara, 336 W 56. 3,000  
 23D st, 540-6 W (3:694), ss, 225 e 11 av, 100x98.8, the land & AT to bldgs & sub to Ls rec May16'01; May1; Aug27'18; 3y½%; Jas P Eadie & John B Robinson, exrs Kath E Moore, to Columbia Trust Co, 60 Bway, trste will Eliz M Stevens. 30,000  
 55TH st, 300 E; see 2 av, 1042.  
 59TH st, 346 E; see 1 av, 1079.  
 66TH st, 325 E (5:1441), ns, 375 e 2 av, 25x100.5; PM; pr mtg \$12,000; May1; Aug 29'18; 3y6%; Mildred A Rottger to August Hermann, both at 155 Maple, Bklyn. 3,250

67TH st, 226 W (4:1158); ext of mtg for \$5,500 to June1'21, 5%; June20; Aug24'18; Equitable Life Assur Soc of U S with Gerhard Steeneck, 210 West End av (R S \$2.75). nom  
 67TH st, 226 W (4:1158); ext of mtg for \$4,500 to June1'21, 5%; June20; Aug24'18; Equitable Life Assur Soc of U S with Gerhard Steeneck, 210 West End av (R S \$2.25). nom  
 74TH st, 103 W (4:1146), ns, 100 w Col av, 20x102.2; Aug23; Aug29'18; due Sept1 '21, 5½%; Josephine M Kneeland van Feris, 103 W 74, to Ignatius Devlin, 116 Broad. 6,765  
 76TH st, 247 W (4:1168); ext of mtg for \$17,000 to Nov1'19, 5%; May29; Aug24'18; Equitable Life Assur Soc of U S with Anna E Wooster, 28 Waldron av, Summit, NJ (R S \$8.50). nom  
 78TH st, 343 E (5:1453); ext of mtg for \$8,750 to Aug20'21, 5½%; Aug20; Aug23'18; Title Guar & T Co with Laura E Walker, 538 W 179 (R S \$4.50). nom  
 82D st, 318 W (4:1244); ext of mtg for \$16,000 to June1'21, 5%; May22; Aug24'18; Equitable Life Assur Soc of U S with Josephine L Clark at Forest Hills Inn at Forest Hills, LI (R S \$8). nom  
 85TH st, 228-30 E (5:1530), ss, 354.6 e 3 av, 50x102.2; bldg loan; pr mtg \$37,500; Aug23; Aug27'18; due Nov23'18, 6%; Grand Building Corp of Bklyn to Fundy Co, 115 Bway. 5,000  
 85TH st, 228-30 E; certf as to mtg \$5,000; Aug23; Aug27'18; same to same.  
 88TH st, 54 W (4:1201); ext of mtg for \$15,000 to Jan1'22, 5%; June14; Aug24'18; Equitable Life Assur Soc of U S with J Ralph Jacoby, 54 W 88 (R S \$7.50). nom  
 88TH st, 318 W (4:1249), ss, 245 w West End av, —x—; ext of mtg for \$12,000 to Aug23'21, 5%; July11; Aug23'18; Union Sq Savgs Bank, 20 Union sq with Gideon E Fountain, 318 W 88 (R S \$6). nom  
 96TH st, 36 W (4:1209); ext of mtg for \$15,000 to June20'21, 5%; June20; Aug24'18; Equitable Life Assur Soc of U S with Sydney B Erlanger, 219 W 81, et al, exrs, &c, Augusta Erlanger (R S \$7.50). nom  
 96TH st, 38 W (4:1209); ext of mtg for \$15,000 to June20'21, 5%; June20; Aug24'18; Equitable Life Assur Soc of U S with Sydney B Erlanger, 219 W 81, et al, exrs, &c, Nathan Erlanger (R S \$7.50). nom  
 97TH st, 219 E (6:1647), ns, 287 e 3 av, 24.6x100.11; PM; Aug21; Aug23'18; 5y5%; Louis Jacobson, 135 E 103, to Winthrop Kellogg at Port Washington, LI. 6,250  
 101ST st, 134 E (6:1628), ss, 109.4 w Lex av, 17.1x100.11; PM; Aug21; Aug23'18; 3y 5%; Susanna Von der Horst, 114 E 87, to Etaloc Holding Co, 57-9 Wm. 1,920  
 103D st, 210 E (6:1652), ss, 180 e 3 av, 25x100.11; Aug26; Aug29'18; 3y5%; Edw A Moynihan, an incompetent, by Chas W Dayton, gdn, & Bessie J & Kate M Moynihan, to Equitable Life Assur Soc of U S. gold 6,300  
 109TH st, 73 E (6:1615), ns, 109.4 w Park av, 28.10x100.11; Aug23; Aug24'18; 5y5½%; Chas E Haskell, 227 Main st, Orange, NJ, to N Y Title & Mtg Co. 12,000  
 110TH st, 161 E (6:1638); ext of mtg for \$9,000 to July1'20, 5%; June22; Aug24'18; Equitable Life Assur Soc of U S with Julius Levy, 50 W 77 (R S \$4.50). nom  
 110TH st, 163 E (6:1638); ext of mtg for \$9,000 to July1'20, 5%; June22; Aug24'18; Equitable Life Assur Soc of U S with Julius Levy, 50 W 77 (R S \$4.50). nom  
 110TH st, 165 E (6:1638); ext of mtg for \$9,000 to July1'20, 5%; June22; Aug24'18; Equitable Life Assur Soc of U S with Julius Levy, 50 W 77 (R S \$4.50). nom  
 110TH st, 167 E (6:1638); ext of mtg for \$9,000 to July1'20, 5%; June22; Aug24'18; Equitable Life Assur Soc of U S with Julius Levy, 50 W 77 (R S \$4.50). nom  
 110TH st, 169 E (6:1638); ext of mtg for \$9,000 to July1'20, 5%; June22; Aug24'18; Equitable Life Assur Soc of U S with Julius Levy, 50 W 77 (R S \$4.50). nom  
 110TH st, 171 E (6:1638); ext of mtg for \$9,000 to July1'20, 5%; June22; Aug24'18; Equitable Life Assur Soc of U S with Julius Levy, 50 W 77 (R S \$4.50). nom  
 115TH st, 315 W (7:1848), ns, 125 w 8 av, 120x100.11; pr mtg \$190,000; Aug22; Aug23 '18; demand, int as per bond; Essawea Co to Hubert T Hyland, 29 W 104. 12,000  
 115TH st, 315 W; certf as to mtg \$12,000; Aug22; Aug23'18; same to same.  
 119TH st, 311 W (7:1946), ns, 145 e Manhattan av, 25x100.11; Aug22; Aug23'18; 3y 5½%; Julia J Hirsch, 553 W 187, to General Theological Seminary of the P E Church in U S, 175 9 av. 9,000  
 122D st, 13 W (6:1721), ns, 175 e Lenox av, 18.7x100.11; PM; Aug26; Aug27'18; 3y 5%; Edw N Roesser, 129 W 126, to Georgie L Bannon, 163 W 88. 6,000  
 130TH st, 152 W (7:1914), ss, 250 e 7 av, 20x99.11; Aug26; Aug27'18; 3y6%; Julia Kreizer to Lena Dahman, 245 Steuben, Bklyn. 4,500  
 132D st, 113 W (7:1917), ns, 150 w Lenox av, 25x99.11; pr mtg \$5,000; Aug14; Aug 28'18; 3y6%; Jos A Tanner, 178 W 137, to Harry S Pinkney, 122 W 134. 6,000  
 133D st, 61 W (6:1731), ns, 210 e Lenox av, 25x99.11; pr mtg \$8,000; Aug26; Aug 27'18; due Jan2'22, 6%; Geo A Dunstadter, B of Q, to Julius Ziegler, 99 Borden av, LI City, B of Q. 2,000  
 136TH st, 212 W (7:1941); ext of mtg for \$8,000 to July1'21, 5%; June24; Aug24'18; Equitable Life Assur Soc of U S with Frank C Decker, 212 W 136 (R S \$4). nom  
 136TH st, 256 W (7:1941); ext of mtg for \$7,000 to July1'21, 5%; June17; Aug24'18; Equitable Life Assur Soc of U S with Mary B Corey, 545 W 111 (R S \$3.50). nom



**139TH st, 19-23 W** (6:1737), ns, 575 e Lenox av, 75x199.10 to ss 14th (Nos 18-22); assign Ls rec May10'18 by way of mtg to secure 28 notes aggregating \$2,100; pr mtg \$30,000; July30; Aug28'18; due & int as per notes; Benj Haligzer, 222 E 100, to Anna Liebowitz, 311 Broome, nom

**139TH st, 225 W** (7:2025); ext of mtg for \$5,500 to June1'23, 5%; July18; Aug24'18; Equitable Life Assur Soc of U S with Emma, wife of & Martin Lovin, 225 W 139 (R S \$2.75), nom

**139TH st, 243 W** (7:2025); ext of mtg for \$7,000 to July1'21, 5%; June25; Aug24'18; Equitable Life Assur Soc of U S with Paul C Foxlocker, 315 8 av, Astoria, B of Q, & Sydney M Gould, 114 E 71 (R S \$3.50), nom

**140TH st, 18-22 W**; see 139th, 19-23 W.

**178TH st, 519 W** (5:2152); certf as to payment of \$500 on a/c of mtg rec June 20'08 & reducing mtg to \$45,500; Aug24'18; Aug27'18; Ethel B Israel, mtgee, to Blanche B Newkirk, Torrens system

**183D st, 661 W** (8:2164), ns, 104.1 e Bway, 16.8x74.11; Aug22; Aug29'18; due Sept1'23, 5½%; Linwood Co to Annie Schwartz, 1135 Park av, 5,000

**183D st, 661 W**; certf as to mtg \$5,000; Aug22; Aug29'18; same to same.

**Columbus av, 629** (4:1204), es, 75 s 91st, 25.8x75; pr mtg \$19,500; Aug17; Aug24'18; due Oct1'25 or sooner, 6%; Paul H Bechtel of Bogota, NJ, & Ludwig Bechtel of N Y C to John Schempp, 343 Col av, 6,500

**Haven av, 318-26** (8:2177), ws, 212.10 s Plaza Lafayette or 181st, 75x119; declaration that no default has been made in mtg for \$65,000 rec Mar18'15, & due Oct1'20 at 5½%, this declaration made to induce Abr Joachim to purchase above premises; Aug 24; Aug29'18; Adolph D Bendheim to Chas Hensle Realty Co, nom

**Haven av, 318-22** (5:2177), ws, 212.10 s 181st, 75x119; pr mtg \$65,000; Aug28'18; due Sept1'23, 6%; Chas Hensle Realty Co, 3879 10 av, to Edw Ince, 221 Sherman av, 12,000

**Haven av, 318-22**; certf as to mtg \$12,000; Aug28'18; same to same.

**St Nicholas av, 1365** (8:2162), ws, 39 n 178th, 18x80; pr mtg \$13,000; Aug20; Aug23'18; due Dec28'21, 5%; Lamont McLoughlin, 415 Ft Washington av, to Emmett McLoughlin, 431 W 147, 2,000

**St Nicholas av, 1365** (8:2162); agmt as to reduction & ext of mtg for \$13,000 to Dec 28'21, 5%; Aug20; Aug24'18; General Theological Seminary of the P E Church in U S at 175 9 av, with Lamont McLoughlin, 415 Ft Washington av (R S \$6.50), nom

**1ST av, 1079** (5:1351), swc 59th (No 346), 25.5x100; Aug20; Aug26'18; 3y or sooner, 6%; Max Katz & Ludwick Polacek to Fredk Schwarz, 1330 1 av, 7,000

**2D av, 1042** (5:1347), sec 55th (No 300), 20.5x64; Aug29'18; due & int as per bond; Auguste Bishop, an incompetent, by J Sidney Bernstein, as committee, to Title Guar & T Co, 7,000

**2D av, 2190-2** (6:1684); ext of mtg for \$32,000 to July1'21, 5%; June7; Aug24'18; Equitable Life Assur Soc of U S with Giovanni Attanasio, 308 E 113 (R S \$16), nom

**2D av, 2487** (6:1792), ws, 25.8 n 127th, 24.4x100; PM; pr mtg \$5,500; Aug28; Aug29'18; 5y or sooner, 6%; Luigi Cerullo, 514 E 119, to Kath L Minifie, 284 Willis av, 2,500

**7TH av, 2299** (7:1919); ext of mtg for \$2,000 to July1'21, 6%; June22; Aug29'18; Carrie M C Cleary (Curran), individ, with Norwood Holding Co et al (R S \$2), nom

**7TH av, 2299**; ext of mtg for \$6,000 to July1'21, 6%; June22; Aug29'18; Carrie M C Cleary, NY, & Christian Schierloh, of Great Neck, LI, exrs & Mary Curran, with same (R S \$6), nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Certf** (misc) as to mtg \$—; Aug23'18; Torino Italian Cigar Co, Inc, to Louis Vellotta.

**Chattel mtg** (misc); certf as to mtg \$—; Aug27'18; Strand Garage, Inc, to Emanuel N Teitelbaum.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

**Clinton st, 240-2** (1:258); Leon & Rachel Arnowitz to Jennie Bernstein, 272 Carew st, Springfield, Mass; (A) L Arnowitz, 130 W 113 (\$7,100 (now \$475), June30'05); Aug28'18, nom

**Clinton st, 240-2**; same to same; (A) same (\$500, Apr13'15); Aug28'18, nom

**Dyckman st** (8:2246), swc B st, 100x 174.8 to ns New st x100.4x166.4; Robt R Velie, 104 W 190, to Tubby Hook Realty Co, 51 Chambers; (A) Title Guar & T Co (\$3,700, dated Feb1'18); Aug27'18, nom

**Eldridge st** (1:300), sec Hester 62.6x66.6; Francis J Kennedy & ano, exrs & c, Peter McCormick, to Minnie Witty, 225 W 86, & ano; (A) Frank M Tichenor, 38 Park Row (\$65,000, Feb11'15); Aug28'18, 65,000

**Eldridge st** (1:300), sec Hester, same prop; Minnie & Jennie Witty to Dry Dock Savings Instn, 341 Bowery; (A) same (same mtg now reduced to \$45,000); Aug 28'18, nom

**Essex st, 25** (1:297); Tuthill C Ackerman to Kings County Trust Co, 346 Fulton, Bklyn; AT to ext of \$10,000 as collateral for note \$3,000; (A) Brower, B & B, 44 Court, Bklyn (\$40,000 (now \$30,000), June 29'05); Aug27'18, nom

**Grand st** (1:314), swc Attorney, 20x100; Martha R Oppenheimer to Lawyers Mtg Co (\$50,000 (now \$40,000), July22'01); Aug 28'18, 40,000

**Jefferson st, 14** (16) (1:284); Geo C Kobbe to Sheldon Leavitt & Geo C Kobbe as trstes will David Leavitt; (A) Roosevelt & Kobbe, 44 Wall (\$14,000, Jan27'10); Aug28'18, 14,000

**Jefferson st, 29** (1:270); Dora Haskel, 903 6 av, to Louis Rosenthal, 817 Bway; (A) D Drechsler, 140 Nassau (\$3,000, July 22'18); Aug23'18, nom

**John st, 50-6** (1:67); Bankers Trust Co to Jesse S Phillips as Supt of Ins of State NY, in possession & charge of property of the Casualty Co of America, 298 Bway; (A) Clarence H Fay, 298 Bway (\$245,000, Aug 31'11); Aug28'18, O C & 100

**Orchard st, 182** (2:412); Rudolph Troest & ano to Lena Levine, 182 Orchard (\$4,600, Feb25'11); Aug29'18, nom

**Rivington st, 322-4** (2:324); Max Wolper to Tany Segall, 2125 86th, Bklyn; (A) Sol I Segall, 35 Nassau (\$3,000, Apr8'13); Aug 28'18, nom

**8TH st, 340 E** (2:390); Jos Stein to Max Stein & Bertha, his wife, 304 Willis av, as joint tenants; (A) A & H Bloch, 99 Nassau (\$19,500 (now \$15,000), Sept15'03); Aug29'18, nom

**8TH st, 340 E**; Bertha Stein (Loewenstein) to Jos Stein, 304 Willis av, Bronx; (A) same (same mtg); Aug29'18, nom

**19TH st** (3:768), ss, 343.5 w 7 av, 154.2 x92; West 19th St Garage Corp, 26 Court st, Bklyn, to Isaac Haft, 175 Hewes st, Bklyn; (A) Lawyers Title & T Co (\$35,000, July1'18); Aug28'18, O C & 100

**36TH st, 237 W** (3:786); Mary Martin, of Bklyn, & ano, to Mary T Shea, 425 Sterling pl, Bklyn; (A) Jos V Mitchell, 233 Bway (\$25,000, May4'11); Aug26'18, O C & 100

**43D st, 262 W** (4:1014); Mitchel & Albert Lehman, trstes will Annette Lehman, to Title Guar & T Co (\$37,000, Nov2'10); Aug 23'18, 25,000

**50TH st, 359 E** (5:1343); Bertha Stein (Loewenstein) of Bronx to Jos Stein, 304 Willis av; (A) A & H Bloch, 99 Nassau (\$11,000, Oct1'09); Aug29'18, nom

**50TH st, 359 E**; Jos Stein of Bronx to Max Stein & Bertha Stein, 304 Willis av, as joint tenants; (A) same (same mtg); Aug29'18, nom

**59TH st, 38 W** (5:1374); Robt McGill to Ethel Kent, 22 W 59, an int of \$20,000; (A) W F Donnelly, 39 Nassau (\$85,000 (now \$23,000), Feb4'13); Aug27'18, nom

**65TH st, 218-20 W** (4:1156); Jos J Antony, 211 W 75, to John L Hennessey, 1330 Leland av, Bronx; (A) Edw F Riley, 5 Beekman (\$3,500, Apr16'18); Aug27'18, 3,500

**83D st, 121 W** (4:1214); Lawyers Mtg Co to Egerton L Winthrop, Jr, 114 E 39, trste Thos F Cushing, decd; (A) Cary & Carroll, 59 Wall (\$10,500, Feb17'13); Aug23'18, 10,500

**88TH st, 318 W** (4:1249); Sara R Foote to Lawyers Mtg Co; (A) Lawyers Title & T Co (\$18,000, Aug23'04); Aug23'18, 18,000

**88TH st, 318 W**; Lawyers Mtg Co to Union Square Savings Bank, 20 Union sq; (A) same (same mtg, \$12,000 now due); Aug23'18, 12,000

**89TH st, 311 E** (5:1552); Marie Lenz, widow, to Marcus Herberg, 380 11 av, Astoria, B of Q, exr Franz Lenz; AT; (A) Mullen & Bloch, 51 Chambers (\$6,000, Sept 16'13); Aug28'18, nom

**97TH st, 219 E** (6:1647); Winthrop Kellogg to Marie M Picabia, 306 W 91; (A) Lawyers Title & T Co (\$6,250, Aug23'18); Aug23'18, nom

**109TH st E** (6:1615), ns, 167.6 w Park av, 43.9x100.11; Lawyers Mtg Co to Martha R Oppenheimer, 777 West End av; (A) Lawyers Mtg Co (\$38,000 (now \$29,400), June29'05); Aug28'18, an int of 25,000

**115TH st, 120 E** (6:1642); Fanny Aschner to Gerschon Bart, 1427 St Marks av, Bklyn; (A) Mark Rudich, 44 Court, Bklyn (\$850, Aug20'18); Aug23'18, O C & 100

**119TH st, 311 W** (7:1946); Jos Putzel to Dorothy Liebman, 655 Sutter av, Bklyn; (A) Title Guar & T Co (\$3,000, Nov12'02); filed & discharged Aug23'18, nom

**119TH st, 311 W** (7:1946); Dorothy Liebman to Arthur Knox, 75 Central Park W; (A) Title Guar & T Co (\$3,000, Nov12'02); Aug23'18, nom

**130TH st, 133 W** (7:1915); Kath L Minifie of Bronx to Lydia B Sanford at Gifford Park, Tuckahoe, NY, & ano; (A) Title Guar & T Co (\$3,000, May1'18); Aug24'18, 3,000

**142D st, 66 W** (6:1789); Kath L Minifie of Bronx to Lydia B Sanford at Gifford Park, Tuckahoe, NY, & ano; (A) Title Guar & T Co (\$4,000, May11'18); Aug24'18, 4,000

**142D st, 519 W** (7:2074); Carrie C Catt, 2 W 86, to Harris Mandelbaum, 12 W 87, & ano; (A) Title Guar & T Co (\$10,000, Oct 1'12); Aug23'18, 100

**144TH st W** (7:2030), ns, 150 w 7 av, 40 x99.11; 100 West 142d St Corp to Saml Grosner, 736 Riverside dr; (A) Max Miller, 135 Bway (\$7,761.65, Mar25'08); Aug29'18, nom

**174TH st W** (8:2130), ss, 150 w Amst av, 25 x100; N Y Title & Mtg Co to Minnie Lefkovitz at Quogue, LI; (A) N Y Title & Mtg Co (\$3,500, Aug7'18); Aug23'18, 3,500

**Av C, 155** (2:392); Abr Novey, 1924 East Baltimore st, Balt, Md, to Ray Flashenberg, 403 Kosciusko, Bklyn; (A) Chas Pearle, 256 Bway (\$10,000, Sept28'17); Aug 24'18, nom

**Columbus av, 965** (7:1843); Simson Wolf & ano, exrs Herrman Schiffer, to Nettie Schiffer, daughter & heir Herrman Schiffer; (A) Wolf & Kohn, 203 Bway (\$27,000, Nov7'08); Aug26'18, 27,076.25

**Madison av** (5:1276), es, 75 n 41st, 23.9x 100; Thos I Frost, admr Thos Frost, of Portland, Ionia Co, Mich, to Thos I & Anna Frost, of Portland, Ionia Co, Mich; ½ pt; (A) Maynard-Allen State Bank, Portland, Mich (\$150,000, Aug10'17); Aug 26'18, 75,000

**Manhattan av** (7:1946), nec 119th (No 317), 25.11x95; Title Guar & T Co to Wm Rankin, 119 W 77; (A) Lawyers Title & T Co (\$30,000, May26'05); Aug23'18, 20,000

**Nagle av** (8:2174), ns, 50 w Arden, 40x 129.6; Rose Breitbart to Mollie Simon, 12 Cooper sq; (A) Breitbart & E, 309 Bway (\$4,000, Sept10'15); Aug28'18, nom

**2D av** (5:1443), sec 69th, 20.4x75; Raymond Meagher to Eliz J Lalor, 23 W 128; (A) N Y Title & Mtg Co (\$16,000, Dec10, 1895); Aug24'18, O C & 6,000

**5TH av, 224** (6:1734); John C Hart Realty Co to John C Travis, 130 E 24 or 32 Nassau (\$16,000 (now \$13,000, June1'08); Aug23'18, nom

**5TH av, 224** (6:1734); John C Hart Realty Co to John C Travis, 130 E 24 or 32 Nassau (\$15,000, Apr3'08); Aug23'18, nom

**10TH av, 513** (3:710); Prosper Realty Corp to Harry N Kohn, 7 E 93, & Simon M Behr, at Amsterdam, NY, exrs & c Adolph Frankel; (A) Wolf & Kohn, 203 Bway (\$21,000, Dec31'09); Aug27'18, O C & 100

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

AUG. 23, 24, 26, 27, 28 & 29.

**Dyckman st** (8:2246), swc B st, 100.4x 166.4x100x174.7; Tubby Hook Realty Co to Tubby Hook Realty Co, 51 Chambers, by assignment; (A) Title Guar & T Co; Feb 1'18; Aug27'18, 3,700

**Dyckman st** (8:2246), swc B st, 100x 166.4x100x174.7; Tubby Hook Realty Co to Lillian M Bradley, 316 W 105; (A) J A Lynch, 51 Chambers; Jan3'16; Aug27'18, 7,500

**Monroe st** (1:263), ss, 264.2 w Corlears, 37.7x97.10; Saml & Rosa Mandel to Lawyers Mort Co, 59 Liberty; (A) Lawyers Mort Co; June19'05; Aug28'18, 39,000

**Rivington st, 322-24** (2:324); also GOERCK ST, 84-86; Saml Cantor, 1317 45th, Bklyn, to Jacob Beilinson, Helena, Mont, & Louis Beilinson, 718 W 178; (A) Jacob I Berman, 346 Bway; Feb26'13; Aug28'18, 5,500

**1ST st, 55 E** (2:442); Mary B Cashman to Theresa Levi, individ & extr; (A) Weinberg Bros, 302 Bway; July1'13; Aug23'18, 4,000

**13TH st, 438 E** (2:410); Isidor & Ethel Leibowitz to Wilhelmina Kratsch, 211 S 9th, Bklyn; (A) Adolph Waxenbaum, 124 Stanton; Mar14'13; Aug23'18, 2,000

**14TH st, 437 E** (3:946); Sallie Weil to Fideila Mittelmann; (A) S Hellinger, 309 Bway; July15'09; Aug29'18, 4,650

**15TH st, 7 E** (3:843); Soc of the Commonwealth Centre, Inc, to Morris Berman, Cedarhurst, LI, as trste; (A) Hillquit & Levene, 30 Church; Aug28'17; Aug 26'18, 12,500

**33D st, 449 W** (3:731); Patk A & Anna L Gallagher to the General Society of Mechanics & Tradesmen in City N Y; (A) Title Guar & T Co, 176 Bway; Jan27'03; Aug28'18, 5,000

**54TH st, 323 E** (5:1347); Markus & Sallie Weil to Jos Herschkowicz, 36 W 139; (A) Saml Hellinger, 309 Bway; June23'08; Aug29'18, 6,000

**81ST st, 129 W** (4:1212); Arthur T Hills to the Greenwich Savgs Bank; (A) Adams, L & Comstock, 36 Wall; Apr7, 1890; Aug23'18, 28,000

**85TH st E** (5:1530), ss, 354.6 e 3 av, 50x 102.2; Max & Sarah Greenberg to N Y Title & Mort Co, 135 Bway; July1'16; Aug 27'18, 26,000

**90TH st, 312 E** (5:1552); August & Louise Elbers to Magdalena Wunsch; (A) J C Hoenninger, 3 Beekman; Aug10'10; Aug26'18, 5,000

**100TH st E** (6:1672), ns, 180 e 2 av, 40x 100.11; M H Park Co to Lawyers Mort Co, 59 Liberty; (A) Lawyers Mort Co; May15'13; Aug28'18, 34,500

**101ST st E** (6:1628), ss, 109.4 w Lex av, 17.1x99.11; Sophie Fichandler to the Church of the Holy Communion, 326 6 av; (A) Roosevelt & K, 44 Wall; Apr27'09; Aug23'18, 6,000

**107TH st E** (6:1634), ss, 309 w 3 av, 28.3x 100.11; Barbara Deringer to Estate Solomon Sulzberger; (A) M Sulzberger, 38 Park Row; June30'13; Aug23'18, 2,000

**109TH st** (6:1659), ns, 140.2 e 3 av, 19.4x100.11; Henry & Matilda Ludwig to Emigrant Indust Savgs Bank; (A) Richd O'Gorman, 51 Chambers; Jan5, 1900; Aug 29'18, 6,000

**109TH st E** (6:1659), ns, 187.10 e 3 av, 19.4x100.11; Tomaso Naclerio et al, 234 E 107, to Danl Vosler, 109 E 112, trste; (A) Breed, Abbott & M, 32 Liberty; July29'13; Aug26'18, 7,589

**109TH st E** (6:1659), ns, 187.10 e 3 av, 19.4x100.11; Salvatore Naclerio et al to Alfonso Naclerio; (A) Chas Novello, 320 Bway; Sept8'14; Aug26'18, 450

**112TH st, 51 E** (6:1618); Ritz Realty Corp to Union Estates Co; (A) Elisman, L C & L, 135 Bway; Mar7; Aug28'18, 5,000

**119TH st, 311 W** (7:1945); Anna Hallon to Arthur Knox; (A) Chas Putzel, 203 Bway; Oct31'02; Aug23'18, 3,000

**119TH st W** (7:1946), ns, 145 e Manhattan av, 25x100.11; Antoinette Petry to Amelia E S Taylor, extr, will Amelia A Purdy, owner, Julia J Hirsch, 553 W 187; (A) Quackenbush & Wise, 163 Bway; Jan 24'01; Aug23'18, 22,000



**130TH st, 152 W** (7:1914); Julia Kreizer to Mendel Marcus; (A) Morris Grossman, 299 Bway; Nov14'16; Aug27'18. 1,500  
**130TH st W** (7:1914), ss, 250 e 7 av, 20x 99.11; Julia, wife Bernard Kreizer, to Anna L Plummer & Carrie F Burr, trstes will Jerome S Plummer; (A) Bowers & S, 46 Cedar; Junel'15; Aug27'18. 3,000  
**148TH st W** (7:2079), ss, 141.8 w Amst av, 41.8x99.11; Harris & Sarah Friedman to U S Mort & Trust Co as sub-trste for Julia M C Lawrence will of Mary O Pinkney; (A) Lawyers T & T Co; Aug2'10; Aug23'18. 40,000  
**152D st, 553 W** (8:2154); Jas C & Nettie Byrne to Thos Smith; (A) T C Ennever, 132 Nassau; Junel5'09; Aug23'18. 9,000  
**Av A, 1018** (5:1371); Chas Shapiro & ano to Bernhard Mayer; (A) Jacob Gordon, 230 Grand; Junel5'06; Aug27'18. 5,300  
**Av A, 1018**; Meyer D Shatz to same; Sept1'04; (A) Davis & K, 51 Chambers; Aug27'18. 2,500  
**Park av** (5:1519), es, 81.8 n 90th, 19x83; Madeline S Boeker, 20 E 90, to Anna Kempner, 82 E 90; (A) L Traube, 1402 Lex av; Aug23'15; Aug26'18. 8,000  
**Pleasant av, 293** (6:1709); Hy & Bernhardina Neus to Rudolf Seus; (A) Chas Gerlich, 1381 3 av; Dec30, 1895; Aug23'18. 2,000  
**1ST av, 418** (3:956); Isaac & Sarah Zenden to Chas Dorn, 361 3 av; (A) J J Dorn, 141 Bway; Sept21'11; Aug27'18. 4,500

## MORTGAGES.

## Borough of Bronx.

AUG. 23, 24, 26, 27, 28 &amp; 29.

**Canal pl, swc 141**; see Park av, sec 141st.  
**Canal pl, swc 141**; see Park av, sec 141st.  
**Dawson st** (10:2702), es, 106 n Longwood av, 50x100; PM; pr mtg \$37,500; Aug20, Aug24'18; installs, 6%; Dora Haskel, 903 6 av, to Olds Holding Corp, 217 Bway. 2,500  
**Faile st, swc Gilbert pl**; see Gilbert pl, swc Faile.  
**Gilbert pl** (10:2762), swc Faile, 100x25; ext of \$22,000 mtg to Nov14'21 at 5%; May 11; Aug26'18; John A Gross & ano, exrs Albt J Wasson, with Barbara Haggerty, 357 E 180, & ano. nom  
**Liberty st** (15:4234), ns, 100 w Ams av, 25x99.11; also LIBERTY ST (15:4234), ns, 25 w Ams av, 75x77.1x75x81.3; also AMSTERDAM AV (15:4234), ws, 105.4 n Liberty, 24x100; Aug27; Aug29'18; 3y6%; Wm Bulger, 1518 Benson av, to Grace Fraser, on ss Van Cortlandt av, near Gun Hill rd. 1,200  
**Liberty st, ns, 25 w Ams av**; see Liberty, ns, 100 w Amst av.  
**Lurdy st, 1606** (15:3948), es, abt 102.3 s Parker, 25x97.6, except part for st; PM; pr mtg \$—; Aug17, Aug23'18; 3y5%; Francesco Genovese, 2480 Belmont av, to Hudson P Rose Co, 7 W 45. 1,550  
**Rose st** (15:4054 & 4055), es, 79.11 n Morris Park av, 75x81, lots 209 to 211, map portion Downing Est, except part for Matthews av; PM; Aug15; Aug23'18; 3y5½%; Paul Kloefler, 1813 Victor, to Emil N Sorgenfrei, 512 Morris Park av. 2,500  
**136TH st, 242 E** (9:2320), ss, 200 w 3 av, 25x100; pr mtg \$6,000; May1; Aug29'18; demand, 6%; John J Lynch, 234 E 138, & Jos H Thibou, 1045 Hoe av, to Jas A Walton, 275 E 168. 1,000  
**138TH st E** (10:2550), ss, 174.3 e St Anns av, old line, 50x100; pr mtg \$45,125; Aug23; Aug29'18; due Dec23'20, 6%; Ellmer Reichard Realty Co to David Reichard, 13 Crosby. 1,000  
**141ST st E, sec Park av**; see Park av, sec 141.  
**146TH st, 240-2 E** (8:2335), ss, 50x100; PM; Aug26; Aug27'18; 3y5%; Carlo Prisco, 224 E 146, to Mott Haven Co, 2122 5 av. 5,500  
**156TH st E** (10:2708), ss, 100 e Kelly, 25 x100; PM; Aug27; Aug28'18; due, &c, as per bond; Leo Bier to Lawyers Mtg Co, 59 Liberty. 5,000  
**157TH st, 466 E** (11:3040), ss, 141 w Wash av, 16.10x100; July18; Aug28'18; due, &c, as per bond; Thos O'Hara to Cornelius Mulvey, 715 E 182. 2,000  
**206TH st E** (12:3315), ns, 42.7 e Grand blvd & concourse, 25x101.11x25x103.7; Aug24; Aug26'18; 3y6%; Jas D Murphy, 2310 Morris av, to Chas Dochtermann, 48 St Marks pl. 2,500  
**230TH st E** (17:4854), ss, 305 e Barnes av, 25x114, map Wakefield; PM; pr mtg \$3,250; Aug26; Aug27'18; 3y6%; Emilio Moggio, 12 W 102, to Geo B Raymond, 2832 Marion av. 750  
**Amsterdam av, ws, 105.4 n Liberty**; see Liberty, ns, 100 w Ams av.  
**Bryant av, 1474** (11:3000), es, 355 s 172d, 20x100; PM; Aug28; Aug28'18; due Jan1'22, 5½%; Max Hirsch to Cornelius G Coakley, 53 W 56, & ano, trstes Kath T W Gardner. 6,000  
**Findlay av, 1278** (9:2436), es, 90 s 169th, 16.8x100; Aug15; Aug23'18; installs, 6%; Esther Zerni, 54 E 96, to Frank Pokorny, 1278 Findlay av. 1,000  
**Fordham av Extension** (18:5630), ss, 258 w Main, 70x150, City Island; Aug23; Aug27'18; 3y6%; Fredericka Seelmann, 848 Van Nest av, to Margaretha Martens, 860 Van Nest av, & ano. 1,000  
**Forest av, 1165** (16:2652), ws, 151.7 n Home, 16.8x87.7; pr mtg \$4,000; Aug23; Aug27'18; due Nov23'19, 6%; Sarah G Braun, 1165 Forest av, to Max Meyerson, 370 Manhattan av. 750  
**Holland av, 1922** (15:4260), es, 250 n Rhineland av, 25x100; PM; pr mtg \$—; Aug24; Aug28'18; installs, 6%; Leo Pohl, 2118 8 av, to Wm Peters, 4444 Van Cortlandt av. 1,700  
**Hughes av, 2251** (11:3071), ws, 250 s 183d, 25x100; PM; pr mtg \$3,700; Aug28; Aug29'18; 5y6%; Rosina La Scala, 2387 Hoffman, to Rosa Heyman, 861 Whitlock av. 1,750

**Hunts Point av, 902** (10:2761); sal Ls; Aug26; Aug28'18; demand, 6%; Frank Bastone to A Hupfel's Sons, a corp, 6,601.30  
**Matilda av** (17:5040), ws, 175 n 237th, 25x100; ext of \$3,000 mtg to Aug23'21 at 6%; Aug23; Aug24'18; Geo Dilemuth, 339 E 154, with Elise Reynolds, individ & as extrs Thos J Reynolds, 4379 Richardson av (R S \$150). nom  
**Park av** (9:2340), sec 141st, 25x223.7 to Canal pl; PM; Aug26; Aug28'18; due July 15'21, 5%; Geo Haiss, 205 Alex av, to Sarah S Brownell, 322 W 36, extrs Silas B Brownell. 6,000  
**Randall av** (14:3521), ss, 28 e St Lawrence av, 32x69.9x28.1x66.10; PM; pr mtg \$3,000; Aug20; Aug23'18; installs, 5½%; Paul J Schumacher, 70 Post St, B of M, to Philipp Dietrich Inc, 190 Soundview av. 2,600  
**Underhill av** (14:3526), es, 75 s Randall av, 25x100; PM; May10; Aug26'18; due &c as per bond; Antonio De Gregario, 646 Clason pt rd, to Henrietta Levenson, 701 W 178. 200  
**Verio av** (12:3385), ws, 128.1 n 236th, 36.6 x144.3x32.11x128.11; Aug22; Aug28'18; due, &c, as per bond; John L O'Hara to Amelia Schaaft, 357 E 138. 6,000  
**Vyse av, 1931** (11:2392), nws, 204.2 sw Tremont av, 50x150, except part for Vyse av; Aug26; Aug27'18; due &c as per bond; Mabelle Hackenberg to Title Guar & T Co. 3,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

## Borough of Bronx.

AUG. 22, 23, 24, 26, 27 &amp; 28.

**Clinton pl, 54** (11:3207); Carrie C Catt, 2 W 86, to Harris Mandelbaum, 12 W 87, & ano; (A) Title Guar & T Co (\$5,000, Oct3 '12); Aug23'18. 100  
**Manida st, 857**; see Burnside av, 286.  
**Tiffany st, 1668-70** (10:2717); Carrie C Catt, 2 W 86, to Harris Mandelbaum, 12 W 87, & ano; (A) Title Guar & T Co (\$8,800, Oct25'12); Aug23'18. 100  
**136TH st E** (10:2565), ns, 149.4 w So blvd, 50x105; Benenson Realty Co to John McNulty, 3058 Bainbridge av; (A) J McNulty, 1945 Prospect av (\$7,000, June4'18); Aug24'18. 7,000  
**143D st, 423-9 E** (9:2288); Augustus H Skillin, trste Jos Harper, to Title Guar & T Co (\$12,500, June16'11); Aug22'18. nom  
**143D st E** (9:2305), ss, 281.6 e Alex av, 25x100; Mary B Martin, Bklyn, to Mary McElarney, 210A N Henry, Bklyn; (A) Jos V Mitchell, 233 Bway (\$3,500, Mar3'11); Aug24'18. O C & 100  
**149TH st, 650 E** (10:2557); North Side Mtg Corp to Alice W Perrin, Fredonia, N Y; (A) Clocke, K & R, 391 E 149 (\$2,000, Apr1'18); Aug23'18. 2,000  
**152D st, 739 E** (10:2644); Bernhard Levy, 1410 Grand Concourse, & ano to N J Title Guar & T Co, 83-5 Montgomery st, Jersey City, NJ; (A) Title Guar & T Co (\$12,000, Nov1'15); Aug23'18. nom  
**165TH st, 224 E** (9:2447); Fredk Brown to Olds Holding Corp, 217 Bway; (A) Strasbourger & S, 74 Bway (asn ownership agmt in mtg \$37,000, Aug12'14); Aug27'18. 100  
**165TH st, 224 E**; Olds Holding Corp to Regina Hyman, 12 N Wavecrest av, Arverne, LI; (A) same (asn ownership agmt in mtg of \$37,000, Aug12'14); Aug27'18. 100  
**165TH st, 580 E** (10:2622); John C Hart Realty Co to John C Travis, 130 W 24, (A) John C Travis, 32 Nassau (\$17,500, Aug8 '16); Aug24'18. nom  
**169TH st E** (10:2713), ns, 152.4 w Fox, 20.7x83.6x irreg; Lawyers Mtg Co to Mutual Trust Co of Westchester Co, trste John Gandy, Portchester, NY; (A) Lawyers Mtg Co (\$4,700, July24'08); Aug22'18. 4,000  
**178TH st, 856 E** (11:3117); Sussbin Holding Corp to Marcus E Cummings, 814 Richmond av, Buffalo, NY; (A) Kleiner & K, 239 Bway (\$7,500, Apr20'17); Aug23'18. nom  
**178TH st, 856 E**; same to same; (A) same (\$4,000, May29'17); Aug23'18. nom  
**181ST st E** (11:3083), ns, 66.2 e Belmont av, 25x80.10; Arthur Wills, 783 E 168, to Lillian Wills, 783 E 168 (\$5,500, Dec14'09); Aug26'18. nom  
**183D st, 463 E** (11:3038); John C Hart Realty Co to John C Travis, 130 E 24; (A) John C Travis, 32 Nassau (\$20,000, Jan19 '12); Aug24'18. nom  
**202D st E** (12:3308), ns, 145.11 e Grand blvd & concourse, 50x100; Arthur Wills, 783 E 168, to Lillian Wills, 783 E 168 (\$2,000, Sept20'17); Aug26'18. nom  
**221ST st E** (16:4655), ss, 338.4 e Carpenter av, 33.4x114, Wakefield; Anna Fulling & ano, exrs Henry Fulling, to Henry Fulling, Tuckahoe, NY; (A) Abr Wielar, 261 Bway (\$2,600, Feb19, 1897); Aug23'18. nom  
**Bassford av** (11:3050), es, 229.1 n 182d, 35x74.11x35x73.10; Hannah Benaim to Geo A Steinmuller, 1957 Grand Concourse; (A) G A Steinmuller, 1511 3 av (\$2,500, Dec10 '10); Aug23'18. nom  
**Bolton av** (14:3500), nes, 150 se Lacombe av, 25x127.2x32.1x107.1; Elitz Dietrich, Hackensack, NJ, to Kath Gebert, 82 Bolton av; (A) Lawyers Title & T Co (\$2,200, Feb7 '14); Aug28'18. O C & 100  
**Bryant av, 1444** (11:2999); Jos F Stier, 117 W 58, to Elisabeth S Harvie, 10 Jones st, Jersey City, NJ; (A) Jos F Stier, 11 Bway (\$8,000, June17'09); Aug23'18. nom  
**Bryant av, 1444**; Elisabeth S Harvie, 10 Jones, Jersey City, NJ, to Jos F Stier, 117 W 58; (A) same (\$8,000, June17'09); Aug23 '18. nom

**Burnside av, 286** (11:2814); also MANIDA ST, 857 (10:2740); Central Union Trust Co, trste for Elsa G Dietzsch et al to Albert E Tower, 1 E 60; (A) Miller, K, L & T, 80 Bway; asn 2 mtgs (\$8,000, May1'12 & \$7,500, Feb25'10); Aug23'18. nom  
**Burnside av, 286** (11:2814); also MANIDA ST, 857 (10:2740); Albert E Tower, 1 E 60, to Central Union Trust Co, 80 Bway, trste for Elsa G Dietzsch; (A) same; asn 2 mtgs (\$8,000, May1'12, & \$7,500, Feb25'10); Aug23'18. nom  
**Cauldwell av, 800** (10:2630), nec 158th (Nos 653-5), 74.11x50; Equitable Trust Co of N Y & Title & Mtg Co (\$15,000, Feb27'18); Aug22'18. O C & 100  
**Cauldwell av, 800**, nec 158th (Nos 653-5), same prop; N Y Title & Mtg Co to Nathan Frisch, 275 W 140 (\$15,000, Feb27'18); Aug22'18. 15,000  
**Daly av** (11:3122), ws, 54.7 s 179th, 22.1x 111.6; Bernhardt Levy, 1410 Grand Concourse & ano to N J Title Guar & T Co, 83-5 Montgomery st, Jersey City, NJ; (A) Title Guar & T Co (\$5,500, May15'06); Aug23'18. nom  
**Findlay av, 1304** (11:2782); Adelia E Leslie & ano, exrs John Leslie, to Chas Glum; (A) Title Guar & T Co (\$5,000, Oct20'11); Aug23'18. 5,000  
**Franklin av** (11:2935), es, 75.6 n Jefferson pl, 37.6x100; Benenson Realty Co to John McNulty, 3058 Bainbridge av; (A) John McNulty, 1945 Prospect av (\$4,000, Apr16'15); Aug24'18. 3,000  
**Fulton av, 1775-9** (11:2930); Bertha Greenberg, 1721 Fulton av, to Minnie Greenberg, 1717 Fulton av; (A) N Greenberg, 1721 Fulton av (2 at \$4,000 each, Aug12'18); Aug22'18. nom  
**Harrison av, 2132** (11:3206); Rachel Wolf to Title Guar & T Co (\$5,000, Sept6 '12); Aug27'18. 5,000  
**Honeywell av, 2006** (11:3122); Mary B Martin, Bklyn, to Mary McElarney, 210A N Henry, Bklyn; (A) Jos V Mitchell, 233 Bway (\$8,000, Aug6'09); Aug24'18. O C & 100  
**Honeywell av, 2120** (11:3125); Chelsea Realty Co to Equitable Trust Co, 37 Wall; (A) Murray, P & H, 37 Wall (an int of \$37,000 in mtg \$50,000, May21'15); Aug23 '18. O C & 100  
**Longwood av** (10:2685), sec Prospect av, 147.3x37.11x124.6x87.3; N Y Investors Corp to Title Guar & T Co (\$135,000, June13'10); Aug27'18. 122,500  
**Matilda av** (17:5040), ws, 175 n 237th, 25x100; Robt Caterson, admr Eliza C or Eliza Mercer, 4314 Verio av, to Geo Dilemuth, 339 E 154; (A) Lawyers Title & T Co (\$3,000, July22'08); Aug24'18. 3,000  
**Matilda av** (17:5040), ws, 150 n 237th, 25x100; same to Ida Bingel, 4379 Richardson av; (A) same (\$3,000, July22'08); re-recorded from July31'18; Aug24'18. 3,000  
**Monterey av** (11:3061), ws, 50.9 s 179th; Benenson Realty Co to John McNulty, 3058 Bainbridge av; (A) John McNulty, 1945 Prospect av (\$6,000, Apr14'14); Aug24'18. 6,000  
**Morris av** (11:3183), ws, 196 s 184th, 50x 103.9x50x103.4; Geo Herbener, trste Hy Schmidt, to Fred Hollander & Co, 123-7 Lafayette; (A) F Hollander & Co, 160 W 126 (\$5,000, Aug1'13); Aug22'18. 5,000  
**Park av** (11:3040), nec 186th, 50x100; Benenson Realty Co to John McNulty, 3058 Bainbridge av; (A) John McNulty, 1945 Prospect av (\$7,750, Apr1'18); Aug24'18. 7,750  
**Plimpton av, 1325** (9:2522); Carrie C Catt, 2 W 86, to Harris Mandelbaum, 12 W 87, & ano; (A) Title Guar & T Co (\$6,000, Nov27'13); Aug24'18. 100  
**Verio av** (12:3398), es, — n 236th, lot 214 & n ½ lot 216, map part Hyatt Farm; Anna Fulling & ano, exrs Henry Fulling, to Anna Fulling, Tuckahoe, NY; (A) Abr Wielar, 261 Bway (\$2,000, July2, 1895); Aug23'18. nom  
**Washington av, 1186-8** (9:2372); Demwood Realty Co, 401 E 152, to John McNulty, 3058 Bainbridge av; (A) J McNulty, 1945 Prospect av (\$6,750, July30'18); Aug24'18. 6,750  
**Washington av, 2053** (11:3026); John C Hart Realty Co to John C Travis, 130 E 24; (A) John C Travis, 32 Nassau (\$13,000, Nov17'10); Aug24'18. nom  
**Webster av, 2247** (11:3143); Celia Lowenstein to Lillie Treitman, 8278 21st, Bklyn; (A) Saml Schack, 299 Bway (\$5,000, Apr22 '13); Aug28'18. nom  
**White Plains rd** (17:4949 & 4944), ws, lots 12 & 3 on map made by Wm Bryson Feb24, 1853, contains 12 81-100 acres; Emma Mule, Mt Vernon, NY, to Benj S Halsey, —; (A) Alser & S, 27 William (\$2,000, Mar28'06); filed & discharged Aug22'18. 2,000  
**Lot 19** (16:4568), amended map Adea Park; Nicola Mascia, 349 E 154, to Maria Mascia, 349 E 154; (A) Hirlama & V, 391 E 149 (\$5,000, July15'15); Aug27'18. 2,500  
**Lot 5** (15:4106), blk 17, map Morris Park; U S Trust Co of N Y, exr Abbie E Wille, to U S Trust Co, trste same for benefit Chas E Wille; (A) Stewart & S, 45 Wall (\$2,500, Aug24'15); Aug27'18. 2,500  
**Lots 255 & 256** (12:3380), map Edw K Willard et al, Woodlawn Heights; Cath Solomon to Alice Smith, 8 Blvd Westerleigh, Borough Richmond, NY; (A) Walter L McCorkle, 100 Bway (\$5,000, Aug15'08); Aug26'18. 4,000  
**Lots 202** (12:3251, 3252, 3262 & 3263), 203, 204, 206 to 208, 211, 215 to 224, 231, 232, 234 to 243, 246 to 253, 256 to 259, 261, 262, 268 to 271, 275, 276, 283, 286 to 291, 296 to 298, 301, 302, 304, & ½ 305, 306, & ½ 305, 307 to 314, 317, 318, 325, 326, 328, 331, 335, 336, 338, 343, 344, 351 to 354, 363, 365 to 373, 376 to 379, 382, 392 to 394, 404 to 407, 410, 413, 416 to 418, 424 to 434, 436, 445 to 454, 456 to 465, 472, 474 to 483, 485 to 492, 494, 495, 498, 502, 506 to 509, 513 to 519, 521 to 525, 528, 529, 532 to 537, 543 to 546, 548 to 558, 562



to 565, 575, 576, 579, 580, 583, 584, 581 to 593, 596 to 598, 602, 603, 606, 607, 614, 615, 619, 623 to 631, 643 to 647, 650 to 656, 662, 663, 668, 669, 670 & s ½ 671, n ½ 671 & s ½ 684 to 692, 700 to 702, 717 to 719, on map Van Cortlandt Estate; Augustus Van Cortlandt & ano, exrs Augustus Van Cortlandt, to Augustus Van Cortlandt, at Sharon, Conn., and ano, trste Augustus Van Cortlandt for Henry W Van Cortlandt; ½ part; (A) Beekman, M & G, 52 William (asn 272 mgtg aggregating \$316,393.50, dated July 23'12); Aug 28'18. nom

**Lot 202** (12:3251, 3252, 3262 & 3263), same prop; same to Hamilton F Dean at Ursino, NJ, and ano, exrs Robt B Van Cortlandt; ½ part; (A) same (asn 272 mgtg aggregating \$316,393.50, dated July 23'12); Aug 28'18. nom

**Lot 202** (12:3251, 3252, 3262 & 3263), same prop; same to Augustus Van Cortlandt, in divid, Sharon, Conn; ½ part; (A) same (asn 272 mgtg aggregating \$316,393.50, dated July 23'12); Aug 28'18. nom

**Lot 202** (12:3251, 3252, 3262 & 3263), same prop; Augustus Van Cortlandt & ano as trstes Augustus Van Cortlandt for Hy Van Cortlandt to same; ½ part; (A) same (asn 272 mgtg aggregating \$316,393.50, dated July 23'12); Aug 28'18. nom

**Lot 202** (12:3251, 3252, 3262 & 3263), same prop; Hamilton F Dean & ano, exrs Robt B Van Cortlandt, to trustees of Columbia University in City N Y; ½ part; (A) same (asn 272 mgtg aggregating \$316,393.50, dated July 23'12); Aug 28'18. nom

**Lot 202** (12:3251, 3252, 3262 & 3263), same prop; Trustees of Columbia University in City N Y to Augustus Van Cortlandt, Sharon, Conn; ½ part (asn 272 mgtg aggregating \$316,393.50, dated July 23'12); Aug 28'18. nom

### SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

#### Borough of Bronx.

AUG. 22, 23, 24, 26, 27 & 28.

**Kelly st, 1047** (10:2705); Bertha Zahn to Ella Goodman, 5702 14 av, Bklyn; (A) Saml Kheel, 225 5 av; Aug 3'15; Aug 27'18. 3,000

**Perot st** (12:3254), ns, 193.3 w Sedgwick av, 15.11x98.1x10.10x98; John L Sullivan to John Fink, 3095 Heath av; Apr 14'11; Aug 28'18. 600

**St Georges Crescent** (12:3313), ns, 156.6 e Cordova pl, 25x101.11x25x103.6; Louis E Larsson to Empire City Savings Bank, —; (A) C W Dayton, 3 Broad; May 10, 1894; Aug 28'18. 2,400

**221ST st E** (\*), ns, e ½ lot 355, map Wakefield, 50x114; Thos Trainor to Otto Mesloh; (A) Geo A Steinmuller, 1511 3 av; Mar 3'09; Aug 27'18. 1,500

**241ST st E** (\*), sws lot 72, map Washingtonville, 41.8x120; Harrie E Smith, Mt Vernon, NY, to Emanuel Speirs, exr Mary L Speirs, Greenbergh, NY; (A) D O Williams 10 So 3 av, Mt Vernon, NY; Dec 2'17; Aug 23'18. 550

**Andrews av** (11:3218), nec 183d, 50x100; West 183d St Bldg Co to Sophie E Doyle, Floral Park, LI; (A) J H Beckmann, 2295 University av; Nov 2'14; Aug 23'18. 5,500

**Bergen av, 521-5** (9:2293); Hy A Nimphus to Dollar Savings Bank; (A) Lexow, M & W, 43 Cedar; Oct 18'04; Aug 23'18. 32,000

**Carter av** (11:2892), ws, 246.9 s Tremont av, 18.9x115; Emanuel Schoenberger to Robt Adelman, exr Christina Adelman; (A) C H Baechler, 1126 Tremont av E; Aug 5'08; Aug 26'18. 2,500

**Intervale av, 993-5** (10:2699); Barnet Realty Co to Hy Greenspan, 351 W 114; (A) S Bitterman, 309 Bway; Jan 28'15; Aug 22'18. 3,500

**Marmion av** (11:3117), sec 178th, 33.2x 171.2x36.3x156.3; Boulevard Holding Co to Marcus E Cummings, 814 Richmond av, Buffalo, NY; (A) M E Rich, 66 Bway; May 29'17; Aug 23'18. 4,000

**Marmion av** (11:3117), same prop; same to same; (A) same; Apr 20'17; Aug 23'18. 7,500

**Muliner av** (15:4324), es, 160.9 s Bronx & Pelham Pkway, 250x100; Jennie Schaffner, 524 Wales av, to Benenson Realty Co, 401 E 152; (A) Title Guar & T Co; May 10'18; Aug 26'18. 1,850

**Teller av, 1341** (11:2782, 2783); Teller Realty & Constn Co to Hy Roettcher et al; (A) Title Guar & T Co; Jan 26'11; Aug 28'18. 7,500

**Tiebout av, 2092** (11:3143); Christopher J Portman to Jas F Fogarty; (A) Lawyers Title & T Co; Oct 25'11; Aug 27'18. 3,000

**Townsend av** (11:2845), es, 350 w 172d, 25x100; Harold Swain to Antonino Pansarella, 319 W 25; (A) Title Guar & T Co; Feb 1'18; Aug 23'18. 1,500

**Valentine av** (12:3307), swc 202d, 100x50; Hadda S Halvordson to Carrie C Catt, 2 W 86; (A) Title Guar & T Co; Sept 18'12; Aug 27'18. 7,500

**Webb av, 2436** (11:3219); Fanyer Bldg Co to Patk J Fanning, 1825 So Blvd; (A) Lawyers Title & T Co, Mar 5'17; Aug 22'18. 5,000

**Webster av** (11:2898), es, — s 174th, part lot 140, map Mt Hope, 25x119; Lizzie Fleming to Title Guar & T Co; Aug 2, 1899; Aug 22'18. 2,500

**White Plains rd** (17:4944-4949), ws, lots 1 to 3, map made by Wm Bryson, Feb 24, 1853, contains 12 81-100 acres; Lewis B Halsey, North Paterson, NJ, to Benj S Halsey, 119 Greenway So, Forest Hills, LI; (A) Alger & C, 49 Wall; Mar 26'06; Aug 22'18. 2,000

**3D av** (11:3045), ws, 108.2 n 179th, 108x 83x108x25; Leopold Kaufmann to Sophia Mayer, —; (A) Bowers & S, 31 Nassau; Aug 28'05; Aug 22'18. 11,000

**Lots 39 & 40** (\*), blk 9, map Morris Park; Frank J Schilling to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July 23'13; Aug 22'18. 1,155

**Lot 108** (\*), map Bradish Johnson Estate; Alex W Anderson, Woodhaven, LI, to Estate Bradish Johnson, a corp, Islip, LI; (A) Alex W Anderson, 722 Theall av, Woodhavn, LI; July 27'15; Aug 22'18. 2,097.52

**Lots 209 & 210** (\*), map sec 3 St Raymond's Park; Giuseppe Parrillo, 2419 Dorsey, to Vito Corrao, 250 E 136; (A) Felix De Canio, 391 E 149; Apr 9'17; Aug 24'18. 700

**Lot 4** (\*), blk 5, map Morris Park; Alex Forstein to Mutual Life Ins Co & ano; (A) D D Deutsch, 1789 Bway; July 24'13; Aug 27'18. 700

**Plot** (\*), begins 340 e White Plains rd at pt 275 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Sigmond Werk to Annette Cowen; (A) N Y Title & Mtg Co; May 22'05; Aug 23'18. 3,000

### REAL ESTATE APPRAISALS.

#### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Bingham, Mary L**—July 27'17 (June 25'18)—5TH AV (6:1602, 1 to 4 & 69-72), es, from 96th to 97th, 200.10x100, 3-sty bk & stn tnt & vacant, \$600,000.

**97TH ST, 2 E** (6:1602-68), 19x100.11, 5-sty bk & stn tnt, \$25,000.

**97TH ST, 4 E** (6:1602-67), 18.6x100.11, 5-sty bk & stn tnt, \$24,000.

**55TH ST, 21 W** (5:1271-25), 25x100.5, 2 & 3-sty bk stable, \$50,000.

**Colby, Caroline B**—Apr 13'18 (Aug 21'18)—185TH ST, 506 W (8:2156-15), 25x79.11, 2-sty fr dwg & 1-sty fr stable, \$5,000.

**187TH ST, 595 W** (8:2168-23), nwc 187th, 15.10x80, 3 ½-sty bk & stn dwg, \$12,000.

**54TH ST, 142 W** (4:1006-53), 18.9x100.5, 3-sty bk & stn dwg, \$22,500.

**54TH ST, 144 W** (4:1006-54), 18.9x100.5, 3-sty bk & stn dwg, \$22,500.

**Connolly, Agnes H**—Aug 26'17 (July 16'18)—73D ST, 130 E (4:1407-61 ½), 15x102.2, 4-sty bk & stn dwg, \$35,000.

**2D AV, 402-6** (3:929-1-3 & 5), nec 23d (Nos 301-3), 72.2x100, 4, 4 & 5-sty bk tnnts & str, 1-30 pt of \$75,000 or \$3,187.50.

**62D ST, 226 E** (5:1416-36 ½), 20x70, 3-sty bk & stn dwg, 1-20 pt of \$11,500 or \$488.75.

**Dittenhoefer, Sophie**—July 9'17 (Aug 21'18)—85TH ST, 22 W (4:1198-41), 19x102.2, 4-sty & b stn dwg, \$22,000.

**Doerner, John H**—Apr 24'18 (Aug 20'18)—WASHINGTON ST, 600 (2:642-19), swc Horatio, 4-sty bk tnt & str, \$11,500.

**JANE ST, 75** (2:642-65), 20.8x87.5, 3-sty bk dwg, \$7,500.

**Galot, Alphonse A**—May 30'17 (Aug 21'18)—69TH ST, 66 W (4:1121-59), 20x100.8, 4-sty & b stn dwg, \$25,000.

**Horton, Floyd M**—Mar 30'18 (Aug 22'18)—14TH ST, 532 E (2:407), 25x103.3, 5-sty bk tnt & str, \$15,000.

**22D ST, 359 W** (3:746-7), 18.9x98.9, 4-sty bk & stn tnt, \$15,500.

**44TH ST, 553 W** (4:1073-7), 25x100.5, 4-sty bk tnt & str, \$12,000.

**Law, Lillian R**—Jan 2'18 (June 24'18)—43D ST, 144-6 E (5:1297-43-45), 50x100, 2-5-sty bk tnnts.

**17TH ST, 534-8 E** (3:974-40-42), 60x92, 3-4-sty bk tnnts.

**11TH ST, 648 E** (2:393-31), 18x47.4, 4-sty bk tnt & str.

Decedent had an int of ¼ of proceeds from-partition sale of above on Dec 20'17, the equity in same being \$12,498.90.

**Miller, Mary E**—Mar 26'18 (Aug 20'18)—77TH ST, 270 W (4:1168-60 ½), 17x81.2, 4-sty stn dwg, \$20,000.

**50TH ST, 162 W** (4:1002-60), 20x100.5, 3-sty & b stn dwg, \$22,500.

**O'Hara, Sallie A**—Mar 22'18 (Aug 21'18)—119TH ST, 454 E (6:1806-28 ½), 23x100.11, 4-sty bk tnt, ½ part of \$10,000.

**24TH ST, 422 W** (3:721-63), 18x80, leasehold, ½ pt of \$2,000.

**Parmly, Chas H**—Sept 7'17 (Aug 20'18)—114TH ST, 524 W (7:1835-46), 25x100, 4-sty bk dwg, \$25,000.

**114TH ST, 417 W** (7:1367-7), 50x100, 6-sty bk tnt, \$90,000.

**29TH ST, 344 W** (3:752-70), 18.9x98.9, 3-sty bk dwg, leasehold, \$1,500.

**Rogers, Chas P**—Dec 17'17 (Aug 21'18)—75TH ST, 145 W (4:1147-11 ½), 20x102.2, 4-sty & b stn dwg, \$27,500.

**29TH ST, 517-23 W** (3:701-24), 100x98.9, 6-sty bk factory & 2-sty bk stable, \$85,000.

**Sharpe, Wm W**—May 6'18 (Aug 21'18)—LEXINGTON AV, 288 (3:892-67), 24.6x84, 4-sty & b stn dwg, \$28,500.

**Wernert, Louise**—Jan 3'18 (Aug 20'18)—20TH ST, 209 W (3:770-33), 25x81.10, 3-sty bk tnt & 2-sty bk shop on rear, \$10,000.

**21ST ST, 210-2 W** (3:770-48), 46.8x102, 7-sty bk tnt, \$98,000.

**23D ST, 167 W** (3:799-7), 20.6x107.6, 3-sty bk tnt & str, \$45,000.

**23D ST, 169 W** (3:799-6), 19.6x13.3, 3-sty bk loft & str bldg, \$25,000.

**7TH AV, 207** (3:797-80), sec 22d, 18.6x50, 4-sty bk hotel & cafe, \$19,000.

**7TH AV, 225** (3:799-1), 24.9x60, 4-sty bk hotel & cafe, \$75,000.

**7TH AV, 227** (3:799-2), 18.6x60, 4-sty bk str & tnt, \$20,000.

**30TH ST, 246 W** (3:779-68), 25x98.9, 5-sty bk tnt & str, \$20,000.

**84TH ST, 8 W** (4:1197-38 ½), 20x102.2, 4-sty bk dwg, \$16,000.

### AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

#### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 30, 1918, at the New York Real Estate Salesrooms, 14-6 Vesey st.

##### HENRY BRADY.

**93D st, 60 W** (\*), ss, 175.4 e Col av, 19.8 x100.8, 5-sty bk tnt; due, \$18,643.60; T&c, \$1,551.35; Emma D Kenneys. 20,000

**112TH st, 156 E** (\*), ss, 100 e Lex av, 25 x100.11, 4-sty bk tnt; due, \$16,109.40; T&c, \$605.10; Jacob B Baum et al. 16,000

##### HERBERT A. SHERMAN.

**126TH st, 215-7 E** (\*), ns, 172.9 e 3 av, 32x99.11, 2-3-sty & b sin dwgs; due, \$7,025.51; T&c, \$125.08; Mutual Life Ins Co of N Y. 6,000

##### JOSEPH P. DAY.

**Grand st, 155**, sec Lafayette (Nos 159-63), 5.9x55.2x6.11x55.3, 1-sty bk str; due, \$770.95; T&c, \$131.30; Bernard Golden. 8,557

**Clinton st, 243-251** (\*), nwc Cherry (Nos 312-4), 131.4x83.2x132.2x83.3, 5-5-sty bk tnnts & str & 6-sty bk loft & str bldg; due, \$17,958.85; T&c, \$4,718.32; Carl Fischer. 75,400

**133D st, 216 W** (\*), ss, 346 w 7 av, 27x 99.11, 5-sty bk tnt; due, \$19,742.71; T&c, \$550.50; Chas W Cox, trste, &c. 16,000

##### SAMUEL MARX.

**122D st, 137 W**, ns, 408.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; due, \$12,679.13; T&c, \$442.40; Winton Holding Co. 10,000

**115TH st, 7 E** (\*), ns, 150 e 5 av, 25x 100.11, 5-sty bk tnt & str; due, \$21,223.18; T&c, \$972.56; Memorial Hospital for the Treatment of Cancer & Allied Diseases. 15,000

**St Nicholas av, 842** (\*), es, 25.4 n 152d, runs e52xn1xell1xn21.6xw67.6xs22.1 to beg, 5-sty bk dwg; due, \$10,201.77; T&c, \$395.80; Grace D Thorne. 9,000

**5TH av, 1207-9** (\*), sec 108th, 50.11x84, 6-sty bk tnt & str; due, \$84,824.03; T&c, \$—; Margaret E Griffith. 80,000

##### DANIEL GREENWALD.

**116TH st, 306-10 E** (\*), ss, 100 e 2 av, 90 x100.11, 2-4-sty stn tnnts & 2-sty bk shop; due, \$61,396.82; T&c, \$3,751.42; Manhattan Savgs Inst. 40,000

Total ..... \$295,957  
Corresponding week 1917..... 283,800  
Jan. 1, 1918 to date..... 20,275,308  
Corresponding period 1917..... 26,434,150

#### Bronx.

The following are the sales that have taken place during the week ending August 30, 1918, at the Bronx Salesrooms, 3208-10 Third av.

##### JAMES J. DONOVAN.

**3D av, 4507** (\*), ws, 130 s 183d, 85x122.11, 3-sty fr dwg & vacant; due, \$11,600.42; T&c, \$1,140.53; Eliz Du Bois. 7,000

##### JAMES R. DAY.

**Union av** (\*), es, 25 n 151st, 25x90, vacant; due, \$2,832.85; T&c, \$42; Henry Winder et al. 1,000

##### HENRY BRADY.

**Forest av, 1122** (\*), es, 196 s Home, runs e107.3xn57xe49.11x117xw157.3xn60 to beg, 2-sty & b fr dwg & 1-sty fr rear shop; due, \$12,633.04; T&c, \$1,325.70; Emigrant Indust Savgs Bank. 12,000

Total ..... \$20,000  
Corresponding week 1917..... 63,300  
Jan. 1, 1918 to date..... 4,392,908  
Corresponding period 1917..... 6,144,960

### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant (A) means Attorney; (R) Referee; last name, Auctioneer.

#### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

AUG. 31 & SEPT. 2 & 3.  
No Legal Sales advertised for these days.



## SEPT. 4.

10TH ST, 226 E, ss, 250 w 2 av, 25x100.11, 4-sty bk tnt & str; Metropolitan Savgs Bank—Emil Ott et al; A S & W Hutchins (A), 84 William; Wm Henkel, Jr (R); due, \$12,013.50; T&C, \$393.10; Arthur C Sheridan.

118TH ST, 64 W, ss, 335 e Lenox av, 25x100.11, 5-sty bk tnt; Sarah Friedman—Bertha Weinhausen et al; Geza Eichhorn (A), 309 Bway; Cornelius Huth (R); due, \$2,307.46; T&C, \$382.55; J H Mayers.

AV A, 254-6, es, 26 s 16th, 51.6x95.6, 2-4-sty bk tnts & str; Bowery Savings Bank—Jos Gans et al; Cadwalader, Wickersham & Taft (A), 40 Wall; B W B Brown (R); due, \$19,710.89; T&C, \$2,378.74; Arthur C Sheridan.

PARK AV, 1672, ws, 25.5 s 118th, 25x89.6, 4-sty bk tnt & str; N Y Protestant Episcopal Public School—David Cohn et al; Stephen P Nash (A), 30 Pine; Mortimer S Brown (R); due, \$13,004.21; T&C, \$253; Henry Brady.

2D AV, 2457, ws, 24.11 s 126th, 25x105, 5-sty bk tnt & str; Louis T Lehmyer—Antonio Marinello et al; Marshall S Marden (A), 32 Liberty; Harry A Cushing (R); due, \$21,250; T&C, \$290; Joseph P Day.

## SEPT. 5.

CENTRAL PK S or 59TH ST, 38 W, ss, 245 e 6 av, 25x100.5, 13-sty bk hotel; Robt McGill—38 W 59th St Co et al; Elkus, Gleason & Proskauer (A), 111 Bway; Brison Howie (R); Joseph P Day.

## SEPT. 6.

5TH AV, 116, sec 16th (nos 256-60), 25x93.6, 5-sty bk tnt & str; leasehold; Peter Doelger Brewing Co—Robt G Furey et al; Jno C Hoenninger (A), 5 Beekman; Lester M Friedman (R); due, \$8,354.24; T&C, \$1,408; Joseph P Day.

## SEPT. 7.

No Legal Sales advertised for this day.

## SEPT. 9.

1ST AV, 991, ws, 61 n 54th, runs w68x57"xw12x20x12x27"x68x20 to beg, 4-sty bk tnt & str; Bela D Eisler—Caroline F Gorham et al; Howard Campbell, Jr (A), 140 Nassau; Maurice Bloch (R); due, \$12,007.43; T&C, \$175; Joseph P Day.

## Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

## AUG. 31 &amp; SEPT. 2 &amp; 3.

No Legal Sales advertised for these days.

## SEPT. 4.

LYVERE ST, 2438, sec Walker av, 181.6x50x189.3x108.4; Thos Lenane—Jno J Honohan; Wesselman & Kraus (A), 55 Liberty; Eugene L Brisach (R); due, \$8,822.13; T&C, \$5,486.80; Geo Price.

BRIGGS AV, 2769, ws, 250 n 196th, 20x94.10x20x94.6, 3-sty & b bk dwg; Jas A Benedict—Geo P Tarbox et al; Nicholas A Donnelly (A), 20 Vesey; Ely Neumann (R); due, \$7,889.34; T&C, \$370.89; Joseph P Day.

BURKE AV, ns, 300 e Barnes av, 62.5x32.11x—x—; City N Y—Warwick Realty & Constn Co; Wm P Burr (A), Municipal Bldg; Julius H Beckwith (R); due, \$1,153.56; T&C, \$219; Arthur C Sheridan.

133D ST, E, or SO BLVD, 347-9, ns, 171.6 e Alex av, 40x100 2-4-sty bk tnts & str; Maj jory Cleavland—Bernhard Seymann et al; Jno B Pine (A), 63 Wall; Chas M O'Keefe (R); due, \$13,286.19; T&C, \$952.50; Henry Brady.

## SEPT. 5.

154TH ST, 317-9 E, ns, 300 w Courtlandt av, 50x100, 2-sty & b fr dwg; Geo F Martens et al, trstes, &c—Maria Alliegro et al; Thos J Farrell (A), 20 Vesey; T&C, \$281.32; Chas A Berrian.

THERIOT AV, es, 152 n 177th, 25x100; Municipal Liens Co—Henry Dascher et al; Edwin C Smith (A), Rochester, N. Y.; Jno B Harrison (R); Jno B Harrison on premises.

WALTON AV, 334, nec 140th (No 141), 83x119x83x120.5, vacant; Karolina K Steers—Harry P Knight et al; Baldwin, Fisher & Potter (A), 31 Nassau; David B Simpson (R); due, \$3,972.08; T&C, \$1,347.98; Joseph P Day.

## SEPT. 6.

201ST ST, E, ss, 203.4 e old line Marion av, & 111.1 e Concourse, 50x90x52.5x106.11, vacant; Nellie Creeden—Nellie Creeden et al; Arrow-smith & Dunn (A), 261 Bway; Geo A Ferris (R); partition; Bryan L Kennelly.

HULL AV, 3264, es, 226.11 n 207th, 18.9x100, 3-sty & b bk dwg; Albert C Bumpus et al—Wilhelmina C Conkling et al; Raphael Link (A), 141 Bway; Chas M O'Keefe (R); due, \$2,982.20; T&C, \$168.60; sub to 1st mtg of \$4,000 Henry Brady.

VALENTINE AV, 2151, nwc 181st (No 265), 62.10x185x63.2x185, 5-sty bk tnt & str; Abr Smith—Ensign Impvt Co et al; David Steckler (A), 51 Chambers; Eugene L Brisach (R); due, \$11,214.35; T&C, \$11.61; sub to pr mtg \$53,000 Chas A Berrian.

## SEPT. 7 &amp; 9.

No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

AUG. 24. AV C, ws, lot 31, 23x83, map of land of Noah Seveall; Ray Flashberg—The Linken Realty Corp et al; C Pearle (A).

## AUG. 26.

MONROE ST, ns, 90.5 e Pike, 20.2x45.1x irreg; Jno A Rutherford—Bertha R Kleinberg et al; C A Sparks (A).

84TH ST, 64 W; Chas O Nuhnart et al—Chas L Berge et al, exrs; Norwood, Appell & Walsh (A).

## AUG. 27.

EAST BROADWAY, 209; Margt A Lundie—Pacific Hall Inc; amended; G F Allison (A).

98TH ST, 58 w; Cath York—Edw H Kelly et al; amended; A J Halprin (A).

115TH ST, ss, 270 w 3 av, 27x100.11; Farmers Loan & Trust Co, trste—Cora C Rushby et al; Geller, Rolston & Horan (A).

120TH ST, 56 E; Margt A Howard—Myron Butler et al; Geller, Rolston & Horan (A).

125TH ST, 337 E; Wm Hughes—Saul Feder-man et al; H Swain (A).

152D ST, 590 W; Archibald K Mackey et al—Willis H Rogers et al; G B Winthrop (A).

AMSTERDAM AV, ws, 40.8 n 94th, 40x100; N Y Savgs Bank—Edw C Newdort, exr, et al; J A Dutton (A).

## AUG. 28.

LEWIS ST, ws, 150 n Delancey, 25x100; Minnie B Wood et al—Meyer Jarmulowsky et al; amended; R W Kellogg (A).

NEW ST, nwc Beaver, 103.8x30.3xirreg; Agnes E O'Donnell—Ivan L C Gooding et al; Hirsh, Newman & Reass (A).

61ST ST, 315 E; Aaron de Cordova—Bozzuffi Realty Co, Inc, et al; Stoddard & Marks (A).

143D ST, ns, 212.6 e 7 av, 37.6xeg.11; Frank A Spencer—Jos B Peck et al; D A Boyle (A).

147TH ST, 510-2 W; Maimie F Cohn et al—Margt E R Besemer et al; H M Bellinger, Jr (A).

RIVERSIDE DR, es, 452.2 s 127th, 80x95xirreg; Francis M Jencks—Hurtra Realty Co et al; C L Westcott (A).

## AUG. 29.

BLEECKER ST, 150 & 152; Metropolitan Life Ins Co—Bryant Real Estate Co et al; Butcher, Tanner & Foster (A).

CHERRY ST, nwc Rutgers, 63.11x43.5; Wm Gillilan, exr, &c—Saml Tishman et al; Cadwalader, Wickersham & Taft (A).

JEFFERSON ST, 14; Sheldon Leavitt et al, trstes—Jacob Koronefsky et al; Roosevelt & Kobbe (A).

34TH ST, 343 W; Allan Marquand et al—Margt T Tagliapietro et al; Everett, Clarke & Benedict (A).

11TH AV, es, 25.1 n 51st, 25.1x100; Citizens' Savgs Bank—Marks Levy et al; amended; Beall & Rogers (A).

## AUG. 30.

1ST AV, 1138; Sophia Muller—Bosuffi Realty Co, Inc, et al; H M Phillips (A).

## Bronx.

## AUG. 23.

156TH ST, swc Prospect av, 25.2x89.5; Niels Molbeck—Pauline Muller et al; Hull & Eberhardt (A).

183D ST, ns, 300 w Webster av, 25x99.7; Mary Marron et al—Steinmetz Constn Co et al; A Bell (A).

188TH ST, swc Bathgate av, 32x89.3; Central Union Trust Co of N Y—Wilhelmina Johanna Mehlop; Joline, Larkin & Rathbone (A).

## AUG. 24.

LOT 138, map of 369 lots owned by Hunts Point Realty Co; Minnie J Douglass—Wm Conway et al; McGuire, Horner & Smith (A).

WESTCHESTER AV, 853; Eva C Stanton—Louis Cosby et al; B J Tinney (A).

ANTHONY AV, es, 144.6 n Prospect pl, 95x170; Bowery Savgs Bank—Adam Becker et al; Cadwalader, Wickersham & Taft (A).

## AUG. 26.

136TH ST, nwc 3 av, 25x99.6; Bond & Mtg & Securities Co—Farmers Loan & Trust Co, as trstes, et al; Geller, Rolston & Horan (A).

## AUG. 27.

FREEMAN ST, ss, at intersec nwc Stebbins av, 31.4x65; Paul L Loewenwarter et al, as admrs—Jno A Thulman et al; A Lipton (A).

169TH ST, sws, 88.9 se Stebbins av, 25x49.4x irreg; Cath Hansen—Barnett Karol et al; Johnston & Thurston (A).

## AUG. 28.

ALDUS ST, sec Southern blvd, 50x105; Wm B Hinkley—Aron Realty Corp et al; R T Wood (A).

144TH ST, ss, 50.6 w Rider av, 50x110.1; Augustus Van Cortlandt et al, as trstes—Thos Benton Clark et al; S S Menken (A).

## AUG. 29.

LOT 279 (part of), map Unionport; Frank Rauch—Jno Wenninger et al; M B McHugh (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

## AUG. 23.

OLIVER ST, es, 55 n South, 40x50; Henry B Closson et al—Jno Richichi et al; Albert S Wright (A); Chas H Bailey (R); due, \$24,913.31

## AUG. 24.

AMSTERDAM AV, sec 106th, 47.10x100; Excelsior Savgs Bank of City N Y—Winters Realities, Inc, et al; Harold Swain (A); Wm P Schoen (R); due, \$10,191.66

## AUG. 26.

ST NICHOLAS AV, 732; Wm H Maeder—Echo Bldg Co, Inc; Arthur Knox (A); Earle W Webb (R); due, \$12,476.66

## AUG. 27.

No Judgments in Foreclosure Suits filed this day.

## AUG. 28.

103D ST, ss, 287.6 e 2 av, 37.6x100.11; Lawyers Mtg Co—Hannah T McLaughlin et al; Cary & Carroll (A); Lawrence C Hull (R); due, \$28,923.46

WEST END AV, 48; Trstes of the Leake & Watts Orphan House in City N Y—Wm G Whilden et al; Wm A Kirk (A); Thos Gilleran (R); due, \$12,550.00

## AUG. 29.

77TH ST, ss, 121 w Columbus av, 20x102.2; Benj C Faulkner et al—Chas C Bingham et al; Thompson, Koss & Warren (A); Patrick J Walsh (R); due, \$21,602.50

83D ST, ns, 198.8 w Columbus av, 16.4x102.2; Egerton L Winthrop, Jr—Martha P Christesen, extr, et al; Cary & Carroll (A); Alphonse G Koelble (R); due, \$11,109.88

MANHATTAN AV, nec 115th, 100.11x125; Columbia Trust Co—Gorham Constn Co et al; Davies, Auerbach & Cornell (A); Sylvanus D Ward (R); due, \$182,970.00

## Bronx.

## AUG. 23.

No Judgments in Foreclosure Suits filed this day.

## AUG. 24.

No Judgments in Foreclosure Suits filed this day.

## AUG. 26.

WILLIS AV, ws, 25 n 145th, 49.1x106; Theo Baumeister—Jno Ulrich et al; W D Jennings (A); T K McCarthy (R); due, \$4,110.00

## AUG. 27.

HOME ST, ns, 40 e Jackson av, 38.3x100; Maiden La Savgs Bank—Emilia Walther et al; E G Kremer (A); S P Friedman (R); due, \$23,485.07

## AUG. 28.

No Judgments in Foreclosure Suits filed this day.

## AUG. 29.

No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

## AUG. 24-26.

No Lis Pendens filed these days.

## AUG. 27.

No Lis Pendens filed this day.

## AUG. 28.

No Lis Pendens filed this day.

## AUG. 29.

24TH ST, 139 E; 24TH ST, ns, 304 w 3 av, 22x98.9; 68TH ST, ss, 200 w West End av, 50x100.5; 68TH ST, ss, 250 w West End av, 180.1x100.5xirreg, & 74TH ST, ns, 130 w West End av, 24x66xirreg; Commercial Trust Co of N Y—Wm Bradley; notice of Sheriff's sale; Deiches & Goldwater (A).

## AUG. 30.

PARK PL, 79-81; also CHAMBERS ST, 153; also WASHINGTON ST, 218-20; also WASHINGTON ST, 281; also WASHINGTON ST, 299; also READE ST, 169; also 54TH ST, 138-40 W; also 74TH ST, 14 W; Geo P Lichtenstein—Edw G Lichtenstein et al; partition; E J Ludvig (A).

14TH ST, 239 W; also LUDLOW ST, 139-41; also SPRING ST, 58; also 21ST ST, 36 W; also 25TH ST, 127-9 W; also 46TH ST, 229-31 W; also 46TH ST, 235-7 W; also 74TH ST, 149 W; also RIVERSIDE DR, sec 107th, 100.11x25; also 3D AV, 368; also 3D AV, 593-5; also DIVISION ST, 57; Eliz Mount et al—Richard H Mount et al; partition; Hamilton & Freeman (A).

## Bronx.

## AUG. 23-24.

No Lis Pendens filed these days.

## AUG. 26.

LONGWOOD AV, ss, 75.1 w Leggett av, 50x91.8; Municipal Liens Co—Jas T Lee et al; action to foreclose transfer of tax lien; E C Smith (A).

## AUG. 27.

No Lis Pendens filed this day.

## AUG. 28.

No Lis Pendens filed this day.

## AUG. 29.

LOT 17, blk 2838, sec 11, on tax map; Nod-A-Way Co, Inc—Merle I St John et al; action to foreclose transfer of tax lien; H Swain (A).

## MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

## AUG. 24.

42D ST, 261 W; Hughes & Hughes—Patk Tracy et al & Glendening Bros (68) \$1,257.00

53D ST, 510-4 W; Saml Archer—Eliz McGilliendy et al, 510 W 53d St Realty Co, 512 W 53d St Realty Co & Frank A Brady (69) \$415.60

## AUG. 26.

56TH ST, 12 E; Jos Warm—Josephine E Leeds, Ebegue Platta & Marion L Ferguson (71) \$120.00

## AUG. 27.

CANAL ST, 191-3; Harry Marcus Iron Works—Geo Grossman; Louis Abramson & Son, Inc (73) \$2,065.00

OLIVER ST, 39; Lustbader Constn Co—Margt L Woodruff (74) \$1,915.00

RIVER VIEW TER, swc 50th; 100.5x75; Henry Maurer & Son—N Y Steam Co (72) \$965.00



56TH ST, 12 E; Frank Hausle—Estate of Josephine E Leeds; Ernesto Begni del Piatta (75). 15.00  
BROADWAY, 1706-20; Tisdale Lumber Co—Ford Motor Co; Long Acre Constn Co (76). 1,719.52

**AUG. 28.**  
No Mechanics' Liens filed this day.

**AUG. 29.**  
CANAL ST, 191 & 193; Jos M Kandel—191-193 Canal St Inc; Geo J Grossman (80). 1,135.00

THOMPSON ST, 68; Frank Skolnik—Fanny Levy (78). 174.50

WEST HOUSTON ST, 188-90; Jos Popkin—Grenville Kane; Morris Levington (77). 150.00

1ST ST, ns, 150 w 6 av, 20x92.1; Benj J Walker—Rachel Osterweis; (81). 80.00

35TH ST, 226 to 230 W; Chas F Peck—Walter Brooks & Yorkville Realty Co; Liberty Bakeries Corp (82). 150.00

48TH ST, 122 to 126 W; Tremont Roofing Corp—Chas L Morean & Augusta F Wickstrom; Pompei Constn Co (83). 500.00

BOWERY, 50 to 52½, & ELIZABETH ST, 24 & 26; Isaac Klinghoffer—Atlantic Garden Realty Corp; Korens Theatre Corp (79). 200.00

**AUG. 30.**  
FRONT ST, SOUTH ST, BEEKMAN ST, FULTON ST, blk, &c; Globe Sash & Door Co, Inc—Fulton Market Realty Corp & Stern & Miller (84). 584.00

115TH ST, 16-8 W; Thos Galligan, Inc—X LNT Garage Co, Inc, Jacob Silverman & Lazarus Co (85). 198.28

AMSTERDAM AV, 772; Jacob Gescheidt & Co—Wm Curtis (86). 1,636.21

### Bronx.

**AUG. 23.**  
No Mechanics Liens filed this day.

**AUG. 24.**  
No Mechanics Liens filed this day.

**AUG. 26.**  
GREYSTONE AV, es, running through easterly to Waldo av, 33.2x52.6x irreg; Frank Dell Angelo—Nicholas Lalor & Wm Warren (22). 218.00

**AUG. 27.**  
No Mechanics' Liens filed this day.

**AUG. 28.**  
PLOT bounded on s x174th, on w x Bronx River, on n x177th, on e x prop N Y, Westchester & Boston RR Co; L C Harry Co—Est Wm Waldorf Astor, West Farms Amusement Co; Bronx Exposition, Inc, & Bronx Exposition Co (23). 991.86

**AUG. 29.**  
No Mechanics' Liens filed this day.

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**AUG. 24.**  
5TH AV, 1056; Geo Schmidt—Anne E Benjamin et al; June 12'18; canceled. 1,296.88

53D ST, 510-4 W; Saml Archer—510 W 53d St Realty Co et al; Aug 19'18; canceled. 415.60

**AUG. 26.**  
No Satisfied Mechanics Liens filed this day.

**AUG. 27.**  
5TH ST, 313-5 E; Saml Rothman—Danl J Doyle et al; Aug 1'18. 55.50

**AUG. 28.**  
1ST AV, 1120, Bell & Kilcullen, Inc—Linigiani Realty Co et al; July 2'18. 44.13

**AUG. 29.**  
WATER ST, 44; Bonica & Murphy—Daniel Dirdsall et al; July 23'18. 44.35

**AUG. 30.**  
No Satisfied Mechanics Liens filed this day.

### Bronx.

**AUG. 23, 24, 26.**  
No Satisfied Mechanics Liens filed these days.

**AUG. 27.**  
No Satisfied Mechanics' Liens filed this day.

**AUG. 28.**  
No Satisfied Mechanics Liens filed this day.

**AUG. 29.**  
No Satisfied Mechanics' Liens filed this day.

### ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

### Manhattan.

**AUG. 22.**  
No Attachments filed this day.

**AUG. 23.**  
POGI, Marcello, & Andres Bonfiglio; Ricardo Gomez & Dietlin Co, Inc; \$10,000; Palmer & Serles.

RHODES, Wm L; Morris Yentes; \$7,250; F Leonard, Jr.

**AUG. 24.**  
BARRETT, Thos F; Geo E Reynolds; \$5,150; Fuller & Fuller.

**AUG. 26, 27 & 28.**  
No Attachments filed these days.

### CHattel MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

**AUG. 23, 24, 26, 27, 28 & 29.**

Co-operative Apartment Co. Columbus av, nwc 81st. Carbondale Machine Co. 2,325.00

Chatham Hotel Co. 48th st & Vanderbilt av. Gimbel Bros, Phila, Pa. 103,125.00

Gem Fountains, Inc. 52 Vanderbilt av. L A Prouty Co. 2,131.90

Lacovara, Philip. 38 6th av. L A Prouty Co. 1,275.00

Miranda, Nicola & Salvatore. 116 10th av. E Esposito. 349.00

### Bronx.

No Chattels filed for week ending Aug. 28.

### BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

### Manhattan.

**AUG. 27.**  
85TH ST, ss, 354.6 e 3 av, 50x102.2; Fundy Co loans Grand Bldg Corp to erect 3-sty garage; — payments. 5,000.00

### Bronx.

**AUG. 23, 24, 26.**  
No Building Loan Contracts filed these days.

**AUG. 27.**  
No Building Loan Contracts filed this day.

**AUG. 28.**  
No Building Loan Contracts filed this day.

**AUG. 29.**  
No Building Loan Contracts filed this day.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

### Manhattan.

STABLES AND GARAGES.

153D ST, 448 W, 1-sty metal garage, 18x50, cor. sheet iron rf; \$1,000; (o) Pasto Realty Co, Oliver C. Moore, Treas, 469 W 152d; (a) Moore & Landsiedel, 148th & 3 av (133).

### MISCELLANEOUS.

RIVERSIDE DRIVE PARK, bet 96th & 97th, 1-sty fr social recreation center for soldiers & sailors, 78x57, asphalt shingle rf; \$10,000; (o) Riverside War Committee War Camp Community Service, Mr. Rowland Haynes, Director, 15 E 40th; (a) Mann & MacNeille, 70 E 45th (132).

CANAL ST, n e c Essex, in Seward Park, 1-sty fr bldg, 80x38; \$12,000; (o) Jewish Welfare Board, Mortimer Schiff, chairman, 149 5 av; (a) Louis A Abramson, 220 5 av (134).

### Bronx.

DWELLINGS.

CARPENTER AV, w s, 100 s 233d, 2-sty fr dwg, 46.10x21.6, slate rf; \$7,000; (o) Margaret S. Nilsson, 560 E 233d; (a) Andrew J. Thomas, 137 E 45th (148).

STABLES AND GARAGES.

HERMAN AV, n s, 180 e Olmstead av, 1-sty bk garage, 12x18, shingle rf; \$250; (o) Dominick J. Napoli, 2121 Havemeyer av; (a) Moore & Landsiedel, 3 av & 148th (149).

STORES, OFFICES AND LOFTS.

GUN HILL RD, s w c Tyrone av, 1-sty bk strs, 34x39.6, rubberoid rf; \$2,000; (o) Columbia University, 63 Wall; lessee, John O'Brien, 3700 Olmville av; (a) Jos. E. Dobbs, 767 E 220th (146).

### MISCELLANEOUS.

180TH ST, n s, 300 w Andrews av, 1-sty bk government barracks, 122x56.4, slag rf; \$10,000; (o) N. Y. University, E. E. Brown, on prem, Chancellor; (a) Crow, Lewis & Wickinboefer, 200 5 av (147).

### PLANS FILED FOR ALTERATIONS

### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

### Manhattan.

BAXTER ST, 48-58, new f. p. bulkhead, enclose elevator machine to 6-sty bk loft; \$250; (o) John Simons, John S. Simons, V.-P., 110 Centre; (a) J. Odell Whitenack, 231 W 18th (1723).

BLEECKER ST, 330-48, new dumbwaiter shaft to 4-sty bk tnt; \$250; (o) The Buxton Est Co., Wm. G. Buxton, Pres., 206 W 14th; (a) Albert Goldhammer, 500 W 176th (1721).

GREENWICH ST, 187, remove steps to 3½-sty bk bldg; \$1,000; (o) Est of Brent Good, John Campbell, executor, 15 Exchange pl, Jersey City, N. J.; (a) Alex S. Traub, 255 Greenwich (1713).

HUDSON ST, 615, new ext to 4-sty bk str & dwg; \$5,000; (o) Theodore Scholtz, 429 W 16th; (a) John H. Knubel, 305 W 43d (1711).

HUDSON ST, 75, new fire escape to 5-sty bk factory & warehouse; \$1,200; (o) Ina Campbell, 75 Hudson; (a) H. T. Kehr, 1 Madison av (1704).

SNIFFEN CT, 1-3, 36TH ST, 150 E, excavate cellar, new chimney, partitions, platform, remove wall, install boiler & radiators, skylight to 2-sty bk stable; \$2,000; (o) Mrs. Richard Gambrell, 30 Park av; (a) Oswald C. Hering & Douglass Fitch, 8 W 33d (1694).

WASHINGTON ST, 383-85, cut door opening in wall, f. p. door to 5 & 6-sty f. p. & bk warehouses & factory; \$547; (o) Wm. Zinsser Realty Co., Herman C. Kudlich, Treas., 233 Bway; (a) The Gibbons Co., 318 Columbia, Bklyn (1733).

WAVERLY PL, 184, new water closet to 3-sty bk str & dwg; \$200; (o) Emil Waldenberger, 37 Frankfort; (a) Ferdinand Savignano, 6005 14 av, Bklyn (1692).

14TH ST, 525-49 E, & Av B, 234-44, convent window to door to 4-sty bk car house; \$100; (o) Dry Dock, East Bway & Battery R. R. Co., S. W. Huff, Pres., 2396 3 av; (a) Chas. E. Corby, 30 Park pl (1719).

17TH ST, 107-9 E, extend stairs, f. p. enclosed passageway to 5-sty bk factory; \$700; (o) John Kroder & Henry Reubel Co., John Kroder, Pres., 107-9 E 17th; (a) Richard Berger & Son, 309 Bway (1706).

18TH ST, 128 W, remove runway, new stairs & beams to 3-sty bk stable; \$250; (o) Mrs. Linda S. Rau, 128 W 18th; (a) J. C. Hankinson, 529 W 111 (1705).

21ST ST, 43 E, new fire escape, fire door, steps to 4-sty bk str & lofts; \$400; (o) Elizabeth Stanton, 178 E 70th; (a) Wm. Huenerberg, 2080 Daly av (1693).

23D ST, 530-36 W, construct connecting bridge to 4 & 5-sty warehouse; \$550; (o) Otto Lorenze, 71 Elizabeth av; (a) Edw. Pendelesbury, 526 Elm, Kearney, N. J. (1724).

25TH ST, 138-44 W, extend vault, cut opening to 12-sty f. p. loft bldg; \$2,000; (o) 25th St. Realty Co., Benj. J. Friedman, Pres., 708 Bway; (a) Wm. F. Kleindienst, 112 E 19th (1720).

31ST ST, 20 W, ext fire escape, new fire escape, windows to 6-sty bk rest; \$1,000; (o) Mrs. Katherine C. Butler, 610 W 116th; (a) John W. McCullagh, 148 W 4th (1701).

32D ST, 304-8 E, 1-sty add, new stairs, f. p. enclosure, plumbing to 3-sty bk factory; \$12,000; (o) Arthur S. Williams, Montclair, N. J.; (a) John H. Knubel, 305 W 43d (1698).

34TH ST, 18-18½ E, remove entrance, glass show window, remove pier, new column, remove bk wall to 2½-sty bk fr str & office; \$300; (o) Wm. Waldorf Astor, 16-18 E 34; (a) Alfred G. Pollitt, 101 Park av, care Ewing & Allen (1710).

38TH ST, 151 E, f. p. all wood work of 1st sty, remove wainscoting to 3-sty bk stable & store room; \$500; (o) Henry R. C. Watson, Union League Club, 1 E 39th; (a) Dunnigan & Crumley, 391 E 149th (1691).

40TH ST, 339 W, new toilet compartment to 4-sty bk str & dwg; \$400; (o) Geo. M. Greene, 416 W 23d; (a) John J. Lawlor, 207 W 34th (1716).

47TH ST, 622 W, remove wall on 1st floor, steel beams, new pier, plastic slate rf, galv. iron skylights to 5-sty bk mfg; \$1,500; (o) Edgar F. Musgrove, 622 W 47th; (a) Carl P. Johnson, 30 E 42d (1731).

51ST ST, 643-55 W, & 52d st, 638-52 W, stairs, f. p. partition enclosure, new bulkhead, exit door, remove portion of interior wall, new pier to 5-sty bk factory; \$2,000; (o) Est of David S. Brown, 925 West End av; (a) Ross & McNell, 39 E 42d (1689).

52D ST, 227-29 W, remove stoop, basement & 1st floor ext, iron structure, wooden beams, new stairs to 3-sty bk str & dwg; \$3,000; (o) August Dryer, 29 W 52d; (a) A. Bialek, 121 W 124th (1708).

52D ST, 210-12 E, enlarge opening, new iron girders to 4-sty bk shop, iron works; \$200; (o) Orrin W. Horton, 112 E 52d; (a) Patrick J. Murray, 141 E 40th (1727).

56TH ST, 69 E, rearrange partitions, new str, cut window to door, enclose stairs, new stairs, new bathroom to 4-sty bk res; \$4,700; (o) Florence S. Bissell, 917 18th, N. W., Washington, D. C.; (a) Hiss & Weekes, 452 5 av (1703).

73D ST, 246 W, install bath rooms, vent shaft, ducts, enlarge ext & 2 sty add, remove stoop, new entrance, partitions, stairs to 4-sty bk dwg; \$8,000; (o) Monmouth Realty Co., Simeon B. Eisendrath, Pres., 18 E 41st; (a) Eisendrath & Horwitz, 18 E 41st (1688).

74TH ST, 137 W, rearrange partitions, new str, cut window to 4-sty bk dwg; \$7,000; (o) Realty Conversion Corp., Stewart Hemingway, Pres, 50 E 42d; (a) M. Joseph Harrison, World Bldg (1707).

96TH ST, 153 E, new str, remove stairs, railings, stoop, enlarge kitchens, new bathrooms to 5-sty bk dwg; \$4,000; (o) Julia J. Hirsch, 553 W 187th; (a) Walter Schmidt, 3850 Park av (1700).

108TH ST, 215-17 E, new str fronts to 4-sty bk tnt; \$1,000; (o) Oestreicher Realty Co., Carl Oestreicher, Pres., 1409 Bway; (a) John H. Knubel, 305 W 43d (1712).



110TH ST, 334 E, remove walls in 1st sty, steel beams, partitions, new bk walls to 2 & 1-sty bk rag shop & dwg; \$250; (o) Marcus Sico, 334 E 110th; (a) Nathan Langer, 81 E 125th (1718).

125TH ST, s w c Lenox av, enlarge bulkhead, new stairs to 4-sty bk tnt; \$800; (o) Geo. Ehret, Jr., 291 Lenox av; (a) Patrick J. Murray, 141 E 40th (1726).

129TH ST, 617 W, extend girder, remove partitions & stairs to 3-sty bk str; \$400; (o) Clover Farms Co., Luther L. Campbell, Pres., 533 W 17th; (a) Gilbert Robinson & Son, 546 E 182d (1730).

132D ST, 57-9 W, arrange cellar for garage to 3-sty bk livery stable; \$1,200; (o) Jos. Mulholland, 560 Lenox av; (a) Jobst Hoffmann, 188 St Nicholas av (1709).

132D ST, 541 W, new f. p. chimney to 2-sty f. p. storage; \$5,000; (o) Smith & Kaufman, 541 W 132d; (a) Russell G. Cory, Consulting Eng., 39 Cortlandt (1687).

135TH ST, 9-15 E, partition, new toilet room, skylight to 1-sty bk factory; \$600; (o) Knickerbocker Ice Co., Wesley M. Oler, Pres, 1480 Bway; (a) Mortensen & Co., +05 Lexington av (1699).

BROADWAY, s w c 95th, erect balcony, stairs to 1-sty f. p. rest & str; \$500; (o) 95th St & Bway Corp., Thos. Healey, Pres; (a) Archibald D. Anstey, 162 W 20th (1702).

BROADWAY, 61, erect balcony to 3-sty f. p. bank & office; \$1,800; (o) Adams Exp. Bldg. Co., Robert E. Dowling, Pres., 61 Bway; (a) Thos. Bruce Boyd, Inc., 440 West End av (1684).

BROADWAY, 1694-6, partitions, new bathroom to 7-sty bk tnt; \$3,500; (o) Inman Est., John H. Inman, trustee, 30 Exchange pl; (a) Gronenberg & Leuchtag, 303 5 av (1686).

BROADWAY, 1240-58; 31st st, 43 W, new stairs & entrance, new arrangements to 9-sty f. p. hotel; \$25,000; (o) Robert Walton Goelet, port, R. I.; (a) Albert Morton Gray, 1400 1400 Bway (1715).

BROADWAY, 1492-98; 43d ST, 153-55 W, erect marquese hood to 8-sty bk hotel; \$1,000; (o) Est of Odgen Goelet, Robert Goelet, trste, 9 W 17th; (a) John H. Duncan, 347 5 av (1696).

COLUMBUS AV, 90-8, remodel show windows, cut door opening, rearrange partition to 5-sty bk str & tnt; \$800; (o) San J. Reckford, 45 W 56th; (a) M. J. Harrison, World Bldg (1728).

LENEX AV, 307, rearrange partitions, cut new doors, remove plumbing fixtures to 5-sty bk banking rooms & apts; \$500; (o) Estate of Katherine Wolfe Loney, care U. S. Trust Co., trste, 45 Wall; (a) S. Edson Gage, 28 E 49th (1714).

MADISON AV, 342, remove ornamental ashlar to 1-sty f. p. church; \$500; (o) St. Bartholomew Church, rector, Rev. Leighton Parks, D.D., prem; (agt) Julius Eckman, 30 E 42d (1732).

PARK AV, s w c 59th, repair fire damage, new f. p. stairs to 9-sty f. p. office bldg; \$125,000; (o) City of N. Y., Board of Education, 500 Park av; (a) C. B. J. Snyder, 500 Park av (1697).

PARK AV, w s, bet 33d & 34th, erect roof house to 18-sty f. p. hotel; \$3,500; (o) Alfred G. Vanderbilt Est., Reginald Vanderbilt, trustee, Grand Cent. Ter.; (a) Whitney Warren & Chas. D. Wetmore, 16 E 47th (1717).

2D AV, 2064, new toilet to 4-sty bk str & dwg; \$100; (o) Edw. F. Beinhauer, 2 W 88th; (a) Walter H. Volkenings, 82 Wall (1722).

3D AV, 1525, divide 1st sty into str, new show windows to 4-sty bk str & hotel; \$2,500; (o) Cornelia L. Wier, 307 Lenox av; (a) J. M. Felson, 1133 Bway (1690).

5TH AV, 140, erect new screened stairway to 13-sty f. p. bank, office & showrooms; \$5,000; (o) Est of Helen C. Julliard, 70-2 Worth, Edw. W. Barnes, trustee, 70-2 Worth; (a) P. J. McKeen, 217 Bway (1729).

6TH AV, 3, remove rf, 9-ft. ext, new windows, bulkhead, stairs, fire-escapes to 4-sty bk tnt; \$2,500; (o) Angelo Ortolano, 1 6 av; (a) Anthony V. Bourke, 1 6 av (1725).

7TH AV, 141-5, & 19th st, 154-6 W, new post & girders, concrete footings, brick up openings to 5-sty bk storage; \$9,000; (o) Geo. C. Flint & Robert J. Horner, 20 W 36th; (a) Jacob Gescheidt, 142 E 43d (1685).

8TH AV, s w c 23d, new str front, column to 5-sty bk str & hotel; \$2,000; (o) Levi Wheeler & Ernest Douglas, s w c W 23d & 8 av; (a) L. E. Denslow, +4 W 18th (1695).

Bronx.

HOFFMAN ST, e s, 69 s 187th, 3-sty fr ext, 24.4x6.4, to 3-sty fr str & dwg; \$1,500; (o) Jos. Valentine, 2384 Hoffman; (a) Wm. A. Faiella, 553 E 187th (203).

150TH ST, 245, new toilets, partitions to 3-sty fr tnt; \$300; (o) G. Pignone, 295 E 150th; (a) Bernard Shilling, 374 E 155th (207).

COURTLANDT AV, 766, new w. c., new partitions to 3-sty fr str & tnt; \$500; (o) Julius Lichtenstein, 116 Maiden la; (a) Oscar Lowenstein, 366 5 av (205).

DALY AV, 1890, 2-sty bk ext, 15x55, new plumbing to 4-sty bk dwg; \$3,000; (o) Robt. P. Brindell, on prem; (a) Franz Wolfgang, 535 E 177th (206).

FOREST AV, 947, new plumbing, str front, partitions to 4-sty bk str & tnt; \$1,500; (o) Josephine Riehm, 1132 Tinton av; (a) Carl J. Itzel, 1362 Prospect av (204).

LEIBIG AV, s w c 260th, move & new partitions to 2-sty fr dwg; \$500; (o) Alice Fitzgerald, 224 Hawthorne av, Yonkers; (a) John Fitzgerald, 224 Hawthorne av, Yonkers (201).

TREMONT AV, s s, from Bryant to Vyse av, 7-sty bk ext, 142.4x60.8, to 5-sty bk school; \$300,000; (o) City of New York; (a) B. J. Snyder, Municipal Bldg., Manhattan (202).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

- (A)—attorney.
- A.L.—all liens.
- AT—all title.
- ano—another.
- av—avenue.
- adm—administrator.
- admtrix—administratrix.
- agmt—agreement.
- A—assessed value.
- abt—about.
- adj—adjoining.
- apt—apartment.
- assign—assignment.
- asn—assign.
- atty—attorney.
- bk—brick.
- B & S—Bargain and Sale.
- bldg—building.
- b—basement.
- blk—block.
- Co—County.
- C a G—covenant against grantor.
- Co—Company.
- constn—construction.
- con omitt—consideration omitted.
- corp—corporation.
- c—corner.
- c l—centre line.
- ct—court.
- certf—certificate.
- dwg—dwelling.

- decd—deceased.
- e—East.
- exr—executor.
- extr—executrix.
- et al—used instead of several names.
- foreclos—foreclosure.
- fr—from.
- fr—frame.
- ft—front.
- individ—individual.
- irreg—irregular.
- impt—improvement.
- installs—installments.
- lt—lot.
- ls—lease.
- mtg—mortgage.
- mos—months.
- Mfg—manufacturing.
- Nos—numbers.
- n—north.
- nom—nominal.
- (o)—office.
- pr—prior.
- pt—part.
- pl—place.
- PM—Purchase Money Mortgage.
- QC—Quit Claim.
- R T & I—Right, Title & Interest.
- (R)—referee.
- R S—Revenue Stamp.
- r—room.
- rd—road.
- re mtg—release mortgage.
- ref—referee.
- sal—saloon.
- sobrn—subordination.
- sl—slip.
- sq—square.
- s—south.
- s—side.
- sty—story.
- sub—subject.
- strs—stores.
- stn—stone.
- st—street.
- T & c—taxes, etc.
- tnts—tenements.
- w—west.
- y—years.
- O C & 100—other consideration and \$100.
- TS—Torren System.











# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter

Vol. CII

No. 2634

New York, September 7, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

AUG. 30, 31, SEPT. 3, 4 & 5.

**Arden st, 15** (8:2174-106), es, 134 n Nagle av, 27x110, 5-sty bk tnt; Bromberg Realty Co, 133 E 34, to Olds Holding Corp, 217 Bway; mtg \$20,000 & AL; Aug20; Sept3 '18; A\$4,000-20,500 (R S \$5). O C & 100

**Bleecker st, 285** (2:590-51), es, 50 n Jones, 25x15, 5-sty bk tnt & str; Lorenzo Ciamone to Bartolomeo Spadaro, 614 Bement av, West Brighton, B of R; mtg \$23,000 & AL; Aug30; Sept4 '18; A\$11,500-21,500 (R S \$2.50). O C & 100

**Christopher st, 183** (173-5) (2:636-39), ns, 30.5 e Weehawken, 23.0x3.9x23.1x63.9, 3-sty bk loft & str bldg; Esther Kallischer, 315 Lincoln pl, Bklyn, to Flora Blume, 9 Hanford pl, Caldwell, NJ; mtg \$6,000; Aug28; Aug30 '18; A\$10,000-11,000 (R S \$3). nom

**Chrystie st, 3** (1:289-24), ws, abt 35 n Division, 35x25, 5-sty bk tnt & str; Hyman Claman to Henry Claman, 790 Riverside dr; AL; Aug12; Sept5 '18; A\$10,000-12,000 (R S \$2). nom

**Chrystie st, 228** (2:422-8), es, 99.3 s Houston, 25x70, 6-sty bk tnt & str; Arthur D Weeks & ano, EXKS & Co Arthur M Jones, to Anthony J Faruolo, 1778 63d, Bklyn; Aug28; Sept3 '18; A\$14,000-21,000 (R S \$23.50). 23,500

**Clinton st, 20** (2:350-14), es, 225 s Houston, 25x100.2, 5-sty bk tnt & str & 6-sty bk rear tnt; Isaac Sickle & Saml Snow to S & S Realty Co, 49 E 123; mtg \$23,000 & AL; Aug31; Sept5 '18; A\$22,000-29,500 (R S \$7). O C & 100

**Essex st, 152** (2:354-11), es, 75 s Stanton, 24.11x99.9x25x99.10, 4-sty bk tnt & str & 4-sty bk rear tnt; Benj Levy to Jacob Lewis, 400 Bank st, Newark, NJ; AL; July26; Aug31 '18; A\$21,000-25,500 (R S \$1). nom

**Grove st, 25** (2:588-77), ns, 96.1 e Bedford, 32x100, 5-sty bk tnt; Lawrence Davis, of Newark, NJ, to Isidore Weckstein, 1630 60th, Bklyn; mtg \$33,000 & AL; Aug27; Aug31 '18; A\$14,000-32,000 (R S \$5). O C & 100

**Houston st, 430-2 E** (2:357-24), ns, 44.9 e Av D, 45.3x70, 6-sty bk tnt & str; Max Silverstein to Jacob Maryanov, 73 Bushwick av, Bklyn; AL; Aug21; Aug31 '18; A\$22,500-42,500 (R S \$1). O C & 100

**Hudson st, 615** (2:625-13), ws, abt 55 n 12th, 24x 1/2 blk, 4-sty bk tnt & str; Jas Boyd to Agnes G Boyd, his wife, both at 235 W 75; QC; Sept4 '18; A\$15,000-18,000 (R S 50c). nom

**Hudson st, 615**; Agnes G Boyd, 235 W 75, to Theo Scholtz, 148 8 av; mtg \$12,000; Sept4 '18 (R S \$14). nom

**June st, 10-14**; see 12th, 245-51 W

**June st, 49** (2:626-53), ns, 123.6 e Hudson, runs e27.6x88xw26.6x81.4xw74 to beg, 4-sty bk tnt; Jennie Schiff, N Y C, to Jos Schiff, 875 St Marks av, Bklyn; B&S; AL; Sept3; Sept4 '18; A\$11,000-19,000 (R S 50c). nom

**Ludlow st, 175** (2:412-28), nws, abt 175 s Houston, 25x87.6, 5-sty bk tnt & str; Louis Smolowitz, 203 Rochester av, Bklyn, to Cyll Teitelbaum, 206 New Jersey av, Bklyn; mtg \$22,000; July12; Aug30 '18; A\$14,500-21,000 (R S 50c). nom

**Macombs pl, 21-39**; see 8 av, 2830-40.

**Macombs pl, 26**; see 150th, 289 W.

**Madison st, 352** (1:266-62), ss, 240.2 e Scammel, 23.3x94.10x23.5x95.1, 5-sty bk tnt & str; A\$10,000-15,500; also 56TH ST, 421 W (4:1066-20), ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; A\$11,000-17,500; Andrew L Molinelli to Celestina Molinelli, 28 Oliver; B&S & CaG; Sept4 '18 (R S \$6). O C & 100

**Pearl st, 297** (1:98-44), ns, 135.8 e Beekman, runs n102.4xe12.10x59.3xe3.3x42.9 to st xw17.10 to beg, 5-sty bk loft & str bldg; Robt Clenighen, 9 W 96, EXR Fannie L Strouse, to Florence L Wilmarth, 2536 Bedford av, Bklyn, July10; Sept4 '18; A\$12,500-20,000 (R S \$13). 13,000

**Pearl st, 472** (1:160-6), nes, 114.5 nw Park Row, 29.6x112.8x27.6x109.6, 5-sty bk tnt & str & 4-sty bk rear tnt; Jennie Clinton, of Jersey City, NJ, et al, to Nicholas F Walsh, 69 Madison; mtg \$18,000; Aug15; Sept5 '18; A\$32,000-42,000 (R S \$5). nom

## The INDEX to the Manhattan and Bronx Record and Guide

JANUARY TO JUNE, 1918

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This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

St Marks pl, 132; see Av A, 125.

**Stanton st, 7** (2:426-19), ss, abt 100 e Bowery, 19.2x50.5, 3-sty bk tnt & str; Schlesinger Realty Co to Jacob Iserberg, 7 Stanton; AL; Apr1; Sept4 '18; A\$7,000-9,500. nom

**Suffolk st, 56** (2:346-9), es, 56.3 s Broome, 18.9x50, 6-sty bk loft & str bldg; Horace I Kaplan of Bklyn to Solomon & Horace Realty Co, Inc, 179 So 2d, Bklyn; AL; Aug30; Sept4 '18; A\$9,500-15,500 (R S 50c). nom

**Washington ter, 2** (8:2156-41), swc 186th, 17.9x62.6, 3-sty & b bk dwg; Lawyers Mtg Co to Georgia M Rabenort, 601 W 136; B&S; AL; Sept5 '18; A\$4,000-7,500 (R S \$5). O C & 100

**12TH st, 245-51 W** (2:615-86), ns, 147.8 w Greenwich av, runs w77.2xnl10.4 & 22.7 to ss Jane (Nos 10-14) x69.3xsl26.3 to beg, 6-sty bk garage; Jackson Square Realty Co at 217 Bway, to Edgar Bloxham, 682 Forest av, Rye, NY; mtg \$149,500; Aug30; Sept4 '18; A\$56,000-180,000 (R S \$125.50). nom

**19TH st, 144-6 W** (3:794-64), sws, 197 se 7 av, 44x93.3x46.3x93.6, 6-sty bk tnt & str; Farles Realities, Inc, 1400 5 av, to St Lukes Realty Co, 320 Bway; mtg \$59,000 & AL; Sept4; Sept5 '18; A\$42,000-79,000 (R S \$9). O C & 100

**25TH st, 217 E** (3:906-10), ns, 210 e 3 av, 25x98.9, 5-sty bk tnt; Harry N French, ref, to Joel Rinaldo, 206 W 41, pff; P&R-TITION; Sept4; Sept5 '18; A\$12,000-25,000 (R S \$22). 22,000

**25TH st, 400 E**; see 1 av, 428.

**28TH st, 211-5 E** (3:909-6-8), ns, 118.4 e 3 av, 75x98.8, 2-6-sty bk tnts & str; Pauline Price, of Bronx, to Sunnyside Holding Co, 52 Bloomfield, AL; Aug22 (re-recorded from Aug27 '18); Sept5 '18; A\$36,000-90,000. O C & 100

**28TH st, 56 W**; see 6 av, 460-2.

**35TH st, 407-9 W** (3:734-27-28), ns, 125 w 9 av, 50x98.9, 3-sty bk loft bldg & 1 & 2-sty bk & fr stable; Diamond Carbonating Co to Diamond Building Corp, 409 W 36; mtg \$30,000 & AL; Aug29; Aug31 '18; A\$22,000-26,000 (R S \$10). nom

**42D st E, nwc 1 av**; see 1 av, 741-61.

**43D st, 342 E** (5:1335-36), ss, 400 e 2 av, 16.8x100.5, 3-sty & b stn dwg; Jos W Mitchell, 730 2 av, to Louis Breit, 321 E 41; mtg \$7,000 & AL; Aug24; Aug31 '18; A\$6,000-8,000 (R S \$1.50). O C & 100

**43D st E, swc 1 av**; see 1 av, 741-61.

**47TH st, 31 W** (5:1263-18), ns, 479.7 w 5 av, 23.10x100.5, 4-sty & b stn dwg, 3-sty ext; Gustav Schwab et al to Theo Southard, 1624 University av, Bronx; AL; Aug30; Sept4 '18; A\$67,000-78,000 (R S \$52.50). O C & 150

**48TH st, 559-61 W**; see 11 av, 666-72.

**51ST st, 524 W** (4:1079-46), ss, 325 w 10 av, 25x100.5, 4-sty bk tnt & str & 3-sty bk rear tnt; Jos Pennacchio, 152 E 52, et al to Florence Boulton, 550 W 50; mtg \$10,000 & AL; Aug22; Sept4 '18; A\$10,000-13,500. nom

**56TH st, 421 W**; see Madison st, 352.

**60TH st, 204 W** (4:1151-38), ss, 125 w Ams av, 25x100.5, 5-sty bk tnt & str; Benj Levy to Jacob Lewis, 400 Bank st, Newark, NJ; AL; July26; Aug31 '18; A\$10,000-15,500 (R S \$1). nom

**61ST st, 206 W** (4:1152-37), ss, 100 w Ams av, 25x100.5, 5-sty bk tnt & str; Louis Elkin, 2340 7 av, et al to Julia Elkin, 2340 7 av; pfs; B&S; AL; Aug5; Sept5 '18; A\$9,000-13,000 (R S \$1.50). nom

**62D st, 40-6 E** (5:1376-45), ss, 167 e Mad av, 66.4x100.5, 9-sty bk tnt; Max Loewenthal to 40 East 62d Corp at 61 Bway; B&S; mtg \$237,500 & AL; Aug19; Sept4 '18; A\$140,000-350,000 (R S 50c). nom

**70TH st, 158 E** (5:1404-48), ss, 120.6 e Lex av, 19.7x100.5, 4-sty stn tnt; Harry D Babcock to Woodward Babcock, 158 E 70; AL; May31 '18; Aug31 '18; A\$17,500-35,000. gift

**74TH st, 335 E** (5:1449-14), ns, 325 e 2 av, 25x102.2, 4-sty bk tnt & str; Minnie Silberstein to Malvina Miller, 408 W 150; AT; mtg \$13,000 & AL; Oct27 '18; Sept4 '18; A\$9,000-14,000. O C & 100

**76TH st, 344 E** (5:1450-41), ss, 275 e 2 av, 25x102.2, 4-sty stn tnt & str; Harris Meyer of Bklyn to Annie Prenskey, 561 Bushwick av, Bklyn; AL; Sept3; Sept4 '18; A\$9,000-13,000 (R S 50c). nom

**79TH st, 308 E** (5:1453-47), ss, 127 e 2 av, 18.6x102.2, 3-sty stn tnt; Pauline G Paymer to Edw Paymer, both at 993 Park av; mtg \$8,000; Sept3 '18; A\$7,000-11,000. nom

**80TH st, 228 E** (5:1525-35), ss, 233.9 w 2 av, 26.3x102.2, 6-sty bk tnt & str; Chryl Holding Corp, 55 John, to Millie Rosenberg, 894 Riverside dr; mtg \$25,000 & AL; Sept4; Sept5 '18; A\$11,500-31,500 (R S \$6). nom

**80TH st, 228 E**; same prop; error, w course reads xn162.2(?) to st; Millie Rosenberg to Wm Hyman, 31 W 139; AL; Sept4; Sept5 '18. nom

**92D st, 347 E** (5:1555-22 1/2), ns, 79 w 1 av, 21x75.8, 5-sty bk tnt & str; Lillian Sasse, 717 W 177, to Marie Dieckmann, 1866 18th av, Bklyn; 1/2 pt; B&S & CaG; mtg \$6,000; Aug30; Sept4 '18; A\$6,000-12,000 (R S \$3). O C & 100

**98TH st, 224 E** (6:1647-34), ss, 360 e 3 av, 25x100.11, 5-sty bk tnt & str; Sarah Wodiska to S & S Realty Co, 49 E 123; mtg \$22,500; Aug31; Sept5 '18; A\$7,000-17,000 (R S \$1). O C & 100

**100TH st, 206-S E** (6:1649-42-43), ss, 130 e 3 av, 50x100.11, 2-6-sty bk tnts & str; Louis Cohen, of Bronx, to Joe Cohen, 104 E Houston; B&S & CaG; AL; Sept4; Sept5 '18; A\$14,000-45,000. nom

**102D st, 217 E** (6:1652-11), ns, 255 e 3 av, 25x100.11, 5-sty bk tnt & str; Edw J Cafray to Marguerite M Cafray, 2472 Marion av, Bronx; mtg \$14,058.10 & AL; May2; Sept4 '18; A\$7,000-15,000. O C & 100

**103D st, 256 W**; see West End av, 378.

**106TH st, 238 W** (7:1877-42), ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Fredk Salland, of Bklyn, to Nellie Brennan, 903 Av P, Bklyn; mtg \$233,000 & AL; June28; Aug30 '18; A\$150,000-290,000 (R S 50c). O C & 100

**107TH st, 84 E** (6:1612-39), ss, 25 w Park av, 25x75.11, 5-sty stn tnt & str; Chas F Roessle & Margaret, his wife, to Anna M & Lillie E Roessle, all at 306 E 169; July15; Aug30 '18; A\$8,500-14,500 (R S \$13). nom



108TH st, 223 E (6:1658-12), ns, 285 e 3 av, 25x100.11, 4-sty stn tnt & str; Chas M O'Keefe, ref, to Amos C Schermernhorn, 25 E 73, pff; 11-25 pts; Katie S Matthews, 225 E 86, 12-25 pts, & John E Schermernhorn, 434 Riverside dr, 2-25 pts; FORECLOS Mar20; June25; Sept5'18; A\$6,500-11,000 (R S \$10). 10,000

112TH st, 68 E (6:1617-41), ns, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt; Pershing Realty Co to Hannah Rubin, 1826 Marmon av, Bronx; B&S & CaG; mtg \$12,100; Aug28; Sept4'18; A\$10,500-17,500 (R S 50c). 10 C & 100

112TH st, 164-6 E (6:1639-45), ss, 211.8 w 3 av, 33.4x100.11, 5-sty bk tnt & str; Wm D Sporberg, ref, to Crenieux Benevolent Soc, 67 W 125, pff; FORECLOS Aug 1'18; Aug30; Sept3'18; A\$13,500-30,000 (R S \$19). 19,000

113TH st, 23 E; see Madison av, 1572.

113TH st, 105-9 E (6:1641-3), ns, 36 e Park av, 42.8x100.11, 6-sty bk tnt & str; Wentworth Holding Co, 1400 5 av, to Beatrice Iram, 115 W 114; B&S & CaG; mtg \$43,500 & AL; Aug21; Sept3'18; A\$18,000-47,000 (R S 50c). 10 C & 100

113TH st, 343 E (6:1685-21), ns, 183.4 w 1 av, 16.8x100.10, 4-sty bk tnt & str & 3-sty fr rear tnt; Rosa M Robertucci of Weehawken, NJ, to Nina Russo, 347 E 113; mtg \$2,500; Sept3; Sept4'18; A\$4,600-7,500 (R S \$3.50). 10 C & 3,500

117TH st, 220 E (6:1666-38), ss, 225 e 3 av, 18.9x100.11, 3-sty & b fr dwg; Jeanette C Kern, of Tuckahoe, NY, et al, to Eloise A Sickels, of N Y C; B&S & CaG; Jan14'07; Sept3'18; A\$5,600-6,000. 500

117TH st, 220-6 E (6:1666-36-38), ss, 225 e 3 av, 75x100.11, 4-3-sty & b fr dwgs; Cynthia MacKellar, of East Orange, NJ, EXTRX & Wm S MacKellar, to Anna E Morrison, 783 Hancock, Bklyn; Aug21; Sept3'18; A\$22,400-24,000 (R S 50c). 500

117TH st, 220-6 E; Geo M MacKellar, EXR & Eloise A Sickels, to same; Aug 21; Sept3'18 (R S 50c). 500

117TH st, 220-6 E; Henrietta M Edwards, of B of R, to same; QC; Aug21; Sept3'18 (R S 50c). 10 C & 100

117TH st, 220-6 E; Geo M MacKellar & Helene S, his wife, to same; QC; Aug21; Sept3'18 (R S 50c). 10 C & 100

117TH st, 220-6 E; Cynthia M MacKellar, of East Orange, NJ, to same; QC; Aug26; Sept3'18 (R S 50c). 10 C & 100

117TH st, 222 E (6:1666-37), ss, 243.9 e 3 av, 18.9x100.11, 3-sty & b fr dwg; Jeanette C Kern, of Tuckahoe, NY, et al, to Wm S MacKellar, of Orange, NJ; B&S & CaG; Jan14'07; Sept3'18; A\$5,600-6,000. 500

117TH st, 224 E (6:1666-36½), ss, 262.6 e 3 av, 18.9x100.11, 3-sty & b fr dwg; Jeanette C Kern, of Tuckahoe, NY, et al, to Geo M MacKellar, of Bklyn; B&S & CaG; Jan14'07; Sept3'18; A\$5,600-6,000. 500

117TH st, 226 E (6:1666-36), ss, 281.3 e 3 av, 18.9x100.11, 3-sty & b fr dwg; Jeanette C Kern, of Tuckahoe, NY, et al, to Henrietta M Edwards, of B of R; B&S & CaG; Jan14'07; Sept3'18; A\$5,600-6,000. 500

118TH st, 83 W (6:1717-5), ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Saml Davis & Rachel, his wife, to Rachel Davis, 83 W 118; B&S; AL; Sept4'18; A \$8,000-12,500 (R S \$3). 10,000

119TH st, 141 E (6:1768-17), nwc Lex av (Nos 1934-34½), 15x100.11, 3-sty fr tnt & str & 1-sty bk str; Jennie C Donnelly, of Hastings-on-Hudson, NY, to Alfred L Anderson, of Closter, NJ; B&S & CaG; mtg \$9,000 & AL; Aug12; Aug31'18; A\$12,000-14,000 (R S 50c). 10,000

119TH st, 141 E, nwc Lex av (Nos 1934-34½); Alfred L Anderson, at Closter, NJ, to Land Estates, Inc, 135 Bway; B&S & CaG; Aug26; Aug31'18 (R S 50c). 10,000

120TH st, 20 W (6:1718-44½), ss, 200 w 5 av, 18x114.3 to Old Manhattan rd, closed, x18.7x119.2, 3-sty & b stn dwg; Citizens Savgs Bank to Herman Fried, 19 W 113; B&S; mtg \$8,000; Aug27; Sept4'18; A\$8,700-10,500 (R S \$1). 9,000

122D st, 339-43 E (6:1799-21-23), ns, 100 w 1 av, 75x100.11, 3-4-sty bk tnts; Jaysill Realty Corp to Bridget Dawson, 341 E 122; B&S; mtg \$26,600, Aug29; Aug30'18; A\$19,500-25,500 (R S 50c). 10,000

122D st, 13 W (6:1721-9), ns, 175 e Lenox av, 18.7x100.11, 3-sty & b stn dwg; Louise & Herbert B Wright, EXRS & Gilbert A Wright, to Chas G Wright, — Sussex av, Bronxville, NY (corrects deed rec May31 '18); Aug23; Aug31'18, A\$8,500-10,500. 12,500

122D st, 13 W; Chas G Wright, of Bronxville, NY, to Geo A Fisher Co, on Sussex av, Bronxville, NY; QC; Aug23; Aug31'18. 10,000

125TH st, 337 E (6:1802-18), ns, 175 w 1 av, 25x100, 5-sty stn tnt & str; Saul Federman, of Newark, NJ, to Harry Federman, 124 Fairmount av, Newark, NJ; mtg \$18,000 & AL; Aug29; Aug31'18; A\$8,500-19,000. 10,000

125TH st, 434 W (7:1965-50), ss, 350 e Ams av, 25x100.11, 6-sty bk tnt & str; Sophie Grossman, of Bronx, to Theo Danis, 1264 Ams av; mtg \$25,000 & AL; Aug30; Aug31'18; A\$14,000-30,000 (R S \$8). 10 C & 100

130TH st, 217 W (7:1936-23), ns, 204.6 w 7 av, 20.6x99.11, 3-sty & b bk dwg; N Y Life Ins & Trust Co, 52 Wall, to John W Mitchell, 7 E 135; QC; AL; Aug29; Aug30 '18, A\$5,700-7,500 (R S \$6.30). 5,750

133D st, 216 W (7:1938-48), ss, 346 w 7 av, 27x99.11, 5-sty bk tnt; Benj Berinstein, ref, to Chas W Cox, at Short Hills, NJ, TRSTE will Mary F T Norwood, pff; FORECLOS Aug29; Aug30; Aug31'18; A \$8,100-21,000 (R S \$16). 16,000

133D st, 262 W (7:1938-59), ss, 133.4 e 8 av, 16.8x100, 3-sty & b stn dwg; Belle H May (Bein), 2390 Creston av, to Ruth R Bein, 135 Hamilton pl; mtg \$4,000 & AL; Sept5'18; A\$4,300-5,500. 5,500

136TH st, 264 W (7:1941-59), ss, 133.4 e 8 av, 17.6x99.11, 3-sty & b bk dwg; Leonard Weill to Evangeline J Whiteman, 264 W 136; AL; Aug28; Aug31'18; A\$4,800-7,000 (R S \$8). 10 C & 100

146TH st, 504 W (7:2077-36), ss, 75.1 w Ams av, 24.1x74.11, 5-sty bk tnt; Chas M Stahl, & Anna M, his wife, to Rosalie Stahl, all at 504 W 146; mtg \$12,000 & AL; July17; Sept3'18; A\$10,000-18,000. 10,000

150TH st, 289 W (7:2036-1), ns, 536.4 w 7 av, runs n50xw109.11 to es Macombs pl (No 26) xs56.10 to st xe137 to beg, 6-sty bk tnt & str; Raymond H Kutner to Julius Bacharach, 767 5 av; mtg \$76,500; July11; Sept3'18; A\$26,000-83,000. 10,000

151ST st W, sve Macombs pl; see 8 av, 2830-40.

151ST st W, nec 8 av; see 8 av, 2830-40.

151ST st W, sec 8 av; see 8 av, 2830-40.

160TH st, 646-50 W (8:2136-45), ss, 575 w Bway, 66.8x100, 6-sty bk tnt; Malex Realty Corp to Normar Real Estate Corp, 170 Bway; B&S & CaG; AL; Sept4; Sept5'18; A\$33,000-P33,000. 10,000

160TH st W, see Ams av; see Ams av, 2013.

160TH st W, sve St Nicholas av; see Ams av, 2013.

176TH st, 506 W (8:2132-84), ss, 144 w Ams av, 43.6x99.11, 5-sty bk tnt; Wm Daly, of Bronx, to Reliant Leasing Co, 141 Bway; mtg \$33,000 & AL; Aug30; Aug31'18; A\$13,000-40,000 (R S \$8.50). 10,000

184TH st, 662 W; see Bway, 4316-8.

186TH st W, sve Washington ter; see Washington ter, 2.

191ST st, 573-5 W; see St Nicholas av, 1620-8.

208TH st W (8:2205-29 & 33), ns, 100 w 9 av, 200x99.11, vacant; Atlantic Realty Co to Harriet C Abbe, 5 E 82; Helen A Howson, 489 West End av, & Robt Abbe, 13 W 50; mtg \$18,000; June29; Sept3'18; A\$24,000-24,000 (R S \$18). 10,000

Av A, 125 (2:435-30), sve St Marks pl (No 132), of 8th st, 24.8x70, 6-sty bk tnt & str; Helen H Fuchs to Jos Fuchs, both at 132 E 8; ½ pt; AL; Aug20; Sept5'18; A\$26,000-41,000 (R S 50c). 10,000

Av A, 254-6 (3:973-57-58), es, 26 s 16th, 51.6x95.6, 2-4-sty bk tnts & str & 2-4-sty bk rear tnts; Benj W B Brown, ref, to Bowery Savgs Bank, 128 Bowery, pff; FORECLOSED & drawn Sept4; Sept5'18; A\$24,000-36,000 (R S \$10). 16,000

Amsterdam av, 2013 (8:2109-7), sec 160th, 49.1x106.10 to St Nicholas av x50.10 x97, with AT to strip bet said old line & present W St Nicholas av, 6-sty bk tnt & str; Gustav Danker to Cath Danker, his wife, both at 432 W 160; mtg \$100,000 & AL; Aug19; Sept5'18; A\$48,000-105,000 (R S \$3). 10 C & 100

Broadway, 915 (3:849-69), ws, 46 s 21st, 24.1x104.4x23x97.1, 6-sty bk loft & str bldg; N Y Life Ins & Trust Co, 52 Wall, TRSTE will Geo R Schieffelin, to Agnes Silcock, 24 St Nicholas pl; ½ pts; AT; Aug26; Sept 3'18; A\$70,000-72,000 (R S \$30). 50,000

Broadway, 915; Julia G Walker, 103 W 86, et al, to same; ½ pt; AT; Aug26; Sept 3'18 (R S \$15). 15,000

Broadway, 4310-4; see Bway, 4316-8.

Broadway, 4316-8 (8:2164-44), sec 184th (No 662), 37.8x97.11x37.4x103.1, 6-sty bk tnt & str; A\$18,000-51,000; also BROADWAY, 4310-4 (8:2164-42), es, 37.8 s 184th, 37.11x 32.9x37.7x97.11, 6-sty bk tnt & str; A\$13,000-40,000; Land Map Realty Corp, 150 Bway, to Paul Jones Realty Co, 2 Rector; mtg \$70,000; Aug29; Aug31'18 (R S \$10). 15,000

Lexington av, 1553 (6:1627-22), es, 26 n 99th, 25x95, 5-sty bk tnt & str; Chas D Donohue, ref, to Roman Catholic Orphan Asylum, at 470 Mad av, pff; FORECLOS Aug1; Sept3'18; A\$11,500-20,000 (R S \$15). 15,000

Lexington av, 1934-34½; see 119th, 141 E.

Madison av, 1712; see 1 av, 1572.

Madison av, 1772-4 (6:1622-16-17), ws, 60 n 116th, 40.11x110, 2-5-sty bk tnts & str; Navlys Co, 149 Bway, to Richelleu Holding Co, 26 Cortlandt; mtg \$51,500 & AL; Apr2; Sept3'18; A\$30,700-55,500 (R S \$1). 10,000

Madison av, 2089 (6:1756-52), es, 74.11 s 132d, 25x96, 5-sty bk tnt & str; Edw Wolf, of Bronx, to Harry J Schum, 450 Manhattan av; mtg \$11,000 & AL; Aug30; Aug31'18; A\$7,400-16,000 (R S \$5). 10,000

St Nicholas av, sve 160th; see Ams av, 2013.

St Nicholas av, 1620-8 (8:2161-9), nec 191st (Nos 573-5), 75x100, 5-sty bk tnt & str; Julian B Simpson to Sunnyside Holding Co, 52 Bloomfield; AL; Aug26; Aug31'18; A\$47,000-110,000. 10 C & 100

West End av, 878 (7:1874-61), sec 163d (No 256), 20.11x80, 4-sty & b stn dwg; A Lawton McElhone, 178 W 81, to Elsie B Smith, 94 Prospect st, Stamford, Conn; mtg \$30,000; May25'17, Sept5'18; A\$34,000-38,000. 10 C & 100

1ST av, 352 (3:952-61), es, 46 s 21st, 23x 68.8, 3-sty bk tnt & str; Jos Goldenberg, of Bklyn, to Solomon Refner, 1878 7 av; AL; Aug6; Sept3'18; A\$8,000-10,500 (R S \$1). 10,000

1ST av, 428 (3:956-53), sec 25th (No 400), runs s20.3xe41.2xs7.5xe20.2xn27.10 to st xw61.4 to beg, 3 & 4-sty bk tnt & str; Isaac Steigerwald to Hattie Levinson, 115 W 47; B&S & CaG; AL; July19; Sept3'18; A\$11,000-16,500 (R S 50c). 10 C & 100

1ST av, 741-61 (5:1335-23), nwc 42d, 200.10 to es 43d x50, 3-sty bk garage; Chas Shengood to Leo S Bing, 115 W 40; mtg \$80,000; Nov3'17; Sept4'18; A\$78,000-130,000 (R S \$95). 175,000

1ST av, 741-61; Leo S Bing to United Dressed Beef Co of N Y, 780 1 av; B&S; mtg \$80,000; Aug31; Sept4'18. 10 C & 100

1ST av, sve 43d; see 1 av, 741-61.

1ST av, 1572 (5:1561-47), es, 51.2 s 82d, 25.6x106.6, 4-sty stn tnt & str; A\$15,500-24,000; also MADISON AV, 1712 (6:1619-24), nwc 118th (No 23), 18.5x70, 4-sty bk tnt & str; A\$14,000-22,000; Saml Davis, 83 W 118, to Jacob D Davis, 68 W 117; A T & B&S; AL; Sept4'18 (R S \$1). 10,000

1ST av, 2224 (6:1708-2), es, 28.10 n 114th, 22x95, 3-sty fr tnt & str; Marie Dieckmann, 1866 18th av, Bklyn, to Lillian Sasse, 717 W 177; ½ pt; B&S & CaG; mtg \$4,000 & AL; Sept3; Sept4'18; A\$9,700-12,000 (R S \$3). 10 C & 100

2D av, 1019 (5:1327-24), ws, 100.5 s 54th, 25x100, 5-sty stn tnt & str; A\$16,000-27,000; also 2D AV, 1021 (5:1327-25), ws, 75.5 s 54th, 25x100, 5-sty stn tnt & str; A\$16,000-28,000; Harry N French, ref, to Joel Rinaldo, 206 W 41, pff; PARTITION Sept 4; Sept5'18 (R S \$40.50). 40,250

2D av, 1021; see 2 av, 1019.

2D av, 1023 (5:1327-26), ws, 50.5 s 54th, 25x100, 5-sty stn tnt & str; Harry N French, ref, to Joel Rinaldo, 206 W 41, pff; mtg \$13,500; PARTITION Sept4; Sept 5'18; A\$16,000-27,000 (R S \$7). 7,000

2D av, 1025 (5:1327-27), ws, 25.5 s 54th, 25x100, 5-sty stn tnt & str; Harry N French, ref, to Mary Rinaldo at Liberty, NY, a party in interest; PARTITION SALE June27; Sept4'18; A\$16,000-27,000 (R S \$7). 7,000

6TH av, 460-2 (3:829-74-75), sec 28th (No 56), 49.4x60, 3-sty bk loft & str bldg; Wm F Hencken & Claudine S, his wife, to Wm F Haaren, 147 W 122; ½ pt; QC; Jan 3; Aug30'18; A\$122,000-135,000. 10,000

6TH av, 460-2, sec 28th (No 56); Wm F Haaren, 147 W 122, & Meta C Haaren, 462 Amity st, Flushing, B of Q, to United Cigar Stores Co of America, 44 W 18; mtg \$127,000 & AL; Aug22; Aug30'18 (R S \$7.50). 10 C & 100

7TH av, 2424 (7:2027-31), ws, 74.11 s 142d, 75x75, 6-sty bk tnt; Wm A Butler, 30 E 72, & ano, TRSTES will Edmonia Mason McClurg, to Roach's House Cleaning Co, Inc, 7 W 137; B&S & CaG; July30; Sept4'18; A\$29,000-72,000 (R S \$75). 75,000

8TH av, 2075 (7:1847-21), ws, 50.8 n 112th, 25.2x100, 6-sty bk tnt & str; Wm H Brady, ref, to Nathaniel B Hayt, 152 1 av, Mt Vernon, NY, TRSTE will Mabel E D Taylor, pff; FORECLOS Aug22; Aug28; Aug30'18; A\$20,000-32,000 (R S \$32). 32,000

8TH av, 2830-40 (7:2036-59-64), nec 150th at nws MacCombs pl (Nos 21-39), runs n along rd 203.5 to ss 151st xw96.7 to 8 av xs179 to beg, gore, 3-6-sty bk tnts & str; N Y County Natl Bank to Wm J McNulty, 478 W 159; B&S & CaG; mtg \$102,000 & AL; June20; Aug31'18; A\$66,000-139,000 (R S \$21). 10 C & 100

11TH av, 666-72 (4:1077-1-4), nec 48th (Nos 559-61), 100.4x100, 4-4-sty bk tnts & str & 1-sty bk shop; Wm Lustgarten & Co to Wm S Dempsey Realty Co, 548 W 55; mtg \$39,500; Aug30; Aug31'18; A\$44,000-56,500 (R S \$8). 10 C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Houston st, 111-7 E (misc!); power of atty to conduct business for 3 yrs under name of The Eagle Ink Co, &c; Herbert K Minsky to Louis Minsky, 111 E Houston; Aug28; Aug31'18.

50TH st, 520-2 W (4:1078); assign rents to secure \$375 & int on mtg, taxes, &c; Bell Investing Co to Thos Bonomolo, 18 St Marks pl; mtg \$25,000 & AL; Mar10'16; Aug 30'18. 10,000

59TH st, 22 W (5:1274-56); consent & agmt as to approach or right of way bet subway station at 59th st & near 5 av; Plaza Operating Co (owner) to City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; mtg \$100,000; Apr30; Sept5'18. 10,000

59TH st, 22 W; consent to above agmt Apr30'18; Dry Dock Savgs Instn (mtgee) to Plaza Operating Co; mtg \$100,000; July 18; Sept5'18. 10 C & 100

80TH st, 228 E (5:1525-35), ss, 239.8 w 2 av, 26.3x102.2; re mtg rec Oct4'15; State Bank, 378 Grand, to Caryl Holding Corp, 55 John; Sept4; Sept5'18; A\$11,500-31,500. 10,000

97TH st W (7:1832-38), ss, 120 w Central Park W, 80x100.11, 6-sty bk tnt; re mtg rec Mar5'17; City Mtg Co to 370 Central Park West, Inc, at 27 Cedar; Sept3; Sept4 '18; A\$15,000-P\$15,000. 10,000

162D st, 656-66 W (5:2136), ss, 140 w Ft Washington av, 250x99.11; declaration by Nathan D Brandt, 502 Bedford av, Bklyn, that he holds above as TRSTE for creditors to agmt dated Feb-18, made by them & the J M B Company, Inc, & Jos M Brody; Sept3; Sept4'18.

Broadway, 915 (3:849), ws, 46 s 21st, 24.1x104.4x23x97.1; consent to resale of above for \$45,000 by N Y Life Ins Co as TRSTE Geo R Schieffelin; Geo R D Schieffelin et al to whom it may concern; May 3; Sept3'18.

Broadway, 915; similar consent; Julia F & Matilda C Ismay to same; May3; Sept 3'18.

Ali (misc!) RT&I in all estate, real & personal of which Rt Anna Cary, the mother of parties 1st pt, died seized; Florence R Cary, 1 W 72, & Edw M Cary, 362 Riverside dr, to Mutual Bank, 49 W 33; Aug28; Sept4'18. 10,000

## WILLS.

### Borough of Manhattan.

East Broadway, 221-3 (1:266-40), sec Clinton (Nos 200-2), —x—, 6-sty bk int & str; A\$58,000-96,000; also AV D, 86-8 (2:357-61), sec 4th (Nos 364-6), —x—, 6-sty bk tnt & str; A\$32,000-61,000; also LEWIS ST, 165-9 (2:357-74), sve 4th (Nos 388-90), —x—, 6-sty bk tnt & str; A\$25,000-60,000; also RIVINGTON ST, 332-6 (2:324-32), nwc Mangin (Nos 79-81), —x—, 6-sty bk tnt & str; A\$24,000-53,000; also ATTOR-



NEY ST, 162 (2:345-6), es, abt 180 s Hous-  
ton, —x—, 5-sty bk tnt & str & 3-sty bk  
rear tnt; A\$15,000-21,000; also 119TH ST,  
147 W (7:1904-10), ns, abt 210 e 7 av,  
—x—, 3-sty & b stn dwg; A\$8,800-11,000;  
Julius Miller Estate, Louis Adler, EXR,  
112 W 110; (A) I Gainsburg, 258 Bway.  
Filed Apr 18'18.

46TH ST, 339 W (4:1037-15), ns, abt 360 e  
9 av, —x—, 3-sty & b stn dwg; A\$11,500-  
14,500; Roseanna Mullane Est, Danl Mee-  
nan, EXR, 35 W 88; (A) E J Murphy, 258  
Bway. Filed Apr 18'18.

185TH ST, 506 W (8:2156-15), ss, abt 100  
w Ams av, 25x79.11, 2-sty fr dwg & 1-sty  
fr stable; A\$7,000-7,500; also 187TH ST,  
599 W (8:2168-23), nwc St Nicholas av (No  
1541), 15.10x80, 3½-sty bk & stn dwg; A  
\$11,500-13,500; also 54TH ST, 142-4 W (4:-  
1006-53-54), ss, abt 265 e 7 av, 18.9x100.5,  
3-sty bk & stn dwg & 3-sty stn tnt; A\$44,-  
000-46,000; Caroline B Colby Estate, Geo  
A Colby, EXR, 30 E 83; (A) H B Ketcham,  
2 Rector. Filed May 3'18.

## CONVEYANCES.

### Borough of Bronx.

AUG. 30, 31, SEPT. 3, 4 & 5.

Cannon pl (12:3263A), ws, abt 34.4 s  
from ss of curve at intersection of Bailey  
av & Cannon pl, runs s50.10xw132.1xne35.5  
xne26.9xse106.1 to beg, vacant; Geo C Deck-  
er, 1403 Webster av, to Susan A O'Connell,  
2323 Valentine av; July 1; Aug 30'18. nom  
O C & 100

Crotona Park N, 795 (11:2952), ns, abt  
295 e Prospect av, 22.2x97.3, 4-sty bk tnt;  
John C Cook to Jos Chaafin, 795 Crotona  
Park N; mtg \$12,000; Sept 3'18. O C & 100

Deck st (14:3857), sws, 100 se Thomas,  
50x154.8x50.5x147.4; Hy J Jarvis, 2260 Ellis  
av, & ano, EXRS Jas Jarvis, to Geo T  
Brady, 2471 University av; mtg \$4,000;  
Sept 4; Sept 5'18 (R S \$6). 6,000

Faile st, 888 (10:2761B), es, abt 175 n  
Seneca av, 25x100, 2-sty fr dwg; Fredk  
McCarthy to Joel Meyer, 949 Tiffany; mtg  
\$4,100; Aug 31; Sept 3'18 (R S \$1).

Faile st, 941 (10:2746), ws, 348.3 s Al-  
dus, 47.9x100, 5-sty bk tnt; B & W Bldg  
Co to Louis Shultz, 979 Aldus; mtg \$45,050;  
Aug 9; Sept 4'18. O C & 100

Faile st, 941-5; see Faile, 949.

Faile st, 949 (10:2746), ws, 252.9 s Al-  
dus, 47.9x100, 5-sty bk tnt; also FAILE  
ST, 945 (10:2746), ws, 300.6 s Aldus, 47.9x  
100, 5-sty bk tnt; also FAILE ST, 941  
(10:2746), ws, 348.3 s Aldus, 47.9x100, 5-  
sty bk tnt; Louis Shultz to Olds Holding  
Corpn, 217 Bway; mtg \$109,050; Aug 16;  
Sept 4'18 (R S 50c). O C & 100

Feathered la (11:2872), ss, 105 e Jesup  
av, runs e48.6xse on curve along Feather-  
ed la & Macombs rd 143.8xw114.8xne83.1 to  
beg, vacant; Theresa Meehan, 330 57th,  
Bklyn, to Cath Keating, 384 E 149; Aug  
19; Aug 31'18 (R S 50c). 100

Feathered la, 124 (11:2874), ss, 48.8 w  
Nelson av, 24.4x110x24.1x113.6, 5-sty bk  
tnt; Emma L Crawford to Olin J Stephens,  
Inc, 220 E 138; mtg \$21,100; July 7; Sept  
5'18. nom

Ford st, 369 (11:3143), ns, 200 w Web-  
ster av, 25x100, 2-sty & b bk dwg; Jas  
Egan to Yetta Levitas, 367 Ford; mtg  
\$4,500; Sept 3; Sept 4'18 (R S \$1.50).

Freeman st, 1034 (11:3006), sws, 284.5 nw  
Westchester av, 50x100, 5-sty bk tnt;  
Julian B Simpson to Sunnyside Holding Co,  
52 Bloomfield; mtg \$39,000; Aug 26; Aug  
31'18. O C & 100

Grand View pl (9:2464), es, 175 ne 167th,  
37.6x116.8x37.6x116.7, vacant; Albt C Hirtz-  
ler to Coralie Hirtzler, 2004 Arthur av;  
Aug 30; Sept 5'18. gift

Hoffman st, 2357 (11:3054), ws, 308.8 n  
184th, 37.6x94.11, 5-sty bk tnt & str; Santo  
Giacini to Jacob & Ida Slotnick, tenants  
by the entirety, 2325 Arthur av; mtg \$19,-  
500; Aug 29; Aug 30'18 (R S \$8.50).

James st, sec Edwards av; see Edwards  
av, sec James.

Logan st, ss, 75 w Holland av; see Lo-  
gan st, ss, 50 w Holland av.

Logan st (16:4657), ss, 50 w Holland av,  
25x100; also LOGAN ST (16:4657), ss, 75  
w Holland av, 25x100, Teresa A Bottino  
to Alfonso Bottino, 728 E 212; Oct 2'11;  
Sept 4'18. O C & 100

Melville st (15:4022), ws, 222 s Col av,  
25x100; Angelina Bonifatto to Antonio  
Avella, 1552 Odell; Aug 29; Aug 31'18 (R S  
\$3). O C & 100

Simpson st, 1210 (11:2975), es, 97.11 n  
Home, 25x100, 5-sty bk tnt; Johanna  
Schmidt to Rose Braaz, 444 E 136; mtg  
\$20,000; Sept 3; Sept 5'18 (R S \$2). O C & 100

133D st, 335 E (9:2296), ns, 46.6 e Alex  
av, 22.5x80, 4-sty bk tnt & str; Agnes L  
Sadler to Sadler to Elia M Perrella, 358  
W 23; mtg \$5,000; Aug 30; Aug 31'18 (R S  
\$2). O C & 100

135TH st, 341-3 E (9:2298), ns, 106.6 e  
Alex av, 25x100, 2-3-sty & b bk dwgs;  
Mutual Life Ins Co to Hudwll Corp, 7  
W 45; Aug 30; Sept 3'18 (R S \$5). O C & 100

135TH st, 341-3 E; Hudwll Corp to  
Carmela Caggiano, 253 Rider av; mtg  
\$3,500; Aug 30; Sept 3'18 (R S \$3.50). nom

140TH st, 348 E (9:2302), ss, 185.4 e  
Alex av, 2 & 3-sty & b fr dwg & 2-sty fr  
rear shop; Clinton E Lawrence to John J  
Lawrence, 348 E 40; ½ pt; Aug 30; Sept 3'18.  
O C & 100

140TH st, 348 E; same to R Warren  
Lawrence, 348 E 140; ½ pt; Aug 30; Sept 3'  
18. nom

143D st, 419 E (9:2288), ns, 210.3 e Willis  
av, 14.9x100, 2-sty & b bk dwg; Annie J  
Des Garets et al, TRSIES Siegfried Grun-  
ner, to Nora Eagan, 419 E 143; B&S &  
CaG; July 16; Aug 30'18 (R S \$4.50). 4,500

146TH st, 230-2 E (9:2335), ss, 318.11 e  
Park av, 49.11x100.3, 1-sty bk stable;  
Leandro Casario to Raffaele Montors, 217  
E 146; mtg \$6,500; Aug 31; Sept 3'18.

O C & 100  
153D st, 283 E (9:2413), ns, 125.3 e Mor-  
ris av, 25x100, 3-sty fr tnt; Robt Perry,  
EXR Eliz Perry, to Salvatore Desimone,  
238 E 153; mtg \$2,100; Aug 30; Aug 31'18  
(R S \$3). 5,000

162D st, 221-9 E (9:2445), ns, extends  
from Grant av (No 911) to Sherman av  
(No 910), —x—, 1-sty fr bldg & vacant;  
Frank V Burton, Newburgh, NY, et al, to  
John T Milligan, 42 Briggs av, Richmond  
Hill, NY; July 20; Sept 5'18. O C & 100

167TH st, 818 E (10:2680), ss, abt 95 e  
Union av, 40x100, 5-sty bk tnt; also 167TH  
ST, 822 E (10:2680), ss, abt 140 e Union  
av, 40x100, 5-sty bk tnt; Grand Concourse  
Realty Co to Markstone Realty Co, 505 E  
171; mtg \$62,000; Aug 30; Sept 3'18 (R S \$6).  
O C & 100

167TH st, 822 E; see 167th, 818 E.

170TH st, 404-8 E; see 3 av, 3681-3.

180TH st, 530-62 E; see 3 av, 4370-2.

180TH st, 610-12 E (11:3069), ss, 146.7  
w Hughes av, runs s105xw34xne64.2xne38.2  
xne10.4 to st e40.11 to beg, 5-sty bk tnt &  
str; Rebecca Roth to Clara Cooper, 340  
E 15; mtg \$35,850; Aug 23; Sept 3'18.

O C & 100  
181ST st, 541 E; see Bathgate av, 2156.

193D st, 368 E; see Decatur av, 2573.

193D st E, swc Decatur av; see Decatur  
av, 2573.

220TH st E (16:4668), nec White Plains  
rd, 105x50, except part for rd, Wakefield;  
Wm Newman et al to Albt de Verastegui,  
85 Liberty; Sept 4; Sept 5'18 (R S \$15.50).  
O C & 100

223D st E (17:4825), ns, 130 w White  
Plains av, 25x114; Arthur A Austin, Mad-  
ison, NJ, to Wm J Claus, 685 E 223; mtg  
\$6,250; Aug 24; Sept 4'18 (R S 50c). O C & 100

223D st E (17:4825), ns, 155 w White  
Plains av, 25x114; Arthur A Austin, Mad-  
ison, NJ, to Thos A Price, 687 E 223; mtg  
\$6,150; Aug 24; Sept 4'18 (R S 50c). O C & 100

224TH st E (17:4848), ss, 105 w Bronx-  
wood av, 33.4x114; Jas E Wood, 568 E  
224, to Victoria Wood, 568 E 224, his wife;  
½ pt; mtg \$1,500; Aug 29; Sept 5'18. nom

236TH st E (17:5039), nwc White Plains  
rd, —x86x143x71, Wakefield, except part  
for White Plains rd; Fredk C Fischer to  
Lena Fischer, his wife, 550 E 169; Aug 26;  
Aug 30'18 (R S \$1). O C & 100

Aqueduct av E, 2344 (11:3209), es, 133.9 s  
184th, 16x77.11x16x76.6, 3-sty & b bk dwg;  
Clayton Realty Co, 37 Liberty, to Pak F  
A Gorman, 2344 Aqueduct av E; mtg \$3,-  
700; Sept 4; Sept 5'18 (R S \$1.50). nom

Aqueduct av E, 2336-44 (11:3209), es,  
133.9 s 184th, 95.9x94.8x71.2x76.6, 5-3-sty  
& b bk dwgs; Asher Simon Realty Co to  
Chas S Carrington; Apr 7'10; Sept 5'18. nom

Baisley av (18:5343), ns, 50 e Fairfax av,  
25x100; Poplar Realty Co, 120 Westchester  
av, to Bertha Rauch, 817 Faile; mtg  
\$—; Aug 31; Sept 4'18 (R S 50c). O C & 100

Bathgate av, 2156 (11:3048), nec 181st  
(No 541), 26.5x100, 2-sty & b fr dwg & 1-  
sty fr str; Mary Arena to Cornelius Arena,  
2156 Bathgate av; mtg \$8,500; Sept 2; Sept  
3'18. O C & 100

Bathgate av, 2270 (11:3051), es, abt 160  
s 183d, 30x115.1, 3-sty fr dwg & 2-sty fr  
rear garage; Anna Bayer to Edw McCarr-  
rick, 2268 Bathgate av; mtg \$9,000; Aug  
31; Sept 3'18 (R S \$12). O C & 100

Bolton av, nec Lacombe av; see Lacombe  
av, nec Bolton av.

Boone av (11:3013), es, 187.7 s 172d,  
runs ne57.6xse25x86.6 to West Farms rd xs  
41.7xsw38.3xsw29.4 to West Farms rd xs  
14.9xsw126.3 to Boone av xn143.9 to beg,  
vacant; Joel Rinaldo to Therese S Rinaldo,  
206 W 41; B&S & CaG; Aug 29; Aug 30'18  
(R S \$4). O C & 100

Bronx blvd (17:4820), es, 224 n 224th,  
30x105; Mary E Woodhouse to H W G  
Corpn, 50 Union sq; mtg \$4,500; Aug 30;  
Sept 3'18 (R S \$1). nom

Brook av, 1460 (11:2895), es, abt 35 n  
St Pauls pl, 25x100.7, 4-sty bk tnt; Chas  
Chatzinoeff et al to Saml Berger, 638 Myr-  
tle av, Bklyn; mtg \$9,000; Aug 31; Sept 3'  
18 (R S \$5). O C & 100

Bryant av, 1033-53 (10:2748), ws, 100 s  
165th, 240x100, 6-5-sty bk tnts; Mack Con-  
str Co, 370 E 149, to Normar Real Estate  
Corpn, 170 Bway; mtg \$69,500; Aug 15; Aug  
30'18 (R S \$18). nom

Bryant av, 1465 (11:2995), ws, 150 n Jen-  
nings, 25x100, 3-sty bk tnt & str; Cor-  
nellia H Hughes (by D Brewer Eddy, her  
atty) to Mary Kast, 601 E 179; mtg \$7,000;  
Aug 12; Sept 4'18 (R S \$8). 100

Cauldwell av, 882 (10:2631), es, 100 n  
161st, 18.8x100, 2-sty & b fr dwg; Philip  
Schick to Eliz Herrlich, 666 E 161; mtg  
\$7,500; Aug 29; Aug 30'18 (R S 50c). O C & 100

Cedar av, 1878 (11:2881), es, abt 230 s  
178th, 18.6x125, 2-sty & b bk dwg; Empire  
State Holding Corp to Minnie Lauten,  
1878 Cedar; Sept 3; Sept 4'18 (R S \$4). O C & 100

Courtlandt av, 910 (9:2408), es, 27.11 n  
162d, 27.11x115x25x127.6, 3-sty bk tnt &  
str; Metropolitan Savgs Bank to Andrea  
Rihaudo, 17 W 100; Sept 4; Sept 5'18 (R S  
\$5.50). O C & 1,000

Crotona av, 2406 (11:3165), es, 200 s Ir-  
ving, 50x100, except part for av, 2-sty & a  
fr dwg; Nicholas Geiger to Wm H Schweg-  
ler, 317 E 197; mtg \$6,500; Aug 29; Aug 31'  
18 (R S \$1.50). O C & 100

Crotona av, 2137 (11:3083), nws, 112.1 ne  
181st, 22x125, 2-sty & b fr dwg; Wm C  
Deane, Douglaston, LI, to Anna Piculo,  
2234 Rye av; June 25; Aug 31'18 (R S \$5).  
O C & 100

Crotona av, 2137 (11:3083), ws, 112.1 ne  
181st, 22.6x149.11x22.1x145.8, 2-sty & b fr  
dwg; Anna Piculo, 2234 Rye av, to Cat-  
erina Cerra, 2159 Belmont av; mtg \$4,400;  
Aug 28; Aug 31'18 (R S \$2.50). O C & 100

Decatur av, 2573 (12:3275), swc 193d,  
35x42.6, 2-sty & a fr dwg; also 193D ST,  
368 E (12:3275), ss, 42.6 w Decatur av,  
42.6x35, 2-sty & a fr dwg; Sophie Schuy-  
ler to Lillian Ruff, 2562 Decatur av; mtg  
\$8,250; Sept 3'18 (R S \$2). O C & 100

Edwards av (15:4182), sec James, 100x  
100; Wheeler Corp, 503 5 av, to Mormac  
Realty Co, 403 W 127; July 19; Sept 4'18  
(R S 50c). O C & 100

Elliott av (16:4628), es, 400 n Julianna,  
50x100; Cyprien A Vothelein, 3442 Olinville  
av, to Marie Vothelein, 3442 Olinville av;  
Aug 29; Sept 4'18 (R S \$7). nom

Forest av, 1133 (10:2651), ws, 150 s  
Home, 20x87.6, 3-sty bk tnt; Anna Fried-  
rich, 1133 Forest av, to John R & Della  
Gibson, tenants by the entirety, 476 E  
138; Sept 4'18 (R S \$8). O C & 100

Frisbie av (15:3985), nec St Peters av,  
46.9x94.11; Josie Kuhlke, Weehawken, NJ,  
to Annie Willhoit, 70 Hanson pl, Bklyn;  
mtg \$7,000; July 18; Aug 30'18 (R S \$1). nom

Grace av (15:3969), es, 100 s Lyon av,  
25x130, except part taken by City N Y;  
Olds Holding Corp to Jas H & Mattida A  
Lawler, tenants by the entirety, 1436  
Zerega av; Aug 29; Aug 30'18 (R S \$3).  
O C & 100

Grant av, 911; see 162d, 221-9 E.

Harrod av (14:3719), ws, 200 n Ludlow  
av, 100x100; Edwin H Updike, ref, to Kath  
T Dowling, 222 W 70; Edwin T Dowling,  
52 Ashford, Bklyn, & Cyrus C Miller, 2279  
Andrews av, EXRS Michl Dowling, plffs;  
FORECLOS Mar 20; Apr 2; Aug 31; Sept 4'18  
(R S \$1.50). 1,500

Holland av (16:4657), ws, 25 n 211th, 25x  
100, except part for Holland av; Antonina  
Di Nicola, 291 Elizabeth, to Nicola Ro-  
mano, 3535 Holland av; Aug 27; Aug 30'18  
(R S \$2.50). O C & 100

Intervale av, 930-6 (10:2703), es, 100 s  
163d, runs e86.2x45x45x45x45.1xw22.1 to av  
xn137.2 to beg, 5-sty bk tnt & str; Bar-  
net Realty Corp, 271 Bway, to Pauline  
Jacobson, 1267 5 av; mtg \$78,000; Sept 3;  
Sept 4'18 (R S \$4). nom

Intervale av, 930-6; same prop; Pauline  
Jacobson to Jacob Berlin, 865 Fox, & Saml  
H Berlin, 882 Beck; AL; Sept 3; Sept 4'18.

Lacombe av (14:3527), nec Bolton av,  
runs e24.3xne66.4xw19.9 to av xs82.7 to  
beg; Chas Obermeyer, 1st st, Kenil, NJ,  
to Hudson P Rose Co, 7 W 45; Aug 21;  
Sept 5'18 (R S 50c). nom

La Fontaine av (11:3063), ws, 69.5 s Oak  
Tree pl, runs s100xw174 to Quarry rd xne  
89.1x63.4xne26.3xse55 to beg, vacant; Max  
J Bernheim, ref, to City N Y, plff; FORE-  
CLOS tax lien July 22; Sept 3; Sept 4'18 (R  
S 50c). 250

La Salle av (18:5353), ss, 594 e Ft Schuy-  
ler rd, 25x101x25x100.11; Barbara Scholl-  
hamer to Mortimer & Agnes Buckley,  
tenants by the entirety, 912 Havemeyer  
av; Aug 30; Aug 31'18. O C & 100

Mapes av, 2057 (11:3109), ws, 150.10 n  
179th, 22x145.3, 2-sty fr dwg; Mary E  
Mangin, 377 E 141, to Jos W Cousin, 2059  
Mapes av; mtg \$—; Aug 28; Aug 31'18 (R  
S \$1.50). O C & 100

Morris av, 599-601 (9:2440), ws, 33.7 s  
151st, 55.2x100, 2-5-sty bk tnts & str; J  
Geo Metz, ref, to Solomon Dannenberg, 407  
E 50; FORECLOS Aug 22; Aug 30'18 (R S  
\$22). 21,885

North Chestnut dr, 805 (16:4607), ns, 28x  
98.9x28x96.11; Eliz A Burke, 805 No Chest-  
nut dr, to Conrad Heuman, 2098 Vyse av;  
mtg \$4,000; Aug 26; Aug 30'18 (R S \$2).  
O C & 200

Park av, 4185 (11:2900), ws, 138 n 176th,  
23x100, 2-sty fr rear bldg; also PRIVATE  
RD (11:2900), begins 100 e Webster av &  
115 n 176th, runs e65.5xne69xw60.6xsl8xw5  
xs46 to beg; Mary E Mullins, 162 E 66, to  
Geo F D Doyle, 1018 University av; Aug 9,  
Sept 5'18. nom

Private rd, 100 e Webster av & 115 n  
176th; see Park av, 4185.

St Peters av, nec Frisbie av; see Frisbie  
av, nec St Peters av.

Sedgwick av, 1794 (11:2880), es, 774.5 n  
176th, 26.9x86.11x25x96.4, 2-sty & b fr dwg;  
Ella H Corbett, Yonkers, NY, to Mary A  
Newman, 222 W 178; Aug 28; Aug 30'18 (R S  
\$1.50). nom

Sedgwick av, 2523 (11:3237), ws, abt 435  
n unnamed st at junction Bailey av, 37.7x  
85, 2-sty & b fr dwg; Harry Aronson, Inc,  
200 5 av, to Wm J Jones, 351 E 136; Aug  
29; Sept 4'18 (R S \$7). O C & 100

Shakespeare av, 1258 (9:2506), es, 200.5  
s 169th, 25x104.1x25x105.11, 2-sty & b fr  
dwg; Edw F Cole, Yonkers, NY, to Danl J  
Driscoll, 268 W 128; Aug 15; Aug 30'18  
(R S \$5.50). nom

Sherman av, 910; see 162d, 221-9 E.

Southern blvd, 880 (10:2733), es, 216.8 n  
Tiffany, 33.4x100, 4-sty bk tnt; Jas Mur-  
rav to Carrie L Tencorn, 3 W 101; mtg  
\$14,000; Sept 3; Sept 4'18 (R S \$2). O C & 100

Southern blvd, 880; Carrie L Tencorn to  
Ollie Scheuer, 801 West End av; mtg  
\$13,750; Sept 3; Sept 4'18 (R S \$2). nom

Southern blvd, 906 (10:2742), es, 270.5 s  
Aldus, 42x150, 5-sty bk tnt & str; Mary  
Blum to Hannah Schapiro, 168 Hooper,  
Bklyn; mtg \$44,000; Sept 4'18 (R S \$5).  
O C & 100



Tinton av, 925 (10:2638), ws, 61.5 s 163d, 18.4x95, 3-sty & b fr int; Madeline Braun, Amsterdam, NY, to Mattia or Matthew De Ganinano or De Gennaro, 784 E 163; mtg \$3,000; Sept4; Sept18 (R S \$2,500). 100

Unionport rd, 1683 (15:4027), ws, 46.11 s Van Nest av, 26.1x11.4x25x106.11; Michl B McHugh, ref, to Chas H Baechler, 1126 Tremont av E, piff; mtg \$6,000; FORECLOSED & drawn Aug22; Sept3'18 (R S 50c). 500

Valentine av, 2829 (12:3304), ws, 72.1 n 197th, 18x80x18x81, 3-sty & b bk dwg; Wm A Cameron to Florence J McCarthy, 2787 Briggs av; mtg \$6,500; Aug30; Aug31'18 (R S \$1). O C & 100

Vyse av, 1173 (10:2752), ws, 71 s Home, 31x81.11, 4-sty bk int; Geo V Lahr, 1138 Union av, to Jos Geller, 1173 Vyse av; mtg \$15,800; Aug31; Sept4'18 (R S 10c). O C & 100

Wallace av, 1883 (15:4260), ws, 820 n Morris Park av, 25x95; Michl J McDonald to Bartholomew Lynch, 446 W 124, mtg \$3,000; Aug27; Aug30'18. O C & 100

Washington av, 946 (9:2368), es, 117.9 n 163d, old line, 25x80.7x25x30.6, 4-sty bk int; Walter B Murphy, 453 W 166, to Lily Caspe, 73 W 119, & Rosie Diamond, 909 Driggs av, Bklyn; Aug30; Sept4'18 (R S \$2). O C & 100

Washington av, 1364 (11:2910), es, 258.11 s 170th, 65.1x110.7x65.1x110.3, 5-sty bk int & str; Alex Sussman to Sussbin Holding Corp, 448 E 167; mtg \$50,000; Aug26; Sept5'18 (R S \$9.50). nom

Washington av, 1386 (11:2910), es, 108 s 170th, 25x135x25x136, except part for av, 4-sty bk int; John C Cook to Harold I Cook, 2351 Grand blvd & concourse; mtg \$12,000; Sept3; Sept4'18 (R S 50c). O C & 100

West Farms rd, ws, abt 210 s 172d; see Boone av, es, 187.7 s 172d. White Plains rd, nec 220th; see 220th E, nec White Plains rd.

White Plains rd, nwc 236th; see 236th E, nwc White Plains rd. Willis av, 177 (9:2298), ws, 25 s 136th, 25x100, 5-sty bk int & str; Chas Schade, 1232 Fulton av, to Robt J Moorehead, 311 E 200; mtg \$14,000; Sept3; Sept4'18 (R S \$4). nom

3D av, 3681-3 (11:2910), swc 170th (Nos 494-8), runs s52.1xw77xso.7xw40xns2.9xw 122.6 to beg, 2 & 3-sty fr int & str & 1-sty bk garage; Meta Investing Co, 11 W 177, to John T Milligan, 42 Briggs av, Richmond Hill, NY; mtg \$23,300; Sept4; Sept5'18. O C & 100

3D av, 4370-2 (11:3061), sec 180th (Nos 530-62), 96.10x267.8x56.6x270.8, 1 & 2-sty bk str; American Real Estate Co to Olds Holding Corp, 217 Bway; mtg \$110,000; June26; Sept4'18 (R S \$11.50). O C & 100

Lot 63, blk 3083, tax map; Wm C Deane, Douglaston, LI, to Anna Piculio, 2234 Ryer av; QC & AT; June25; Aug31'18. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

Crotona Park N, 795 on map 793 (11:2952), ns, 254.10 e Prospect av as on map Geo Faile, 22.2x96.11x22.2x97.2, 4-sty bk int; re mtg; Anna Heimann to John C Cook, 1933 Marmion av; Sept3; Sept4'18. 1,500

Forest av, 789 (10:2646); order of court discharging Geo C McBrien from any liability as EXR of Edw L Gard, except as to above premises; Jan12'17; Sept5'18.

Valentine av (12:3304), ws, 72.1 n 197th, 18x80x18x81; re judgment; Corporate Mig Co, 27 Cedar, to Wm A Cameron, 50 E 196; Apr19; Sept3'18. nom

Valentine av, 2829 (12:3304), ws, 72.1 n 197th, 18x80x18x81, 3-sty & b bk dwg; re mtg; Wm A Cameron to Philip Cahill, 2474 Tiebout av; Aug30; Aug31'18. nom

Power of atty; Giovanni Ranieri, 3050 3 av, to Domenico Pacione, 494 E 157; Apr30; Sept4'18. nom

Power of atty; Celestino Pacione, 494 E 157, to Domenico Pacione, 494 E 157; Apr27; Sept4'18. nom

## LEASES.

### Borough of Manhattan.

AUG. 30, 31, SEPT. 3, 4 & 5.

Delancey st, 208 (2:343), all; Morris Morrison & ano to Sol Mintz, 208 Delancey; 5yf Jan1'15; Dec21'14; Sept5'18. 2,600

Eldridge st, 196-8 (2:416), all; Julius Feinstein, 730 Riverside dr, to Berel Greenstein, 115 Allen; 3yf Sept1'18; Aug19; Sept3'18. 5,166

Hall pl, 4 & 5 (2:462), 4-sty bk bldg, all; Jos Sternberg, 154 E 113, & ano, to Hall Place Garage, Inc, at 4 Hall pl, 20 11-12yf completion of bldg; July16; Sept4'18. 6,600 & 6,900 for 1st 5y & then 6,000

Pearl st, 472 (1:160); sur two leases rec Oct9'13 & May15'17; Frank Farco to Nicholas F Walsh, 69 Madison; AT; Sept4; Sept5'18. nom

43D st E (5:1277), nwc Madison av, runs n200.10 to ss 43d xw165xsl00.5x44xsl100.5 to ns 42d xel21 to beg, Hotel Manhattan, all; Anahma Realty Corp, 50 E 42, to Armbow Operating Corp, at Hotel Manhattan, nwc 42d & Mad av; from Nov1'26 to Oct31'47; Aug2; Aug30'18. taxes, &c, & 300,000

43D st E, swc Madison av; see 42d st E, nwc Madison av.

47TH st E, nec Madison av; see Madison av, nec 47th.

50TH st, 35 W (5:1266); asn Ls rec Feb 9'11; Fredk D Wau, 74 W 50, to Evelyn R Brockway, 302 W 86; ½ pt; AL; Aug26; Aug30'18. nom

80TH st, 228 E (5:1525); sur Ls dated Feb26'15; Jos Stern to Caryl Holding Corp, 55 John; AT; Sept4; Sept5'18. nom

104TH st, 404-12 E (6:1697), 6th fl or loft; Hauptmann Realty Co to Pauline Miller, 1323 Intervale av; 5yf Jan1'19; July2; Sept4'18. 3,600

119TH st, 153-5 E (6:1768), ns, 60 e Lex av, 44x100.11, the land, party 2d pt to build 2-sty garage, &c; Edw L Finch, 1106 Park av, Plainfield, NJ, & ano, TRSTES Annie R Finch, to Kiosk Contracting Co at nwc 123d & Pleasant av; 20½yf — or to Apr30'38; 20y ren; Nov17; Aug31'18. taxes, &c, & gold 1,250 & 1,500

119TH st, 153-5 E; see 120th, 142-50 E.

120TH st, 142-50 E (6:1768), sec Lexington av, 111.9x100.11, all; also 119TH ST, 153-5 E (6:1746), ns, 60 e Lex av, 44x100.11, all; Kiosk Contracting Co to Nathan Socol, 49 W 127; 15yf Sept1'18; Aug26; Aug31'18. 16,000

120TH st, 142-50 E (6:1768), sec Lexington av, 111.9x100.11, the land; party 2d pt to build 2-sty garage, etc; Edw L Finch, 1106 Park av, Plainfield, NJ, & ano, TRSTES Annie R Finch, to Kiosk Contracting Co at nwc 123d & Pleasant av; 20 9-12yf — or to Apr30'38; 20y ren; Aug3'17; Aug31'18. taxes, &c, & 3,250 & 3,750

127TH st, 207-17 E (6:1792); also 128TH ST, 212 E, all; Morris Goldstein & Max Marcus to Hayes Garage, Inc; 10yf June 1'17; May29'17; Aug30'18. deposit of 3,000 & 6,000 to 6,600

128TH st, 212 E; see 127th, 207-17 E.

128TH st, 305-7 W (7:1955), all; Irving Proper, 68 W 117, to Frank Billeci, 7 Bay 17th, Bklyn, & ano; 20 8-12yf Sept1'18; Aug29; Aug30'18. 12,000

138TH st, 298 W; see 8 av, 2584.

178TH st, 534-6 W (8:2132), sec Audubon av; assign Ls rec Aug15'18; Abr Arkin to Saml Grubstein, 265 Audubon av; Aug14; Sept3'18. 625

Amsterdam av, 1638 (7:2072), str & front c; Sebastian Dorfmueller, 500 W 141, to John J Murphy, 400 E 144; 3yf Oct1'18; Aug28; Sept3'18. 1,320

Audubon av, sec 178th; see 178th, 534-6 W.

Lexington av, sec 120th; see 120th, 142-50 E.

Madison av (5:1283), nec 47th, str No 1 & b; also rooms adj & sub cellars, 1st & 2d parts excepted; Vanderbilt Av Realty Corp to Thonet-Wanner, Inc; from Dec 1'18 to Jan31'24; Aug29; Sept5'18. 20,000

Madison av, swc 43d; see 42d E, nwc Madison av.

Madison av, nwc 42d; see 42d E, nwc Madison av.

5TH av, 473 (5:1275), es, 52.6 s 21st, 26x 98.4, all; Guardian Holding Co, 1256 Bway, to Babson Brothers, of Chicago, Ill; 10yf May1'14; Mar7'14; Sept4'18. taxes, &c, & 2,500

5TH av, 473; consent & asn of above Ls; Guardian Holding Co consents & Babson Brothers asn Ls to Phonograph Corp of Manhattan; AT; June23'14; Sept4'18. nom

6TH av, 757 (4:996), part of str No 5, 6x18.6; Michl A Saviades, of Grant City, B of R, to Meyer Siegel, 921 E 179, & ano; 4½y & 14 days from Aug1'18; July12; Sept 5'18. 2,400

8TH av, 2584 (7:2023), sec 138th (No 298), store; Philip J Meinhardt, 281 Nosstrand av, Bklyn, to Peter Corvessis & Wm Strassinis, firm N Y Hat Cleaning Co, 2584 8 av; 4 4-12yf June1'18; May28; Aug30'18. 720

## LEASES.

### Borough of Bronx.

AUG. 30, 31, SEPT. 3, 4 & 5.

169TH st, 576 E (10:2612), all; 1154 Union Av Corp to Julius Witson, 1301 Fulton av; 3yf Aug1'18; July3; Aug30'18. 720 to 840

Morris Park av, 668 (15:4031), cor str; Harris Densen, 167 Mercer, & ano, to Jacob Weinstein, 681 Morris Park av; 5yf May 1'16; Apr1; Aug31'18. 624

Southern blvd, 992 (10:2742), all; Sovis Holding Corp to Julius Sokolower, 995 So blvd, & ano; from June15'18 to Sept30 '21; June15; Sept5'18. 5,520

Southern blvd (10:2742), es, 448.5 s Aldus, 150.4x192.8x151.8x200, except plot begs SOUTHERN BLVD (10:2742), es, 473.5 s Aldus, 100x80; agmt modifying terms of Ls; City Estates Co with Heights Amusement Co Enterprises, Inc, 481 Willis av; Aug6; Sept5'18. nom

Southern blvd, es, 473.5 s Aldus; see So Blvd, es, 448.5 s Aldus.

Wilkins av, 1416-18 (11:2977); assign Ls; Hyman Ballenzweig to Jacob Mager, 498 Brook av, & ano; Aug29; Aug30'18. nom

## MORTGAGES.

### Borough of Manhattan.

AUG. 30, 31, SEPT. 3, 4 & 5.

Cathedral Pkway, 501-7 (7:1882), nwc Amst av (Nos 1020-6); 125x95.11; PM; Aug7; Sept4'18; due Feb28'19 or sooner, 6%; Winter Realities Inc to Frieda Gossett, 121 St Nicholas av. 15,000

Chrystie st, 228 (2:4222), es, 99.3 s Hous-ton, 25x75; PM; Aug28; Sept3'18; due Sept 1'23, 5%; Anthony J Faruolo, 1778 63d, Bklyn, to Arthur D Weekes, 56 W 51, & ano, exrs &c Arthur M Jones. 18,000

Chrystie st, 228; PM; pr mtg \$18,000; Aug28; Sept3'18; installs, 5y6%; same to same. 3,000

Clinton st, 174 (1:314); ext of three mtgs for \$23,500 aggregate to July1'21, 5½%; July22; Aug30'18; Jeannette Deitz, 720 Riverside dr, & Abr Rosenblum, 442 E 53, with John A Brown, Jr, at Newtown Township, Pa (Ebenhardt Schmidt holder of title for \$10,000, consents to same) (R S \$11.75). nom

Hudson st, 615 (2:625), ws, abt 55 n 2th, 24x ½ blk; PM; Sept4'18; 4y5%; Theo Scholtz, 148 8 av, to Agnes G Boyd, 235 W 75. 12,000

Jane st, 10-14; see 12th, 245-51 W.

Leroy st or St Luke's pl, 14 (2:583), ns, 297.1 e Hudson, 21.8x100; Sept3'18; due Aug1'19, 6%; Wauhope Lynn, 67 W 9, to Henry W Unger, 1239 Mad av. 3,000

Macombs pl, 21-39; see 8 av, 2830-40.

Madison st, 90 (1:276), ss, abt 225 e Cath, 25x100; Sept5'18; 3y5½%; Annie E Mahony to Bessie A Foley, 122 E 34. 6,000

Pitt st, 66 (2:338), es, 100 s Rivington, 25x100; Aug30'18; 3y6%; Max Krammisch to Aron Streit, 65 Pitt. notes 4,000

St Luke's pl, 14; see Leroy st or St Luke's pl, 14, ns, 297.1 e Hudson.

Washington ter, 2 (8:2156), swc 186th, 17.9x62.6; PM; Sept5'18; due Sept1'23 or sooner, 5%; Georgia M Rabenort, 601 W 136, to Lawyers Mtg Co. 5,000

Wooster st, 180-4 (2:524), es, 150 s Bleecker, 75x100; Aug30; Aug31'18; due & int as per bond; Pietro Traverso, of Ft Lee, NJ, to Richd Scalena, 716 Westminster rd, Bklyn, & Harry C Cavnagaro, 838 President, Bklyn. 3,600

6TH st, 401-3 E; see 1 av, 100.

12TH st, 245-51 W (2:615), ns, 147.8 w Greenwich av, runs w77.2xnl10.4 & 22.7 to ss Jane (Nos 10-14), x69.3xsl26.3 to beg; PM; pr mtg \$149,500; Aug30; Sept4'18; 5y 6%; Edgar Bloxham, 682 Forest av, Rye, NY, to Jackson Square Realty Co, 217 Bway. 50,000

15TH st, 131 E; see 16th, 110 E.

16TH st, 110 E (3:871), sws, 204 sw from se Union pl or 4 av, runs sw103.3xse33xne 103.3 to st xnw33 to beg; also 15TH ST, 131 E (3:871), ns, abt 130 e Irving pl, 25x 100.3; ½ pt; AT; June14; Sept3'18; demand, 6%; Vincent C King, Jr, to Saml Koller, 386 4 av. 500

25TH st, 217 E (3:906), ns, 210 e 3 av, 25x98.9; PM; Sept4; Sept5'18; 3y5½%; Joel Rinaldo to Sarah E Furnald, 34 W 72. 15,000

28TH st, 56 W; see 6 av, 460-2.

45TH st, 100 W; see 6 av, 791.

47TH st, 31 W (5:1263), ns, 479.7 w 5 av, 23.10x100.5; PM; Sept3; Sept4'18; 5y5%; Theo Southard of Bronx to Gustav Schwab at Northeast, Dutchess Co, NY, & Emily S Herrick, 49 E 53 (R S \$23.75). 47,500

48TH st, 559 W; see 11 av, 666-72.

56TH st, 419-21 E (5:1368), ns, 254 e 1 av, 40x89.4x40.1x72; pr mtg \$—; Sept3; Sept5'18; due Sept1'21, 6%; Mayer Malbin to Stella Schiff, 315 Central Park W. 5,000

73D st, 246 W (4:1164); ext of mtg for \$25,000 to May15'23, 5%; Aug28; Aug31'18; Monmouth Realty Co with Seamans Bank for Savgs, 76 Wall (R S \$12.50). nom

74TH st, 137 W (4:1146), ns, 446 w Col av, 22x102.2; PM; pr mtg \$16,500; Aug30; Sept4'18; 1y6%; Realty Conversion Corp, 50 E 42, to Therese R Naumburg, 88 Central Park W. 4,500

78TH st, 149 W (4:1150); ext of mtg for \$16,000 to Apr19'21, 5½%; Aug10; Sept3 '18; Edw Kaufmann with Louis I Haber (R S \$8). nom

80TH st, 228 E (5:1525), ss, 239.9 w 2 av, 26.3x102.2; PM; Sept4; Sept5'18; due & int as per bond; Millie Rosenberg, 894 Riverside dr, to Caryl Holding Corp, 55 John. 4,500

86TH st, 330 W (4:1247), ss, 400 w West End av, 20x102.2; pr mtg \$26,000; Aug29; Aug31'18; 3y6%; 330 West 86th St Corp, 253 Bway, to Derm Realty Co, 299 Bway. 3,000

86TH st, 330 W; certf as to mtg \$8,000; Aug29; Aug31'18; same to same.

97TH st W (7:1832), ss, 120 w Central Park W, 80x100.11 (supplemental to mtg for \$350,000 rec on Mar5'17); Sept3; Sept 4'18; 5y5½%; 370 Central Park West at 27 Cedar, to City Mtg Co, 15 Wall. 118,000

97TH st W (7:1832), ss, 120 w Central Park W, same prop; certf as to mtg \$118,000; Sept3; Sept4'18; same to same.

97TH st W (7:1832), ss, 120 w Central Park W, 80x100.11; sobrn of two mtgs for \$25,000 & 15,000 to an asn of mtg \$118,000; Sept3; Sept4'18; 370 Central Park West, Inc, at 27 Cedar, owner, & Clifford C Roberts, 120 W 70, mtgee, with Italian Savings Bank, 64 Spring. nom

119TH st, 153-5 E; see 120th, 142-50 E.

120TH st, 142-50 E (6:1746), sec Lex av, 111.9x100.11; also 119TH ST, 153-5 E (6:1746), ns, 60 e Lex av, 44x100; deposit of \$10,000 to secure performance of covenants in lease; pr mtg \$20,000; Aug26; Aug31'18; 15y3½%; Kiosk Contracting Co, landlord, to Nathan Socol, 49 W 127, tenant. 10,000

120TH st, 207-9 E (6:1785); ext of mtg for \$10,500 to Aug29'22, 5%; Oct8'17; Sept 5'18; John R Suydam, trste will John R Suydam, late of Sayville, LI, with New Apostolic Church of North America (R S \$5.25). nom

120TH st, 20 W (6:1718), ss, 200 w 5 av, 18x114.3 to Old Manhattan rd, closed, x 18.7x119.2; PM; Aug29; Sept4'18; due Nov 15'23, 5%; Herman Fried, 19 W 113, to Citizens Savings Bank, 56 Bowery. gold 8,000

125TH st, 434 W (7:1965), ss, 350 e Ams av, 25x100.11; PM; pr mtg \$—; Aug30; Aug31'18; installs, 6%; Theo Danis to Sophie Grossman, 1048 Bryant av. 6,750

127TH st, 207-17 E (6:1792); also 128TH ST, 212 E; the security of \$3,000 deposited under terms of Ls dated May29'17; also land, bldgs &c; Aug29; Aug30'18; installs, \$187.50 monthly on & after Oct15'18, 6%; Jacob Traub & Bennie Linder to Isidore Sicker, 159 E 127, & Simon Sicker, 231 E 122. notes 2,250

128TH st, 212 E; see 127th, 207-17 E.

130TH st, 217 W (7:1936), ns, 204.6 w 7 av, 20.6x99.11; PM; Aug29; Aug30'18; 5y 5½%; John W Mitchell, 7 E 135, to N Y Life Ins & Trust Co, 52 Wall. 4,500

130TH st, 217 W; PM; pr mtg \$4,500; Aug 29; Aug30'18; 1y6%; same to David Lion, 808 West End av, & Saml Kilpatrick, 554 Jefferson av, Bklyn. 500



**136TH st, 136 W** (7:1920), ss, 333.2 e 7 av, 16.10x99.11; pr mtg \$4,000; Aug 31; Sept 18; due Jan 31 '19, 6%; Lee O Humphrey, 136 W 136, to Justre Realty & Mtg Holding Corp, 160 Bway. 250  
**136TH st, 264 W** (7:1941), ss, 133.4 e 8 av, 17.6x99.11; PM; Aug 28; Aug 31 '18; due Sept 1 '23 or sooner, 6%; Evangeline J Whiteman, 264 W 136, to Leonard Weill, 155 W 103. 4,000  
**136TH st, 264 W**; FM; pr mtg \$4,000; Aug 28; Aug 31 '18; installs, \$30 monthly, 6%; same to same. 2,500

**143D st, 301-3 W**; see 8 av, 2695.  
**144TH st, 313 W** (7:2044), ns, 199.6 w 8 av, 26x99.11; pr mtg \$19,000; Aug 28; Aug 31 '18; due Sept 1 '21, 6%; Harry J Schum to Minnie Weber, 450 Manhattan av. 800  
**150TH st W, nec 8 av**; see 8 av, 2830-40.  
**151ST st W, sec 8 av**; see 8 av, 2830-40.  
**151ST st W, sec Macombs pl**; see 8 av, 2830-40.

**186TH st W, sec Washington ter**; see Washington ter, 2.  
**Amsterdam av, 1020-6**; see Cathedral Pkway, 501-7.

**Broadway, 915** (3:849), ws, 46 s 21st, 24.1x104.4x23x97.1; Sept 18; due May 1 '21, 5½%; Agnes Silcock to Metropolitan Life Ins Co. 48,000  
**Lexington av, sec 120th**; see 120th, 142-50 E.

**Madison av, 2089** (6:1756), es, 74.11 s 132d, 25x96; pr mtg \$11,000; Aug 30; Aug 31 '18; 4y6%; Harry J Schum to Bertha Wolf, 971 Trinity av. 4,000

**1ST av, 100** (2:434), nec 6th (Nos 401-3), 16.6x70; also 1ST AV, 121 (2:449), ws, 57.6 n 7th, 20x50; pr mtg \$27,000; Aug 30 '18; 3y or sooner, 5%; Mary Nurse to Margt Meyer, 86 2 av. 4,500

**1ST av, 121**; see 1 av, 100.  
**1ST av, 741-61** (5:1335); ext of 11 mtgs for \$40,000 aggregate to Oct 25 '20, 6%; Sept 1; Sept 18; Chas A Kalish, 215 W 98, with Chas Shongood, 27 Mad av (R S \$20). nom

**1ST av, 2385** (6:1809); ext of mtg for \$7,000 to Mar 21 '15, 6%; July 19; Sept 18; Mary K Bradford, 955 Park av, et al with Lillian Sasse, 717 W 177, & Marie Dieckmann, 1866 18 av, Bklyn (R S \$3.50). nom

**2D av, 1019**; see 2 av, 1021.  
**2D av, 1021** (5:1327), ws, 75.5 s 54th, 25 x100; also 2D AV, 1019 (5:1327), ws, 100.5 s 54th, 25x100; PM; Sept 4; Sept 18; due Sept 1 '21 or sooner, 5½%; Joel Rinaldo, 206 W 41, to Millie Hellinger, 67 E 90. 30,000

**6TH av, 460-2** (3:829), sec 28th (No 56), 49.4x60; consolidation & ext of two mtgs for \$127,500 aggregate to Aug 29 '26, 5%; Aug 23; Aug 30 '18; Greenwich Savgs Bank, 246 6 av, with United Cigar Stores Co of America, 44 W 18, & Wm F Hencken, 147 W 122, & Nicholas W Haaren, 452 Amity st, Flushing, B of Q. nom

**6TH av, 791** (4:397), swc 45th (No 100), 25.5x60; ½ pt; AT; Sept 4; Sept 18; due & int as per bond; Isaac J Greenwood to Title Guar & T Co. 5,000

**7TH av, 2424** (7:2027), ws, 74.11 s 142d, 75x75; PM; July 30; Sept 18; due Aug 29 '23, 5%; Roach's House Cleaning Co, Inc, 7 W 137, to Wm A Butler, 30 E 72, & ano, trsts will Edmonia Mason McClurg. 70,000

**8TH av, 2695** (7:2044), nwc 143d (Nos 301-3), 24.11x100; Nov 27 '17; Aug 31 '18; 2y 5%; Marie Eisler, 212 Edgecombe av, to Nathan A Eisler, 640 Riverside dr. 5,000

**8TH av, 2830-40** (7:2036), nec 150th, at nws Macombs pl (Nos 21-39), runs ne along rd 203.5 to ss 151st xw 96.7 to es 8 av xsl 79 to beg, gore; PM; pr mtg \$—; June 20; Aug 31 '18; due Sept 1 '21, 5%; Wm J McNulty to N Y County Natl Bank, 8 av & 14th. 25,400

**11TH av, 666-72** (4:1077), nec 48th (No 559), 100.4x100; PM; Aug 30; Aug 31 '18; due Sept 1 '19 or sooner, 6%; Wm S Dempsey Realty Co to Wm Lustgarten & Co, 38 Park Row. 2,500

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Certificate** (misc) as to two mtgs \$6,000 & \$3,000; Sept 18; Goldner's Auto Delivery, Inc, to Rosie Goldner et al.

**Chattel mortgage** (misc) to secure notes; certf as to mtg \$675; Aug 29; Aug 31 '18; Pyle MacLaren Printing Co, 47 State, to Bessie M Kellogg, 568 Argyie rd, Bklyn.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

AUG. 30, 31, SEPT. 3, 4 & 5.

**Gold st, 46** (1:76); Augustus H Skillin, trste will Jas Harper, to Title Guar & T Co, sub-trste will Jas Harper, (A) Title Guar & T Co (\$15,000, Sept 2, 1892); Sept 4 18. nom

**Henry st, 185** (1:285); Morris H Glass to Michl Rosenthal; (A) Dr Ary Flaks, 185 Henry (\$5,500, June 14 '07); Aug 30 '18. nom  
**Hester st, 101** (1:307); Matilda Pollack, 544 Bedford av, Bklyn, to Bessie Cohen, 4500 North Whipple st, Chicago, Ill; (A) Diamond & A, 41 Park Row (\$3,500, May 1 '17); Sept 4 '18. nom

**Madison st, 319** (1:268); Esther Cisch & Saml Schack to Aaron Horeng, 28 Gouverneur, et al; (A) Nathan Zvirin, 140 Rivington (\$1,000, Nov 7 '17); Sept 4 '18. nom

**Madison st, 319**; Tillie Schack to Goldie Brand, 56 W 112; AT; (A) Nathan Zvirin, 140 Rivington (\$5,000, June 29 '15); Sept 4 '18. nom

**Madison st, 319** (1:268); Saml Schack to Aaron Horeng, 28 Gouverneur, et al; (A) Nathan Zvirin, 140 Rivington (\$600 (now \$100), Nov 7 '17); Sept 4 '18. nom

**Madison st, 319**; Helene Brand, individ & extrx Wolf Brand, decd, & Goldie Schack (Brand) to same; (A) same (\$5,000 (now \$2,000), June 27 '12); Sept 4 '18. nom

**Monroe st, 121** (2:65); nec Jackson, 25x95; Augustus H Skillin, trste will James Harper, to Title Guar & T Co, sub-trste will James Harper; (A) Title Guar & T Co (\$13,000, May 15 '13); Sept 4 '18. nom

**Prince st, 197** (2:515); Sophie F Goebel, extrx Lewis S Goebel, to Kath Leibold, 197 Prince; (A) Hamilton & Freeman, 100 Bway (\$3,000, Apr 3 '11); Aug 30 '18. 3,000

**Rivington st, 337** (2:323); Pearl Weinman to Julius Myer, 57 Mangin (A) Max Silverstein, 378 Grand (\$7,500, June 16 '10); Sept 4 '18. nom

**Spring st, 2494**, ns, 36.4 w Mott, 18.4x 64; Jos Buonocore to Irena Buonocore, both at 347 E 118; (A) Barbieri & Zerelli, 35 Nassau (\$4,500, June 15 '15); Sept 3 '18. 4,500

**12TH st, 280 W** (2:625); Augustus H Skillin, trste will James Harper, to Title Guar & T Co, sub-trste will James Harper; (A) Title Guar & T Co (\$6,000, Jan 4 '09); Sept 4 '18. nom

**12TH st W** (2:615), ns, 147.8 w Greenwich av, 77.2x irreg to ss Jane x69.3x126.3; Jackson Square Realty Co, 217 Bway, to Eliz K Dooling, 179 E 80; (A) Lawyers Title & T Co (\$50,000, Sept 4 '18); Sept 4 '18. 50,000

**16TH st, 110 E** (3:871); also 15TH ST, 131 E; Saml Koller to Fredk Fricker, 476 W 34 (\$500, Sept 3 '18); Sept 4 '18. 250

**19TH st, 334 W** (3:742); Title Guar & T Co to Roderick R Ryan, 68 Prospect pl; (A) Title Guar & T Co (\$7,000, May 23 '18); Sept 4 '18. 7,000

**22D st, 329 E** (3:928); N Y Title & Mtg Co to Corp for the Relief of Widows and Children of Clergymen of the P E Church in State N Y, at 80 Bway, as collateral for note \$3,000; (A) N Y Title & Mtg Co (\$12,500, Mar 28 '11); Aug 30 '18. 3,000

**45TH st, 51-3 W** (5:1261); Circle Concrete Corp to Louis Werner, 2 W 94; (A) Eisman, L C & L, 135 Bway (\$23,500, July 3 '18); Aug 30 '18. nom

**46TH st, 420 W** (4:1055); Lewis M Isaacs as trste to James Welton at Yorktown Heights, NY, or 52 E 41, NY (\$10,750, Aug 18 '06); Sept 3 '18. 10,000

**66TH st, 63 E** (5:1381); Fayette M Shearer to U S Trust Co of N Y, 45 Wall; (A) Stewart & Shearer, 45 Wall (\$45,000, Dec 31 '10); Aug 30 '18. 24,000

**66TH st, 245 E** (4:1158); Harold Nelson & Rebecca J Seidman to Martha Nelson, 241 E 19, & Lydia Klenfield, foot of Cornago av, Far Rockaway, LI; (A) J A Seidman, 61 Park Row (\$12,000, Apr 16 '10); Sept 5 '18. 6,000

**71ST st, 313 E** (5:1446); Augustus H Skillin, sub-trste will James Harper, to Title Guar & T Co, sub-trste will James Harper; (A) Title Guar & T Co (\$15,000, Jan 29 '09); Sept 4 '18. nom

**74TH st, 234 W** (4:1165); U S Trust Co of N Y & ano, exrs Clara S Macy, to Estelle R Wright Cammann, 200 W 57; (A) Stetson, J & R, 15 Broad (\$5,000, Oct 13, 1895); Aug 31 '18. 5,065

**75TH st, 240 W** (4:1176); Augustus H Skillin, trste will James Harper, to Title Guar & T Co, sub-trste will James Harper; (A) Title Guar & T Co (\$16,500, Sept 27 '01); Sept 4 '18. nom

**85TH st, 16 W** (4:1198); Eliz L Mosenthal et al to Guardian Life Ins Co of America, 50 Union sq; (A) Dulon & Roe, 41 Park Row (\$20,000, July 3 '13); Sept 4 '18. 10,000

**97TH st W** (7:1832), ss, 120 w Central Park W, 80x100.11; City Mtg Co, 15 Wall, to Italian Savings Bank, 64 Spring; (A) Wayland & B, 165 Bway (\$118,000, Sept 4 '18); Sept 4 '18. 118,000

**106TH st, 238 W** (7:1877); Genevieve V Sheridan, 311 Hoyt st, Astoria, B of Q, to Jacob W Solomon, 530 W 157; an int of \$20,000; (A) Jos S Rosalsky, 346 Bway (\$250,000, May 23 '10); Aug 30 '18. O C & 100

**107TH st, 61 E** (6:1613); Augustus H Skillin, sub-trste will James Harper, to Title Guar & T Co, sub-trste will James Harper; (A) Title Guar & T Co (\$5,390, Apr 28 '14); Sept 4 '18. nom

**109TH st, 322 E** (6:1680); certf that assign of mtg rec Feb 19 '18, in which the consideration recited was \$1, the true consideration was \$17,000; Aug 5; Aug 30 '18; Rossie A Caldwell, at The Kenesaw, Wash, DC, individ & extrx & trste Andw J Caldwell, to Real Estate Mtg Co of N J. —

**110TH st, 35 E** (6:1616); Philip Margulies to Selma Bernstein, 3495 Bway; (A) Otto A Samuels, 217 Bway (\$17,000, June 1 '05); Aug 30 '18. nom

**113TH st, 105-9 E** (6:1641); Salvatore Larrusso, 212 Monroe, to Anna Posen, 11½ W 115; AT; (A) Kantrowitz & E, 523 Bway (\$2,000, Mar 3 '13); Sept 3 '18. nom

**113TH st, 105-9 E**; S D Muss, also known as Sol D Moss, at Cottage st or pl. Long Branch, NJ, to same; AT; (A) same (same mtg); Sept 3 '18. nom

**117TH st, 420 E** (6:1710), ss, 244 e 1 av; Edwin Sternberger, exr & trste Simon Sternberger, to Lawyers Mtg Co (\$5,800, Feb 23 '13); Aug 31 '18. 5,300

**119TH st, 437-9 E** (6:1807); Metropolitan Trust Co to Gladys A Watkins, nee Gladys Alden Mackay-Smith, 1325 16th st, Wash, DC; (A) Henry Pegram, 56 Beaver (\$35,000 (now \$25,000), Sept 27 '06); Sept 4 '18. nom

**135TH st, 519 W** (7:1988); Title Guar & T Co to Title Guar & T Co, sub trste will Jos Weil; (A) Title Guar & T Co (\$35,000 (now \$25,000), May 29 '06); Sept 4 '18. 25,000

**135TH st, 519 W**; Title Guar & T Co, trste Jos Weil, to U S Mtg & Trust Co, 55 Cedar, sub trste for Julia M C Lawrence et al, will Mary G Pinkney; (A) same (same mtg); Sept 4 '18. 25,000

**163D st, 540-6 W** (8:2112); Metropolitan Holding Co, 61 Bway, to Jennie Raubitchek, 306 E 51; (A) H Gottlieb, 299 Bway (\$11,000, Nov 2 '17); Sept 4 '18. nom

**Adrian av** (8:2215), ss, 50 e 227th, 50x 100; Chas Potter, Camden, SC, to Gustav D Ober, 611 E 38th, Bklyn; (A) G B Winthrop, 111 Bway (\$6,000, Jan 15 '12); Sept 4 '18. nom

**Central Park W** (7:1832), swc 97th, 100.11x200; N Y Trust Co to City Mtg Co, 15 Wall; (A) F A Snow, 15 Wall (\$350,000, Mar 5 '17); Sept 4 '18. nom

**Madison av, 1772-4** (6:1622); Jennie Currier & ano, exrs Geo C Currier, to Queen Mab Co; (A) Pressinger & Newcombe, 60 Wall (\$55,000, Dec 10 '08); Sept 3 '18. 45,000

**Park av** (6:1752), nwc 127th, 21x70; Harriet E Judson, of Syracuse, NY, to Bankers Trust Co, 16 Wall, trste for Harriet E Judson; (A) White & Case, 14 Wall (\$5,000, June 30 '05); Sept 4 '18. nom

**1ST av, 121** (2:449); Farmers Loan & Trust Co, 22 William, trste will Agnes H Todd for T Gillis Todd, to Title Guar & T Co (\$10,000, Aug 23 '06); Aug 31 '18. 10,000

**1ST av, 2201** (6:1684); Nicola D'Alessandro to Enrico Viggiani, 411 E 114; (A) E Viggiani & Co, 2167 1 av (\$2,000, Apr 17 '16); Aug 30 '18. nom

**6TH av, 30** (2:543); Lizzie C Higgins, extrx Chauncey G Stone, to Morris Blumberg, 30 6 av (\$2,500, Mar 4 '15); Aug 31 '18. 2,500

**8TH av, 2795** (7:2045); Michl F McGoldrick, exr Mary Thomas, to Adolph Hohle, 2392 Grand av, Bronx (\$5,000, Mar 22 '09); Aug 30 '18. 4,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

AUG. 30, 31, SEPT. 3, 4 & 5.

**Arden st, 15** (8:2174); Bromberg Realty Co, 133 E 34, to Agency Realty & Mtg Co, 31 Nassau; Oct 26 '15; (A) J H Zieser, 217 Bway; Sept 3 '18. 3,500

**Croton st** (8:2123), ss, 189.6 w Ams av, 25x87; Florence Healy to Antoinette E Searles, 885 Sterling pl, Bklyn; (A) H C Wingate, 38 Park Row; Nov 1 '09; Sept 3 '18. 6,000

**Henry st, 185** (1:285); Ary Flaks to Michl Rosenthal; (A) M A Rabinovitch, 129 Rivington; June 12 '07; Aug 30 '18. 5,500

**Rivington st** (2:323), swc Mangin, 24.1x 75; Abr & Annie Rothstein to Julius Myer, 57 Mangin; (A) Louis W Osterweis, 170 Bway; June 16 '10; Sept 3 '18. 7,500

**Sheriff st, 52** (2:333); Abr H & Hannah Garfunkel to Emily T Roll, 175 Crown, Bklyn, & Theo E Roll, 79 Bainbridge, Bklyn; (A) Amend & A, 119 Nassau; May 10 '07; Sept 5 '18. 18,000

**12TH st, 245-51 W** (2:615); also JANE ST, 10-14; Jackson Square Realty Co to Farmers Loan & Trust Co, 22 William; (A) Geller, R & Horan, 22 Exch pl; Sept 1 '10; Sept 3 '18. 70,000

**12TH st W** (2:615), ns, 147.8 w Greenwich av, 77.2x126.3x irreg; Jackson Square Realty Co to Eliz K Dooling, 179 E 80; (A) Jno T Dooling, 27 Cedar; Feb 7 '18; Sept 3 '18. 25,000

**56TH st, 419-21 E** (5:1368); Mayer Malbin to Business Mens Realty Co; (A) Abr Nelson, 30 Pine; Feb 23 '09; Sept 5 '18. 9,500

**80TH st, 228 E** (5:1525); Elias Diamond & ano to State Bank; (A) Lawyers Title & T Co; Feb 1 '06; Sept 5 '18. 7,000

**83D st, 160 W** (4:1213); Gilson Realty Co, 35 Nassau, to Chas H Freeman, 311 W 84; (A) Bandler & Haas, 42 Bway; Nov 4 '15; Sept 5 '18. 5,000

**99TH st, 114-16 W** (7:1853); Anna A Gillies, Orienta Point, Mamaroneck NY, to Eugene H Rosenquest et al, exrs & trsts will Chas E Coddington; (A) Atwater & Cruikshank, 43 Cedar; Sept 15 '15; Sept 5 '18. 30,000

**113TH st, 105-9 E** (6:1641); Saml & Selina Cohen, Bradley Court, 165th & Bway, to Anna Posen, 11½ W 115; (A) J A Kohn, 1400 5 av; Mar 3 '13; Sept 3 '18. 2,000

**114TH st, 131 E** (6:1642); Marx Polishook to Elsie Guldman; satisfied of record without production of mtg by order of the Supreme Court; (A) for petitioner, Loeb, Bernstein & Ash, 1 Wall; June 15 '04; Aug 30 '18. 2,000

**119TH st, 158 W** (7:1903); Katie Schwartz to Saml Schack; (A) Jas C McEachen, 45 Bway; Apr 30 '17; Sept 3 '18. 2,000

**120TH st E** (6:1797), ns, 258.4 w 1 av, 16.8x100.10; Raffaele & Annina Tervolino, 335 E 120, to Francesco Angelora, 335 E 120; (A) Louis Leo, 249 E 112; Dec 1 '17; Sept 3 '18. 4,000

**122D st, 339-43 E** (6:1799); Abr Jacobs to Joshua Silverstein; (A) S C Baum, 204 W 118; Dec 5 '05; Aug 30 '18. 7,000

**136TH st W** (7:1920), ss, 333.2 e 7 av, 16.10x99.11; Lee O Humphrey, 136 W 136, to Clara Drucker, 121 W 114; (A) David Pfeiffer, 160 Bway; Apr 3 '18; Sept 3 '18. 300

**166TH st, 515 W** (8:2173); Randolph von Hayn to Saml Omphalius, 511 W 168; (A) Title Guar & T Co; July 1 '07; Aug 30 '18. 2,500

**Amsterdam av** (4:1154), ws, 25.5 n 62d, 25x100; Walter Dickinson to Robt L Harrison, trste for Mary G Edson Aldrich, 20 W 9; (A) Harrison & Byrd, 59 Wall; Sept 5, 1896; Sept 5 '18. 16,500

**1ST av, 121** (2:449); Hermine E Moike to Crescent-Star Realty Co, 211-13 E 55; (A) Title Guar & T Co; Aug 22 '06; Aug 30 '18. 6,000

**1ST av** (3:956; 4:1244), es, 38.1 s 25th, 18x62; also 1ST AV, sec 25th, 20.5x61.4x irreg; Isaac Steigerwald, 170 W 73, to John P Munn, 18 W 53, & Udo M Fleischmann, at Somerset Farm, East Millstone, Somerset Co, NJ; (A) Jackson & Fleischmann, 1 Madison av; July 25 '16; Sept 5 '18. 20,000



**2D av** (4:1350), es, 24.5 s 55th, 20.5x64; Richd & Auguste Bishop to J Sidney Bernstein, as Committee of the property of Auguste Bishop, an incompetent; discharged of record by an order of the Supreme Court; (A) J S Bernstein, 233 Bway; Mar31, 1887; Aug30'18. 15,000

**2D av** (6:1673), es, 75.11 n 107th, 25x75; Sarah Cohen to Herman N Koenig; satisfied of record without production of mtg by order Supreme Court; (A) for petitioner Chas Brandt, Jr, 99 Nassau; Aug15'05; Sept 5'18. 7,000

**10TH av** (4:884), es, 50.5 s 58th, 25x100; Carl Beck to Broadway Savgs Instn; (A) Scheele & Wiebke, 731 Melrose av; May 1, 1877; Aug30'18. 13,500

**Lots 15 & 16** (8:2180), map land Saml Ryer, 12th Ward, begins at cl 12 av, 103 n from cl 183d, runs n50xe12s3 to ws Bway xs along ws Bway 50.5xw133.1 to beg; Danl Rogers Constn Co to Frank B Lasette & Jeremiah L Murphy, (A) Robt London, 2 Rector; Oct1'10; Sept3'18. 2,750

**Lots 15 & 16** (8:2180), same prop; same to same; (A) same; Oct22'09; Sept3'18. 11,000

## MORTGAGES.

### Borough of Bronx.

AUG. 30, 31, SEPT. 3, 4 & 5.

**Arnrow pl, 3118** (15:4236); ext of \$3,500 mtg to July1'23 at 5½%; Sept3; Sept5'18; Alma E Kirkham, 9 Stone av, Ossining, NY, with Maria Grundgeyer, 3118 Arnrow pl. nom

**Elsmere pl, 854** (11:2960), ss, abt 45 e Marmion av, 40x100; Aug29; Sept3'18; 1y 6%; Anna Socol to Rockshore, Inc, 89 Av C. 3,000

**Dock st** (14:3857), sws, 100 se Thomas, 50x154.8x50.5x147.4; PM; Sept4; Sept5'18; 3y5½%; Geo T Brady, 2471 University av, to Hy J Jarvis, 2260 Ellis av, & ano, exrs Jas Jarvis. 4,000

**Hoffman st, 2357** (11:3054), ws, 308.8 n 184th, 37.6x94.11; PM; pr mtg \$16,000; Aug 29; Aug30'18; installs, 6%; Jacob Slotnick to Paolina Giacini, 522 E Fordham rd. 3,500

**Hoffman st, 2357**; ext of \$16,000 mtg to Sept1'21 at 5%; Aug12; Aug30'18; Frederic J Middlebrook & ano, exrs Wm H Gebhard, with Santo Giacini, 2446 Lorillard pl. nom

**Melville st** (15:4022), ws, 222 s Col av, 25x100; PM; Aug29; Aug31'18; 5y5%; Antonio Avella to Angelina Bonifatto, 1627 Melville. 2,000

**135TH st, 341 E** (9:2298), ns, 106.6 e Alex av, 12.6x100; Aug30; Sept3'18; 3y5%; Hudwill Corp to Mutual Life Ins Co, 34 Nassau. 1,750

**135TH st, 341-3 E** (9:2298), ns, 106.6 e Alex av, 25x100; Aug30; Sept3'18; 5y5%; Carmela Caggiano to Hudwill Corp. 7 W 45. 1,300

**135TH st, 343 E** (9:2298), ns, 119 e Alex av, 12.6x100; Aug30; Sept3'18; 3y5%; Hudwill Corp to Mutual Life Ins Co, 34 Nassau. 1,750

**135TH st E** (10:2564), ns, at ses So bld, 104x50x70.9x59.6; ext of \$5,000 mtg to Jan 1'22 at 5½%; Aug29; Aug30'18; Paula Flach with John C Heintz, 2211 Bway. nom

**140TH st, 348 E** (9:2502), ss, 185.4 e Alex av, 45.10x100; Aug31; Sept3'18; 3y6%; John J Lawrence to Nellie L Lawrence. 2,500

**143D st** (9:2283), ns, 210.3 e Willis av, 14.9x100; PM; Aug29; Aug30'18; due Oct 1'23, 5%; Nora Eagan, 419 E 143, to Annie J Des Garets, 37 Promenade des Anglais, Nice, France, et al, exrs Siegfried Gruner. 3,000

**168TH st E** (10:2662), ss, 19 w Tinton av, 19x126; Sept3; Sept4'18; 3y5½%; Max Klingler to Mary Waas, 425 W 124. 2,500

**169TH st W, nwc Jerome av**; see Jerome av, nwc 169th.

**175TH st E, nwc Larkin av**; see Larkin av, nwc 175th.

**177TH st W, swc Sedgwick av**; see Sedgwick av, swc 177th.

**193D st E, ss, 42.6 w Decatur av**; see Decatur av, swc 193d.

**193D st E, swc Decatur av**; see Decatur av, swc 193d.

**223D st E** (17:4825), ns, 155 w White Plains av, 25x114; PM; pr mtg \$4,000; Aug 24; Sept4'18; installs, 5½%; Thos A Price, 637 E 223, to Arthur A Austin, Madison, N J. 2,150

**223D st E** (17:4825), ns, 130 w White Plains av, 25x114; PM; pr mtg \$4,000; Aug 24; Sept4'18; installs, 5½%; Wm J Claus, 635 E 223, to Arthur A Austin, Madison, N J. 2,250

**Bathgate av, 2270** (11:3051), es, abt 160 s 183d, 30x115; Aug31; Sept3'18; due & c as per bond; Margt McCarrick to Frank Bayer, 2270 Bathgate av. 3,000

**Brook av, 546** (9:2276); ext of \$5,000 mtg to Apr1'21 at 6%; Apr1; Aug30'18; Maria Cermak with Jos J Cermak, 417 E 69, nom

**Brook av, 546**; sobrn agmt; Apr1; Aug 30'18; same with sobrn. nom

**Bryant av** (11:2995), ws, 150 n Jennings, 25x100; PM; Aug12; Sept4'18; 3y5%; Mary Kast, 601 E 179, to Cornelia H Hughes, Harrow Weald Park, Harrow Weald, Middlesex, Eng. 7,000

**Cedar av, 1878** (11:2881), es, abt 230 s 178th, 18.6x125; installs, 5½%; Minnie Lauten to Empire State Holding Corp, 37 Liberty. 3,500

**Concord av, 502** (10:2580), es, 79 n 147th, 19.8x100; PM; pr mtg \$4,000; Aug22; Sept 5'18; due & c as per bond; S Desowitz, Inc, to Meister Builders, Inc, 220 Bway. 1,000

**Courtlandt av, 910** (9:2408), es, 27.11 n 162d, 27.11x115x25x127.6; PM; Sept5'18; 5y 5%; Andrea Ribauda, 17 W 100, to Metropolitan Savgs Bank, 61 Cooper sq E. 4,300

**Crotona av, 2137** (11:3083), ws, 112.1 ne 181st, 22.6x149.11x22.1x145.8; PM; pr mtg \$4,400; Aug25; Aug31'18; 5y5%; Caterina Cerra, 2159 Belmont av, to Anna Picciolo, 2234 Ryer av. 1,275

**Crotona av, 2137** (11:3083), nws, abt 110 n 181st, 22x125; July1; Sept3'18; installs, 6%; Anna Picciolo to Wm C Deane, Douglaston, LI. 4,400

**Decatur av** (12:3275), swc 193d, 42.6x 34.9; also 193D ST E (12:3275), ss, 42.6 w Decatur av, 42.6x35; Sept3'18; installs, 5%; Lillian Ruff to Sophie Schuyler, 2573 Decatur av. 8,250

**Frisbie av** (15:3985), nec St Peters av, 46.9x94.11; pr mtg \$5,000; July18; Aug30'18; due July18'20, 6%; Annie Willhoit, Bklyn, to Josie Kuhlke, Weehawken, NJ. 2,000

**Fulton av, 1111** (10:2608); ext of \$6,000 mtg to Aug1'22 at 6%; July31; Sept3'18; Sarah Fried with Bessie Freed, 11 Ocean View av, Jamaica, LI (R S \$1.50). nom

**Holland av** (16:4657), ws, 25 n 211th, 25 x100, except part for Holland av; Aug27; Aug30'18; 3y6%; Nicola Romano, 3535 Holland av, to Antonina Di Nicola, 291 Elizabetb. 1,500

**Intervale av, 936** (10:2703), es, 100 s 163d, runs e86.2xs45xs45xs45.1xw22.1 to av xn137.2 to beg; PM; pr mtg \$75,000; Sept 3; Sept4'18; 3y6%; Pauline Jacobson, 1237 5 av, to Barnet Realty Corp, 271 Bway. 3,000

**Jerome av** (11:2855), nwc 169th, —; leasehold; given to secure deposit of \$2,000 for performance of terms of Ls; recording tax of \$10 paid; pr mtg \$21,000; Aug28; Aug30'18; 10y6%; Nista Constn Co to Jos S Lapiere, 113 E 168. 2,000

**Larkin av** (14:3755), nwc 175th, 25x 106.8, lot 467, map Gleason prop; Sept4; Sept5'18; due & c as per bond; Jacob W Feess, 2629 8 av, to Geo Goelz, 2375 8 av. 500

**La Salle av** (18:5353), ss, 594 e Ft Schuyler rd, 25x101x25x100.11; PM; Aug 30; Aug31'18; 3y, interest as per bond; Mortimer Buckley to Barbara Schellhauser on La Salle av, Bronx. 1,000

**Morris av, 590-601** (9:2440), ws, 33.7 s 151st, 55.2x100; PM; Aug30'18; due Dec1 '21, 5%; Solomon Dannenberg to Dollar Savgs Bank, 2737 3 av. 20,000

**Morris av** (9:2440), ws, 33.7 s 151st, 55.2 x100; Aug30; Aug31'18; due Mar15'19, 6%; Solomon Dannenberg to Saml Miller, 15 East Bway. 2,000

**St Peters av, nec Frisbie av**; see Frisbie av, nec St Peters av.

**Sedgwick av, 2523** (11:3257), ws, abt 435 n unnamed st at junction of Bailey av, 37.7x85; PM; Sept3; Sept5'18; 3y5½%; Wm J Jones, 351 E 136, to Harry F L Bunting, 442 E 142. 4,500

**Sedgwick av** (11:2880), es, 774.5 n 176th, 26.9x86.11x25x96.4; PM; Aug28; Aug30'18; installs, 6%; Mary A Newman to Ella H Corbett, 64 Cornell av, Yonkers, NY. 500

**Sedgwick av** (11:2881), swc 177th, runs w144.10xs39x6xs28x100.8 to av xn77.1 to beg; pr mtg \$17,000; Aug30; Sept5'18; 2y 6%; Edwin F Branning to Bronx Artficial Stone Works, Inc, 171st & Harlem River. 5,000

**Shakespeare av** (9:2506), es, 200.5 s 169th, 25x104.1x25x105.11; PM; Aug15; Aug 30'18; 5y5½%; Danl J Driscoll to Edw F Cole, 3 Canyon Circle, Yonkers, NY. 4,500

**Southern blvd, 2321** (11:3114), ws, 35.5 n 183d, 40.6x106.4x40x112.6; ext of \$26,000 mtg to Apr15'21 at 5%; Aug2; Sept3'18; Thos B Hidden, trste Henrietta A Webb, with Bertram Trillich, 1435 University av (R S \$14). nom

**Southern blvd, 2321**; sobrn agmt; Aug2; Sept3'18; Bertram Trillich & Adam Trillich with Thos B Hidden, trste Henrietta A Webb. nom

**Southern blvd, ses, at ns 135th**; see 135th st E, ns, at ses So bld.

**Tiebout av, 2443** (11:3147), ws, 151.11 n 187th, 50x135; PM; pr mtg \$33,000; Sept3; Sept4'18; 3y6%; Chas Schade, 1232 Fulton av, to Robt J Moorehead, 311 E 290. 6,000

**Timpson av** (16:4569), es, 141.6 n 203d, 25x100; ext of \$4,000 mtg to Sept1'21 at 6%; Aug18; Sept3'18; Wm R Butler, 1017 E Tremont av, with Frank Gass, 2019 Powell av. nom

**University av, 2622** (11:3215); ext of \$6,800 mtg to Nov15'22 at 5%; Aug20; Aug 31'18; Emma E Gross, extrs Rudolph Gross, with Emma Scharf, 170 W 133, nom

**University av** (9:2526), ses, 283.7 sw Union, 25.9x162x25x165.9; equal lien with mtg for \$1,000, recorded Jan18'17; Aug28; Sept4'18; due Jan18'22, 5½%; Helen R Vile, Stamford, Conn, to Lawyers Title & T Co, trste Caroline C Baker. 1,000

**Wallace av, 1883** (15:4260), ws, 820 n Morris Park av, 25x95; PM; pr mtg \$3,000; Aug27; Aug30'18; 5y5½%; Bartholomew Lynch to Michl J McDonald, 494 E 159. 3,000

**Washington av** (11:3036), ws, 285.10 s 180th, 25x145; pr mtg \$10,000; Aug14; Sept 5'18; 3y5%; John Albers, Whitestone Landing, LI, to Herman Schierenbeck, 14 av & 31st, Whitestone Landing, LI. 3,000

**Webster av, 2245** (11:3143), ws, 115.5 s Ford, 34.6x100; Aug29; Aug31'18; due & c as per bond; Jerry M & John H Carey to Title Guar & T Co. 10,000

**Webster av** (9:2427), ws, 345 n 168th, 100 x100; certf as to mtg \$3,000; Aug31; Sept4 '18; Grand Terrace Constn Co to Elted Corp, 215 Montague, Bklyn. —

**Webster av, ws, 395 n 168th**; see Webster av, ws, 345 n 168th.

**Webster av** (9:2427), ws, 345 n 168th, 50x100; also WEBSTER AV (9:2427), ws, 395 n 168th, 50x100; pr mtg \$141,000; Aug 31; Sept3'18; installs, 6%; Grand Terrace Concourse Co to Elted Corp. 3,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

AUG. 29, 30, 31, SEPT. 3 & 4.

**Arnrow pl, 3118** (15:4236); Anna C Wildey, individ & as extrs Pierre W Wildey, to Alma E Kirkham, 9 Stone av, Ossining, NY; (A) Chas H Baechler, 1126 Tremont av E (\$4,000, Mar10'09); Sept4'18. 3,500

**Thomas st** (17:5036); see Dock, 80x50; Esther B Strong, Plainfield, NJ, to Annie Williams, 1054 Grant av, (A) Lawyers Title & T Co (\$1,200, Feb5'12); Aug29'18. 1,200

**Thomas st** (17:5036); same prop; Annie Williams to Anton Mertel, 1528 Mad av, (A) same (\$1,200, Feb5'12); Aug29'18. 100

**135TH st E** (10:2564), ns, at ses So bld, 104x50x70.9x59.6; Geo J Palmer, exr John Griffiths, B of R, NY, to Paula Flach, 779 E 161; (A) Title Guar & T Co (\$10,000, Mar 20'06); Aug30'18. 10,000

**136TH st E** (10:2548), ss, 384 e St Anns av, 146.2x100; Edw A White to First National Bank of Ft Lee, NJ; (A) C Doremus, 66 Bway (\$8,000, Sept6'17); Aug29'18, nom

**235TH st, 138 E** (12:3369); Edw H Erckmann, 1367 Bway, to B A B Model Mfg Co, 15 Canal pl; (A) Fallon, G & McK, 149 Bway (\$750, Mar4'18); Aug29'18, nom

**Bryant av, 908** (10:2761C); Wm Grosspeter, B of R, NY, to Geo J Palmer, 1968 Richmond Turnpike, B of R, NY; (A) Hildreth & P, 7 E 42 (\$5,000, July12'10); Aug 30'18. 4,000

**Cauldwell av** (10:2631), es, 100 n 161st, 18.8 x 100; John Brandum, exr Maria Schmidt, to Kath Gugenhan, 882 Cauldwell av; (A) G Frey, 3429 3 av (\$809.33, Mar24'03); filed & discharged Aug30'18. 809.33

**Cauldwell av** (10:2631); same prop; Eliz Herrlich, individ & as admtrx Chas Herrlich, to Lillian K Griesel, 666 E 161; (A) G Frey, 3429 3 av (\$5,000, Sept6'07); Aug 30'18. 4,000

**Courtlandt av** (9:2402), nec 155th, 50x 100; also 1ST AV (16:4641), es, 300 s 1st, 100x100, Olinville; Helena C Moebus, 259 Lincoln av W, Mt Vernon, NY, to John H Moebus, same address; (A) Johnson & M, Lucas Bldg, Mt Vernon, NY (\$13,000, Sept 24'07, & \$3,000, Dec11'08); Sept4'18. nom

**Daly av, 2080** (11:3127); Bertha Stein to Jos Stein, 304 Willis av; (A) A & H Bloch, 99 Nassau (\$18,000, Dec6'09); Aug29'18. nom

**Daly av, 2080** (11:3127); Jos Stein to Max Stein, 304 Willis av; (A) same (\$18,000, Dec6'09); Aug29'18. nom

**Holland av, 1024** (15:4052); Wm Peters to Saml N Glasserow, 549 W 113; (A) Wm Peters & Co, 1044 E Tremont av (\$2,000, Aug14'18); Sept3'18. 100

**La Salle av** (18:5353), ss, 594 e Ft Schuyler rd, 25x101x25x100.11; Eliz Deligmann to Madge E Walsh, 1340 Castle Hill av; (A) Wm A Keating, 3989 White Plains rd (\$400, Oct1'09); Aug31'18; filed & discharged Aug31'18. 400

**Morris av** (9:2449), swc 167th, 100x100; N Y Title & Mtg Co to Corp for Relief of Widows & Children of Clergymen of Protestant Episcopal Church in State N Y; (A) N Y Title & Mtg Co (\$20,000, June1 '16); Sept3'18. an int of 10,000

**Wallace av, 1833** (15:4052); Wm Peters to Louise M Mueller, 1815 Prospect av et al; (A) Geo H Hyde, 41 Park Row (\$2,000, Aug14'18); Sept3'18. 2,000

**Westchester av, 674-8** (10:2644); Abr I Tamor to Martha Messe, 76 W 113; (A) Max Monfried, 299 Bway (\$5,000, July6 '15); Aug31'18. 5,000

**Lot 226** (17:4860), map 329 lots part Schieffelin Estate; Adelaide A Wabst to Wm H Herbst, 177 Valentine la, Yonkers, NY; (A) Wm H Herbst, 20 Broad (\$200, Oct 21'13); Aug29'18. nom

**Lot 561** (18:5343), map Lohbauer Park; Sandor Rosner, 103 Av D, to Frank Rauch, 817 Faile; (A) M B McHugh, 2215 Westchester av (\$500, June5'13); Sept4'18. 500

**Lots 302 & 303** (17:4729), map Wakefield; E C Holding Co to Frank Napolitano, 667 E 187 (\$700, Sept15'17); Aug31'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

AUG. 29, 30, 31, SEPT. 3 & 4.

**Elsmere pl, 854** (11:2960); Annie Socol, 49 W 127, to Henrietta Ingler, 139 W 116; (A) Goldsmith, R, M & B, 35 Nassau; July 1'13; Sept3'18. 3,000

**Faile st, 945-9** (10:2746); Louis Shultz to B & W Bldg Co, —; (A) J H Zieser, 217 Bway; 3 mtgs, each \$8,700; May8'18; Sept4'18. 26,100

**Fairmount pl** (11:2954), ss, 140.3 w Marmon av, 18.6x81.3x18.6x82.7; Wm C Bergen to Hy Staats; (A) Title Guar & T Co; Nov 14'04; Aug30'18. 3,750

**146TH st E** (9:2335), ss, 318.4 e Park av, 49.6x100.2x49.6x100.1; Frances M Riche, 129 E 147, to Guiseppe Golio, 1673 Castle Hill av; (A) Lawyers Title & T Co; Nov6 '16; Sept3'18. 1,000

**168TH st, 774 E** (10:2662); Max Klingler to Anna Borgstede, Greenville, NJ; (A) Lawyers Title & T Co; July1, 1895; Sept 4'18. 500

**198TH st E** (12:3295), ws, 100 se Briggs av, 25x98; Frank McGarry to Farmers L & T Co, trste Chas J Coulter, 22 William; (A) Lawyers Title & T Co; May3, 1893; Aug 29'18. 3,200



**214TH st E (\*)**, ss, 119 e White Plains rd, 50x100; Eligio Crisantiello, 706 E 214, to Angela Lombardi, 712 E 214; (A) A Cianchetti, 192 Bowery; May5'15; Sept 4'18. 2,250

**217TH st, 741 E (\*)**; Cath Kelly to Titie Guar & T Co; June24'12; Sept4'18. 3,000

**234TH st, 237 E** (12:3375); Annette A Olsen to Anna McK Crowell, 188 Franklin pl, Flushing, LI; (A) Lawyers Title & T Co; Mar29'09; Aug29'18. 5,000

**Anthony av** (11:2889), ws, 110 n 173d, 80x71.5 to Clay avx82.2x52.5; Mellwin Realty & Constn Co to Ezra C Bartlett, 610 Riverside dr; (A) Title Guar & T Co; May28'12; Sept4'18. 10,000

**Bathgate av, 2270** (11:3051); Margt I Sullivan to Harlem Savings Bank, 124 E 125; (A) Herman & E, 170 Bway; Dec20'09; Sept3'18. 7,000

**Cnuldwell av** (10:2631), es, 100 n 160th, 18.8x100; Philip Schick to Kath Gugenhan; (A) G Meier, 496 2 av; Mar27'03; Aug 30'18. 809.33

**Daly av** (11:2992), es, 200 n 176th, 25.3x 150.11; Rose C Kahn to Wm Swain, 1924 Loring pl; (A) Title Guar & T Co; Aug28 '13; Aug31'18. 2,500

**Hermany av (\*)**, ss, lot 9, map Unionport; John J Lutz to Emil Heierle; (A) Geo Costar, 1113 Castle Hill av; Nov1'09; Aug30'18. 1,000

**North Chestnut dr, 805** (16:4607); Eliz A Burke to Myron Straus, 144 W 118; (A) Title Guar & T Co; May2'18; Aug30'18. 350

**River av** (9:2489), ws, 80 n 167th, 20x 100; John Johnson to Julia A Ford, 616 W 116; (A) Louis Brac, 1221 River av; May 28'12; Aug30'18. 4,000

**St Anns av, 356** (10:2556); Louisa Schlicht to Jacob Laux, 2110 Mapes av; (A) J W Winkle, 170 Bway; Feb25'09; Aug29 '18. 5,000

**St Anns av, 356** (10:2556); Rubin Kamholz, 281 Dawson, to Wilson & Co, 816 1 av; (A) Lawyers Title & T Co; Jan10'17; Aug29'18. 1,500

**Washington av, 946** (9:2368); Walter B Murphy to Anna Pekowsky; (A) Abr Lehman, 44 Court, Bklyn; Aug28'17; Sept4'18. 1,000

**Lots 13 to 15, (\*)**, blk 41, map Morris Park; Peter Keeler Bldg Co, Albany, NY, to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July23'18; Aug29'18. 3,290

**Lots 289 & 290 (\*)**, map Bradish Johnson Estate; Adam Mann, Bklyn, to Estate Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27'15; Aug29'18. 400

**Lots 14 & 27** (13:3421), map Samler Estate; Paul S Hayes, 281 Valentine av, to Lena Spielman, 564 W 173; Feb19'13; Sept 4'18. 700

**Lots 15 to 17 (\*)**, blk 40, map Morris Park; Max Naidis to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July22 '13; Sept4'18. 1,730

**Lot 68 (\*)**, map Harrington Estate; Schuyler Constn Co to Hy H Grote, 213 W 135; (A) A & C E Hally, 2069 Westchester av; Aug5'11; Aug31'18. 1,000

**Lot 113 (\*)**, map Van Nest Park; Angelina Bonifatto to Josephine B Rezzano; (A) C H Baechler, 1126 East Tremont av; June7'06; Aug31'18. 150

**Lot 113 (\*)**, same prop; same to same; April'04; Aug31'18. 200

**Lot 94** (18:5353), map property formerly Wm H Wallace; Barbara Schollhamer to Madge E Walsh, 1344 Castle Hill av; (A) Frank Gass, Westchester, NY; Oct1'09; Aug31'18. 400

**Lot 197 (\*)**, map Seton Homestead; Andrew Kolbe, 1380 Edwards av, to Georgiana O'Grady, 1477 Commonwealth av; (A) L G Losere, 871 Brook av; Feb7'11; Aug31'18. 200

**Plot (\*)** begins 590 e White Plains rd & 820 n Morris Park av, runs e100xn25xw 100xs25 to beg, with right of way over strip to Morris Park av; Michl McDonald to Emilie Weyrauch, 1833 Wallace av; (A) M J McDonald, 494 E 157; May15'13; Aug 30'18. 1,500

**GREENWICH ST, 207-13**, sec Vesey (Nos 57-65), 175x79.10x147x irreg, \$262,274.

**HUDSON ST, 135** (1:214-25), nwc Beach (Nos 43-7), 28x130, 6-sty bk warehouse, \$109,772 (see Eliza G Agassiz appraisal).

**Cary, Edw M.**—Sept2, 1883 (May28'18)—Decedent had an 1/2 int in same properties as Thos G Cary, Jr, above, & valuations given are the same (see Eliz G Agassiz appraisal).

**Cary, Sarah G.**—Feb27, 1898 (May28'18)—Decedent had an 1-28 int in the following, in which the whole valuations are given:

**BROAD ST, 71-3**; also **SOUTH WILLIAM ST, 28-30**, \$207,000.

**VESEY ST, 57-67**; also **GREENWICH ST, 207-13**, \$180,729.

**HUDSON ST, 135**; also **BEACH ST, 43-7**, \$102,000 (see Eliza G Agassiz appraisal).

**Cary, Hamilton W.**—Feb15'17 (May28'18)—Decedent had an 145-2304 int in following. The valuations of whole are given:

**BROAD ST, 71-5**; also **SOUTH WILLIAM ST, 28-30**, 60.5 on Broad x 41.6 on South William x— 5-4-sty bk loft bldgs, \$244,500 (see Eliza G Agassiz appraisal).

**Cunningham, Edw.**—May24'17 (May28'18)—Decedent had an 7-123 int in same property (see Hamilton W Cary), at same valuation for whole (see Eliza G Agassiz appraisal).

**Cunningham, Frances C.**—Oct26'09 (May 28'18)—Decedent had an 1/2 int in following. The valuations of whole are given:

**BROAD ST, 71-3**; also **SOUTH WILLIAM ST, 28-30**, \$237,000.

**VESEY ST, 57-67**; also **GREENWICH ST, 207-13**, \$322,844 (see Eliza G Agassiz appraisal).

**Delano, Thos E.**—Mar22'18 (Aug27'18)—120TH ST, 104 W (7:1904-37 1/2), 18x 100.11, 3-sty bk & stn dwg, \$14,000.

**Felton, Cornelius C.**—Oct23'12 (May28'18)—Decedent had an 1-24 int in following, in which valuations of whole are given:

**BROAD ST, 71-3**; also **SOUTH WILLIAM ST, 28-30**, \$237,000.

**BROAD ST, 75**, 18x89x26x71.6, 4-sty bk loft bldg, \$62,000.

**VESEY ST, 57-67**; also **GREENWICH ST, 207-13**, 129x79.10x119.2x irreg \$322,844 (see Eliz G Agassiz appraisal).

**Glock, Fredk.**—Mar23'18 (July2'18)—19TH ST, 352 W (3:742-66), 20x92, 3-sty bk tnt, \$10,000.

**Hastings, Geo G.**—July23'10 (July2'18)—26TH ST, 29 W (3:828-16), ns, 350 e 6 av, 25x98.9, 7-sty bk tnt, \$75,000.

**Lahr, Dorothea.**—Jan1'17 (July25'18)—84TH ST, 431 E (5:1564-14), 15.8x102.2, 3-sty & b stn dwg, \$6,750.

**89TH ST, 328 E** (5:1551-36), 25x100.8, 5-sty bk tnt, \$19,000.

**83D ST, 334-6 E** (5:1545-32-33), 50x102.2, 2-5-sty bk tnts, \$35,000.

**McGuirl, Patk.**—May5'17 (Aug27'18)—52D ST, 522 W (4:1080-44), 25x100.5, 5-sty bk & stn tnt & str; 1/2 pt of \$17,500.

**Sinclair, John J.**—Sept15'16 (July2'18)—29TH ST, 413-25 E (4:961-10), ns, 200 e 1 av, 250x197.6 to 30th (Nos 410-8), 1-sty bk & fr shop & shed, 27-72 pts, \$240,000.

**10TH ST, 128 E** (2:465-61), sec Stuyvesant, 20x17.3x20.5x24, 4-sty & b bk dwg, \$15,000.

**Taylor, Alma P.**—Mar4'18 (June28'18)—85TH ST, 123 W (4:1216-20), 4-sty & b bk dwg, \$21,500.

Bronx.

The following are the sales that have taken place during the week ending Sept. 6, 1918, at the Bronx Salesrooms, 3208-10 Third av.

ARTHUR C. SHERIDAN.

**Burke av (\*)**, ns, 300 e Barnes av, 62.5x 32.11x—x—; due, \$1,155.56; T&c, \$219; City N Y. 250

JOSEPH P. DAY.

**Briggs av, 2760 (\*)**, ws, 280 n 196th, 20x 94.10x20x94.6, 3-sty & b bk dwg; due, \$7,889.34; T&c, \$570.89; Jas A Benedict, 7,500

**Walton av, 334 (\*)**, nec 140th (No 141), 83x119x83x120.5, vacant; due, \$3,972.08; T&c, \$1,347.98; Karolina K Steers, 5,800

HENRY BRADY.

**133D st E or Southern blvd, 347-9 (\*)**, ns, 171.6 e Alex av, 40x100, 2-4-sty bk tnts & str; due, \$13,286.19; T&c, \$952.50; Marjory Cleveland, 2,000

**Hull av, 3264 (\*)**, es, 226.11 n 207th, 18.9 x100, 3-sty & b bk dwg; due, \$2,982.20; T &c, \$168.60; sub to 1st mtg of \$4,000; Albert C Bumpus et al. 6,500

CHARLES A. BERRIAN.

**154TH st, 317-9 E (\*)**, ns, 300 w Courtlandt av, 50x100, 2-sty & b fr dwg; due, \$9,761.55; T&c, \$281.32; Geo F Martens et al, trstes, &c, 8,000

**Valentine av, 2151**, nwc 181st (No 265), 62.10x185x63.2x185, 5-sty bk tnt & str; due, \$11,214.35; T&c, \$11.61; sub to pr mtg \$53,000; Sussbin Holding Co. 66,834

GEORGE PRICE.

**Lyvere st, 2438 (\*)**, sec Walker av, 181.6 x50x189.3x108.4; due, \$8,822.13; T&c, \$5,486.80; Thos Lenane. 10,000

BRYAN L. KENNELLY.

**201ST st E**, ss, 203.4 e old line Marion av & 111.11 e Concourse, 50x90x52.5x106.11, vacant; adj Sept20.

Total ..... \$106,884  
Corresponding week 1917..... 151,900  
Jan. 1, 1918 to date..... 4,499,792  
Corresponding period 1917..... 6,296,860

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

**SEPT. 7.**  
No Legal Sales advertised for this day.

**SEPT. 9.**  
**1ST AV, 901**, ws, 61 n 54th, runs w68xs7'xw12xn 20x12xn7'xe68xs20 to beg, 4-sty bk tnt & str; Bela D Eisler—Caroline F Gorham et al; Howard Campbell, Jr (A), 140 Nassau; Maurice Bloch (R); due, \$12,007.43; T&c, \$175; Joseph P Day.

**SEPT. 10.**  
**ALLEN ST, 171**, ws, 75 s Stanton, 25x87.6, 6-sty bk tnt & str; Grand Lodge of U S Independent Order of Free Sons of Israel—Nathan Greenberg et al; Maurice B & Daniel W Blumenthal (A), 35 Nassau; David L Weil (R); due, \$23,219.28; T&c, \$669.60; Arthur C Sheridan.

**54TH ST, 265 W**, ns, 25 e 8 av, 18.9x62.11, 3 & 4-sty bk tnts & str; City Real Est Co—Alex McConnell et al; Harold Swain (A); due, \$15,521.78; T&c, \$800; Saml Marx.

**70TH ST, 73 E**, ns, 150 w Park av, 12.4x102.2, 4-sty & b stn dwg; U S Trust Co of N Y—Allela Weston; Stewart & Shearer (A), 45 Wall; Francis X Mooney (R); due, \$30,822.34; T&c, \$1,024.00; Joseph P Day.

**122D ST, 322 E**, ss, 250 e 2 av, 25x100.11, 6-sty bk tnt & str; Wm M Cruikshank et al, exrs—Loretta Corp et al; Chas A Runk (A), 31 Nassau; Herman Joseph (R); due, \$18,816.73; T&c, \$741.14; Joseph P Day.

**150TH ST, W**, sec Bradhurst av, 25x99.11, vacant City Savgs Bank of Bklyn—Harry L Toplitz et al; Butcher, Tanner & Foster (A), 1 Mad av; Benj Berinstein (R); due, \$6,753.83; T&c, \$360.40; Joseph P Day.

**MADISON AV, 1427-29**, es, 50.11 s 99th, 50x100, 7-sty bk tnt; Greenwich Savgs Bank—Franklin-Madison Realty Co et al; Middlebrook & Borland (A), 46 Cedar; Chas L Hoffman (R); due, \$60,880.31; T&c, \$1,293.30; M Morgenthau, Jr, Co.

**ST NICHOLAS AV, 53**, ws, 55.1 s 113th, 31.8x 107.7x27x91, 5-sty bk tnt; Herzog Holdings, Inc—Pfaff, Inc, et al; Eble & Kirpatrick (A), 115 Bway; John H Rogan (R); due, \$28,127.60; T&c, \$4,826.52 J H Mayers.

**SEPT. 11.**  
**97TH ST, 51 W**, ns, 518 w Central Park W, 18x100.11, 3-sty & b bk dwg; Wm W Johnson et al, trstes—Arthur I Lewis et al; Merrill, Rogers & Terry (A), 100 Bway; Chas H Griffiths (R); due, \$11,796.93; T&c, \$150.60; Arthur C Sheridan.

**118TH ST, 54 W**, ss, 335 e Lenox av, 25x100.11, 5-sty bk tnt; Sarah Friedman—Bertha Winhausen et al; Geza Eichhorn (A), 309 Bway; Cornelius Huth (R); due, \$2,307.46; T&c, \$382.55; J H Mayers.

**SEPT. 12.**  
**GOERCK ST, 23**, ws, 25 n Broome, 25x75, 6-sty bk tnt & str; Union Trust Co of Albany, N Y, trste—Bertha Kahn et al; D D Whitney (A), 41 Court, Bklyn; Jean H Norris (R); due, \$16,253.94; T&c, \$365.40; Henry Brady.

**93D ST, 16 E**, ns, 124.5 w Mad av, 20x100.8, 4-sty & b stn dwg; Guaranty Trust Co of N Y—Calvin Realty Corp et al; Stetson, Jennings & Russell (A), 15 Broad; Morris Quasha (R); due, \$26,450.99; T&c, \$990.25; Jacob H Mayers.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjustments of legal sales to next week are noted under Advertisd Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 6, 1918, at the New York Real Estate salesrooms, 14-6 Vesey st.

JOSEPH P. DAY.

**Central Park S or 59th st, 38 W**, ss, 245 e 6 av, 25x100.5, 13-sty bk hotel; amt due, \$23,346.97; T&c, \$16,448.87; withdrawn.

**2D av, 2457 (\*)**, ws, 24.11 s 126th, 25x 105, 5-sty bk tnt & str; due, \$21,250; T&c, \$290; Louis T Lehmeier. 5,000

**8TH av, 110**, sec 16th (Nos 256-60), 25x 93.6, 5-sty bk tnt & str; leasehold; due, \$8,354.24; T&c, \$1,408; Louis Berni. 11,300

ARTHUR C. SHERIDAN.

**107TH st, 226 E (\*)**, ss, 250 w 2 av, 25x 100.11, 4-sty bk tnt & str; due, \$12,013.59; T&c, \$393.10; Metropolitan Savgs Bank. 10,000

**Av A, 254-6 (\*)**, es, 26 s 16th, 51.6x95.6, 2-4-sty bk tnts & str & 2-4-sty bk rear tnts; due, \$19,710.89; T&c, \$2,878.74; Bowery Savgs Bank. 16,000

HENRY BRADY.

**Park av, 1672 (\*)**, ws, 25.5 s 118th, 25x 89.6, 4-sty bk tnt & str; due, \$13,604.21; T&c, \$253; N Y Protestant Episcopal Public School. 10,600

Total ..... \$25,300  
Corresponding week 1917..... 319,250  
Jan. 1, 1918 to date..... 20,327,608  
Corresponding period 1917..... 26,753,400

REAL ESTATE APPRAISALS.

Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Agassiz, Eliz G.**—June27'07 (May28'18)—Decedent had an 1-28 int in following. The value of the whole are given:

**BROAD ST, 71-3** (1:29-65-66); also **SOUTH WILLIAM ST, 28-30**, 41.3x100x irreg, 4-4-sty bk loft bldgs, \$237,000.

**GREENWICH ST, 207-13** (1:85-6), sec Vesey (Nos 57-67), 129x79.10x119.2x irreg, 2-5-sty & 3-4-sty bk loft bldgs, \$322,844.

**Cary, Thos G, Jr.**—Dec28, 1888 (May28'18)—Decedent had an 1-28 int in same property as above, but the values given on whole are as follows:

**BROAD ST, 71-3**; also **SOUTH WILLIAM ST, 28-30**, \$207,000.



**SEPT. 13.**

LEWIS ST, 12, es, 150 n Grand, 25x100, 5-sty bk  
tnt & str; Good Samaritan Dispensary—Re-  
becca Goldberg et al; Schenck & Punnett (A),  
84 William; Harry A Gidel (R); due, \$12,-  
72.82; T&C; \$800; Joseph P Day.

**SEPT. 14 & 16.**

No Legal Sales advertised for these days.

**Bronx.**

The following is a list of Legal Sales  
for Bronx, to be held at the Real Estate  
Salesrooms, 3208-10 3d Avenue, unless  
otherwise stated:

**SEPT. 7 & 9.**

No Legal Sales advertised for these days.

**SEPT. 10.**

224TH ST, E, ss, 505 w Barnes av, 100x114;  
Peter Duncan—Jas Rigby et al; Eugene L  
Brisach (A), 391 E 149th; Orson A Raynor  
(R); due, \$3,108.79; T&C, \$789.70; Joseph P  
Day.

**SEPT. 11.**

BROOK AV, 994, es, 110.6 n 164th, 27.6x111.6x  
25.1x102.3, 4-sty bk tnt; Bankers Trust Co,  
trste—Annie Federman et al; White & Case  
(A), 14 Wall; Joseph H Hayes (R); due,  
\$11,219.54; T&C, \$516; James J Donovan.

WEBSTER AV, es, 25 s 204th, 100x100, vacant;  
Jas H Grace—Peter Seery et al; (a) not  
given; Jos P Morrissey (R); due, \$10,828.63;  
T&C, \$524.80; Henry Brady.

**SEPT. 12.**

FINDLAY AV, 1099-1105 & 1113-21, nwc 166th  
(Nos 305-15), runs n72xw100.1xw100.1 to  
av, n114xw100.1xw100.1 to College av  
(Nos 1100-40), xs350 to 166th, xe200 to beg,  
14-5-sty bk tnts, str on cor; Jno L Thomas—  
Tully Bldg Co, Inc, et al; Arthur Knox (A),  
198 Bway; Jno R Dalefield (R); due, \$24,-  
337.76; T&C, \$6,500; George Price.

**SEPT. 13, 14 & 16.**

No Legal Sales advertised for these days.

**FORECLOSURE SUITS.**

The first name is that of the Plaintiff;  
the second that of the Defendant.

**Manhattan.**

**AUG. 31.**  
RUTGERS ST, 86; Citizens Savgs Bank—Abr  
Israel et al; Beall & Rogers (A).

6TH ST, ns, 275 w Av A, 25x90.10; Esther Surat  
—Kath Maeder et al; Goldfogle & Dorf (A).

61ST ST, ns, 224.6 e 2 av, 25x100.5; Pasquale  
Panaro—Jno Bozzuffi et al; F Antonacchio  
(A).

**SEPT. 3.**

ALLEN ST, 188; N Y Savgs Bank—Israel Alt-  
man et al; J A Dutton (A).

50TH ST, 522 W; Filipo Marcello—Thos  
Bonomo et al; A Cianchetti (A).

122D ST, ns, 325 e Park av, 26.3x100.11; Anna  
M Roessle et al—Sadie Caro et al;  
Schlechter & Latson (A).

ST NICHOLAS AV, swc 186th, 157.2x100, ex-  
cept parts released; Lawyers Title & Trust  
Co—Normar Real Est Corp et al; Dean,  
Tracy & Stanfield (A).

1ST AV, swc 100th, 40.11x100; Julius J  
Dukas, trste—Isaac Kleinfeld et al; S F  
Hyman (A).

**SEPT. 4.**

GREENWICH ST, 818-20; Julius Siegbert et al  
Minerva Realty Co et al; Elkus, Vogel, Glea-  
son & Proskauer (A).

114TH ST, ns, 235 e 3 av, 25x100.11; Halsey K  
Smith, trste—Philip Wagner et al; E S Clinch  
(A).

**SEPT. 5.**

CLINTON ST, ws, 79.9 n Rivington, 20.2x50;  
Aetna Casualty & Surety Co—Saul L Oliner et  
al; J B Henney (A).

STANTON ST, 326; Geo W Carr, exr—Isaac  
Herschkowitz et al; G W Carr (A).

14TH ST, 502 E, & AV A, 224; Manhattan  
Savgs Inst—Rutherford Holding Co et al;  
Rapallo & Kennedy (A).

116TH ST, ns, 74 e 1 av, 20x86; Isabella M  
Cammann—Ernest Miller et al; Daly, Hoyt &  
Mason (A).

**SEPT. 6.**

66TH ST, ns, 150 e West End av, 25x100.5; Lydie  
Kleinfeld et al—Bernard Gordon et al; J A  
Seidman (A).

106TH ST, 156 E; Theo T Brinkerhoff et al—  
Clara C Disbrow; Deiches & Goldwater (A).  
127TH ST, ss, 191.8 w Lenox av, 16.8x99.11; N  
Y Savgs Bank—Herman Scheideberg et al; J  
A Dutton (A).

**Bronx.**

**AUG. 30.**  
139TH ST, ns, 181.6 e Alex av, 25x100; Theo J  
Chabot—Jas Mangan et al; M J Sullivan (A).

TINTON AV, ws, 2.6 n Westchester av, 27x117.5;  
Wm L Condit et al, as trste—Jos Dondero et  
al; Elkus, Vogel, Gleason & Proskauer (A).

**AUG. 31.**

OGDEN AV, ws, 200 s Union, 25x150; David N  
Case, as exr—Edgar Ketchum et al; W V  
Simpson (A).

**SEPT. 3.**

LOT 157, map of building lots, being a por-  
tion of the Dater Est in 23d Ward; Orella D  
Brown et al as trste—Danl Harris et al;  
Wingate & Cullen (A).

**SEPT. 4.**

235TH ST, 138 E; Wm Dittenheimer et al—  
Elth Frisse et al; S Bitterman (A).

BAILEY AV, es, 416.1 n of unnamed st, running  
from Bailey av to Sedgwick av, 75.3x38.8;  
Corporate Mtg Co—Fordham Realty Co et al;  
L J Tompkins (A).

**SEPT. 5.**

WALTON AV, ws, 75 e Cheever pl, 75x96; Harry  
J Dietrich—Benj W B Brown, as trste; C S  
Davison (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff;  
the second that of the Defendant.

**Manhattan.****AUG. 31.**

MANHATTAN AV, 60; Francis L Slade  
et al—M Edw Downey et al; Stewart  
& Shearer (A); Mortimer S Brown  
(R); due, .....26,236.10

**SEPT. 3.**

No Judgments in Foreclosure Suits filed  
this day.

**SEPT. 4.**

DYCKMAN ST, ns, 350 w Prescott av,  
25x100; Wm A Gage et al—Elise M  
Kaufman; Nellie C Smith (A); Thos  
H Keogh (R); due, .....3,738.08

**RIDGE ST, ws, 150 n Delancey, 24.9x**

73; Christine G Openheim—Rosie  
Rothman et al; Cary & Carroll (A);  
Jno H Rogan (R); due, .....17,060.67

**SEPT. 5.**

131ST ST, 4 E; Eliz C Van Nest—Lo-  
retta Corp et al; Merrill, Rogers &  
Terry (A); Elik J Ludvigh (R);  
due, .....4,767.50

**LEXINGTON AV, ws, 51.2 s 102d, 16.7x**

75; Society for the Relief of Poor  
Widows with Small Children—Henri-  
etta Stern; Miller, King, Lane &  
Trafford (A); Archibald E Baxter  
(R); due, .....6,307.50

**MADISON AV, 1574; Albert G Morgan-**

stern—Rae G Holzwasser et al; Wolf  
& Kohn (A); Harold H Herts (R);  
due, .....16,716.22

**MADISON AV, 1576; same—same; same**

(A); Same (R); due, .....16,716.22

**Bronx.****AUG. 30.**

135TH ST, 528 E; Mutual Life Ins Co  
of N Y—Sara Barnard et al; F L Al-  
len (A); A S Norton (R); due, .....4,875.10

**WHITE PLAINS AV, 3427; Sebastino**

Tronto et al—Juliane Meyer et al; D  
M Neuberger (A); P T Kammerer,  
Jr (R); due, .....13,687.83

**AUG. 31.**

No Judgments in Foreclosure Suits filed  
this day.

**SEPT. 3.**

JACKSON AV, ws, 188.5 n 163d, 25x  
75; Chas B Sias—Loyal Bldg Co et  
al; B G Bain (A); R J H Powell  
(R); due, .....1,513.24

**SEPT. 4.**

LOT 36, blk 4383, Pelham Bay Park sec,  
tax map; LOT 26, blk 4384, Pelham  
Bay Park sec, tax map; LOT 3, blk  
4835, Pelham Bay Park sec, tax map;  
LOT 5, blk 4388, Pelham Bay Park  
sec, tax map; LOT 1, blk 4387, Pel-  
ham Bay Park sec, tax map; Wm H  
Bolton—Hannah T McLaughlin et al;  
Sage & Schoonmaker (A); E Fuchs  
(R); due, .....1,584.30

**SEPT. 5.**

178TH ST, sec Prospect av, 47.1x100;  
Abr Dorb et al—Jos Sonsin Co et al;  
H Gottlieb (A); B Hahn (R); due... 6,162.99

**LIS PENDENS.**

The first name is that of the Plaintiff;  
the second that of the Defendant.

**Manhattan.****AUG. 31.**

No Lis Pendens filed this day.

**SEPT. 3.**

WASHINGTON SQ W, 37; Albert Frankel—  
Celestine Piva et al; amended foreclosure of  
tax lien; Reeves & Todd (A).

**SEPT. 4.**

7TH ST, 19; Max Dorf—Jacob Simon et al; par-  
tition; J L Bernstein (A).

**5TH AV, 1071; Frank C Titus—Hubert T Par-**

son et al; foreclosure of transfer of tax lien;  
Davies, Auerbach & Cornell (A).

**SEPT. 5.**

No Lis Pendens filed this day.

**SEPT. 6.**

No Lis Pendens filed this day.

**Bronx.****AUG. 30.**

No Lis Pendens filed this day.

**AUG. 31.**

No Lis Pendens filed this day.

**SEPT. 3.**

LOT 26, map of prop of J E Bullard & Co,  
adj South Mt Vernon; also LOT 27, same  
map; Jos J Kayton—Chas May; action for  
ejectment; R D Paskett (A).

**SEPT. 4.**

No Lis Pendens filed this day.

**SEPT. 5.**

No Lis Pendens filed this day.

**MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.****AUG. 31.**

CANAL ST, 191-3; Noah Fells—Geo  
Grossman Est; L Abrahamson & Son,  
Inc (87), .....200.00

115TH ST, 340 E; Jacob Kaplowitz—  
Cosimo & Teresa Quero (88), .....215.00

AMSTERDAM AV, 1109; Nathan Romoff  
A O Bosselman (89), .....265.00

**SEPT. 3.**

69TH ST, 251-3 W; Wadsworth How-  
land & Co—253 West 69 Corp n &  
Jardin Co, Inc (3), .....2,147.10

**134TH ST, 223 W; Berg & Silverman—**

Clarence T Thomas & Mary L Becks  
(2), .....75.00

**BROADWAY, 1207-13; Isaac A Adler—**

Elaine C White et al & Altman Es-  
tales, Inc (1), .....50.00

**SEPT. 4.**

LUDLOW ST, 41; Louis Litwack—Bern-  
ard Wolbarst Est & Lorraine Con-  
tracting Co (4), .....130.00

**120TH ST, 36 W; Wm Miller—Saml Beck**

(5), .....997.00

**SEPT. 5.**

KENMARE ST, 86 to 96; Abr Melnick—  
Jno Doe; R Noto (7), .....83.33

**MAIDEN LA, 51 & 53; Jos H Booth—**

51 & 53 Maiden La Inc; Cross &  
Brown Co (6), .....323.10

**48TH ST, 122-6 W; Fagen Iron Wks—**

Estate of Chas E Morean; Pompei  
Constn Co, Inc (8), .....353.54

**AV B, 335 to 339; Thos J Fanning—**

Estate Jno U Brookman et al; (9), .....14,246.38

**SEPT. 6.**

2D ST, 120; David Bleier—Simon Levy;  
renewal (12), .....1,432.52

**86TH ST, 330 W; Harris Moisensohn—**

Three Thirty West Eighty-Sixth St  
Corp n Jno Karpas (10), .....125.00

**BROADWAY, 2531; Wm J Taylor Co—**

Thos Healy & Kennedy Theatres,  
Inc (11), .....694.15

**Bronx.****AUG. 30.**

WHITLOCK AV, nec Tiffany, 100x142;  
Jos Tessier—Square Deal Garage Co,  
Inc (24), .....526.50

**AUG. 31.**

149TH ST, 355 E; Conradsen & Hill—  
People Big Market, Inc; People Big  
Market, Inc, & Saml E Jacobs, as Pres  
(25), .....612.15

**HILL AV, ws, 200 n Randall av, 25x**

100; Lucian Pisciotto—Wm I Klein  
& Alex E Sparsam, .....175.00

**SEPT. 3.**

No Mechanics Liens filed this day.

**SEPT. 4.**

No Mechanics Liens filed this day.

**SEPT. 5.**

No Mechanics' Liens filed this day.

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.****AUG. 31.**

No Satisfied Mechanics' Liens filed this  
day.

**SEPT. 3.**

CANAL ST, 173; Chas N Whinston—  
Thos Weinberg et al; July 29/18, .....25.00

**9TH ST, 59 W; Wm F Wallace—Nel-**

son H Henry et al; Jan 11/17, .....305.73

**SEPT. 4.**

No Satisfied Mechanics Liens filed this  
day.

**SEPT. 6.**

No Satisfied Mechanics Liens filed this  
day.

**Bronx.****AUG. 30.**

FORDHAM RD, 337-45; Frank Ramstedt  
—Fordham Methodist Epis Church et  
al; June 28/18, .....291.50

**AUG. 31.**

No Satisfied Mechanics' Liens filed this  
day.

**SEPT. 3.**

No Satisfied Mechanics Liens filed this  
day.

**SEPT. 4.**

No Satisfied Mechanics Liens filed this  
day.

**SEPT. 5.**

No Satisfied Mechanics' Liens filed this  
day.

**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Manhattan.****AUG. 30.**

OLYMPIAN MOTORS CO; Robt Lurie & Co,  
Inc; \$1,491.85; W P McCool.

**AUG. 31.**

DE AGUERRI, Gregorio, & Cipriano Ruiz De  
Aguerrri; Scarmelli & Co, Inc; \$5,135.86,  
Simmons & Harris.

**SEPT. 3.**

LIPHART, Cleaver M; Pipe & Contractors Sup-  
ply Co; \$1,000; H J Cohen.

**PORTURONDO, Juan, & Ricardo Astoreca y**

Astoreca; Henry Horner & Co; \$1,848.63; H  
Goldmark.

**SEPT. 4.**

REED, Arthur C, & Chas H Barnett; F M  
Coughlin & Son, Inc; \$2,160; L E Swarts.



CHATEL MORTGAGES.  
AFFECTING REAL ESTATE.

Manhattan.

AUG. 30, 31, SEPT. 3, 4 & 5.  
Atlantic Lithographic & Printing Co.  
438-40 W 37th st—Hall Printing  
Press Co. .... 6,000.00  
Loughman, Edw J. 342 Riverside dr..  
Raisler Heating Co..... 2,460.00  
Reichardt, Chas. 56 W 129th..Pierce,  
Butler & Pierce Mfg Co..... 350.80

Bronx.

AUG. 29, 30, 31 & SEPT. 3 & 4.  
Alterman, S Jas, 200 E Tremont av. L  
H Prouty Co; stone soda fountain... 1,500.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender;  
the second that of the Borrower.

Manhattan.

SEPT. 6.  
97TH ST, 335-7 E; Saml Weil et al,  
exrs, loan Rose Rothbart to erect 1-  
sty garage; 3 payments..... 5,000.00

Bronx.

No Building and Loan Contracts filed this week.

PLANS FILED FOR NEW  
CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.  
JONES ST, 16-20, 1-sty bk garage, 22x100,  
plastic slate rf; \$10,000; (o) Michael Maresca,  
114 Macdougall; (a) Samuel Cohen, 32 Union sq  
(136).  
97TH ST, 335-7 E, 1-sty bk garage, 59x100,  
plastic slate rf; \$20,000; (o) Bernhard Mayer,  
41 E 72d; (a) Louis A. Sheinart, 194 Bowery  
(137).  
STORES, OFFICES AND LOFTS.  
22D ST, 551-53 W, 4-sty bk storage & office,  
50x80, tar, felt & gravel rf; \$20,000; (o)  
Margarete C. MacNutt, 191 9 av; (a) Renwick,  
Aspinwall & Tucker, 8 W 40th (135).

Bronx.

DWELLINGS.  
BURKE AV, s s, 50 e Wallace av, 1-sty fr  
dwg, 22x42, tar & gravel rf; \$1,200; (o) Ben  
Johnson, 405 Lexington av; (a) Chas G Tlygare,  
405 Lexington av (150).

PLANS FILED FOR  
ALTERATIONS

Manhattan.

ATTORNEY ST, 5-7, divide str into apt, new  
partitions, new bathroom & kitchen fixtures,  
new bk wall to 6-sty bk str & tnt; \$750; (o)  
Anna Roossin, prem; (a) Samuel Rosenblum,  
51 Chambers (1744).

HORATIO ST, 62, build ext, f. p. hall parti-  
tions & ceiling to 3-sty bk str & dwg; \$1,000;  
(o) John E. Nicholson, 644 Hudson; (a) John  
H. Knubel, 305 W 43d (1745).

HUDSON ST, 513, brick up elevator shaft,  
new doors & windows to 6-sty f. p. str, office  
& lodging house; \$250; (o) Chas. A. Chese-  
brough, 33 Howard; (a) Walter H. Voickening,  
82 Wall (1756).

MAIDEN LA, 129-31, remove wall, steel col-  
umns & girders, new elevator shaft, f. p. doors,  
new stairs, partitions & plumbing to 4-sty bk  
storage & mfg.; \$20,000; (o) Denison Realty  
Co., Chas. F. Noyes, Pres., 92 William; (a)  
John H. Knubel, 305 W 43d (1737).

ST. MARKS PL, 65, enlarge window open-  
ings, cut opening to 5-sty bk str & tnt; \$300;  
(o) Est of Peter Lyding, Jno. G. Krekel, execu-  
tor, 230 W 15th; (a) Louis A. Sheinart, 194  
Bowery (1755).

SUFFOLK ST, 114, install new toilet room,  
remove partitions to 5-sty bk str & tnt; \$300;  
(o) Isaak Goldberg, 639 Williams av, Bklyn;  
(a) Irving Margon, 355 E 149th (1742).

10TH ST, 38 E, new stairs, bulkhead, skylight,  
door, stairs to 4-sty bk str & loft; \$300; (o)  
Trustees of Sailors Snug Harbor, James Henery,  
Sec., 61 Bway; (a) Harold F. Smith, 38-40 W  
32d (1752).

11TH ST, 224 W, new partitions, windows,  
remove entrance & steps & install window, steam  
heat, electric light, plumbing, build dumb-  
waiter shaft to 4-sty bk dwg; \$5,000; (o)  
Church of St. John the Evangelist, 224 Waverly  
pl; Rev. J. A. Wade, rector, 80 Washington sq;  
(a) Harris V. Hartman, 125 W 16th (1741).

14TH ST, 222-28 W, new freight elevator, bk  
walls, f. p. blocks & door, pent house, skylight,  
cut openings, new stairs, new office, remove  
partitions, new toilets to 6-sty bk office, show-  
room & mfg.; \$5,000; (o) Rhinelander Real  
Estate Co., Wm. R. Steward, Pres., 31 Nassau;  
(a) Chas. H. Gillespie, 1173 Bway (1734).

16TH ST, 431 W, new rf, door openings to 1-  
sty bk storage; \$500; (o) Hencken Realty Co.,  
Henry Hencken, Pres., 543 W 28th; (a) Henry  
Hencken, 543 W 28th (1751).

23D ST, 132-34 W, install f p doors & win-  
dows, also fire escapes, to 4-sty bk mfg lofts;  
\$1,200; (o) for 132 W 23, Mary Hoosack Biddle  
and Emily K. de Nancrede; agt. Chas. T. Cowen-  
hoven, Jr., 27 William; for 134 W 23, Geo. &  
Lucy C. Washburn; agt. Rich. D. Morse, 176  
Bway; (a) Geo. Hill (1763).

24TH ST, 236 E, remove partitions, new  
stairs, remove dumbwaiter to 5-sty bk dwg;  
\$1,200; (o) Mrs. P. B. Ragona, 160 Bay 32d,  
Bklyn; (a) Ferdinand Savignano, 6005 14 av,  
Bklyn (1747).

34TH ST, 221-29 E, reinforce girders on 1st  
& 2d floors to 3-sty bk stable & loft; \$600; (o)  
The Borden's Farm Product Co., Inc., Chas. E.  
Weiant, pres., 63 Vesey (1766).

48TH ST, 163 W, & 7th av, 727, remove shaft,  
steel girders to 5-sty bk tnt; \$3,000; (o) Henry  
R. Stern, 808 West End av; (a) John H. Knubel,  
305 W 43d (1749).

49TH ST, 122-24 W, & 48th st, 129-35 W, re-  
move partitions, enlarge pantry, change win-  
dows to doors, new skylights & duct to 11-sty  
f. p. hotel; \$5,000; (o) Shawnee Realty Corp.,  
Thos. E. Tolson, Pres., 122 W 49th; (a) Chas.  
F. Winkelman, 215 Gardiner, Bayside, Queens  
Borough (1761).

50TH ST, 14 W, build bulkhead about stairs,  
connecting bridge to 4-sty bk res; \$200; (o)  
Lillian C. Rainbow, prem; (a) John R. Rain-  
bow, prem (1740).

56TH ST, 616 W, construct bk chimney to  
5-sty f. p. mfg.; \$700; (o) Thos. G. Patterson,  
55th & Hudson River; (a) Archibald D. Anstey,  
162 W 20th (1738).

57TH ST, 42 W, raise basement & 1st floor,  
new stairs to 4-sty bk dwg; \$15,000; (o) Hugh  
Inman, Jno. Inman, Chas. Inman, F. Inman,  
Mrs. Lucy Inman Pearce, Mrs. Nanny Inman,  
Brokaw, care Shiland & Hedges, 149 Bway;  
(a) Henry Otis Chapman, 334 5 av (1757).

72D ST, 174 W, raise basement & 1st floor,  
new front to 5-sty bk res; \$12,000; (o) Est of  
Albert S. Roe, Frank O. Roe, executor, 20  
Nassau; (a) Chas. E. Birge, 20 W 34th (1736).

72D ST, 53 W, remove kitchens, new parti-  
tions, enclose elevator & dumbwaiter shafts,  
new skylights & walls to 7-sty bk str & tnt;  
\$40,000; (o) 53 W. 72d St. Co., Inc., Frank M.  
Soule, Pres., 53 W 72d; (a) Irving Margon, 355  
E 149th (1743).

89TH ST, E, n s, 94.1 e 1 av, remove & in-  
stall partitions, build shed, excavate to 2-sty  
bk institution; \$4,000; (o) St. Joseph's Asy-  
lum, 220 E 4th; Jos. Schmidt, Pres., 173 E  
3d; (a) Chas. Kreyenberg, 2240 Quimby av  
(1758).

107TH ST, 421-9 E, remove wall, new add to  
1-sty bk garage; \$10,000; (o) Jos. Weiss, 421 E  
107th; (a) J. M. Felson, 1133 Bway (1754).

108TH ST, 104 W, new stairs to 3-sty bk  
storage; \$400; (o) Lion Brewery Co. of N. Y.;  
Hugh A. Murray, Pres., 104 W 108th; (a)  
Mortensen & Co., 405 Lexington av (1739).

125TH ST, 319 W, build bk wall, new show  
window to 1-sty bk fr str; \$5,000; (o) Est of  
Chas. Weisbecker, Arthur Weisbecker, execu-  
tor, 267 W 124th; (a) Jos. C. Cocker, 2017 5  
av (1760).

BROADWAY, 1780-82, install 2 steel chutes,  
rearrange steel framing to 12-sty f. p. storage  
& lofts; \$3,000; (o) H. F. Goodrich & Co.,  
Bertram G. Work, Pres., 1780 Bway; (a) Wm.  
Wagner, 508 E 74th (1735).

BROADWAY, 1790, rearrange partitions, ex-  
tend stairs, new beam, storage rooms constructed  
with terra cotta walls & f. p. steel vestibules to  
20-sty f. p. office bldg; \$20,000; (o) U. S. Rub-  
ber Co., Samuel P. Colt, Pres., 1790 Bway; (a)  
Carrere & Hastings, 52 Vanderbilt av (1746).

MADISON AV, 741, rearrange partitions, new  
stairs & bulkhead to 5-sty bk dwg & str; \$1,-  
500; (o) Winne & Treanor, 594 Park av; (a)  
Gronenberg & Leuchtag, 303 5 av (1759).

WEST BROADWAY, 505, erect fire escape bal-  
conies, remove wood partitions & replace with  
f p partitions, new stairs & bulkhead, to 7-sty  
bk fcty; \$2,000; (o) Rachel Gladke, 57 W 75;  
(a) Structural Eng Corp., 200 Bway (1767).

2D AV, 145, remove stairs, new partitions,  
str front, rearrange partitions to 7-sty bk str &  
tnt; \$4,000; (o) Eberhard Faber, 200 5 av; (a)  
Ignatz I. Rosenberg, 250 W 112th (1753).

3D AV, 579, & 38th st, 201-3 E, remove parti-  
tions, enlarge window, new bathrooms to 5-sty  
bk str & tnt; \$2,000; (o) Arthur McCooey, 201-3  
E 38th; (a) Otto Reissmann, 147 4 av (1750).

6TH AV, 346, new fire escapes, f p doors,  
install roof tank, extend hose outlet to 8-sty  
f p fcty; \$300; (o) The Hall-Larry-Cook Co.,  
Wm. H. Hall, pres, 305 W 124; (a) The Realty  
Architectural Co., 2471 8th av (1764).

8TH AV, 814-26, & 50th st, 244-50 W, reinforce  
girders on 3d & 4th floors to 4-sty bk storage  
& newspaper establishment; \$100; (o) 8th Av.  
R. R. Co., 1 Madison av, Joseph Tate, pres., 334  
5th av; (a) C. E. Corby, 50 Park pl (1765).

8TH AV, 364, construct passageway to 4-sty  
bk dwg; \$200; (o) James Aspell, 357 W 56th;  
(a) John H. Knubel, 305 W 43d (1748).

10TH AV, 694, new partition, change window  
to door, new steps, f p ceiling, to 5-sty str &  
apts; \$600; (o) Jos. H. Adams, 611 W 111; (a)  
De Rose & Cavalieri, 306 E 116 (1762).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
AT—all title.  
ano—another.  
av—avenue.  
adm—administrator.  
admtr—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitt—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extr—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indiv—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stin—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.

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103,000; also 5TH AV, 65 (2:571-2), es, abt 40 n 13th, —x—, 5-sty stn office & str bldg; A\$70,000-77,000; also 5TH AV, 67 (2:571-3), es, abt 75 n 13th, —x—, 5-sty bk loft & str bldg; A\$50,000-56,000; also 14TH ST, 2 E (2:571-4), sec 5 av, —x—, 4-str stn str; A\$115,000-125,000; also 14TH ST, 4-16 E (2:571-5-8 & pt lot 9), ss, abt 35 e 5 av, —x—, 5 & 6-sty bk loft & str bldgs; A\$—; also 13TH ST, 7-9 E (2:571-pt lot 9), ns, abt 170 e 5 av, —x—, 5-sty bk loft & str bldg; A\$—; also 14TH ST, 18-36 E (2:571-12-21), swc University pl (No 128), —x—, 4-5 & 6-sty bk loft & str bldgs; A\$785,000-909,000; also 13TH ST, 7-9 W (2:577-49-51), ns, abt 175 w 5 av, —x—, 5-sty bk str; A\$66,000-96,000; also 14TH ST, 22-44 W (2:577-18-29), ss, abt 320 w 5 av, —x—, 4 & 5-sty bk str; A\$822,000-924,000; also 14TH ST, 1-25 E (3:842-1-19), nec 5 av (No 69), —x—, 4-5 & 6-sty bk loft & str bldgs; A\$933,500-1,031,000; also UNION SQ W, 5-9 (3:842-23), ws, abt 50 n 14th, —x—, 8-sty bk loft & str bldg; A\$290,000-450,000; also 15TH ST, 20 E (3:842-33), ss, abt 170 w Union sq W, —x—, 8-sty bk loft & str bldg; A\$35,000-75,000; also UNION SQ W, 11-15 (3:842-26), swc 15th, —x—, 5-sty stn loft & str bldg; A\$350,000-400,000; also 15TH ST, 22 E (3:842-32), ss, abt 145 w Union sq W, —x—, 5-sty stn loft & str bldg; A\$30,000-37,000; also 15TH ST, 6-18 E (3:842-34-40), ns, abt 150 e 5 av, —x—, 4 & 6-sty bk loft & str bldgs; A\$245,000-275,000; also 5TH AV, 71 (3:842-42), sec 15th (Nos 2-4), —x—, 11-sty bk loft & str bldg; A\$370,000-675,000; mtg \$120,000; also 5TH AV, 84-96 (3:816-37-44), swc 15th, —x—, 14th, —x—, 11-sty bk loft & str bldg & 2-5 & 1-4-sty bk & stn loft & str bldgs; A\$825,000-1,151,000; also 15TH ST, 38-40 W (3:816-63), ss, abt 350 e 6 av, —x—, 6-sty bk loft & str bldg; A\$60,500-100,000; also 15TH ST, 46 W (3:816-67), ss, abt 275 e 6 av, —x—, 4-sty bk bldg; A\$21,000-22,000; also 14TH ST, 3-27 W (3:816-33-36 & pt lot 24), ns, abt 100 w 5 av, —x—, 3-4-5-sty bk & stn loft & str bldgs; A\$—; also 15TH ST, 8-18 W (3:816-pt 24), ss, abt 150 w 5 av, —x—, 1-sty fr bldg; A\$—; also 14TH ST, 29-51 W (3:816-12-23), ns, abt 200 e 6 av, —x—, 3-4 & 5-sty bk & stn loft & str bldgs; A\$479,500-571,000; also 15TH ST, 13-23 E (3:843-11-17), ns, abt 150 w Union sq W, —x—, 2 & 3-sty bk tnts & str; A\$104,000-115,500; also UNION SQ W 17-19 (3:843-20), nwc 15th (Nos 25-7), —x—, 12-sty bk loft & str bldg; A\$250,000-490,000; also 62D ST, 115 W (4:1134-24), ns, abt 205 w Col av, —x—, 5-sty stn tnt; A\$14,000-23,000; also 124TH ST, 100-2 E (6:1772-70 & 71), sec Park av, —x—, 2-5-sty bk tnts; A\$26,500-57,000; Fredk T Van Beuren & Eliz A, his wife, 60 E 75, to Michl M Van Beuren, at Newport, RI; Mary S King, at Convent Station, Morris Co, NJ; Eliz J Joy, 49 W 57; Fredk T Van Beuren, Jr, 812 Park av; Louise D Bayne, 830 Park av; 8-300 pts in undivided int of party list pt; Aug28; Sept11'18. gift

14TH st, 18-36 E; see 14th, 38 E.

14TH st, 429 E (3:946-16), ns, 219 w Av A, 25x103.3, 5-sty bk tnt & str; Morris Davidowitz to Tony Grun, 66 W 114; mtg \$25,000; May12'16; Sept11'18; A\$14,000-24,000. nom

14TH st W, nwc 5 av; see 14th, 38 E.

14TH st, 3-27 W; see 14th, 38 E.

14TH st, 22-44 W; see 14th, 38 E.

14TH st, 29-51 W; see 14th, 38 E.

14TH st, 200 W; see 7 av, 62.

14TH st, 250 W (2:618-8), sws, 102 se 8 av, runs se24xsw101.0 n 29.9 xne 84.2 to beg, 4-sty stn tnt & str; August Berni, 250 W 14, to John Bartoli, 267 W 15; mtg \$12,500; Sept5; Sept6'18; A\$16,000-22,000. nom

15TH st, 2-4 E; see 14th, 38 E.

15TH st, 6-18 E; see 14th, 38 E.

15TH st, 13-23 E; see 14th, 38 E.

15TH st, 20 E; see 14th, 38 E.

15TH st, 22 E; see 14th, 38 E.

15TH st, 25-7 E; see 14th, 38 E.

15TH st E, swc Union sq W; see 14th, 38 E.

15TH st W, swc 5 av; see 14th, 38 E.

15TH st, 8-18 W; see 14th, 38 E.

15TH st, 38-40 W; see 14th, 38 E.

15TH st, 46 W; see 14th, 38 E.

18TH st, 428 W (3:715-46), ss, 313.6 w 9 av, 20.5x92, 3-sty & b bk dwg; Irving Houghtaling to Mary J Houghtaling, both at 428 W 18; ½ pt; Jan5'14; Sept10'18; A\$8,000-9,000. gift

31ST st, 106 W (3:806-47), ss, 100 w 6 av, 20.10x90.6x21.4x86.4, 5-sty bk loft & str bldg; Thos W Churchill, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Aug6; Sept5; Sept6'18; A\$34,500-41,000 (R S \$25). 25,000

32D st, 317 E (3:938-11), ns, 220 e 2 av, 20x98.9, 4-sty bk tnt; Jas A Monahan or Monaghan to Wm J Monahan, at Blackstone, Nottoway Co, Va; ½ pt; B&S & CaG; AL; Sept10; Sept12'18; A\$6,250-8,000 (R S \$4). nom

33D st, 553-7 W (3:705-5), ns, 63 e 11 av, 75x98.9, 6-sty bk warehouse; North American Copper Co to Rolled Plate Metal Co, 553 W 33; mtg \$25,000 & AL; Sept6; Sept9'18; A\$31,000-46,000 (R S \$39). O C & 100

38TH st, 138 E; see Lex av, 311.

45TH st, 234 E (5:1318-35), ss, 194 w 2 av, 25x56.8x28.5x70.3, with AT to lane in rear, 4-sty bk tnt & str; Herman Eberle, B of Q, to J Chr G Hupfel Brewing Co, at 229 E 38; AL; Sept5; Sept6'18; A\$8,000-12,500 (R S \$2). nom

47TH st, 229 E (5:1321-16), ns, 227.6 w 2 av, 20.6x76.5x22.7x74.9, 4-sty bk tnt & str; Terence Curry to Ellen T Curry, 19 Columbia av, Cliff Side, NJ; B&S & CaG; mtg \$5,000; Sept5; Sept12'18; A\$8,000-14,000 (R S \$5). nom

49TH st, 242 E (5:1322-32½), ss, 154 w 2 av, 19x100.5, 3-sty & b stn dwg; Clara F Mund to Catharine Reinhardt, 202 E 50; mtg \$10,000; Sept11; Sept12'18; A\$7,300-10,000 (R S \$4). O C & 100

52D st, 65 W (5:1268-5), ns, 95 e 6 av, 20x100.5, 4-sty & b stn dwg; Mary Margaret to Norlin Realty Corp, 27 Wm; mtg \$30,000 & AL; Aug20; Sept11'18; A\$39,000-45,000 (R S \$10). O C & 100

59TH st, 541 W (4:1151-12), ns, 275 e West End av, 25x100, 4-sty bk tnt & str; Philip J Sinnott, ref, to Alfred J Johnson, as Chamberlain of City N Y, plff; FORECLOS Apr18; Sept9; Sept12'18; A\$8,000-10,500 (R S \$10.50). 10,500

60TH st, 317 E (5:1435-11), ns, 250 e 2 av, 25x98, 5-sty bk tnt & str; Herman Weisberger, 139 2d, to Adolph Weisberger, 1715 Fulton av; AL; Sept3; Sept6'18; A\$10,000-18,000. O C & 100

62D st, 115 W; see 14th, 38 E.

65TH st, 218 E (5:1419-37), ss, 280 e 3 av, 25x100.5, 5-sty bk tnt; Empire State Holding Corp to Bernat Zicherman, 220 E 65; mtg \$15,500; Sept3; Sept6'18; A\$11,000-22,000 (R S \$6.55). O C & 100

74TH st, 103 W (4:1146-28), ns, 100 w Col av, 20x102.2, 5-sty bk art gallery, 1-sty ext; Josephine M Kneeland Van Fels to Ignatius Devlin, 261 W 129; mtg \$29,465; Sept6; Sept7'18; A\$19,500-29,000 (R S \$12.50). nom

76TH st, 133-9 E; see Lex av, 1080.

76TH st, 56 W (4:1128-60), ss, 100 e Col av, 18x102.2, 4-sty & b stn dwg; Jas B F Smith & Alfred J O'Keefe, EXRS Patk Smith, to Katie C O'Keefe, 8 Webster ter, New Rochelle, NY, 1-7 pt; Mary G Haggerty, 410 West End av, 1-7 pt; Anne S Harrington, 3 Grove av, Larchmont, NY, 1-7 pt; Jas B F Smith, 200 W 86, 1-7 pt; Thos P Smith, 386 West st, 1-7 pt, & Lawrence J Smith, 3 Grove av, Larchmont, NY, 2-7 pts; AL; Sept11; Sept12'18; A\$22,500-27,000 (R S \$7). nom

78TH st, 213 E (5:1433-7½), ns, 171.8 e 3 av, 16.8x102.2, 3-sty & b stn dwg; Albt L Ramacclotti, of Omaha, Neb., heir Francis Ramacclotti, to Albt De M Ramacclotti, 164 W 74; 1-15 pt; mtg \$4,000; Aug30; Sept6'18; A\$6,500-8,500 (R S 50c). 233.34

79TH st, 340 E (5:1453-34), ss, 182 w 1 av, 17x102.2, 3-sty & b stn dwg; Margaretha Schlichting (Reidenbach), daughter & devisee Peter Reidenbach, to Susanna Reidenbach, 1270 Mad av, also daughter & devisee Peter Reidenbach; Aug22; Sept10'18; A\$6,000-9,500. nom

79TH st, 515-29 E (5:1576-14), ns, 313 e Av A, 135x102.2, vacant; N.Y. Protestant Episcopal Public School, at 30 Pine, to Edith Witt, 239 Howe av, Passaic, NJ; Aug30; Sept7'18; A\$50,000-50,000 (R S \$42). 42,000

81ST st, 324-6 E; see 3 av, 1691.

83D st, 420 E; see 3 av, 1691.

84TH st, 454 E; see Av A, 1579.

84TH st, 111 W (4:1215-23), ns, 224.8 w Col av, 40x102.2, 5-sty bk tnt; Walter C White, of Ocean Township, NJ, to Walter B Merriam, 140 E 4, Oswego, NY; mtg \$42,100 & AL; Sept5; Sept7'18; A\$33,000-55,000 (R S \$15). O C & 100

87TH st, 206 E (5:1532-45), ss, 100 e 3 av, 25x100.8, 5-sty bk tnt; Philip Menschel to Bessie Newman, 25 South Vernon av, Arverne, B of Q; Aug14; Sept11'18; A\$11,000-24,000. 30,300

88TH st, 170 E (5:1516-44), ss, 169.8 w 3 av, 17.7x100.8, 4-sty stn tnt; Terence Curry to Bridget Farley, 19 Columbia av, Cliff Side, NJ; mtg \$6,000; Sept5; Sept11'18; A\$10,000-12,000 (R S \$4). nom

89TH st, 174-6 W (4:1219-59), ss, 100 e Ams av, 50x100.8, 5-sty bk tnt; Stella B Herbine, of Reading, Pa, to J A Buckwalter, of Roversford, Pa; AT, B&S & CaG; mtg \$40,000; July9; Sept10'18; A\$37,000-65,000 (R S \$1). 1,000

92D st, 143 E; see Lex av, 1407-11.

97TH st, 200 E; see 3 av, 1721-5.

100TH st, 65 E (6:1606-32), ns, 100 w Park av, 20x100.11, 5-sty bk tnt & str; Anna Reichard, of Bronx, to Fredk G Reed, 253 E 68; mtg \$16,000 & AL; Sept5; Sept12'18; A\$7,600-18,500 (R S 50c). nom

100TH st, 317 W (7:1889-11), ns, 226 w West End av, 19x100.11, 5-sty bk dwg; Memphis Realty Co to Nettie Cohen, both at 317 W 100; mtg \$20,000; Sept6; Sept11'18; A\$16,000-25,000 (R S \$5). nom

103D st, 231 E (6:1653-15), ns, 212.6 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A \$11,500-36,500; also 103D ST, 235 E (6:1653-17), ns, 175 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A\$11,500-36,500; June-Bell Co, 52 Norfolk, to Natsim Corp, 378 Grand; B&S; AL; Sept10; Sept12'18 (R S \$1). nom

103D st, 235 E; see 103d, 231 E.

103D st, 201-3 W; see Ams av, 880-90.

104TH st, 25 W (7:1840-26), ns, 150 w Central Park W, 30x100.11, 5-sty bk tnt; Cornelius Huth, ref, to Hugh Donohoe, 146 E 47, & Anne Donohoe, 25 W 104; FORECLOS July23; Sept11'18; A\$18,500-35,000 (R S \$30.50). 30,500

107TH st, 226 E (6:1656-35), ns, 250 w 2 av, 25x100.11, 4-sty bk tnt & str; Wm Henkel, Jr, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E, plff; FORECLOS Sept4; Sept10'18; A\$6,500-11,000 (R S \$10). 10,000

108TH st E, see 5 av; see 5 av, 1267-9.

109TH st, 160 E (6:1636-48), ns, 106 e Lex av, 19x100.11, 4-sty bk tnt; Anna Harrison to Rose Berrent, 665 W 160; mtg \$4,650 & AL; Sept5; Sept6'18; A\$5,500-7,500 (R S \$1). O C & 100

110TH st, 139 E (6:1638-16), ns, 25 w Lex av, 25x100.11, 5-sty stn tnt & str; Florence Kovner of Bklyn to Harry Kovner, 1849 80th, Bklyn; mtg \$17,000; Sept6; Sept12'18; A\$11,000-20,000 (R S \$1). nom

112TH st, 156 E (6:1639-48), ss, 100 e Lex av, 25x100.11, 4-sty bk tnt; Jos D Kelly, ref, to Jacob B Baum & Henry Wolff, both at 99 Mad av, & Abram L Salomon, 345 Bway, TRSTES will Baruch Wolff, plffs; FORECLOS Aug28; Sept6; Sept9'18; A\$10,000-17,000 (R S \$16). 16,000

113TH st, 23 W (6:1597-27), ns, 260.6 w 5 av, 15.6x100.11, 3-sty & b bk dwg; Jennie Hirschman to Hyman Bornstein, 23 W 113; mtg \$5,000; Sept5; Sept9'18; A\$6,300-8,000 (R S \$150). 6,500

114TH st, 211 E (6:1664-9), ns, 185 e 3 av, 25x100.11, 5-sty stn tnt & str; Lawyers Mtg Co to Hyman Weithorn, 50 E 112; B&S; AL; Sept9'18; A\$7,500-17,500 (R S \$13). O C & 100

116TH st, 306-10 E (6:1687-45-47), ss, 100 e 2 av, 90x100.11, 2-4-sty stn tnts & 2-sty bk shop; Irwin Kurtz, ref, to Manhattan Savgs Instn, 644 Bway, plff; FORECLOS & drawn Aug27; Sept6'18; A\$36,000-62,000 (R S \$40). 40,000

118TH st, 6 E (6:1623-68), ss, 110 e 5 av, 25x100.11, 5-sty bk tnt; Jennie Rothstein, 1374 E 19, Bklyn, to Augusta Rothstein, 520 Powell, Bklyn; B&S & CaG; AL; Sept6'18; A\$11,000-21,000 (R S \$1). O C & 100

118TH st, 19 E (6:1745-13), ns, 310 e 5 av, 25x100.11, 5-sty bk tnt; Jos & Saml Cohn, EXRS Adele Cohn, to 19 East 118th St Corp, at 256 Bway; AL; July29; Sept6'18; A\$10,000-23,000. 1,150

118TH st, 212-4 E (6:1667-40), ss, 175.5 e 3 av, 37.6x100.5, 4-sty stn shop & 1-sty bk rear shop; Esther Greenberg to Bernat Greenberg, 65 E 121, all; mtg \$11,500; Sept10; Sept12'18; A\$12,000-18,500 (R S 50c). nom

118TH st, 349 E (6:1795-23½), ns, 75 w 1 av, 25x50, 5-sty bk tnt & str; A\$4,900-9,500; also 1ST AV, 2295 (6:1795-24), nwc 118th (No 351), 25x75, 5-sty bk tnt & str; A\$11,500-21,500; Elvira Focarile, B of Q, to Millie Palladino, 417 E 116, her sister; AL; Sept6; Sept9'18. gift

118TH st, 351 E; see 118th, 349 E.

118TH st, 357-9 W (7:1945-7), ns, 150 w Manhattan av, 50x100.11, 7-sty bk tnt; Thos F Roys to Ilwood Holding Corp, 47 W 34; mtg \$75,000 & AL; Sept5; Sept6'18; A\$21,000-78,000 (R S \$2.50). nom

119TH st, 133 E (6:1768-14), ns, 315 e Park av, 18.9x100.11, 4-sty bk tnt; Mary J Mulvihill to Matthew F Mulvihill, 149 E 121; ½ pt; mtg \$5,000; Sept10; Sept12'18; A\$6,000-8,000 (R S 50c). nom

119TH st, 133 E; Esther Greenberg to Bernat Greenberg, 65 E 121; ½ pt; mtg \$5,000; Sept10; Sept12'18 (R S 50c). nom

119TH st, 135 E (6:1768-15), ns, 333.9 e Park av, 18.9x100.11, 4-sty bk tnt; Mary J Mulvihill to Matthew F Mulvihill, 149 E 121; ½ pt; AL; Sept10; Sept12'18; A\$6,000-8,000 (R S 50c). nom

119TH st, 135 E; Esther Greenberg to Bernat Greenberg, 65 E 121; ½ pt; AL; Sept10; Sept12'18 (R S 50c). nom

119TH st, 147-51 E (6:1768-21), nec Lex av, runs e60xw78xw29.3xsw55.3xsw63.2 to beg, 3-sty bk stable, 4-5 pt; AT; A\$30,000-32,000; also PARK AV, 1807-13 (6:1773-4 & 72), es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & str, 4-5 pt; AT; A\$32,000-52,000; also 152D ST, 767 E (Bronx) (10:2644), ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt, 4-5 pt; AT; Jos Ullman, ref, to Wilton Holding Corp, 135 Bway; FORECLOS June12; June28; Sept7'18 (R S \$50). 50,000

119TH st, 147-51 E, nec Lex av, 1-5 pt; AT; also PARK AV, 1807-13, 1-5 pt; AT; (parcel in Bronx as above not included in this deed); John E Sheehy to same; AL; Sept4; Sept7'18 (R S \$10). O C & 100

120TH st, 400-4 E; see 1 av, 2334.

121ST st, 445 E (6:1809-21), ns, 125 w Pleasant av, 25x100.10, 5-sty bk tnt; Mary J Mulvihill (Murphy) to Matthew F Mulvihill, 149 E 121; ½ pt; mtg \$12,000; Sept10; Sept12'18; A\$6,000-12,500 (R S 50c). nom

122D st, 135 E (6:1771-14), ns, 325 e Park av, 26.3x100.11, 5-sty bk tnt; Sadie Caro to Annie Mikola, 14 E 88; QC; Sept8; Sept10'18; A\$10,000-23,600. nom

122D st, 13 W (6:1721-9), ns, 175 e Lenox av, 18.7x100.11, 3-sty & b stn dwg; Geo A Fisher Co to Edw N Roeser, 13 W 122; B&S & confirmation deed dated Aug26; Sept9; Sept12'18; A\$8,800-10,500 (R S 50c). nom

122D st, 143 W (7:1907-13), ns, 458.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Saml Eichen, 740 Riverside dr, to N Y & Suburban Co-Operative B & L Assn; mtg \$8,450; Aug30; Sept11'18; A\$7,300-10,000 (R S \$5). nom

124TH st, 100-2 E; see 14th, 38 E.

126TH st, 215-7 E (6:1791-8-8½), ns, 172.9 e 3 av, 32x99.11, 2-3-sty & b stn dwgs; Thos M Healy, ref, to Mutual Life Ins Co of N Y, plff; FORECLOS Aug27; Sept6'18; A\$9,600-10,600 (R S \$6). 6,000

126TH st, 117 W (7:1911-23), ns, 196.5 w Lenox av, 17.10x99.11, 3-sty & b stn dwg; Chas H Strong, ref, to Geo F Rendall, 117 W 126; FORECLOS June24; Sept10; Sept11'18; A\$6,400-8,500 (R S \$7.50). 7,200

127TH st, 150 E (6:1775-50), ss, 334.6 w 3 av, 16.3x ½ blk, 3-sty & bk stn dwg; Albt R Brand, 47 Park av, White Plains, NY, et al, heirs Ottilie Brand, to Chas S Brand, 47 Park av, White Plains, NY; B&S & CaG; Aug19; Sept6'18; A\$5,000-6,200 (R S \$5). nom

128TH st, 101 W; see Lenox av, 361.

128TH st, 200-200A W; see 7 av, 2154.

129TH st, 151 W (7:1914-12), ns, 250 e 7 av, 25x99.11, 5-sty bk tnt; Alfred H Townley, ref, to Julia F Henes, 21 E 82, plff; FORECLOS Aug20; Aug28; Sept11'18; A\$8,000-21,500 (R S \$25). 25,000

143D st, 155-7 W (7:2012-9), ns, 175 e 7 av, 37.6x99.11, 5-sty bk tnt; Beatrice L Laski to Sidney J Timmons, 178 W 137; mtg \$24,500; Sept11; Sept12'18; A\$8,300-29,000 (R S \$9). O C & 100



**147TH st, 624 W** (7:2093-42), ss, 200 w Bway, 16.6x99.11, 3-sty & b bk dwg; Harriet L Fullam, widow, at Springfield, Vt, et al, heirs & Co Don P Fullam, to Michl Fleck, 626 W 147; Sept4; Sept10'18; A\$8,000-10,000 (R S \$7.50). nom

**162D st, 656 W** (8:2136-180), ss, 140 w Ft Washington av, 125x99.11, 6-sty bk tnt; Nathan H Brandt, as TRSTE, to Edith Witt, 239 Howe av, Passaic, NJ; B&S; Sept6; Sept7'18; A\$52,000-P\$2,000 (R S \$213). 213,000

**162D st, 656 W**; J M B Co to same; AT; AL; Sept6; Sept7'18. nom

**162D st, 656 W**; Edith Witt to N Y Protestant Episcopal Public School, a corpn; mtg \$110,000; Sept6; Sept7'18. nom

**165TH st, 546 W** (8:2122-82), ss, 180.9 e Bway, 20.1x117.1x20x118.11, 5-sty bk tnt; Alicia L Laird, 182 W 58, to Jas H Cruikshank at Freeport, LI; mtg \$18,000 & AL; Sept6; Sept11'18; A\$9,500-21,000 (R S \$3, 213,000). nom

**176TH st, 574-80 W** (8:2133-10-13), ss, 100 w Audubon av, 150x87.1, 2-5-sty bk tnts; Chas Kimmelman, 522 W 175, to Rockville Holding Co, 522 W 175; AL; Sept10; Sept12'18; A\$52,000-144,000 (R S \$50c). nom

**177TH st, 599 W**; see St Nicholas av, 1342.

**184TH st, 645 W**; see Wadsworth av, 220-34.

**185TH st W, swc Wadsworth av**; see Wadsworth av, 220-34.

**186TH st W, see Amsterdam av**; see Amsterdam av, 2533-3.

**215TH st W, nec Ams av**; see Ams av, 4035.

**Av A, 1579** (5:1563-29), swc 34th (No 454), 27.2x79, 5-sty stn tnt & str; Julius Krause, Jr, to Amelia Lutz, 817 E 175; mtg \$38,000 & AL; Sept9; Sept10'18; A\$15,000-31,000 (R S 50c). O C & 100

**Amsterdam av, 880-90** (7:1875-29), nwc 103d (Nos 201-3), 75.11x100, 6-sty bk tnt & str; Sadie V Levy to Meyer Vesell, 317 W 89; mtg \$110,000; May1; Sept6'18; A \$90,000-165,000 (R S \$1). nom

**Amsterdam av, 2533-9** (8:2149-79-81), s ec 186th, runs s86.10xe39x11.3xe61x186.10 to st xw100 to beg, 2-6-sty bk tnts & str; Harry Kallman & Beila, his wife, to Rose Kallman, 17 Moore st, Bklyn; AL; Sept10; Sept11'18; A\$27,500-85,000 (R S \$2). O C & 100

**Amsterdam av, 4035** (8:2212-1-4 & 39-40), nec 215th, 99.11x150, vacant; Paul Chalfin to Atlantic Realty Co, 49 Wall; confirmation deed; AT; B&S & C&G; AL; July11; Sept10'18; A\$45,000-45,000. nom

**Amsterdam av, nec 215th**; see Ams av, 4035.

**Lenox av, 361** (7:1913-29), nwc 128th (No 101), 24.11x75, 5-sty bk tnt & str; Beatrice Wiener to Jacob Wiener, 35 E 12; mtg \$22,500; Sept5; Sept6'18; A\$20,000-33,000. nom

**Lenox av, 471** (7:1918-32), ws, 91.2 s 134th, 33.8x100, 5-sty bk tnt & str; Carrie Block, 272 Manhattan av, to Emanuel Heckheimer, — Eutah pl, Baltimore, Md; mtg \$36,250; Sept4; Sept7'18; A\$19,000-35,000 (R S \$2). O C & 100

**Lexington av, 311** (3:893-64), sec 38th (No 138), 24.8x100, 12-sty bk tnt, with all furniture & furnishings; Allerton-38th St Co to Y M C A, at 600 Lex av; mtg \$125,000 & AL; Sept4; Sept6'18; A\$47,000-147,000 (R S \$135). 275,000

**Lexington av, 645** (6:1309-20), es, 75.5 n 54th, 25x100, 5-sty bk tnt & str, 2-sty ext; Philibert Combier, 166 E 67, et al to Frank Fetzger at Scarsdale, NY; mtg \$30,000; Aug22; Sept13'18; A\$22,500-38,000 (R S \$13). (this deed filed under Torrens System). O C & 100

**Lexington av, 1080** (5:1411-13½), nwc 76th (Nos 133-9), 17.2x72.10, 4-sty stn tnt & str; Augusta Lindeman to Wm H, David, Edw E, Isabelle & Maurice A Lindeman, all at 795 St Nicholas av; mtg \$30,000 & AL; Aug30; Sept6'18; A\$22,000-35,000. O C & 100

**Lexington av, 1407-11** (5:1521-20), nec 92d (No 143), 100.8x20, 5-sty bk tnt & str; Arthur Wehrmann to Gustave Glockin, both at 7 Walcott av, Inwood, LI; ½ RT&I; QC; July29; Sept10'18; A\$31,000-43,000 (R S \$1). nom

**Lexington av, nec 119th**; see 119th, 147-51 E.

**Madison av, 1759** (6:1621-20), es, 75.10 n 115th, 25x84, 5-sty bk tnt & str; Lilly Rosenthal to Ida Rosenthal, 51 E 96; ½ pt; mtg \$20,000; Sept4; Sept11'18; A\$15,500-24,000 (R S \$1). nom

**Park av, 1807-13**; see 119th, 147-51 E.

**Park av, sec 124th**; see 14th, 38 E.

**St Nicholas av, 1342** (8:2133-60), nec 177th (No 599), 36.5x100, 5-sty bk tnt & str; Patk Carey to Cath Carey, his wife, both at 1340 St Nicholas av; mtg \$40,000 & AL; Sept10; Sept11'18; A\$33,000-62,000 (R S \$15). 55,000

**Wadsworth av, 220-34** (8:2167-24), nwc 184th (No 645), 179.1u to ss 185th x70, 6-sty bk tnt & str; D H Jackson Co to E R A Realty Co, at 135 Bway; AL; Sept5; Sept 6'18; A\$70,000-215,000 (R S \$10). O C & 100

**1ST av, 2159** (6:1683-27), ws, 75.10 s 112th, 25x100, 6-sty bk tnt & str; Elvira Focarile, B of Q, to Millie Palladino, 417 E 116, her sister; ½ pt; AL; Sept6; Sept 9'18; A\$11,000-27,000. gift

**1ST av, 2295**; see 118th, 349 E.

**1ST av, 2334** (6:1807-47), es, 25 s 120th, 25x100, 5-sty bk tnt & str, all of; A\$9,000-18,000; also 1ST AV, 2336 (6:1807-46), sec 120th (Nos 400-4), 25.5x100, 5-sty bk tnt & str; all title to this parcel; A\$14,000-26,000; Saml Davis, 83 W 118, to Savid Realty Co, 83 W 118; AL; Sept4; Sept11'18 (R S \$1.50). nom

**1ST av, 2336**; see 1 av, 2334.

**2D av, 140**; see 2 av, 142.

**2D av, 142** (2:450-6), es, 26.10 s 9th, 26.10 x125; also 2D AV, 140 (136), es, 53.8 s 9th, 26.10x125, 5-sty bk casino; Rosie Menschel to Bessie Newman, 25 South Vernon av, Arverne, B of Q; mtg \$91,500; Aug14; Sept11'18; A\$62,000-90,000. O C & 100

**2D av, 1174** (5:1436-51), es, 50.5 s 62d, 25x79.7, 4-sty bk tnt & str; Mary Dunphy to Gerald J Dunphy, both at 404 W 149; mtg \$13,000; Aug1; Sept6'18; A\$13,000-18,000. O C & 100

**2D av, 1846** (5:1558-4), es, 100.8 s 96th, 25x100, 5-sty bk tnt & str; Hahnemann Hospital at 657 Park av, to Chas E Haskell, 227 Main st, Orange, NJ; July23; Sept 11'18; A\$13,000-17,000 (R S \$10). O C & 100

**2D av, 1846-50** (5:1558-4 & 51-52), es, 50.8 s 96th, 75x100, 3-5-sty bk tnts & str; Chas E Haskell of Orange, NJ, to Alicia L Laird, 182 W 58; mtg \$31,500 & AL; Sept 6; Sept11'18; A\$39,000-51,000 (R S \$5). O C & 100

**2D av, 1848** (5:1558-52), es, 75.8 s 96th, 25x100, 5-sty bk tnt & str; Mary K Marsh to Chas E Haskell, 227 Main st, Orange, N J; July30; Sept11'18; A\$13,000-17,000 (R S \$10.50). nom

**2D av, 1850** (5:1558-51), es, 50.8 s 96th, 25x100, 5-sty bk tnt & str; Jas H Otley, 29 W 53, & ano, EXRS Sarah W Gilbert, to Frank H Skidmore, 51 Clark st, Bklyn; AL; Apr20'17; Sept11'18; A\$13,000-17,000 (R S \$10). O C & 10,000

**2D av, 1850** (5:1558-51), es, 50.8 s 96th, 25x100, 5-sty bk tnt & str; Frank H Skidmore, Hotel St George, Bklyn, to Chas E Haskell, 227 Main st, Orange, NJ; Sept5; Sept11'18; A\$13,000-17,000 (R S \$10.50). O C & 100

**2D av, 2457** (6:1790-28), ws, 24.11 s 126th, 25x105, 5-sty bk tnt & str; Harry A Cushing, ref, to Louis T Lehmyer, 305 E 55, plff; FORECLOS Sept4; Sept12'18; A\$9,000-19,000 (R S \$5). 5,000

**2D av, 2455 on map 2457** (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & str; Luigi Cerullo, 514 E 119, to Dominick Fata, 2485 2 av; mtg \$8,000; Sept4; Sept6'18; A \$5,800-13,000 (R S \$3). O C & 100

**3D av, 1691** (5:1540-47), es, 25.2 s 95th, 25.2x100, 4-sty stn tnt & str; A\$13,500-18,000; also 81ST ST, 324-6 E (5:1543-41-42), ss, 257.6 e 2 av, 52.6x102.2, 2-6-sty bk tnts & str; A\$19,000-64,000; also 83D ST, 420 E (5:1562-36), ss, 306 e 1 av, 25x102.2, 5-sty bk tnt & str; A\$8,500-19,500; Saml Davis, 83 W 118, to Savid Realty Co, 83 W 118; B&S; AL; Sept4; Sept11'18 (R S \$3). nom

**3D av, 1721-5** (6:1646-46), sec 97th (No 200), 62.11x51, 6-sty bk tnt & str; Mary Rubenstein to Cherney Epstein, 1952 2 av; mtg \$40,500; June18; Sept10'18; A\$27,000-50,000. O C & 100

**5TH av, 63**; see 14th, 38 E.

**5TH av, 65-7**; see 14th, 38 E.

**5TH av, 69-71**; see 14th, 38 E.

**5TH av, 84-96**; see 14th, 38 E.

**5TH av, 1267-9** (6:1613-69), sec 108th, 50.11x84, 6-sty bk tnt & str; Alfred E Smith, ref, to Margaretta E Griffith, 21 W 56, plff; FORECLOS Aug30; Sept5; Sept 6'18; A\$55,000-90,000 (R S \$80). 80,000

**6TH av, 114-6** (2:573-1), nec 9th (Nos 71-5), 40.4x93, 1-sty bk str; Norlin Realty Corp to Jos L Gitterman, 600 W 116; mtg \$50,000 & AL; Sept9, Sept10'18; A\$50,000-50,000 (R S \$32.50). O C & 100

**7TH av, 62** (2:615-32), swc 14th (No 200), 25.9x100, 5-sty bk tnt & str; Jas B F Smith & Alfred J O'Keeffe, EXRS Patk Smith, to Katie C O'Keeffe, 8 Webster ter, New Rochelle, NY, 1-7 pt; Mary G Haggerty, 410 West End av, 1-7 pt; Anne S Harrington, 3 Grove av, Larchmont, NY, 1-7 pt; Jas B F Smith, 200 W 86, 1-7 pt; Thos P Smith, 386 West st, 1-7 pt, & Lawrence J Smith, 3 Grove av, Larchmont, NY, 2-7 pts; AL; Sept11; Sept12'18; A\$20,000-40,000 (R S \$20). nom

**7TH av, 329** (3:804-76), es, 73.9 s 29th, 25 x99.4x25x98.10, 4-sty bk loft & str bldg, 1-sty ext; John H Butt to Lina Butt, his wife, both at 200 W 128; Jan30; Sept11'18; A\$40,000-41,500. nom

**7TH av, 2154** (7:1933-36), swc 128th (Nos 200-200A), 29.11x85, 5-sty bk tnt & str; Peter J McCann, 337 E 22, to John H Butt & Lina, his wife, 200 W 128, as tenants by entirety; Jan30; Sept11'18; A\$27,000-43,000. nom

**7TH av, 2154**, swc 128th (Nos 200-200A); John H Butt, 200 W 128, to Peter J McCann, 337 E 22; Jan30; Sept11'18. nom

**MISCELLANEOUS CONVEYANCES.**

#### Borough of Manhattan.

**Cherry st, 352-4**; see Montgomery, 71.

**Cliff st, 64-6**; see Pearl, 303.

**Duane st, 12**; see William, 235-9.

**Montgomery st, 69**; see Montgomery, 71.

**Montgomery st, 71** (1:259-59), nec Cherry (Nos 352-4), 23x58.6; also MONTGOMERY ST, 69 (1:259), es, 23 n Cherry, 20x61, 6-sty bk tnt & str; re mtg rec Oct14'15; State Bank, 378 Grand, to Powell River Co, 493 Snediker av, Bklyn; Sept4; Sept9'18; A\$20,500-42,500. nom

**Pearl st, 303** (1:98-41 & 58-59), ws, 75.4 s Ferry, runs w197.1 to es Cliff (Nos 64-6) x50.1xe8.5xm24xe11.3 to Pearl xm25 to beg, 3-sty bk tnt & 3-sty bk loft & str bldg & 5-sty bk loft & str bldg; re dower; Amelia Willets, widow John T Willets, to Edw M Raphael & Co; AT; QC; Aug28; Sept6'18; A\$52,000-60,000. nom

**William st, 233**; see Park Row, 95.

**William st, 235-9** (1:121), nwc Duane (No 12); consent to payment of award of \$2,801.88 for damage parcel 15 for closing William & No William, to Sherman B Townsend; Emigrant Indust Savs Bank, mtgee, to City N Y; July12; Sept7'18. nom

**32D st, 317 E** (3:953), ns, 220 e 2 av, 20x98.9; agmt as to covenants &c in conveyance of ½ int in above to party 2d pt; Jas A Monahan, 317 E 32, with Wm J Monahan, at Blackstone, Nottoway Co, Va; Sept10; Sept12'18. nom

**42D st, 247 W** (4:1014-11), ns, abt 240 e 8 av, —, 4-sty bk tnt & str; re dower to all lands & real estate of which Albert C McMillan is now or was seized at time of his inter-marriage with party 1st pt; virginia McMillan, 2308 Aqueduct av E (formerly wife Albert C McMillan) to Albert C McMillan at Aqueduct av & 180th st; AT; QC; Nov29'11; re-recorded in Bronx Jan15'14; Sept11'18; A\$85,000-86,500. nom

**64TH st, 184 E**; see 3 av, 1074-6.

**162D st, 656 W** (8:2136), ss, 140 w Ft Washington av, 125x99.11; re judgmt filed July16'18; Jacob Leitner, Inc, at Prospect & Westchester avs, to Nathan H Brandt, as TRSTE, 502 Bedford av, Bklyn; Sept4; Sept7'18. nom

**162D st, 656 W**; re assign rents rec Feb 26'18; Van Dyck Estate, 331 Mad av, to J M B Co, 8 W 32; AT; Sept6; Sept7'18. nom

**162D st, 656 W** (8:2136); parties 1st part as creditors authorize the trustee to sell or exchange any property of the J M B Co, Inc, upon terms he may deem proper, &c; Frank Solaro & C T Willard Co, Inc, et al to Nathan H Brandt as TRSTE; Aug28; Sept4; Sept11'18 (total 21 papers). —

**Park row, 95** (1:121); also WILLIAM ST, 233; consent to payment of award of \$6,736.19 for damage parcel 16 for closing William & No William, to Marie W Reiche; N Y Life Ins Co, mtgee, to City N Y; July 11; Sept7'18. nom

**3D av, 1074-6** (5:1398), ws, 50.5 s 64th, runs w100xn50.5 to ss 64th (No 184) xw25 xsl00.5xe125 to av xn50 to beg; assign rents; Beacon Holding Co, 141 Bway, to Royal Co of N Y, 93 Nassau, et al; Aug28; Sept6'18. 2,100

**Power of atty** (misc); Lena Rothschild to Henry C Burnstine; Sept16'13; Sept12'18.

**Power of atty** (misc); Emily G Storrow, EXTRX Rebecca J Storrow, to Stanley W Dexter et al, firm Dexter, Osborn & Fleming; Feb12; Sept5'18.

**Power of atty** (misc); D'Arcy Van Bokkelen to Ogden Van Bokkelen, Jr, both at San Francisco, Cal; Sept3; Sept11'18.

**Power of atty** (misc); Ogden Van Bokkelen, Jr, to D'Arcy Van Bokkelen, both of San Francisco, Cal; Sept4; Sept11'18.

**Power of atty** (misc); D'Arcy Van Bokkelen to Walter Van Bokkelen, both at San Francisco, Cal; Sept3; Sept11'18.

**Power of atty** (misc); Harper Silliman to Gertrude C Silliman, both at Long Lake, Hamilton Co, NY; May9'17; Sept11'18.

#### CONVEYANCES.

##### Borough of Bronx.

SEPT. 6, 7, 9, 10, 11 & 12.

**Clarence st** (18:5464), nwc Barkley av, 50x100; Carl Klug to Michl Klug, Jr, 1151 Intervale av; Aug15; Sept6'18 (R S \$1). nom

**Crotona Park N, 737** (11:2948), ns, 50.2 e Clinton av, 23x100, 2-sty fr dwg; Frank M Little to Harry Gropper, 583 Prospect av; mtg \$3,500; Sept6; Sept7'18 (R S \$2). O C & 100

**Echo pl, 221** (11:2810), ns, 231.11 e Morris av on map J G Powers, 25x100, 2-sty & b fr dwg; Geo W Paulsen, Quincy, Mass, et al, to Augustus F Paulsen, 1706 Nelson av; AT; Apr10; Sept7'18. nom

**Echo pl, 221**; see Park av, 4196.

**Featherbed la** (11:2865), ns, 379 w Jerome av, 24.6x118.3x37.9x107.10, vacant; Jeanne, wife Fredk Budde, to Fredk Budde, 93 Saratoga av, Lynbrook, LI; Sept 9; Sept10'18. nom

**Fox st, 871** (10:2711), ws, 100 n Intervale av, 73.5x100, 5-sty bk tnt; Rebecca Brill, 629 W 135, to Charles Mark Realty Co, 550 Bway; mtg \$60,000; Aug20; Sept 10'18 (R S \$19). nom

**Herkimer pl** (12:3363), ws, 89.7 n 233d, 25x130, vacant; Chas G Wubbenhorst, White Plains, NY, to Geo Rathgeber, 2508 Devote ter; ½ pt; mtg \$1,500; June25; Sept 9'18 (R S 50c). O C & 100

**Herkimer pl, sec 235th**; see 235th E, sec Herkimer pl.

**Mt Hope pl, 228** (11:2802), ss, 112.6 e Monroe av, runs s75xw12.6x34 to ss Morris (closed) xel62.4 to ns Morris xn110 to Mt Hope pl xw149.8 to beg, 2-sty & b fr dwg, 2-sty fr garage & vacant; also WASHINGTON AV, 2085-7 (11:3036), ws, 42.10 s 180th, 43x98, 2-3-sty fr dwgs; also PARK AV, 4200-14 (11:3034), nec Tremont av (Nos 441-3), 138.6x50x130x50.6, 2 & 3-sty bk & fr office & str bldg; also PLOT begins at nec above parcel, runs e along land now or formerly Cath Burnett, 25xs — to — xw — x — to beg; also small INTERIOR PLOT adj above parcel on e, — x —; Augustus F Paulsen et al to Jacob F Paulsen, 130 Chester, Mt Vernon, NY; Alice E Paulsen, 228 Mt Hope pl, & Carley H Paulsen, 228 Mt Hope pl; AT; mtg \$35,000; Apr10; Sept7'18. nom

**Mt Hope pl, 228**; see Park av, 4196.

**Poplar st, 2528** (15:4078), ss, 277.2 ne Lutting av, 25.2x112.11x25.2x111.8; Louis Kessler, 2528 Poplar, to Angela Fippinger, 1239 Olmstead av; Sept6; Sept12'18. 100

**135TH st, 319 E** (9:2311), ns, 70 w Alex av, 15x66.8, 2-sty & b bk dwg; Rose Copinger to Minnie Kessler, 51 So Chase av, Rockaway; mtg \$2,300; Sept10'18 (R S \$1). O C & 100

**140TH st, 607 E** (10:2553), ns, 460 e St Anns av, 40x95, 5-sty bk tnt; Rosie Klein to Pearl Niles, Town of Union, NJ; mtg \$28,000; June25; Sept6'18 (R S \$1). O C & 100



**140TH st, 607 E;** Pearl Niles, Town of Union, NJ, to Mary Gerlich, 125 E 88; mtg \$28,000; Sept4; Sept6'18 (R S \$1). nom

**140TH st E, swc Walton av;** see Walton av, 327-31.

**141ST st, 598-600 E** (10:2553), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt & str; Fanny Shapiro to 1433 Charlotte St Holding Corp'n, 367 Fulton, Bklyn; mtg \$30,-500; Aug26; Sept'18. O C & 100

**143D st, 271 E;** see Morris av, 384-98.

**144TH st E, sec Morris av;** see Morris av, 384-98.

**148TH st E, swc Bergen av;** see Willis av, 512-4.

**148TH st, 400 E;** see Willis av, 512-4.

**148TH st, 428 E** (9:2292), ss, 465 w Brook av, 25x100, 5-sty bk tnt; Hy Meyer to Michl Weinstock, 340 E 146; mtg \$10,500; Sept3; Sept7'18 (R S \$6). O C & 100

**152D st, 707 E;** see 119th, 147-51 E, Manhattan Conveyances.

**154TH st, 317-9 E** (9:2414), ns, 300 w Courtlandt av, 50x100, 2-sty & b fr dwg; Henry K Davis, ref, to Geo F Martens, New Germantown, NJ, & Bertha C M Johnson, Roselle Park, NJ, TRSTES Geo F Martens, plffs; FORECLOS Sept5; Sept10'18 (R S \$8). 8,000

**158TH st, 364 E** (9:2404), ss, 91.11 e Courtlandt av, runs s48.6xe0.1xs50xe25xn 98.6 to st xw25.1 to beg, 3-sty & b bk dwg; Wm Pintaro to Frank Pintaro, 364 E 158; mtg \$8,000; Sept7; Sept9'18 (R S \$1). nom

**165TH st, 949 E** (10:2716), ns, 107.3 e Kelly, 25x98x25x100, 5-sty bk tnt & str; Lena Levi, 60 W 129, to Alfred W Levi, 60 W 129; AT; mtg \$22,750; Sept1'16; Sept 12'18. O C & 100

**165TH st, 949 E;** Alfred W Levi, 60 W 129, to Theresa S Rosewater, 1365 East blvd, Cleveland, O, ¼ pt; AT; mtg \$22,-750; Sept1'16; Sept12'18. O C & 100

**165TH st, 949;** Theresa S Rosewater, Cleveland, O, to Alfred W Levi, 60 W 129; AT; July30; Sept12'18 (R S \$2). O C & 100

**166TH st, 504 E** (9:2370), ss, 211.9 e Wash av, 27.9x100, 4-sty bk tnt; Lina Muller to Fredk Muller, 1198 Franklin av; Sept7; Sept9'18. nom

**166TH st, 504 E;** Fredk Muller to Conrad & Lena Muller, 1198 Franklin av, tenants by the entirety, Sept7; Sept9'18. nom

**168TH st W** (9:2517), ns, 105.1 e Nelson av, 26.3x79.7x25x87.8, vacant; John L O'Hara to Martin O'Hara, 394 Bedford Park blvd; mtg \$1,000; Sept9'18 (R S 50c). 100

**170TH st, 201 E;** see Grand blvd & concourse, 1400.

**173D st E, swc Weeks av;** see Weeks av, 1665.

**174TH st W, ss, 125 e Macombs rd;** see Macombs rd, ws, 51 n 175th.

**176TH st, 637-41 E** (11:2947), ns, 45.1 e Arthur av, 79.9x110.8x74.7x103.11, 2-5-sty bk tnnts; Wm C Bergen, 130 W 180, to C & C Constn Co, 277 Bway; mtg \$55,000; Sept 9; Sept10'18. O C & 100

**177TH st E** (14:3732), es, 231.8 s Larkin av, 25 x 157.2 x 25.3x153.3; Geo Finney to Katie Hart, 529 W 52; QC; Oct16'17; Sept 12'18 (R S 50c). nom

**178TH st, 856 E;** see Marmion av, sec 178.

**182D st E, swc Clinton av;** see Clinton av, ws, 70.4 s 182d.

**183D st E** (11:3030), ss, 84 e Webster av, 42x93.8x41.11x95.10, vacant; Hy U Singhi, 1 Fordham rd E, to Rose Golembe, 1453 Madison av; mtg \$11,000; Sept4; Sept9'18 (R S \$1.50). O C & 100

**183D st W, sec Davidson av;** see Davidson av, sec 183.

**187TH st, 517 E** (11:3057), ns, 140 w Bathgate av, 24x90, 3-sty bk tnt; Jos E Wagner to Filomena Biamonte, 1958 2 av; mtg \$7,000; Sept9'18 (R S \$3). O C & 100

**193D st, 220 W;** see Heath av, 2669.

**220TH st E** (17:4828), ns, 127.6 w Lowerre pl, 27.6x100; Susy E, wife of & Jos S Wood, 135 S 2 av, Mt Vernon, NY, to Geo W Sipp, 657 E 226; Sept5; Sept10'18 (R S \$4). nom

**226TH st E, ns, 355 e Carpenter av;** see Carpenter av, 4421.

**234TH st, 265 E** (12:3375), ns, 234.10 w Katonah av, 25.2x100, 2-sty bk dwg; Agnes Peck to Edw A Boyle, 452 W 151; mtg \$4,000; Sept9'18 (R S \$2). O C & 100

**235TH st E** (12:3363), sec Herkimer pl, 25x100.2x25x100.8, vacant; Geo Rathgeber, 2508 Devoe ter, to Chas G Wubbenhorst, White Plains, NY, ½ pt; mtg \$1,500; June 26; Sept9'18 (R S 50c). O C & 100

**236TH st, 139 E** (12:3371), ns, 125 w Keppler av, 25x100, 2-sty & a fr dwg; Julius Delch, 139 E 236, to Carl Steffenhagen, 141 E 236; ½ pt; AT; mtg \$5,000; Sept4; Sept6'18 (R S 50c). nom

**238TH st E** (12:3372), ss, 225 w Keppler av, 25x100, vacant; Jas A Sullivan, ref, to Philip J Fox, 1662 Holland av, plff; FORECLOS July23; Aug3; Sept9'18 (R S 50c). 500

**241ST st E** (12:3354), ss, 100 e Martha av, 50x100, vacant; Margt A Bensel to Chas E Bensel, Jr, 2382 Davidson av; Sept 5; Sept6'18. nom

**Albany rd** (12:3213), ss, 200 e walk leading from Albany rd to Bailey av, 24.11x 115, vacant; Geo Finney to Katie Hart, 529 W 52; QC; Oct16'17; Sept12'18 (R S 50c). nom

**Aqueduct av E, 2346** (11:3209), es, 117.6 s 184th, 16.2x76.6x16x73.11, 3-sty & b bk dws; Clayton Realty Co, 37 Liberty, to Walter A Duke, 432 W 160; mtg \$3,800; Sept7; Sept9'18 (R S \$1.50). O C & 100

**Aqueduct av E, 2338** (11:3209), es, 181.11 e 181th, 16x82.1x16x80.9, 3-sty & b bk dwg; Clayton Realty Co, to Isaac A Holloway, 2338 Aqueduct av E; mtg \$3,800; Sept10; Sept11'18 (R S \$1.50). nom

**Aqueduct av E, 2340** (11:3209), es, 165.10 s 184th, 16x80.9x16x79.4, 3-sty & b bk dwg; Clayton Realty Co, to Adelaide E O'Neill, 2340 Aqueduct av E; mtg \$3,800; Sept10; Sept11'18 (R S \$1.50). nom

**Barkley av, nwc Clarence;** see Clarence, nwc Barkley av.

**Bergen av, swc 148th;** see Willis av, 512-4.

**Boston rd** (16:4430), ws, abt 150 n Waring av, runs n102.4xw34xs50xw5xs25xw5xs 25xe82.11 to beg, except part for Boston rd; Chas J Crowley, 70 Park av, to Marie Wauer, 1534 Bryant av; Sept10; Sept11'18 (R S \$6). O C & 100

**Bronxwood av** (14:4860), es, 109.3 n 224th, 48x110.11x5.6x84.8; Geo F Allison, ref, to Ellen D Farrell, Bronxwood av & Corsa la; FORECLOS —; June27; Sept 12'18. 100

**Brook av, 1208** (9:2393), es, 261.2 s 168th, runs e102.1xs4.5xs20.6xw103.4 to av xn25 to beg, 4-sty bk tnt; L B Realty & Mtg Co, 880 St Nicholas av, to Louis A Baehr, 880 St Nicholas av; mtg \$10,000; Aug28; Sept6'18 (R S 50c). 100

**Bryant av, 1080** (10:2757), es, 110 n 165th, 42x100, 5-sty bk tnt; Hy J Juneman, 485 E 140, to Barbara T Juneman, 636 Eagle av; mtg \$33,500; Sept5; Sept10'18 (R S \$10). O C & 100

**Bryant av, 1444** (11:2999), es, 85 s Jennings, 20x100, 3-sty bk tnt; Elisabeth S Harvie, 10 Jones st, Jersey City, NJ, to Barnett Mandel, 17 Attorney; mtg \$6,000; Aug22; Sept7'18 (R S \$1). nom

**Burdett av, ss, 400 w Ft Schuyler rd;** see Burdett av, ss, 175 w Ft Schuyler rd.

**Burdett av** (18:5561-5562), ss, 175 w Ft Schuyler rd, 50x100; also BURDETT AV, ss, 400 w Ft Schuyler rd, 25x100; also BURDETT AV, ns, 259.4 w Ft Schuyler rd, 25x100; also LAMPORT AV, ss, 150 w Ft Schuyler rd, 50 x 100; also ROOSEVELT AV, ss, 265 w Ft Schuyler rd, 25x100; Zachary Heller, 521 W 149, to Lamport Realty Co, 309 Bway; Aug15; Sept9'18. O C & 100

**Burdett av, ns, 259.4 w Ft Schuyler rd;** see Burdett av, ss, 175 w Ft Schuyler rd.

**Carpenter av, 4421** (17:5066), ws, 450 s 239th, 30x94; also 226TH ST E (17:4828), ns, 355 e Carpenter av on map Wakefield, 27.6x100; Jos S Wood, 135 So 2d av, Mt Vernon, NY, to Susy E Wood, his wife, same address; May25; Sept10'18. nom

**Chatterton av** (14:3806), ss, 94.6 e Olmstead av, 24.11x108, except part for Chatterton av; Caroline J Dick to Mary Josephich, 1390 Clinton av; mtg \$4,500; Sept 10; Sept12'18 (R S \$2). O C & 100

**Clinton av** (11:3098), ws, 70.4 s 182d, 8.10x86.2x8.10x86, vacant; also CLINTON AV (11:3098), swc 182d on map So Belmont, 100x100, except part for Clinton av & 182d, 2-sty fr dwg & vacant; Matilda Schaefer to Jos Vergara, 2169 Clinton av; Sept7; Sept9'18. O C & 100

**Clinton av** (11:3093), ws, 70.4 s 182d; also CLINTON AV (11:3098), swc 182d; same prop; Jos Vergara to Matilda Schaefer, 3712 Olinville av; Sept7; Sept9'18. O C & 100

**Clinton av, swc 182d;** see Clinton av, ws, 70.4 s 182d.

**Davidson av** (11:3199), es, 150 n 184th, 75x115, vacant; Hy U Singhi, 1 Fordham rd E, to Geo G Davis, 2588 Briggs av; Aaron Bartelstone, 2090 Anthony av, & Oscar Bartelstone, 2090 Anthony av; mtg \$6,000; Sept4; Sept9'18 (R S \$3.50). O C & 100

**Davidson av** (11:2867), ws, 125 n 174th, 25x100, vacant; Morris Greenberg, 256 Smith, Perth Amboy, NJ, to Sophia C Glatman, 734 Cauldwell av; Sept1; Sept7'18. O C & 100

**Davidson av** (11:3196), sec 183d, 100x15, vacant; W S A Bldg & Constn Co to Ernest C Romano, 43 Lex av, Jersey City, NJ; July24; Sept11'18 (R S \$1.50). nom

**Davidson av, es, 61.7 s of steps to Jerome av;** see Macombs rd, ws, 51 n 175th.

**Decatur av, 2904** (12:3280), ss, 252.1 ne Bedford Park blvd, 50x120, 2-sty & a fr dwg; John Hett, heir Kath Hett, to John Hett, 2964 Decatur av; Aug3; Sept9'18 (R S \$11). O C & 100

**Findlay av, 1121** (9:2434), ws, 186 n 166th, 38x100, 5-sty bk tnt; Tully Constn Co to John D Blome, 3977 White Plains rd; mtg \$20,000; Sept3; Sept7'18 (R S \$6). O C & 100

**Findlay av, 1125** (9:2434), ws, 224 n 166th, 38x100, 5-sty bk tnt; Chas H Muller to John D Blome, 3977 White Plains rd; mtg \$20,000; Aug27; Sept7'18 (R S \$6). O C & 100

**Fulton av, 1721** (11:2930), ws, 18.11 s 174th, 18x86.11x18x87.7, 2-sty & b bk dwg; also FULTON AV, 1767 (11:2930), ws, 253.6 s 175th, 40x102.7x40x104.1, 5-sty bk tnt; also FULTON AV, 1763 (11:2930), ws, 293.6 s 175th, 41x101x41.1x102.7, 5-sty bk tnt; also FULTON AV, 1779 (11:2930), ws, 133.6 s 175th, runs s40xw107.2xn39.10xe8.7xe100 to beg, 5-sty bk tnt; Lena Greenberg, 1721 Union av, to Louis Greenberg, 1721 Union av; June3; Sept9'18 (R S 50c). O C & 100

**Fulton av, 1763;** see Fulton av, 1721.

**Fulton av, 1767;** see Fulton av, 1721.

**Fulton av, 1771;** see Fulton av, 1775.

**Fulton av, 1775** (11:2930), ws, 173.5 s 175th, 40x105.8x40x107.2, 5-sty bk tnt; also FULTON AV, 1771 (11:2930), ws, 213.6 s 175th, 40x104.1x42x105.8, 5-sty bk tnt; Lena Greenberg, 1721 Fulton av, to Louis Greenberg, 1721 Fulton av; June3; Sept9'18 (R S 50c). O C & 100

**Fulton av, 1779;** see Fulton av, 1721.

**Grace av** (15:3968), ws, 250 n Lyon av, 25x100, except part for Glover; Josephine Magrane to Jas P Forestell, 451 E 135; Sept5; Sept6'18 (R S \$6). O C & 100

**Grand av, 2625** (11:3215), ws, 162.7 s Kingsbridge rd, 50x106, 2-sty & b fr dwg; John E Eustis, 1985 Sedgwick av, to Martha J Cameron, 239 W 136; Aug22; Sept 12'18 (R S \$18.50). O C & 100

**Grand blvd & concourse, 1400** (11:2832), nec 170th (No 201), 75x103.6x77x104, 5-sty bk tnt; Elmer E Knowles Realty Co to Chas H Hohns, 512 10 av, & ano; mtg \$75,750; Sept9; Sept10'18 (R S \$32). O C & 100

**Heath av, 2669** (11:3239), swc 193d (No 220), 25x100, 2-sty & b fr dwg; Harry Aronson, Inc, to Wm T Fullerton, 2362 Davidson av; mtg \$5,000; Sept10; Sept12'18 (R S \$2.50). O C & 100

**Hoe av, 1479** (11:2981), ws, 200 n Jennings, 50x100, 5-sty bk tnt; Blanche Pitegoff, 700 W 178, & ano, to B T Holding Co, 13 Crosby; mtg \$33,000; Sept9; Sept 10'18 (R S \$15). O C & 100

**Hoe av, 1480** (11:2988), es, 200 n Jennings, 50x100, 5-sty bk tnt; Blanche Pitegoff, 700 W 178, & ano, to B T Holding Co, 13 Crosby; mtg \$33,000; Sept9; Sept10'18 (R S \$15). O C & 100

**Hollers av** (17:5272), ns, 50 w Merritt av, 25x100; Hudson P Rose Co, 7 W 45, to Pasquale Carucci, 117 Mulberry; Sept4; Sept10'18 (R S \$1). nom

**Honeywell av, 2082-4** (11:3232), ses, 145 sw 180th, 25x98.11, 2-2-sty fr dwgs; Sara Teitelbaum, 1075 Hoe av, to I & S Co, 446 Westchester av; mtg \$2,600; Sept10; Sept 12'18 (R S \$1). nom

**Hull av, 3302** (12:3352), es, 75 n 209th, 25x100, 2-sty fr dwg; Maria Hanken to Luder Hanken, 3302 Hull av; Sept10; Sept 11'18 (R S 50c). nom

**Hunt av** (15:4259), es, 823.1 s Bronxdale av, 24.10x100; Ellen Gallagher to Mary Boyle, 1900 Hunt av; mtg \$3,000; Aug29; Sept10'18 (R S \$1.50). O C & 100

**Jerome av, 2615** (11:3202), ws, 223.1 n 192d, 63x121.8x62.11x121, 5-sty bk tnt; Nathan Wolf, 2615 Jerome av, to Olds Holding Corp'n, 217 Bway; mtg \$48,700; July 30; Sept7'18 (R S \$5). nom

**Jerome av, 2615;** Olds Holding Corp'n to Fredk G E Glenz, 1272 Clay av, & Anna M Fennel, 1329 Teller av; mtg \$48,700; Sept4; Sept7'18 (R S \$15). O C & 100

**Kingsbridge av, 3246** (13:3405), es, 95 s 234th, 50x125, 5-sty bk tnt; Ulster Court Corp'n, 30 Church, to Killsalough Realty Co, 18 W 103; mtg \$44,700; Sept1; Sept6'18 (R S \$17). O C & 100

**Lamport av, ss, 150 w Ft Schuyler rd;** see Burdett av, ss, 175 w Ft Schuyler rd.

**Leland av, 1376** (15:3884), es, 50 s Wood av, 25x100; Julia A Hefe to Anna Hefe, 3361 3 av; mtg \$4,000; Sept9; Sept10'18 (R S 50c). O C & 100

**Leland av, 1376;** Anna Hefe to Jos F Hefe, 1376 Leland av; mtg \$4,000; Sept9; Sept10'18 (R S 50c). O C & 100

**Longfellow av, 1153** (10:2754), ws, 332.3 n 167th, 25x100, 2-sty & b bk dwg; Harry Gidinsky, 1153 Longfellow av, to Bernard Schwartz, 1208 1 av, Sept9; Sept12'18 (R S \$1). nom

**Macombs rd** (11:2876), ws, 51 n 175th, 76.6x100; also 174TH ST W (11:2866), ss, 125 e Macombs rd, 75x100, vacant; also DAVIDSON AV, es, 61.7 s steps leading from Davidson av to Jerome av, 50x100, vacant; Alfred Fergess, 19 E 128, to Leah Scheuer, 510 W 135; AT; Apr4'17; Sept11'18 (R S 50c). nom

**Macombs rd** (11:2872), ws, abt 143.8 se on curve from Featherbed la, 51x124.3x50x 114.5, vacant; Alfred Fergess, 19 E 128, to Leah Scheuer, 510 W 135; Apr4; Sept11'18 (R S 50c). 100

**Marmion av** (11:3117), sec 178th (No 856), 33.2x171.2 to So Blvd (Nos 1989-91) x36.3x156.3, 5-sty bk tnt & str; Louis Smith to Jos Kleiner, 15 Ft Wash av; mtg \$67,000; Aug21; Sept1'18. 100

**Morris av, 354-98** (9:2324), sec 144th, runs e48xs47.11xsw100 to 143d (No 271) xw 5.8 to av xn126.9 to beg, 1-sty fr garage & 3-sty fr tnt & str; Patk Murphy to Michl Murphy, 303 E 142; mtg \$7,000; Sept11; Sept12'18 (R S \$8). nom

**Park av, 4196** (11:2909), sec Tremont av (Nos 440-4), old line, 80x59.10x89.8x61.4, 3-4-sty bk office & str bldgs; also TREMONT AV, 445 E (11:3034), ns, abt 50 e Park av, —x—, 4-sty bk str; also ECHO PL, 221 (11:2810), ns, abt 185 e Grand blvd & concourse, —x—, 2-sty & a fr dwg; also MT HOPE PL, 228 (11:2802), ss, abt 110 e Monroe av, —x—, 2-sty & b fr dwg & 2-sty fr garage & vacant; also WASHINGTON AV, 2085-7 (11:3036), ws, abt 50 s 180th, —x—, 2 & 3-sty fr dwgs; also TREMONT AV, 441-3 E (11:3034), nec Park av (Nos 4200-14), —x—, 2 & 3-sty bk & fr office & str bldg; also WEBSTER AV, 1408-12 (11:2896), es, 100 n 170th, 75x90; vacant; also land in Hunter, NY, & Milford, Pa; Martin L Bauman et al, EXRS Jacob F Paulsen, to Augustus F Paulsen, 1706 Nelson av, & Geo W Paulsen, 52 Whitney rd, Quincy, Mass; Jacob F Paulsen, 130 Chester, Mt Vernon, NY; Alice E Paulsen, 228 Mt Hope pl, & Carley H Paulsen, 228 Mt Hope pl, & John J Paulsen, Pleasantville, NY; confirmation deed; Apr 10; Sept7'18. nom

**Park av, 4196** (11:2909), sec Tremont av (Nos 440-4), old line, 80x50.10x89.8x61.4, 3-4-sty bk office & str bldgs; Jacob F Paulsen, Mt Vernon, NY, et al, to Geo W Paulsen, 52 Whitney rd, Quincy, Mass, 4-15 pts, & Augustus F Paulsen, 1706 Nelson av, 11-15 pts; Apr10; Sept7'18. nom

**Park av, 4200-14;** see Park av, 4196.

**Park av, 4200-14;** see Mt Hope pl, 228.

**Parker av** (15:3972), es, 102.9 s Glebe av, 75x100; Willoughby B Dobbs, ref, to Annie Beaman, 2334 Webster av, plff; FORECLOS Apr3; Apr22; Sept9'18 (R S \$1). 1,000



**Perry av, 3323** (12:3343P), ws, 522 n Holt pl, 22x85.2 to The drive x22x84.5, 2-sty & b fr dwg; Celia Laventhal, 470 S 12, Newark, NJ, to John E Jones, Manhasset, LI; Sept11'17; Sept9'18 (R S 50c). nom

**Prospect av, 601** (10:2674), ws, 255 n 150th, 20x100, 4-sty bk tnt; Eliz Lynch to Eliz Hall, 252 W 144; mtg \$7,000; Sept10; Sept12'18 (R S 2). O C & 100

**Prospect av, 2313-7** (11:3102), nws, 150 ne 183d, 50x100, 2-sty & b fr dwg, 1-sty fr dwg & vacant, except part for Prospect av; Josephine Kearney to Frank Diamonte, 1958 2 av; mtg \$5,000; Sept9; Sept10'18 (R S \$2.50). O C & 100

**Roosevelt av, ss, 265 w Ft Schuyler rd;** see Burdett av, ss, 175 w Ft Schuyler rd.

**Southern blvd, 1560** (11:2982), es, 150 s 173d, 50x100, 5-sty bk tnt & str; Marie Wauer to Chas J Crowley, 70 Park av; mtg \$30,000; Sept10; Sept11'18 (R S \$18.50). O C & 100

**Southern blvd, 1089-91;** see Marmion av, sec 178.

**St Peters av, 1722** (15:4001), ns, 275 w MacLay av, 25x96.7x25x96.10; Karl Schmidt, 1722 St Peters av, to Mary Schmidt, 1722 St Peters av; AT; mtg \$2,000; Sept7; Sept 12'18 (R S \$2). O C & 100

**Stebbins av, 1416** (11:2965), es, 100 n 170th, 50x92.4x50.2x96.10, 5-sty bk tnt; also STEBBINS AV, 1420 (11:2965), es, 150 n 170th, 50x87.1x50.2x92.4, 5-sty bk tnt; Lillian S Feil, Parkersburg, West Virginia, to Alfred W Levi & Lena Levi, 60 W 129, & Theresa S Rosewater, Hotel Statler, nwc 12th st & Euclid av, Cleveland, Ohio; ¼ pt; July3; Sept12'18 (R S \$5). O C & 100

**Stebbins av, 1420;** see Stebbins av, 1416.

**Teller av, 1053** (9:2433), ws, 119.6 n 165th, 20x100, 3-sty bk tnt; Mary Burke, 3151 Sedgwick av, to Arpad G Gerster, 34 E 75; B&S; mtg \$8,000; Aug21; Sept10'18. nom

**Teller av, 1053;** Thos F Burke, 3151 Sedgwick av, to same; QC; Aug21; Sept10'18. nom

**Tremont av, 440-4 E;** see Park av, 4196.

**Tremont av, 441-5 E;** see Park av, 4196.

**Tremont av, 441-3 E;** see Mt Hope pl, 228.

**Vyse av, 1904** (11:3005), es, 144 n Boston rd, 72.1x87.4x72.1x110, 5-sty bk tnt; Stella Hyman to Lottie Holzmann, 527 W 143; AL; June17; Sept10'18 (R S 50c). nom

**Vyse av, 2089** (11:3127), ws, 86.7 s 180th, 38.6x105.3x38.6x103.8, 5-sty bk tnt; Clara, wife Abr Wolgel, 86 Lenox av, to Abr Wolgel, 86 Lenox av; AT; Aug5; Sept12'18. nom

**Walton av, 327-31** (9:2344), swc 140th, 75x96.9x74.8x97.9, 2 & 4-sty bk factory; Geo W Coughlan, 2001 Morris av, to Margt L Coughlan, 2001 Morris av, his wife; mtg \$34,250; Aug22; Sept10'18. nom

**Walton av, 845** (9:2474), ws, 156.6 n 158th, 51.6x102.3x51.7x101.9, 5-sty bk tnt; Benson Realty Co, 401 E 152, to Hy Meyer, 1000 Woodcrest av; mtg \$36,000; Sept6; Sept9'18 (R S \$13). O C & 100

**Walton av** (11:3186), ws, 43 s 183d, 25x 95, vacant; Hy U Singh, 1 Fordham rd E, to Eliz McBride, 2391 Grand blvd & concourse; mtg \$11,000; Sept4; Sept7'18. O C & 100

**Washington av, 2085-7;** see Park av, 4196.

**Washington av, 2085-7;** see Mt Hope pl, 228.

**Washington av, 2246** (11:3050), es, 36.7 n 182d, 36.7x79.11x36x86.5, 5-sty bk tnt; Ralph Bellino to Lillian M Faruolo, 229 E 176; mtg \$19,500; Sept5; Sept10'18. O C & 100

**Washington av, 2246** (11:3050), es, 36.7 n 182d, 36.7x79.11x36x86.5, 5-sty bk tnt; Ida K Bronner, 151 Central Park W, to Ralph Bellino, 783 Elsmere pl; Sept1; Sept9'18 (R S \$22.50). O C & 100

**Webster av, 1408-12;** see Park av, 4196.

**Webster av** (11:2887), ws, 860 ne cl 168th as in 1897, 33.11x100.9x22.3x100, vacant; Thornton Bros Co, 1318 Findlay av, to Ulster Court Corpn, 30 Church; Sept5; Sept7'18 (R S \$6). O C & 100

**Webster av, 3544** (12:3360), es, 549.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; also WEBSTER AV, 3546 (12:3360), es, 567.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Bronx Investment Co to United States Trust Co, 45 Wall, TRSTE David Stevenson; B&S; Sept5; Sept12'18 (R S \$10). nom

**Webster av, 3546;** see Webster av, 3544.

**Webster av, 3548** (12:3360), es, 585.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Bronx Investment Co to David Stevenson, Hotel Plaza, 59th & 5 av, & Thos Le Boutillier, 2d, Westbury, LI, TRSTES David Stevenson; B&S; Sept5; Sept11'18 (R S 50c). nom

**Weeks av, 1645** (11:2793), swc 173d, 84x 95, 5-sty bk tnt; Adavine Constn Corpn to Ulster Court Corpn, 30 Church; mtg \$97,250; Sept11; Sept12'18 (R S \$7). O C & 100

**Whitlock av, 868** (10:2731), es, 200 s Tiffany, 37.6x100, 5-sty bk tnt; Max Ashman, 868 Whitlock av, to Walter J Hampton, 361 W 27; mtg \$19,700; Sept5; Sept6'18 (R S \$5.50). O C & 100

**Willis av, 508-10** (9:2292), es, 31.9 s 148th, 44.4x52.4 to Bergen av x8.5x62.3, 3-str fr hall; Fredericka Loeffler, widow, to John Loeffler, 368 E 145, & Anton Loeffler, 514 Willis av; AL; Sept10; Sept12'18. gift

**Willis av, 512-14** (9:2292), ses, at sws 148th (No 400), runs sw31.9xse62.8 to Bergen av xne50xnw29.6 to 148th xnw50.10 to beg, 3-sty fr tnt & str; also BERGEN AV, nws, at sws 148th, runs nw32.5x29.6xne 13.4 to beg, 3-sty fr hall; Fredericka Loeffler, widow, to John Loeffler, 368 E 145, & Anton Loeffler, 514 Willis av; AL; Sept10; Sept12'18. gift

**3D av, 3712** (11:2926), es, 156.7 n 170th, 26x100, 5-sty bk tnt & str; also 3D AV, 3714 (11:2926), es, 182.7 n 170th, 26x100, 5-sty bk tnt & str; Central Savgs Bank to Chas E Haskell, 227 Main, Orange, NJ; Sept3; Sept7'18 (R S \$28). 28,000

**3D av, 3712** (11:2926), es, 156.7 n 170th, 26x100, 5-sty bk tnt & str; Chas E Haskell to Leo & Mary Suchomel, 1545 Av A; mtg \$11,000; Sept6; Sept7'18 (R S \$3). O C & 100

**3D av, 3714** (11:2926), es, 182.7 n 170th, 26x100, 5-sty bk tnt & str; Chas E Haskell to Elia M & Adelaida Ferrelia, 358 W 23; mtg \$11,000; Sept6; Sept7'18 (R S \$3.50). O C & 100

**3D av, 3714;** see 3 av, 3712.

**3D av, 3880** (11:2929), es, 289.5 n Claremont pkway, 25x125, 5-sty bk tnt & str; Mark Friedner to Rose Friedner, 1801 7 av, wife; B&S & CaG; Sept3; Sept11'18 (R S 50c). nom

**3D av, 4171** (11:2924), ws, 30 n 176th, 26 x 97.10 x 26x98.10, 4-sty bk tnt & str; Peter Stumpf to Peter Braschoss, 947 Morris av; mtg \$9,000; Sept9'18 (R S 50c). O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Kelly st, 912;** see Hunts Point av, 863-75.

**Tiffany st, 936;** see Hunts Point av, 863-75.

**163D st E, nec College av;** see College av, nec 163d.

**Boston rd, 1033-43** (10:2607), ws, 465 s 166th, runs s140.3xw170.8xne69.9xe32.8xne 69.8xse157.6 to beg, 2-5-sty bk tnts; re mtg; Mary Kaufman to Grand Concourse Realty Co, 299 Bway; Sept6; Sept9'18. nom

**College av** (9:2423), nec 163d, 85x44.2; re judgment; August Lauter to Wilhelm Lauter, 410 E 141; July11; Sept12'18. nom

**Hunts Point av, 863-75** (10:2740); also

**KELLY ST, 912** (10:2741); also TIFFANY ST, 936 (10:2712); re as n of rents; Sterling Holding Corpn, 299 Bway, to Ricka Siegel, 261 Clark, Westfield, NJ, & Summer Colony Co, 376 7 av; May23; Sept10'18. nom

**Park av, 4196** (11:2969); agmt that party

1st pt owns 4-15 pts of above, & party 2d

pt owns 11-15 pts; Geo W Paulsen, 52

Whitney rd, Quincy, Mass, with Augustus

F Paulsen, 1706 Nelson av; Apr17; Sept

7'18. nom

**Stebbins av, 1416** (11:2965), es, 100 n 170th, 50x92.4x50.2x96.10; also STEBBINS AV, 1420 (11:2965), es, 150 n 170th, 50x 87.11x50.2x92.4; agmt. that, each party holds ½ part of above; Alfred & Lena Levi, 60 W 129, with Theresa S Rosewater, Hotel Statler, nwc 12th st & Euclid av, Cleveland, Ohio; July9; Sept12'18. nom

**Stebbins av, 1420;** see Stebbins av, 1416.

## LEASES.

### Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

**Cathedral Pkway, 34-6** (7:1845), "Bushman Theatre," with open air space 46x80, facing on 109th st, west of the garage bldg; Helen H Jenkins of Norfolk, Conn, to Copesa Amusement Co, Inc, 34-6 Cathedral Pkway; 4 9-12yf Jan1'17; 4y ren at \$5,000; Jan31'17; Sept1'18. 4,500

**Cathedral Pkway, 34-6;** also 109TH ST, same prop; as n as above; Copesa Amusement Co, Inc, to The I-D Amusement Corpn, 299 Bway; Sept5; Sept11'18. nom

**King st, 20** (2:519), 1st fl & b; Nicola Mileo, 20 King, to Louis Bolline, 20 King; 3yf Sept15'18; Sept7; Sept9'18. 360

**Ludlow st, 144** (2:410), s str & b; Harry Walcer, 131 Orchard, to American Vienna Roll Baking Co, 145-7 Ludlow; 3yf Dec 1'18; Sept6; Sept10'18. 840

**6TH st, 512 E** (2:401), ss, 199.7 e Av A, 25.1x97, the land; Wm W Astor of London, Eng, to Maria Wanner, — Main st, Fort Lee, NJ, & Alex Stoll at Coytesville, NJ; 20yf May1'18; June12; Sept1'18. taxes, &c, & 850

**11TH st, 264 W** (2:622), 4-sty bk bldg, all; Harry B Berdan to Empire Forwarding Co, 27½ Morton, agmt amending Ls for 4 11-12yf June1'18 by addition of 5y ren at \$2,100; May17; Sept11'18. 2,000

**12TH st, 516 E** (2:405), basement; Peter Green to Annie Baron, 368 St Anns av, Bronx; 5yf May1'18; 5y ren; July19; Sept 11'18. 450

**13TH st, 227-9 W** (2:618), all, with option to purchase prior to May1'19 for \$45,000; Richd J Delaney to J J Archbold Forwarders, Inc, 202 Franklin; 10yf Oct1'18; Sept 6; Sept11'18. 4,500

**15TH st, 412 E** (3:346), ss, 194 e 1 av, 25x103.3, all with bldgs; assign Ls rec Nov22'05; Annie M Von Scheidt, 23 Martin st, Maspeth, LI, to Lucy S Neumann, 916 Home; Oct25'15; Sept9'18. 6,000

**21ST st, 335 E** (3:927); sur Ls rec May 3'07; Henry Alsheimer of Phoenicia, NY, to Petersfield Realty Corpn, 52 Wall; Sept 6; Sept7'18. nom

**24TH st, 416 W** (3:721), ss, 546 e 10 av, 18x80; assign Ls dated Apr1'15; Nicholas W Hacker, 416 W 24, with consent of Wm S Moore et al, to Wm B Kelly, 447 W 34; mtg \$1,000; July18; Sept12'18. nom

**42D st E** (5:1277), nwc Madison av, runs n200.10 to ss 43d xw165xsl00.5x44xsl00.5 to ns 42d xel21 to beg, Hotel Manhattan, all; Anahma Realty Corpn, 50 E 42, to Armbow Operating Corpn, at Hotel Manhattan, nwc 42d & Mad av; from Nov1'26 to Oct31'47; Aug2; Aug30'18; corrects error in last issue, when property was 43d st E, nwc Mad av. taxes &c & 300,000

**49TH st, 64 W** (5:1264), ss, 750 w 5 av, 23x100.5; as n Ls rec Mar26'09; Meister Builders, Inc, to Fredk W Dau, 74 W 50; Sept6; Sept11'18. O C & 100

**71ST st, 402 E** (5:1465), all; Jacob Katz, 1361 Mad av, to Stephen J Gaibavy, 411 E 71, & ano; 5yf May1'18; Sept12'18. 700

**96TH st, 238 E;** see 2 av, swc 96th.

**97TH st, 335-7 E** (6:1669), ns, 80 w 1 av, 59.9x100.11, the land; Saml Weil et al, EXRS Jonas Weil, & ano to Rose Rothbart, 1411 Grand Concourse, Bronx; 21yf Oct1'18; 2ly ren; Aug21; Sept6'18. taxes, &c, & 1,600

**104TH st, 423-31 E** (6:1698), all; Frank De Rosa to Delivery Auto Truck & Body Co, 106 E 110; 10yf Sept1'18; Sept4; Sept 12'18. 4,000

**109TH st, W, ns, abt 175 w Central Park W;** see Cathedral Pkway, 34-6.

**Amsterdam av, 1733-5** (7:2060), str & b in 1735 & b in 1733; Henry C Torborg, 621 W 145, to E H & R M Cushman, 532 W 148; 5yf Sept1'18; May13; Sept7'18. 4,000

**Broadway, 2680** (7:1874), cor apartment on 1st fl, including rooms of n apartment adj on same fl in No 2682 Bway; also space in cellar; M S I Martin, 21 W 54, to Geo L Jacobi, 703 W 180; 5yf May1'14; 5y ren; Feb25'14; Sept9'18. 3,480

**Madison av, 1658** (6:1616), str & pt c; Meta M Ohlhaber, 67 W 87, to Fanny Basch, 1658 Mad av, & ano; 5yf Aug1'18; July2; Sept1'18. 900

**1ST av, 1438** (5:1469), n str & b; Esther B Littman to Sam Litvin, 1438 1 av; 3yf Sept1'18; Aug16; Sept1'18. 1,020

**2D av** (5:1541), swc 96th (No 238), cor str & c; Morris Freundlich & ano, TRSTES Adolph Platty, to Herman L Berger, 700 W 178; 6yf May1'18; Mar18; Sept9'18. 1,560

**7TH av, 559** (4:1008); as n Ls rec Aug15 '18 & deposit of \$5,000 with consent by 559 7th Ave Corpn; Meyer Brown, 1013 Kelly st, Bronx, to Glenmore Apartment Hotel Co, 1013 Kelly; Aug13; Sept11'18. nom

**Pier New 28 E R** (1:240), with ½ bulkhead bet Piers New 27 & 28 E R; amended renewal of Ls; City N Y, by Comrs of Docks, to New England Steamship Co, at Pier 14 N R; 10yf Nov1'17; June21; Sept 12'18. 43,636.45

## LEASES.

### Borough of Bronx.

SEPT. 6, 7, 9, 10, 11 & 12.

**Fox st, 871** (10:2712); sur Ls; Jacob Berlin to Rebecca Brill, 629 W 135; Sept5; Sept10'18. nom

**142D st E, swc Alex av;** see 3 av, sec 142.

**142D st E, sec 3 av;** see 3 av, sec 142.

**144TH st E, nec Willis av;** see Willis av, nec 144th.

**Alexander av, swc 142d;** see 3 av, sec 142.

**Bathgate av, 1708-10** (11:2921); assign Ls; Sam Feldman, 1690 Bathgate av, & ano, to Aarin S Laidnold, 1510 Boston rd; Sept9; Sept10'18. O C & 100

**Decatur av** (12:3355), sec Gun Hill rd, str; Jos E Dobbs, 767 E 220, to Maria Penna, 729 E 212, & ano; 2 3-12yf Jan1'19, privilege 5y renewal; Sept6; Sept9'18. 900

**Gun Hill rd, sec Decatur av;** see Decatur av, sec Gun Hill rd.

**Tremont av, 742 E** (11:2951); assign Ls; Geo Sell to Geo Galitz, 878 E 176; Sept6; Sept9'18. 100

**Willis av** (9:2289), nec 144th, str & c; Louis Hemmerding to Fred Fingerle, 412 Willis av; 3yf May1'18; Apr2; Sept10'18. 2,220

**Willis av** (9:2289), nec 144th; same prop; assign Ls; Fred Fingerle to Wm L Frey, 412 Willis av; Aug12; Sept10'18. nom

**3D av, 3049** (9:2378), all; T B Holland to Wm Keller; 10yf May1'16; Feb6'11; Sept 9'18. 1,900

**3D av, 3049;** agmt as to reduction of rent from \$175 per month to \$150 per month; same with same, Sept3; Sept9'18. nom

**3D av** (9:2315), sec 142d— to Alex av, Metropolis Theatre, except Ratskeller in basement; Hy Rosenberg to Success Feature Film Co, 2952 3 av; 5yf Sept1'18; 5y ren; Sept9; Sept11'18. 6,000 to 10,000

## MORTGAGES.

### Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

**Bleecker st, 285** (2:590); ext of mtg for \$5,000 to Aug30'19, 6%; Aug30; Sept7'18; Jos Libonati, 192 Spring, with Bartholomew Sbarboro, 614 Berment av, West New Brighton, B of R (R S \$2.50). nom

**Bond st, 51;** see 120th, 54 E.

**Canal st, 390** (old Nos 125 & 117) (1:-212), sws, abt 45 w West Bway, runs sw 65.7xel2.7xne4.7xw4.2xse7.6xne56.5 to st x— 21.1 to beg; Sept6; Sept7'18; 5y4¼%; Edith Witt, 239 Howe av, Passaic, NJ, to N Y Protestant Episcopal Public School, 30 Pine. 20,000

**Cliff st, 64-6;** see Pearl, 303.

**Maiden la, 3** (1:65); ext of mtg for \$100,000 to Aug15'21, 4½%; Aug26; Sept 9'18; U S Trust Co of N Y, trste will Byam K Stevens, with Bank for Savgs, 280 4 av (R S \$50). nom

**Pearl st, 303** (1:93), ws, 75.4 s Ferry, runs w197.1 to es Cliff (Nos 64-6) xs50.1 xe88.5xw24xe111.8 to Pearl xw25 to beg; PM; Sept5; Sept6'18; 3y5%; Edw M Raphael & Co, 17 Battery pl, to Howard Willets, of Islip, LI, & ano, exrs John T Willets. 33,000

**Pearl st, 472** (1:160); ext of three mtgs for \$17,500 aggregate to Aug15'23, 5%; Sept4; Sept7'18; Emigrant Indust Savgs Bank with Nicholas F Walsh, 69 Madison (R S \$8.75). nom

**Prospect pl, 66** (5:1335), ws, 167.1 n 42d, 16.8x54; Sept9; Sept10'18; installs, \$35 monthly, 6%; Wm Ogilvie, 66 Prospect pl, to Franklin Soc for Home Building & Savings, 33 Park Row. 3,500



**Ridge st, 79 (2:343);** agmt as to ownership of bond & mtg for \$20,000 (now \$18,000), rec Jan29'07; Feb24'15; Aug27'18; Lawyers Mtg Co (owns \$2,000) with Christian G & Wilfred A Openhym & Robt B Hirsch, at 29th & Mad av, trstes Acrophe Openhym (owns \$16,000); corrects error in issue Aug31, when prop read Ridge st, 29. nom

**Scammel st, 59;** see Water, 630.

**Water st, 630 (1:260), nwc.Scammel (No 59), 24.1x68x24.8x68; PM; Sept4; Sept11'18; 5y6%;** A L Gosselin Corp'n to Peter Sioholm, 69 Judson av, New Haven, Conn. 8,000

**Wooster st, 40 (2:475);** ext of mtg for \$15,000 to Aug21'21, 4½%; Aug30; Sept7'18; Emigrant Indust Savgs Bank with Rodena Realty Co, 28 Harrison (R S \$7.50). nom

**7TH st, 100 E (2:434);** ext of two mtgs for \$19,000 aggregate to Sept1'21, 5%; Aug28; Sept7'18; Emigrant Indust Savgs Bank with Simon Roth, 465 Eastern Pkway, Bklyn (R S \$9.50). nom

**9TH st, 71-5 W;** see Bway, 114-6.

**25TH st, 356 W (3:748), ss, 150 e 9 av, 25x98.9; Sept9'18; 5y5%;** Jas Boyd to Agnes G Boyd, both at 235 W 75. 6,500

**29TH st, 239 E (3:910);** ext of mtg for \$18,000 to Aug20'21, 5½%; Aug7; Sept11'18; Abr Feinberg, 146 Henry, with May H Brown at Bryn Mawr, as gdn of Alex Brown, Jr, et al (R S \$9). nom

**34TH st, 66-74 W;** see Bway, 1302-28.

**34TH st, 396 W (3:757), ss, 138 w 8 av, 19x98.9; ½ pt; ext of mtg for \$5,000 to July10'23, 6%; July15; Sept9'18; Mary Schinnick, 418 W 46, with Marguerite Delmour & Eliz Hafner, both at 539 W 141 (R S \$2.50). nom**

**35TH st, 47-51 W;** see Bway, 1302-8.

**42D st E, nwc 1 av;** see 1 av, 741-61.

**42D st, 247 W (4:1014), ns, 237.6 e 8 av, 25x100; Sept4; Sept1'18; 3y5%;** Abt C, Saml Jr, & Saml McMillan, all at Lake Mahopac, NY; Adele G Crawford & Eliz S McMillan, both at 205 W 89, to Charlotte A Haig, 65 Brook st, London, Eng. 8,000

**43D st E, swc 1 av;** see 1 av, 741-61.

**43D st, 327 E (5:1356);** ext of mtg for \$17,000 to July1'23, 5%; Aug2; Sept7'18; Emigrant Indust Savgs Bank with Loewer Realty Co, 528 W 42 (R S \$8.50). nom

**47TH st, 257-9 W (4:1019), ns, 175 e 8 av, 50x97.6 x 51.4 x 108.11; leasehold; PM; Sept11; Sept12'18; due Mar11'19, 6%;** Donald Conston Co & Automobile Mechanics Corp'n to Mores Spodek, 4712 14 av, Bklyn. 11,500

**51ST st, 160-6 E;** see Lex av, 571.

**58TH st, 13-5 E (5:1294), ns, 275 e 5 av, 50x100.5; leasehold; Sept5; Sept6'18; due Mar5'19, 6%;** Willett's Garage, Inc, 13-5 E 58, to Herman Friedel, 318 2 av. 5,000

**58TH st, 13-5 E;** certf as to mtg \$5,000; Sept5; Sept6'18; same to same.

**65TH st, 218 E (5:1419), ss, 280 e 3 av, 25x100.5; PM; pr mtg \$14,000; Sept3; Sept 8'18; 3y or sooner, 6%;** Bernat Zicherman, 220 E 65, to Empire State Holding Corp'n, 37 Liberty. 1,500

**66TH st, 2 E (5:1380), ss, 100 e 5 av, 20 x100.5; Sept10; Sept12'18; 3y or sooner, 5½%;** Far Hills Land Corp'n to Lee J Perrin, 103 E 86, gdn Chaloner B Schley. 25,000

**66TH st, 108 E (5:1400), ss, 80 e Park av, 25x100.5; Sept10; Sept12'18; 3y or sooner, 5½%;** Far Hills Land Corp'n to Lee J Perrin, 103 E 86, gdn Grant B Schley. 2d. 25,000

**68TH st, 105 W (4:1140), ns, 80 w 20 Col av, runs n100.5xw26x100.5 to st xe 20 to beg; Sept11; Sept12'18; 2y5%;** John Mackey, 358 W 58, to Oscar F Taussig, 350 W 88. 4,000

**79TH st, 515-29 E (5:1576), ns, 313 e Av A, 135x102.2; Sept6; Sept7'18; 3y5½%;** Edith Witt, 239 Howe av, Passaic, NJ, to N Y Protestant Episcopal Public School, 30 Pine. 16,000

**97TH st, 335-7 E (6:1669), ns, 80 w 1 av, 59.9x100.11; leasehold; Building loan; Aug21; Sept6'18; installs, 6%;** Rose Rothbart of Bronx to Saml Weil, 222 Lenox av, et al, exrs, Jonas Weil & ano. 5,000

**98TH st, 319-21 W;** see Riverside dr, 260.

**103D st, 111 E (6:1631), ns, 80 e Park av, 15x100.11; Sept10; Sept11'18; 1y6%;** Bessie Gurevitch, 111 E 103, to Cemach Kopelson, 965 Hoe av, Bronx. 1,000

**104TH st, 25 W (7:1540), ns, 150 w Central Park W, 30x100.11; PM; Sept11'18; 3y 5%;** Hugh & Anne Donohoe to Josephine M Chamberlin at Harrison, NY, & ano, trstes will Angelina S Macy. 21,000

**114TH st, 211 E (6:1664), ns, 185 e 3 av, 25x100.11; PM; Sept3'18; due & int as per bond; Hyman Weithorn to Lawyers Mtg Co. 11,500**

**120TH st, 54 E (6:1746), ss, 94 e Mad av, 27x100.11; also BOND ST, 51 (2:529), sws, abt 140 w Bwery, 25x74.10x25.5x 69.11; Sept10; Sept12'18; 1y6%;** Lewhenwil Co to Luigi De Maio, 536 9 av. 2,500

**121ST st, 334-6 E (8:1797), ss, 250 e 275 w 1 av, 2 lots, each 25x100.11; 2 mtgs, each \$5,500; Sept12'18; 3y6%;** Millie Rosenberg to Henry W Dazian, 117 E 23. total 11,000

**122D st, 135 E (6:1771);** ext of mtg for \$22,000 to Nov17'21, 5½%; Sept9; Sept10'18; Anna M & Lillie E Roessle, 306 E 169, with Morris Nikola, 14 E 88 (Benj Abert, holder of a subordinate mtg, consents to same). nom

**126TH st, 117 W (7:1911), ns, 196.5 w Lenox av, 17.10x99.11; PM; Sept10; Sept11'18; due Aug1'21, 5%;** Geo F Rendall, 117 W 126, to Equitable Life Assur Soc of U S. 5,000

**126TH st, 117 W;** pr mtg \$5,000; Sept10; Sept11'18; due Mar15'25, 6%; same to Martin T Manton at Bayport, LI. 3,250

**132D st, 16 E (6:1756), ss, 270 e 5 av, 30 x99.11; pr mtg \$—; Sept10; Sept12'18; due Sept15'20, 6%;** Sydney Gubin to Philip M Kayden, 726 E 181. 3,500

**141ST st, 351 W (7:2051), ns, 535.2 w 8 av, 30.9 to cl old Kingsbridge rd x100x34.8 x99.11; pr mtg \$28,000; Sept9; Sept10'18; installs, 6%;** Kentucky Holding Co, 1042 St Nicholas av, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 6,000

**141ST st, 351 W;** certf as to mtg \$6,000; Sept9; Sept10'18; same to same.

**143D st, 155-7 W (7:2012), ns, 175 e 7 av, 37.6x99.11; PM; pr mtg \$24,500; Sept 11; Sept12'18; installs, 6%;** Sidney J Timmons, 178 W 137, to Beatrice L Laski, 300 W 111. 4,652

**157TH st, 540-2 W (8:2115), ss, 200 e Bway, 75x99.11; pr mtg \$102,500; Aug31; Sept6'18; due Sept1'22 or sooner, 6%;** Wm N Carpenter to Margt Moore, both at Wintertown, Fla. 10,000

**162D st, 656 W (8:2136), ss, 140 w Ft Washington av, 125x99.11; PM; Sept6; Sept 7'18; 3y5½%;** Edith Witt, 239 Howe av, Passaic, NJ, to N Y Trust Co, 26 Broad. 110,000

**176TH st, 615 W (8:2144);** ext of mtg for \$34,000 to Aug30'21, 5%; Aug30; Sept 7'18; Emigrant Indust Savgs Bank with Louis E Bates Co, 615 W 176 (R S \$17). nom

**178TH st, 603 W (8:2162);** ext of mtg for \$6,000 to May12'21, 6%; Apr26; Sept7'18; Ida M Jenkins, 140 W 80, with Nicholas J Botsacas, 1365 St Nicholas av (R S \$3). nom

**187TH st, 541-3 W;** see Audubon av, 440-50.

**188TH st W, swc Audubon av;** see Audubon av, 440-50.

**207TH st W, nec Sherman av;** see Sherman av, nec 207.

**Amsterdam av, 938 (7:1878);** ext of 2d mtg for \$5,000 to Oct1'21, 6%; pr mtg \$—; July29; Sept10'18; Sol Strauss, 267 W 89, with Wm J Rodenbach, 221 W 106 (R S \$2.50). nom

**Amsterdam av, 938;** ext of 3d mtg for \$2,500 by installs \$500 semi-annually, Oct & Apr, 6%; pr mtg \$—; July29; Sept10'18; same with same. nom

**Audubon av, 440-50 (8:2158), nwc 187th (Nos 541-3), 189.9 to ss 188th x75; Sept9; Sept11'18; due Mar30 19, 6%;** Duncan M Stewart & Co to Jacob Rosenthal, 530 West End av. 15,000

**Audubon av, 440-50. nwc 187th (Nos 541-3), — to 135th, same prop; consent to asn rents & mtg \$15,000; Sept9; Sept11'18; same to same.**

**Broadway, 1302-28, or 6th av (3:836), nec 34th (Nos 66-74), runs n178.8xw60x18.9 to ss 35th (Nos 47-51) xc32.11x98.9xw35x98.9 to ns 34th xw150 to beg. pr mtg \$3,750,000; Sept10'18; 5y5%;** Alfred E Marling, Robt Thorne & Geo Leask, trstes under deed of trust by Wm R H Martin, rec Jan11'12, to Rogers-Pett Co, 842 Bway. 475,000

**Lexington av, 571 (5:1305), es, 50.5 s 51st, runs e100xw50.5 to ss 51st (Nos 160-6) xe220x100.5xw186.5xw34.6xw8.3xw100 to av xw50 to beg; certf as to mtg \$500,000; Aug26; Sept6'18; Lexington Theatre Corp'n to Manhattan Life Ins Co. —**

**Riverside dr, 260 (7:1888), es, 106.10 s 99th, runs e130.11xw10.11 to ns 98th (Nos 319-21) xw96.11 to dr xw106.5 to beg; pr mtg \$410,000; June15; Sept12'18; due Aug 15'18, 6%;** Henry F Abeel, at White Plains, NY, exr Geo Abeel, to Land Estates, Inc, 135 Bway. 24,003.39

**Sherman av (8:2227-29), nec 207th, 100x 100; ext of mtg for \$95,000 to Aug4'21, 5%; Sept3; Sept6'18; Empire City Savings Bank, 231 W 125, with August Schierloh, 309 Col av (R S \$47.50). nom**

**1ST av, 741-61 (5:1335), ws, extends from 42d to 43d, 200x50; ext of nine mtgs aggregating \$40,000 to Oct4'21, 6%; Aug 29; Sept7'18; Sophie Oppenheimer with United Dressed Beef Co of N Y, 780 1 av (R S \$20). nom**

**2D av, 122 (2:449);** ext of mtg for \$33,000 to Nov15'23, 5%; Sept4; Sept7'18; Citizens Savgs Bank with H Milgrim & Bros, Inc, 122 2 av, et al. nom

**2D av, 1846-50 (5:1558), es, 50.8 s 96th, 75x100; PM; Sept6; Sept11'18; due Sept10'23, 5%;** Chas E Haskell of Orange, NJ, to Central Savings Bank, 157 4 av. 28,000

**2D av, 1846-50; pr mtg \$28,000; Sept10; Sept11'18; due Sept6'20, 6%; same to Jos C Gorey, 358 W 58. 3,300**

**2D av, 2354 (6:1797);** ext of mtg for \$6,500 to July1'23, 5%; Aug5; Sept7'18; Emigrant Indust Savgs Bank with Fredk J Maeder, 2352 2 av (R S \$3.25). nom

**2D av, 2485 on map 2487 (6:1792), ws, 25.8 n 127th, 24.4x100; PM; pr mtg \$8,000; Sept 5; Sept6'18; 3y6%;** Dominick Fata, 2485 2 av, to Maria Cerullo, 514 E 119. 2,000

**6TH av, 114-6 (2:573), nec 9th (Nos 71-5), 40.4x93; ext of mtg for \$50,000 to May22'21, 5%; May21; Sept10'18; Norlin Realty Corp'n, 27 William, with Josephine E Carpenter, at Bar Harbor, Me. nom**

**6th av, nec 34th;** see Bway, 1302-28.

**7TH av, 228 (3:773), ws, 49.4 n 23d, 19.8 x80; pr mtg \$21,000; Sept1; Sept12'18; due Mar1'20, 6%;** Lena Rothschild to Annie Wallach, 1580 Amis av. 4,030

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

**Bleecker st, 251 (2:589);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad, NY (\$700, May29, 1888); Sept11'18. O C & 100

**Chrystie st, 182 (2:421);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$12,000 (now \$10,375), June2'09); Sept11'18. O C & 100

**Chrystie st, 226 (2:422);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$6,000 (now \$250), Mar12'07); Sept11'18. O C & 100

**Clinton st, 16 (2:350);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$30,000, Dec4'08); Sept11'18. O C & 100

**Essex st, 126 (2:353);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$12,000, Sept6'10); Sept11'18. O C & 100

**Lewis st, 98 (2:329);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$35,000 (now \$30,000), June1'01); Sept11'18. O C & 100

**Ludlow st, 121 (2:410);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$13,000 (now \$11,000), Mar6'14); Sept11'18. O C & 100

**Madison st, 105 (1:277);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$23,000, Dec9'08); Sept11'18. O C & 100

**Monroe st, 32 (1:253);** Louis Lifshutz, 558 Bedford av, Bklyn, to Morris Solomon, 132 Division av, Bklyn; ½ pt (\$21,000, June30'05); Sept11'18. nom

**Monroe st, 171 (1:269);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$28,000 (now \$25,000), June2'13); Sept11'18. O C & 100

**Orchard st, 34 (1:598);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$23,000, Aug11'10); Sept11'18. O C & 100

**Ridge st, 134 (2:344);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$21,000 (now \$20,000), June7'03); Sept11'18. O C & 100

**2D st, 188 E (2:398);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$23,000, May28'03); Sept11'18. O C & 100

**2D st, 253 E (2:384);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$8,500, Oct10'07); Sept11'18. O C & 100

**3D st E (2:445), ns, 200 w 1 av, 25x96.2; Pierre E Richards to Union Trust Co of N Y, 80 Bway; (A) Lawyers Title & T Co (\$17,000, July30'03); filed & discharged Sept 12'18. nom**

**4TH st, 59-61 E (2:460);** Isaac Goldblatt to Harry Geier, 6 Clinton; (A) Leopold Freiman, 309 Bway (\$8,000, Jan7'15); Sept9'18. secures notes 3,500

**5TH st, 744 E (2:374);** Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$12,500 (now \$11,000), Oct31'07); Sept11'18. O C & 100

**6TH st, 639 E (2:383);** Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$26,000, June18'07); Sept11'18. O C & 100

**6TH st, 704 E (2:375);** Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$8,000, Jan21'08); Sept11'18. O C & 100

**6TH st, 810-12 E (2:360);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$40,000 (now \$35,000), July16'07); Sept11'18. O C & 100

**9TH st, 604 E (2:391);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$26,000 (now \$25,000), Dec30'08); Sept11'18. O C & 100

**11TH st, 611 E (2:394);** Jos Schrier to Aaron Schrier, 45 E 82; (A) Rogers & Rogers, 66 Bway (\$26,000 (now \$20,000), Aug1, 1900); Sept6'18. nom

**13TH st, 327 E (2:455);** Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$15,000, April'07); Sept11'18. O C & 100

**16TH st, 255-9 W (3:766);** Wm Eifer, exr Louis Eifer, to Title Guar & T Co (\$6,000, Sept9'13); Sept11'18. 6,000

**34TH st, 17 W (3:836);** Broadway Savgs Instn to N Y Life Ins & Trust Co, 52 Wall; (A) Title Guar & T Co (\$30,000, June18, 1900); Sept12'18. 30,000



- 35TH st, 15 W** (3:537); Title Guar & T Co to N Y Investors Corp., 176 Bway; (A) Title Guar & T Co (\$7,000, June25'18); Sept 6'18. 7,000
- 38TH st E** (3:919), ns, 245.1 e 2 av, 22.6x 98.9; Thos J & Norman Barbour, as trstes, to J Christian G Hupfel, 148 E 37; (A) Chris G Hupfel, 229 E 38 (\$14,000 (now \$12,000), Aug1, 1895); filed & discharged Sept6'18. 12,000
- 64TH st, 34 E** (5:1378); Geo H Church, exr John W Sterling, to Farmers Loan & Trust Co, 22 William, sub trste will Edwin Thorne; (A) Geller, R & H, 22 Exch pl (\$40,000 (now \$30,000), Feb3'11); Sept 10'18. nom
- 67TH st, 132 W** (4:1138); Wm F Clare, trste will Wm Brennan et al, to August Kohl, 68 W 88; (A) N Y Title & Mtg Co (\$20,000, July16'07); Sept6'18. an int of 18,000
- 67TH st, 132 W**; Cath F Stuart to August Kohl, 68 W 88; (A) same; (same mtg); Sept6'18. 1,000
- 67TH st, 132 W** (4:1138); Edw E Hoenig to same; 1-20 pt; AT; (A) same; (same mtg); Sept6'18. nom
- 67TH st, 132 W**; Wm F Clare, trste will Wm Brennan, to Rosina Coffman, 73 Merriman av, Asheville, NC; 1-20 pt; (A) same (same mtg); Sept6'18. nom
- 67TH st, 132 W**; same to Annie Brennan, 73 Merriman av, Asheville, NC; 1-20 pt; (A) same (same mtg); Sept6'18. nom
- 67TH st, 132 W**; same to Cath F Stuart, 245 W 76; 1-20 pt; (A) same (same mtg); Sept6'18. nom
- 67TH st, 203 W** (4:1159); Lina Maier to Tilly Silver, 203 W 67; (A) Louis W Osterweis, 200 5 av (\$4,000, Sept2'13); Sept 6'18. nom
- 69TH st, 340 E** (5:1443); Camilla M White (Morgan) to Title Guar & T Co (\$6,000 (now \$5,000), Aug24'09); Sept11'18. 5,000
- 69TH st, 26 W** (4:1121); Title Guar & T Co to John W Sterling, 912 5 av; (A) Geller, R & H, 22 Exch pl (\$20,000, July2'12); Sept10'18. 20,000
- 69TH st, 26 W** (4:1121); Geo H Church, exr John W Sterling, to Farmers Loan & Trust Co, 22 William, sub trste will Edwin Thorne; (A) Geller, R & H, 22 Exch pl (\$20,000, July2'12); Sept10'18. nom
- 71ST st, 349 W** (4:1183); Genevra W H Woodruff (Hogan) to C G Staples of Brattleboro, Vt, as trste; (A) Clark, P & R, 61 Bway (\$20,000 (now \$17,000, Nov16, 1896); Sept12'18. nom
- 75TH st, 305 E** (5:1450); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$7,000 (now \$1,500), June14'05); Sept11'18. O C & 100
- 80TH st, 228 E** (5:1525); Caryl Holding Corp., 52 Norfolk, to The State Bank, 378 Grand (\$4,500, Sept5'18); Sept12'18. nom
- 81ST st, 516 E** (5:1577); Marie Jedlicka, 340 E 71, to Vaclav Prochazka, 525 E 72; (A) Albt Hlavac, Jr, 407 E 79 (\$17,000 (now \$14,000), Nov11'16, 1898); Sept10'13. an int of 1,000
- 81ST st, 516 E**; same to Barbora Mizorovsky, 450 1 av; (A) same (same mtg); Sept10'18. an int of 2,500
- 81ST st, 516 E**; same to Emilie Kratky, 224 Lex av; (A) same (same mtg); Sept 10'18. an int of 3,500
- 81ST st, 516 E**; same to Karel Hanus, 416 New Point rd, Elizabeth, NJ; (A) same (same mtg); Sept10'18. an int of 6,000
- 81ST st, 516 E**; same to Marie Khare, 428 E 80; (A) same (same mtg); Sept10'18. an int of 1,000
- 91ST st, 65 E** (5:1503); Austin M Greer, of White Plains, NY, & ano, trstes for Dessie M Corwine, will Dessie Greer, to N Y Life Ins & Trust Co; (A) Emmet & Parish, 52 Wall (\$20,000 (now \$15,000), Apr 1'14); Sept6'18. 15,000
- 109TH st, 332 E** (6:1680); also 11TH ST, 512 E (2:404); Sir Lea Corp. to Regina Hyman, 12 N Wavercrest av, Arverne, B of Q; (A) Strasbourger & S, 74 Bway (two mtgs, \$17,000, Mar23'10, & \$16,000, Dec 29'10); Sept9'18. 100
- 109TH st E** (6:1615), ns, 167.6 w Park av, 43.9x100.11; Philip Pretzfeld to Lawyers Mtg Co; re-recorded from Oct29'17 (\$30,000, June29'05); Sept12'18. an int of 28,000
- 110TH st, 56 E** (6:1615); Lambert Suydam, 500 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$7,500, Sept26, 1899); Sept11'18. O C & 100
- 117TH st, 363 W** (7:1944); N Y Title & Mtg Co to Trstes of Hope Lodge, No 244, F & A M, at 46 W 24; (A) N Y Title & Mtg Co (\$4,000, Aug12'18); Sept9'18. 4,000
- 117TH st, 365 W** (7:1944); N Y Title & Mtg Co to Trstes of Hope Lodge, No 244, F & A M, at 46 W 24; (A) N Y Title & Mtg Co (\$4,000, Aug12'18); Sept9'18. 4,000
- 118TH st, 357 W** (7:1945); Marie Schwarz to John R Davidson, 40 East Newell av, Rutherford, NJ; (A) J Josephson, 5 Beekman (\$1,000, Oct14'16); Sept6'18. 1,000
- 122D st, 413 E** (6:1810); Lambert Suydam, 550 Park av, exr Lambert Suydam, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$5,000, Jan30'08); Sept 11'18. O C & 100
- 127TH st, 19 E** (6:1752); East River Savings Instn, 291 Bway, to Chas F Steinbach, 378 N Grove st, East Orange, NJ; (A) Dunn & Daly, 261 Bway (\$12,000, Aug17 '11); Sept10'18. 11,250
- 127TH st, 156-8 W** (7:1911); Friedman Contracting Co to Emanuel Glauber, 885 West End av; (A) Title Guar & T Co (\$13,000, Apr19'18); Sept11'18. nom
- 143D st, 167 W** (7:2012); 751 West 180th, St Corp. to Jacob Hirsh, 25 W 87, et al, exrs & c Saml Hirsh; (A) Wise & O, 206 Bway (\$3,000 (now \$2,500), May26'17); Sept10'18. O C & 100
- 153D st W** (7:2068), ns, 240 e Ams av, 60x99.11; Title Guar & T Co to N Y Investors Corp., 176 Bway; (A) Title Guar & T Co (\$65,000, Jan22'14); Sept6'18. 65,000
- 162D st, 656 W** (8:2136); Jos Silversen, 362 Riverside dr, to Israel D Block, 385 Edgcombe av, & ano, exrs Pauline Block; an int of \$5,000; AT; (A) Title Guar & T Co (\$10,500, Oct8'17); Sept10'18. O C & 100
- 162D st W** (8:2120), ss, 480 e Bway, 40x 99.10; N Y Protestant Episcopal Public School to Lawyers Mtg Co (\$39,000 (now \$34,000), June9'05); Sept6'18. 34,000
- 187TH st, 603 W** (8:2168); Cath T & Jos H Duffy, exrs Chas H Duffy, to Jas J McCabe, 429 W 147; (A) John T Mooney, Surrogates Court, Hall of Records (\$7,500, Dec18'01); Sept7'18. 7,500
- Av C, 146** (2:379); Lambert Suydam, 550 Park av, exr Lambert Suydam, to Louise S Austin, 3913 Chestnut st, Phila, Pa; (A) Wm R Adams, 50 Broad, NY (\$13,000, June 28'11); Sept11'18. O C & 100
- Amsterdam av** (4:1214), sec 84th, 27.2x 90.10; Title Guar & T Co to Seymour Realty Co, 25 Broad; (A) Kurzman & F, 25 Broad (\$42,000, May 5'05); Sept10'18. 37,000
- Central Park W, 285** (4:1202); Ferncliffe Realty Co to Sir Lea Corp., 99 Nassau; (A) Strasbourger & S, 74 Bway (\$30,000, Mar8'18); Sept10'18. nom
- Central Park W** (7:1832), swc 97th, 100.11x120; City Mtg Co, 15 Wall, to N Y Trust Co; (A) F A Snow, 15 Wall (\$350,000, Mar5'17); Sept6'18. omitted
- Park av, 948** (5:1493); Melville J Scholle & ano, trstes Jacob Scholle, to Pauline S Gutman, 151 Central Park W, et al, exrs Sanders Gutman; (A) Cohen, G & R, 111 Bway (\$28,000, Dec2'01); Sept9'18. 25,000
- Park av, 950** (5:1493); Melville J Scholle & ano, trstes Jacob Scholle, to Pauline S Gutman, 151 Central Park W, et al, exrs Sanders Gutman; (A) Cohen, G & R, 111 Bway (\$25,000, July26'06); Sept9'18. 25,000
- Pinchurst av, 60-2** (8:2177), nwc 180th, 53.6x106.9; 751 West 180th St Corp. to Jacob Hirsh, 25 W 87, et al, exrs & Saml Hirsh; (A) Wise & O, 206 Bway (\$16,500, Aug1'18); Sept10'18. O C & 100
- St Nicholas av, 1356** (8:2133); also 178TH ST, 598 W; John G Butler, at Roxbury, Conn, to Chas H Phelps, 412 West End av, exr John G Butler; (A) Phelps, E & W, 149 Bway (\$45,000, Sept9'10); Sept9'18. 45,000
- West Broadway** (1:127), swc Murray, 25 x49.6; Wm H Zinsser & ano, exrs Wm Zinsser, Jr, to Hedwig Engel, 38 W 92; (A) Lewis S Goebel, 41 Park Row (\$10,000, June26, 1895; corrects asn rec June12'18); Sept12'18. 10,000
- West End av, 180** (4:1160); Amelia V D Ripley, at Samarand, NC, & ano, surviving trstes will Mary J Van Doren, to J Chr G Hupfel Brewing Co, 229 E 38; (A) Chr G Hupfel, 229 E 38 (\$28,500 (now \$27,000), May14'01); Sept9'18. 27,000
- West End av, 180** (4:1160); Frederic de P Foster, at Tuxedo Park, N Y, to Frederic N Goddard, of Roslyn, LI, et al, trstes will Mary J Van Doren; (A) Chris G Hupfel, 229 E 38 (\$28,500, May14'01); Sept9'18. 28,500
- 2D av** (5:1336), nec 43d, 25.2x irreg x 50.5x100; Eliz J Clark to Bond & Mtg Guar Co, 175 Remsen, Bklyn; (A) Title Guar & T Co (\$20,000, Apr3'09); Sept11'18. 20,000
- 2D av** (6:1795), es, 80 n 118th, 20.1x80; Hannah Willis to Arthur Willis, 783 E 163, Bronx (\$4,000, Feb27'01); Sept7'18. nom
- 2D av** (5:1445), es, 75.3 s 71st, 25.1x100; Rosina Rosenfeld to Martha Schwed & Amelia & Rose Wolff, all at 84 Buckingham rd, Bklyn (\$16,500, July2, 1894); Sept 12'18. nom
- 3D av, 325-7** (3:905); Lambert Suydam, 550 Park av, exr Lambert Suydam, to Emilie L Moore, 4021 Walnut st, Phila, Pa; (A) Wm R Adams, 50 Broad (\$12,500 (now \$7,500), June30'08); Sept11'18. O C & 100
- 3D av, 329-31** (3:905); Lambert Suydam, exr Lambert Suydam, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$12,500 (now \$7,500), June30'08); Sept11 '18. O C & 100
- 3D av** (5:1322), nec 48th, 25.5x95; Title Guar & T Co to N Y Investors Corp., 176 Bway; (A) Title Guar & T Co (\$10,000, May25'12); Sept6'18. 10,000
- 6TH av** (3:825), sec 24th, 24.8x73.6; City Real Estate Co to N Y Investors Corp., 176 Bway; (A) Title Guar & T Co (\$50,000, Nov13'15); Sept6'18. 50,000
- 8TH av, 956** (4:1028); Title Guar & T Co to N Y Investors Corp., 176 Bway; (A) Title Guar & T Co (\$10,000, Aug5'15); Sept 6'18. 10,000
- 9TH av, 246** (250) (3:749), nec 25th, 19.11 x65; Patk Carey to Cath Carey, both at 1340 St Nicholas av (\$5,000, Oct10'11); Sept 11'18. O C & 100
- Elm st** (1:234), sec Grand, runs e5.9xs 55.2xw6.11 to es Elm xn55.2 to beg; also 120TH ST (6:1768), ss, 110.10 e Park av, 41.8x100.10; Chas W Bauschat to American Mort Co, 31 Nassau; (A) Bowers & Sands, 46 Cedar; Nov19'10; Sept6'18. 500
- Montgomery st, 71** (1:258); also CHER- RY ST, 354; Realty Realization Corp. to the State Bank, 376 Grand; (A) State Bank, 376 Grand; Mar22'12; Sept9'18. 12,000
- Prospect pl** (5:1335), ws, 167.1 n 42d & 146 w from nwc 1 av, 16.8x54; Flora, wife H Pohalski, to Herinan C Kudlich, exr will John Kudlich, of Hudson Co, NJ; (A) Kudlich & Finck, 140 Nassau; Apr22, 1893; Sept10'18. 6,500
- Renwick st** (2:594), ws, 101.11 n Canal, 78.11x34.2x irreg; Raffaele Monaco, 101 Christopher, to Empire Mtg Co, 46 Cedar; (A) Seth S Terry, 46 Cedar; Mar18'18; Sept 12'18. 1,500
- Spring st, 195-7** (2:503); Solomon & Eliza Alter to Isaac Cohen, 41 W 82; (A) H M Cohen, 132 Nassau; Mar4'15; Sept11 '18. 4,000
- Water st, 264-266** (1:106); Britannia Realty Co, on the premises, to Wm M Lawson; (A) Alfred Roelker, Jr, 62 Wm; Sept14'16; Sept6'18. 25,000
- 3D st, 59 E** (2:445); Rachel Nemerowsky, owner, 506 12 av, Bklyn, to Fanny Susseles & Lillian Klee; (A) F de P Foster, 44 Wall; June28'10; Sept9'18. 29,000
- 3D st E** (2:445), ns, 200 w 1 av, 25x96.2; Louis Frankel & Chas Held to Central Union Trust Co of N Y, (A) Lawyers Title & T Co, 160 Bway; July29'03; Sept12'18. 17,000
- 23D st, 202 W** (3:772); Israel & Annie Miller to Saml Woolvortan, sub trste will Ann E Cairns; (A) Cadwalader, W & T, 40 Wall; Apr22'13; Sept11'18. 5,000
- 25TH st E** (3:906), ns, 210 e 3 av, 25x 98.9; Edw & Mary Rinaldo, Liberty, Sullivan Co, NY, to Harry Rinaldo; (A) Paul Hellinger, 320 Bway; Dec5, 1899; Sept6'18. 1,500
- 33D st W** (3:705), ns, 63 e 11 av, 75x98.9; The Prince Iron Works to the Equitable Life Assur Society of U S; (A) Alexander & G, 120 Bway; Sept5'12; Sept9'18. 25,000
- 36TH st W** (3:760), ns, 225 e 9 av, 25x 98.9; Wm R & Henrietta V Mason to John Wells, Hotel Collingwood, 46 W 35; (A) Title Guar & T Co; June12'16; Sept6'18. 2,500
- 38TH st E** (3:919), nes, 245.2 from cor 3d, 22.6x98.9; Bottlers & Mrs Assn to J Chr G Hupfel, 229 E 38; Aug1, 1895; Sept6 '18. 14,000
- 52D st E** (5:1307), ns, 247.9 e Park av, 15.9x100.5; Maria A Berti to Willard E Myers, Catskill, NY; (A) Middlebrook & B, 46 Cedar; Apr7'06; Sept6'18. 3,000
- 52D st, 65 W** (5:1268); Mary Margaret, 2 Marble Hill av, to Henry J Schwartz, 600 West End av; (A) Dexter, Osborn & Fleming, 71 Bway; Mar20'14; Sept11'18. 10,000
- 65TH st E** (5:1419), ss, 280 e 3 av, 25x 100.5; Nellie Sturman, 315 W 115, to Wm Prager; (A) Julius H Zieser, 63 Park Row; Sept13'15; Sept6'18. 1,000
- 80TH st, 339 E** (5:1543); Felix & Minnie Hanson to Farmers Loan & Trust Co, 22 William; (A) Geller, R & H, 22 Exch pl; Sept14'10; Sept11'18. 8,000
- 94TH st, 106 W** (4:1224); Ellen A Byrnes to Chas A Strauss; (A) Otterbourg, Steindler & Houston, 487 Bway; Aug13'09; Sept 9'18. 2,500
- 103D st, 111 E** (6:1631); Bessie & Moses Gurewitch, on the premises, to Nathan Ph Shapiro, 4709 14 av, Bklyn; (A) Sol Fendland, 299 Bway; Aug16'15; Sept11'18. 1,000
- 109TH st, 211 E** (6:1659); New Amsterdam Mtg Co, 62 William, to Malden Lane Savgs Bank, 170 Bway; (A) Roelker, Bailey & Stiger, 62 William; Apr29'16; Sept10'18. 10,000
- 118TH st, 357-9 W** (7:1945); Chalmers Realty Corp., 149 Bway, to John R Davidson; (A) J Josephson, 5 Beekman; Oct14 '15; Sept6'18. 1,000
- 120TH st, 7 W** (6:1720); Wm Whitney to Ervin L Thorpe, Thomaston, Conn; (A) A M Reilly, 63 Park Row; June29'17; Sept 10'18. 600
- 128TH st, 101 W** (7:1913); Mary F Martin to Simon Wiener; (A) Levy & Helff, 32 Liberty; Oct15'06; Sept6'18. 15,000
- 132D st, 8 W** (6:1729); Bernard Weinstein & ano to Clarence E Hutchinson, 8 W 132; (A) Edw J Krug, Jr, 280 Bway; Feb26'04; Sept10'18. 3,000
- 162D st W** (8:2136), ss, 140 w Fort Wash av, 125x99.11; J M B Co, Inc, 8 W 32d, to Edw S Avery, Easthampton, LI, & Van Dyck Estate, 331 Mad av; (A) Van Dyck Estate, 331 Mad av; Mar14'16; Sept10'18. 135,000
- 162D st W** (8:2136), ss, 140 w Fort Wash av, 125x99.11; same to Israel D Block & Saml J Jacobs, exrs will Pauline Block; (A) N Y Title & Mtg Co, 135 Bway; Oct 6'17; Sept10'18. 10,500
- Amsterdam av** (7:2071), swc 140th, 99.11 x125; Adele Kneeland to Circle Concrete Corp., 51 E 42; (A) Eisman, L C & L, 135 Bway; June17'18; Sept11'18. 25,000
- Bowery, 20** (1:163); also PELL ST, 8; The Canton Realty Co, 257 Bway, to Eschner Schnitzer, exr & trste will Hyman Schnitzer, 80 E 92; (A) Lawyers Title & T Co, 160 Bway; Feb5'16; Sept12'18. 13,500
- Broadway, 1302-28 or 6th av** (3:836), nec 34th (Nos 66-74), runs n178.8x60xn18.9 to ss 35th (Nos 47-51) x69.2.11xs98.9xw3xs98.9xw150 to beg; Utility Realty Corp., 30 E 42, to National City Co, 55 Wall; (A) Lawyers Title & T Co, 160 Bway; Feb15'11; Sept10'18. 600,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

## Borough of Manhattan.

SEPT. 6, 7, 9, 10, 11 & 12.

- Allen st, 27** (1:300); Paul Shalet to Bernhard Mayer, 5 Beekman; (A) Davis & K, 51 Chambers; July15'04; Sept11'18. 13,850
- Allen st, 29** (1:300); Paul Shalet to Bernhard Mayer, 5 Beekman; (A) Davis & K, 51 Chambers; July15'04; Sept11'18. 13,850
- Elizabeth st, 150** (2:478); Michael & Marguerite Briganti to Mary Russell Lewis; (A) Baldwin & Blackmar, 31 Nassau; May 20'07; Sept7'18. 31,000



**West End av** (4:1160), nec 68th, 25.5x100; Geo A Simpson to the J Chr G Hupfel Brewing Co; (A) Chris G Hupfel, 229 E 38; May14'01; Sept9'18. 28,599

**2D av, 1164** (5:1436); Bernard J Foss to Clara Goldberg, 515 W 110, & Saml Harris, 243 W 98; (A) B J Foss, 495 9 av; Mar31'16; Sept9'18. 1,900

## MORTGAGES.

### Borough of Bronx.

SEPT. 6, 7, 9, 10, 11 & 12.

**Bristow ts, 1384** (11:2964), es, 125 n Jennings, 50x100; pr mtg \$27,000; Sept9; Sept 11'18; 3y6%; John H G Hohnhorst, 123 1st, McLean Heights, Yonkers, NY, to Fred Cook, 1522 Jessup av. 3,500

**Bristow st, 1384**; sobrn agmt; Sept9; Sept11'18; Amelia Hohnhorst, same address, with same. nom

**Crotona Park N, 737** (11:2948), ns, 50.2 e Clinton av, 23x100, PM; pr mtg \$3,500; Sept6; Sept7'18; due Mar6'22, 5½%; Harry Gropper to Frank M Little, 737 Crotona Park N. 900

**Fox st** (10:2711), ws, 100 n Intervale av, 73.5x100; PM; Aug20; Sept10'18; due May 1'23, 6%; Charles Mark Realty Co to Rebecca Brill, 629 W 135. 13,000

**Hawthorne st** (11:2836), ss, bet Walton av & Concourse, lot 14, blk 2336, tax map; transfer of tax lien for yrs 1906 to 1908, assessed to unknown; Apr10'11; Sept9'18; 3y without interest; City of N Y to Adam Boecher, 914 Prospect av (assigned to Anna R Crossin, 1446 E 5, Bklyn). 547.38

**134TH st, 463 E** (9:2279); ext of \$15,000 mtg to July1'21 at 5%; July24; Sept7'18; Emigrant Indust Savgs Bank with Philipp Weinmann, 297 St Nicholas av (R S \$7.50). nom

**135TH st, 426 E** (9:2279), ss, 290 e Willis av, 20x100; Sept6'18; due, &c, as per bond; Annie Pooley to Title Guar & T Co, 2,000

**144TH st E, sec Morris av**; see Morris av, sec 144th. nom

**148TH st, 428 E** (9:2292), ss, 465 w Brook av, 25x100; PM; pr mtg \$12,000; Sept6; Sept7'18; 2y6%; Michl Weinstein, 340 E 146, to Benenson Realty Co, 401 E 152. 2,000

**164TH st E** (9:2368), ss, 141.6 e Wash av, 40x100; Sept11; Sept12'18; 1y6%; Eney Grupelli, 1 Flagler, Morristown, NJ, to Nellie Contore, 542 W 112. 4,000

**165TH st, 656 E** (10:2632), ss, 146 w Trinity av, 18x120; Sept6; Sept7'18; 3y6%; Forest T Horton, 28 Howard pl, West Orange, NJ, to Louise Trost, 42 Cornelia, Bklyn. 3,000

**165TH st, 870 E**; see Stebbins av, 1020.

**173D st E, swc Weeks av**; see Weeks av, swc 173d.

**176TH st, 637 E** (11:2947), ns, 45.1 e Arthur av, 40.1x107.3x37x103.11; certf as to mtg \$3,000; Sept11; Sept12'18; C & C Constn Co to Aaron Brand. nom

**176TH st, 641 E** (11:2947), ns, 85.2 e Arthur av, 39.7x110.8x37.7x107.3; certf as to mtg \$3,000; Sept11; Sept12'18; C & C Constn Co to Aaron Brand. nom

**176TH st E** (11:2947), ns, 45.11 e Arthur av, 40.1x107.3x37x103.11; pr mtg \$—; Sept11; Sept12'18; due as per bond, 6%; C & C Constn Co, 277 Bway, to Aaron Brand, 1510 Crotona Park E. 3,000

**176TH st E** (11:2947), ns, 85.2 e Arthur av, 39.7x110.8x37.7x107.3; pr mtg \$—; Sept11; Sept12'18; due as per bond, 6%; C & C Constn Co, 277 Bway, to Aaron Brand, 1510 Crotona Park E. 3,000

**193D st, 220 W**; see Heath av, 2669.

**194TH st E** (12:3294), ns, 25 e Briggs av, 2 lots, each 50x100; ext of 2 mtgs for \$5,500 each to Sept14'20 at 6%; Sept9; Sept 12'18; Isidor Klein with Barnes Realty Co, 841 Bway. nom

**240TH st E** (12:3381), ns, bet Katonah av & Van Cortlandt Park E, lot 13, blk 3381, tax map transfer of tax lien for yrs 1914 & 1915, assessed to Triangle Realty Co; Nov19'17; Sept11'18; 3y without interest; City N Y to Susan Ashland, 473 St Ann's av (assigned to Alfred Ashland, 473 St Ann's av). 239.55

**Aqueduct av E, 2346** (11:3209); ext of \$3,800 mtg to Sept1'21 at 5%; Aug30; Sept 9'18; Emma J Peters with Clayton Realty Co, 100 William. nom

**Aqueduct av E** (11:3208), es, 25.4 s Buchanan pl, 25.4x108.1x25x104.8; Apr2; Sept 10'18; due Dec1'20, 6%; Jas Frawley, 2216 Aqueduct av E, to Frank A McQuade, 572 W 141 (re-recorded from Apr19'18). 437.33

**Boston rd** (11:2962), ses, 242.10 e from angle in ss Boston rd opposite Jefferson pl, 75x100; Jan4; Sept12'18; due &c as per bond; Hy C Drenckhahn to Fredk C Drenckhahn, Riverside, Conn. 4,000

**Bronxwood av** (17:4860), ss, 109.3 e 224th, 48x110.11x56x84.8; transfer of tax lien for yrs 1894 & 1911, assessed to —; Dec15'13; Sept12'18; 3y without int; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Ellen D Farrell). 48.55

**Bryant av, 1444** (11:2999); ext of \$6,000 mtg to Sept1'28 at 5%; Sept6; Sept7'18; Jos F Stier, 117 W 58, with Barnett Mandel, 17 Attorney. nom

**Chatterton av** (14:3806), ss, 90.6 e Olmstead av, 24.11x108, except part for Chatterton av; PM; Sept12'18; due &c as per bond; Mary Josephich to Caroline J Dick, 26 Rumsey rd, Yonkers, NY. 1,203

**Clay av** (9:2429), ws, 111.11 s 166th, 50x 97.3x50x96.11; pr mtg \$—; Sept11; Sept 12'18; 3y6%; A J Schwarzler, 369 E 167, to John W Seeger, 2330 Prospect av. 4,030

**Clay av** (9:2429); same prop; certf as to above mtg; Sept11; Sept12'18; same to same. nom

**Daily av, 2074** (11:3127); ext of \$17,500 mtg to Sept21'21, at 5%; Aug19; Sept11'18; Meyer Rosenberg, 1855 7 av, with Hy Davis, 175 W 109 (R S \$8.75). nom

**Findlay av** (9:2434), ws, 224 n 166th, 38 x100; PM; pr mtg \$20,000; Sept3; Sept7'18; due Dec1'18, 6%; John D Blome to Chas H Muller, Noxen, Pa. 1,500

**Findlay av** (9:2434), ws, 186 n 166th, 38 x100; PM; pr mtg \$20,000; Sept3; Sept7'18; due Dec1'18, 6%; John D Blome to Tully Bldg Co, 305 E 166. 1,500

**Grace av** (15:3968), ws, 250 n Lyon av, 25x100, except part for Glover; Sept5; Sept6'18; due &c as per bond; Jas P Forestell to Josephine Magrane, 1527 Glover. 2,800

**Heath av, 2669** (11:3239), swc 193d (No 220), 25x100; PM; pr mtg \$3,500; Sept11; Sept12'18; due as per bond, 6%; Wm T Fullerton to Harry Aronson, Inc, 200 5 av. 1,000

**Holland av, 1861** (15:4051), ws, 125 s Rhineclander av, 25x100; June29; July2'18; due July1'21, 5½%; Jas & John Dunnigan to Eliz Frey, 607 Van Nest av; corrects error in issue July 6 as to 2d line. 3,500

**Kingsbridge av, 3246** (13:3405), es, 95 s 234th, 50x125; PM; pr mtg \$44,700; Sept11; Sept6'18; installs, 6%; Kilsalough Realty Co, 18 W 103, to Uister Court Corp, 30 Church. 5,500

**Morris av** (9:2324), sec 144th, runs e48 xs47.11xsw100xw5.8 to av xnl26.11 to beg; PM; Sept11; Sept12'18, 1y6%; Michl Murphy to Bridget Murphy, 303 E 142. 7,000

**Park av, 3928** (11:2905), es, 40 n 172d, 35x90; also PARK AV, 3930 (11:2905), es, 75 n 172d, 25x90; ext of \$2,000 mtg to July 12'21 at 5½%; June27; June29'18; Title Guar & T Co with Bernard J McGinty, 3930 Park av (R S \$1); corrects error in issue July6, when 1st parcel was on ws Park av. nom

**Southern blvd, 1560** (11:2982), es, 150 s 173d, 50x100; PM; pr mtg \$30,000; Sept10; Sept11'18; 3y6%; Chas J Crowley to Marie Wauer, 1534 Bryant av. 3,000

**Stebbins av, 1020** (10:2698), sec 165th (No 870), 77.8x20; pr mtg \$5,000; Aug29; Sept 11'18; due Nov29'19, 6%; Elias Lifshutz, 1020 Stebbins av, to Abr Wolfson, 97 Murray st, Flushing, LI. 1,000

**Stebbins av** (10:2690), ws, 104.9 n 163d, 78.2x114.10x75x136.11; ext of \$20,000 mtg to June1'21, 6%; Aug8; Sept10'18; Jennie Brown with Sinai Congregation of The Bronx, 951 Stebbins av. nom

**Tinton av** (10:2654), ws, 167.7 s 156th, 25x82.6x26.1x68.7; Sept11; Sept12'18; 3y 5½%; Robt Ruscher to Friedrich Fischer, 208 Willis av. 7,000

**Tremont av, 742 E** (11:2951); leasehold; Sept6; Sept9'18; installs, 6%; Geo Galitz to Geo Sell, 742 Tremont av E, notes 1,290

**Van Nest av** (15:4040), ss, 45 w Barnes av, 25x95; Sept4; Sept9'18; 3y6%; Walter C Fischer, 1673 Barnes av, to Fred Schulz, 206 W 84. 4,000

**Van Nest av** (15:4032), ns, 20 e Victor, 50x100; pr mtg \$—; Sept5; Sept6'18; due Oct1'19, 6%; Margt Rechten, 677 Van Nest av, to Julius Crantz, 318 N 7 av, Mt Vernon, NY. 3,567

**Wales av** (10:2577), ws, 125 n 145th, 50x 100; pr mtg \$—; Sept9'18; 3y6%; Luigi Naccarato to Rocco Locarro, 2109 66th, Bklyn. 1,400

**Washington av, 2240** (11:3050), es, 36.7 n 182d, 36.7x79.11x36x86.5; PM; Sept1; Sept 9'18; due &c as per bond; Ralph Bellino to Leonard Bronner, 151 Central Park W. 19,500

**Weeks av** (11:2973), swc 173d, 84x95, ext of \$24,750 mtg to Dec15'28 at 6%; Sept 10; Sept12'18; State Bank to Adavine Constn Corp, 160 St Nicholas av. nom

**Whitlock av, 868** (10:2731), es, 200 s Tiffany, 37.6x100; PM; pr mtg \$16,750; Sept5; Sept6'18; 3y6%; Walter J Hampton, 361 W 27, to Max Ashman, 868 Whitlock av. 2,950

**3D av** (11:2926), es, 156.7 n 170th, 26x 100; PM; Sept5; Sept7'18; 5y5%; Chas E Haskell, Orange, NJ, to Central Savgs Bank, 157 4 av. 11,000

**3D av** (11:2926), es, 182.7 n 170th, 26x 100; PM; Sept5; Sept7'18; 5y5%; Chas E Haskell, Orange, NJ, to Central Savgs Bank, 157 4 av. nom

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

SEPT. 5, 6, 7, 9, 10 & 11.

**Dawson st, 876** (10:2702); Lambert Suydam, exr Lambert Suydam, 550 Park av, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$27,000, May17'07); Sept11'18. O C & 100

**161ST st, 764 E** (10:2657); Pauline E Oakley to Pauline E Oakley, 887 Jackson av, gdn Hy Eberhardt et al; (A) E A Acker, 776 Forest av; 1-16 pt (\$30,000, Feb 1'07); Sept9'18. 1,875

**177TH st E** (11:2852), ss, 185.9 se Jerome av, on map Isaac T Willis, 25x125; Eliza E Roxbury et al to Louise B Paisley, 507 W 113; (A) Hamilton & F, 100 Bway (\$7,000, Mar17'08); Sept5'18. an int of 1,000

**201ST st E** (12:3298), ws, 110 s Briggs av, 25x100; John Hett, admr Katharina Hett, to John Hett, 2964 Decatur av; (A) O'Hara Bros, 200th & Webster av (\$1,500, Mar6'15); Sept9'18. 450

**201ST st E** (12:3298); same prop; same to same; (A) same (\$4,000, Mar6'15); Sept 9'18. 500

**Anderson av, 966** (9:2504); D Gesina-Hildebrand et al, exrs John H Tietjen, to John H Tietjen, 809 St Nicholas av; (A) M M Kotzen, 51 Chambers (\$16,500, Aug 31'08); Sept16'18. nom

**Anderson av, 966**; same to D Gesina Hildebrand, 385 Ft Wash av, et al, exrs John H Tietjen, for benefit John H Tietjen; (A) same (\$16,500, Aug31'08); Sept6'18. 15,000

**Anthony av, 2070** (11:3156); Florence L De Young, 2430 University av, to Celia Liebhold, 211 Lincoln av E, Mt Vernon, NY; (A) Sol De Young, 277 Bway (\$1,000, Sept11'16); Sept10'18. 1,000

**Bathgate av, 2181** (11:3049); Florence Van C Parsons, exr Benj H Field, to Eliz Mahood, 2181 Bathgate av; (A) Title Guar & T Co (\$3,000, Aug6'15); Sept10'18. 500

**Belmont av, 2072** (11:3080); Lambert Suydam, ext Lambert Suydam, 550 Park av, to Lambert Suydam, 550 Park av; (A) Wm R Adams, 50 Broad (\$6,000, June15'05); Sept11'18. O C & 190

**Boston rd, 1035-9** (10:2607); Edw W Hubbard, Bklyn, to Mary Kaufman, 945 E 163; (A) Michl Kaufman, 299 Bway (\$7,500, Dec 31'15); Sept9'18. 7,500

**Bolton av** (14:3500), es, 175 s 152d, 50x 100x42.1x127.7; Friedolin C Mehler, 823 Elsmere pl, to Dorothy Walter, 83 Lindsley av, West Orange, NJ; (A) A & C E Hally, 2069 Westchester av (\$2,200, Apr10'14); Sept11'18. 2,200

**Clay av, 1179** (9:2430); Title Guar & T Co to Bronx Savgs Bank, 429 Tremont av; (A) Lawyers Title & T Co (\$22,000, July 21'13); Sept11'18. 21,000

**Fulton av** (10:2612), sec 169th, 65.2x79x 65x74.2; Kalman Edelman, Jersey City, NJ, to Tony Wiesenberg, 11 Lex av, Jersey City, NJ (assign of int of \$4,000 in mtg of \$50,000, Apr21'10); Sept10'18. nom

**Holland av, 1718** (15:4035); Amory Eliot & ano, trstes Rollin H Lynde, to C A Albert, 1718 Holland av, (A) C H Baechler, 1126 Tremont av E (\$2,800, July14'04); Sept 11'18. 2,800

**Marion av** (12:3289), ws, 150 s 198th, 25 x70.8x25.3x66.11; John Hett, admr Katharina Hett, to John Hett, 2964 Decatur av; (A) O'Hara Bros, 200th & Webster av (\$6,500, June28'10); Sept9'18. 5,500

**Perry av** (12:3348), es, 25 n 209th, 33.4 x100; John Hett, admr Katharina Hett, to John Hett, 2964 Decatur av; (A) O'Hara Bros, 200th & Webster av (\$4,000, Mar27'07); Sept9'18. 4,000

**Quimby av** (14:3693), ss, 405 w Havemeyer av, 25x108, Unionport; Annie A Kimber, 876 Bronx Park S, & ano, trstes Arthur C Kimber, to John Fippinger, 319 E 87; (A) M B McHugh, 115 Bway (\$3,000, Sept27'12); Sept11'18. 1,200

**Sedgwick av** (11:2881), swc 177th, 77.1x 100.8x irreg; Bronx Artificial Stone Works, Inc, to Edw Stelter, 352 Manida; (A) Herman & E, 170 Bway (\$5,000, Aug30'18); Sept5'18. 1,000

**Southern blvd** (10:2600), nec 145th, 136x 134xx123x190.6; Hy Meyer to Benenson Realty Co, 401 E 152; (A) Elfers & A, 277 Bway; June2'16; Sept9'18. 4,000

**Webster av, 1237** (9:2427); John Hett, admr Katharina Hett, to John Hett, 2964 Decatur av; (A) O'Hara Bros, 200th & Webster av (\$2,500, Sept20'16); Sept9'18. 2,500

**Webster av, 2245** (11:3143); Title Guar & T Co to Edw Ridley, 118 E 64, et al, trstes Arthur J Ridley; (A) Title Guar & T Co (\$10,000, Aug29'18); Sept9'18. 10,000

**Westchester av** (10:2703), swc Kelly, 121.6x55.11x100x125; Leila S Ranger to Lawyers Mtg Co (\$63,000, Dec9'12); Sept5'18. 63,000

**Wheeler av** (14:3772), es, 110 n Westchester av, 40x100; Chas P Klippel to Gladys E Klippel, 1015 Wilcox; ½ pt; AT; (A) L E Mahan, 120 Bway (\$20,000, Feb 13'13); Sept7'18. nom

**3D av** (11:2925), es, 99.1 n 169th, 49.6x 211x49.4x211; Caroline E Klein et al to Benenson Realty Co, 401 E 152; (A) Title Guar & T Co (\$11,000, Mar18'14); Sept7'18. nom

**Lots 60 to 62** (15:4045), map 211 lots part Downing Estate; Mary E Goodwin, extr Richd J Lyons, to David J Lyons, 147 Donaldson av, Rutherford, NJ; (A) John J Lenahan, 192 Bway (\$2,250, Jan2'06); Sept9'18. nom

**Lots 83 to 85** (15:4045), same map; same to same; (A) same (\$2,250, Jan2'16); Sept 9'18. nom

**Lots 50 & 51** (15:4045), map part Downing Estate; Mary E Goodwin, extr Richd J Lyons, to Mary E Goodwin, 320 W 105; (A) John J Lenahan, 192 Bway (\$2,280, June25'07); Sept11'18. nom

## SATISFIED MORTGAGES.

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### Borough of Bronx.

SEPT. 5, 6, 7, 9, 10 & 11.

**Bristow st** (11:2964), es, 125 n Jennings, 50x100; John H G Hohnhorst to John Allan, 68 Pearl st, Hamilton, Canada; (A) Randall & L, 149 Bway; Nov15'05; Sept11'18. 15,000

**Crotona Park N, 737** (11:2948); Frank M Little, 458 E 143, to Harry T F Johnson, Bronxville, NY; (A) Lawyers Title & T Co; Oct1'17; Sept7'18. 800

**Fox st** (10:2711), nws, 100 ne Intervale av, 73.5x100; Rebecca Brill to Morris Bloch; (A) Strasbourger & S, 74 Bway; Feb20'14; Sept10'18. 7,500

**Fox st** (10:2723), es, at ws Simpson, runs n135xe84.1xe17.4 to Simpson xs157.1 to beg; Louis Slutnik, 879 Elsmere pl, to Hy Morgenthau Co, 30 E 42; (A) W M Wechsler, 30 E 42; Mar1'18; Sept11'18. 1,500



**Garden pl** (\*), ses, lot 17, map 17 lots at So Mt Vernon, 26x152.7x23x156.8; also **GARDEN PL** (\*), ses, lots 10 & 11, same map, 50x128x50.4x122.6; Jos & Michl Retta to Mary L Brown, —; (A) Gescheidt & T, 6 S 4 av, Mt Vernon, NY; June 23'02; Sept 6'18. 900

**Loring pl** (11:3225), es, 268.6 s Fordham rd, 27x116.5x27x118.1; Beckmann Realty & Constn Co to F Cordelia Farley, 1400 Clinton av; (A) H D Patton, 27 Cedar; Aug 31'15; Sept 5'18. 1,500

**Loring pl** (11:3225), es, 268.6 s Fordham rd, 27x116.5x27x118.1; Beckmann Realty & Constn Co to Margt Archibald, at Rome, NY; (A) Hy D Patton, 27 Cedar; Aug 31'15; Sept 5'18. 1,500

**134TH st E** (9:2281), ns, 166.8 e Willis av, 16.8x100; Meehan Constn Co to Theresa L Duryee, 1421 University av; (A) Sterling Sterling, 420 E 136; Sept 1'10; Sept 1'18. 6,500

**139TH st, 308 E** (9:2314); Hjalmar Lindberg, 249 E Kingsbridge rd, to Lizzie Weinberger; (A) Jos S Weinberger, 160 Bway; Mar 6'15; Sept 5'18. 1,500

**181ST st, 726 E** (11:3096); Minnie Bernstein, 744 E 181st, to Hannah B Orrell, 432 9th, Bklyn; (A) Phil M Kayden, 726 E 181; July 1'15; Sept 9'18. 1,000

**206TH st E** (12:3312), ss, 240 w Mosholu Pkway, 50x120; Caterina F Scisenti, 184 E 206, to Rosina Graziadio, 1133 Intervale av; (A) Lawyers Title & T Co; Dec 6'15; Sept 1'18. 700

**220TH st E** (\*), nec White Plains rd, 50x105, except part for rd; John O'Brien, Morris Liberman & Abr Mogelesky to Walter Mann, exr Marie M Koch; (A) Lawyers Title & T Co; July 28'15; Sept 6'18. 8,000

**226TH st E** (\*), ns, 127.6 w Lowerre pl, 27.6x100; Jos S Wood, Mt Vernon, NY, to Peter R Egan, 27 1/2 Washington sq N; (A) Lawyers Title & T Co; Nov 20, 1899; Sept 10'18. 2,750

**Aqueduct av E, 2346** (11:3209); Anthony J Griffin to Clayton Realty Co, 37 Liberty; (A) Title Guar & T Co; Aug 2'09; Sept 9'18. 2,250

**Belmont av** (11:3060), sec 180th, 78.7x 95.5x88.2x96.10; T J McGuire Constn Co to Jas Devlin, 327 W 45; (A) Bernard Zwinge, 203 Bway; July 12'11; Sept 5'18. 30,000

**City Island av** (\*), es, adj land Sarah Boule, 25x100; also **LANE** (\*) leading from East Fordham to land Fredk Gebhardt, es, 130 s Fordham, 30x103.8x30x 103.11; A Benj Martin to Josephine Riehm, 1132 Tinton av; (A) Title Guar & T Co; Jan 12'15; Sept 7'18. 1,000

**Clay av, 1328** (11:2887); Sophie Pfeiffer, 1238 Brook av, to Emma Ellerich, 1302 Clay av; (A) Title Guar & T Co; June 15'11; Sept 10'18. 1,850

**Edison av** (\*), es, 375 n Tremont rd, runs e109 to ws Bway knw205.3 to Edison av xsl73.10 to beg; Geo Costar to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar; Oct 25'10; Sept 1'18. 6,000

**Franklin av, 1331** (11:2931); Ida Shereshevsky, 1331 Franklin av, to Co-Oper Milk Producers Marketing Assn, 110 W 40; (A) Pendry & P, 1012 Gates av, Bklyn; Oct 1'17; Sept 6'18. 15,000

**Hoe av** (11:2986), es, 225 s Freeman, 25x100; Edw O'Connor to Jas C McCarthy, 1071 West Farms rd; (A) E J Dowling, 233 Bway; July 1'07; discharged by court order dated July 12'18; Sept 1'18. 1,000

**Jackson av** (10:2623), ws, 300 n 149th, 50x100; Katharina Schlaier, 208 27th, Guttenberg, NJ, to Katie Oetzman, 303 E 157, & ano; (A) Title Guar & T Co; Aug 19'12; Sept 6'18. 7,000

**Jackson av** (10:2642), nec 150th on map Wilton, &c, 75x104; Katharina Schlaier, 208 27th, Guttenberg, NJ, to N Y East Annual Conference of Methodist Episcopal Church; (A) Title Guar & T Co; Apr 6'16; Sept 6'18. 6,000

**Ludlow av** (\*), ns, 155 w Castle Hill av, 50x108, Unionport; Rose M Nance to Mary M Scheuermann, —; (A) Frank Gass; Jan 3'12; Sept 5'18. 4,000

**Marion av** (12:3284), es, 35.11 n 199th, 35.11x109.4x35.7x103.11; Patk F Madigan, 2864 Marion av, to Margt C R Lyman, Rye, NY; (A) Todd & St John, 258 Bway; Dec 15'05; Sept 6'18. 8,000

**Morris Park av** (\*), ss, lot 103 map part Downing Estate, 25x100; also PLOT begins 490 e White Plains rd at POINT 1.020 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; Fulson Realty Co, 261 Bway, to Jacob Just, —; (A) A H Vitale, 63 Park Row; Dec 15'11; Sept 1'18. 1,250

**Park av** (11:3031), nwc 183d, 101.4x29.2x 100x25.5; Muir-Allen Realty Co to Emco Impt Co, 132 Nassau, (A) Title Guar & T Co; July 15'18; Sept 10'18. 3,000

**Stebbins av, 1020** (10:2698), sec 165th (No 870), 77.8x20; Elias Lifshitz, 150 W 62, to Abr Faber, 101 W 113; (A) Furst, S & S, 215 Montague, Bklyn; Feb 24'17; Sept 9'18. 850

**Tinton av** (10:2658), ws, 61.5 s 163d, 18.4 x95; Madeline Braun to John Svandriik, 872 E 165; (A) Theo Hansen, 20 Broad; Feb 13'18; Sept 5'18. 700

**Union av, 709** (10:2665); Abr Schulhofer to Celia Grabenheimer, individ & as gdn Florence Grabenheimer; (A) Marx & S, 256 Bway; July 6'03; Sept 5'18. 2,000

**Valentine av** (11:2815), es, 201.6 s 179th on map Abr Bassford, 50x104.11x50x116.1; Robt Ankele to Renwick N Brown, —; (A) Brown & F, 10 Wall; Apr 27'16; Sept 7'18. 1,000

**Valentine av, 2927** (12:3320); Ida I Naughton to Mary Naughton, 466 4 av; (A) O'Hara Bros, 200th & Webster av; Mar 1'06; Sept 9'18. 1,000

**Vyse av** (11:2991), ws, 80 n 174th, 100x 100; Wm Janota to Chas J Earl, Rumson, NJ; (A) N Y Title & Mtg Co; Aug 29'17; Sept 1'18. 5,280

**Walton av, 845-7** (9:2414); Thos D Malcolm Constn Co to Herman N Appel, 276 Stanton; (A) Jos S Weinberger, 220 Bway; Mar 3'14; Sept 9'18. 6,000

**Watson av** (14:3799), swc Olmstead av, 105x83, Unionport; Biagio & Giuseppe Cantales to Lucy W Heffer, —; (A) Geo Heffer, Bronx County Clerk's Office; Feb 26'17; Sept 1'18. 1,300

**White Plains rd** (17:5112), ses, 50.8 ne Cranford av, 28x101.9x25x114.4; Becker-Scalson Co to Charwyn Realty Co, 135 Bway; (A) Leo Schafran, 51 Chambers; Dec 2'16; Sept 5'18. 2,000

**Whitlock av, 868** (10:2731); Max Ashman, 920 Av St John, to Hy Morgenthau Co, 30 E 42; (A) Title Guar & T Co; Mar 1'18; Sept 6'18. 1,000

**Lot 49** (\*), map N Y Catholic Protector; Richd M Christensen to Eliz K Dooling; (A) Knox & D, 27 Cedar; Sept 1'12; Sept 5'18. 2,200

**Lot 62** (11:3083), blk 3083, tax map; Wm G Wadhams to City N Y; satisfaction of transfer tax lien; (A) Title Guar & T Co; May 29'11; Sept 5'18. 67.81

**Lots 121 to 124** (\*), map Siems Estate; Eliz, wife of & Philip Dietrich, Hackensack, NJ, to Columbia Trust Co; (A) Davies, A & C, 34 Nassau; Apr 4'11; Sept 6'18. 2,500

**Lot 251** (17:4860); map part Schieffelin Estate; Giuseppe Bartolotta, 620 Lenox av, to Antonio Salzone, 909 6 av; (A) Chas Novello, 320 Bway; June 3'18; Sept 7'18. 150

**Lots 136 & 137** (\*), map 329 lots part Schieffelin Estate; Thos J McDonald to Julius Bendheim, exrs Adolph M Bendheim; (A) Stoddard & M, 128 Bway; July 12'06; Sept 9'18. 945

**Lots 136 & 137** (\*), map Seneca Park; Anna Dannies, 3545 Boston rd, to Nora O'Connell, 49 Sherman av, East Newark, NJ; (A) Title Guar & T Co; July 26'15; Sept 10'18. 1,100

**Lot 138** (\*), map Koch Homestead; Margt Berrian, 2167 Glebe av, to Margt Unger, admtrix Magdalena Erd; (A) Title Guar & T Co; Aug 14'15; Sept 1'18. 1,500

**Lots 541 & 542** (\*), map Bradish Johnson; Barbara Christen to Estate Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July 27'15; Sept 1'18. 260

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Buckley, Danl.**—Mar 22'16 (Sept 4'18).—72D ST, 58 W (4:1124-62), sec Col av (Nos 249-257), 45x102.2, 6-sty bk tnt & str, 167,500.

76TH ST, 58-60 W (4:1128-61), sec Col av (Nos 331-9), 100x102.2, 7-sty bk tnt & str, 238,500.

84TH ST, 66 W (4:1197-61), sec Col av (Nos 493-5), 100x46.2, 5-sty bk tnt & str, 96,000.

**COLUMBUS AV, 820** (7:1855-29), nwc 100th (No 101), 25x100, 5-sty bk tnt & str, 53,000.

**COLUMBUS AV, 900-6** (7:1859-31), nwc 104th (No 101), 101.10x37, 5-sty bk tnt & str, 92,500.

104TH ST, 103 W (7:1859-30), 25x101.10, 5-sty stn tnt & str, 34,000.

105TH ST, 82 W (7:1840-64), sec Col av (Nos 909-17), 47.6x100.11, 5-sty bk tnt & str, 100,000.

**COLUMBUS AV, 879-883** (7:1839-1 & 2), nec 103d (No 93), 70.11x100, 2-5-sty bk tnts & str; also **COLUMBUS AV, 887-9** (7:1839-63-64), 60x100, 2-5-sty bk tnts & str; Nos 879 & 881, 90,000; No 883, 84,500; No 887, 84,000, & No 889, 84,500.

13TH ST, 35 E (2:565-5), nec University pl (No 75), 19.5x53.7x18.1x54.11, 3-sty bldg, 22,000.

13TH ST, 37 E (2:565-4), 19.5x52.2x18.4x 53.7, 3-sty bldg, 12,000.

106TH ST, 100-4 E (6:1633-70 1/2-72), sec Park av, 50x100.11, 2-3 & 1-4-sty stn tnts & str; No 100, 13,000; No 102, 8,000, & No 104, 7,500.

**Crothers, Euphemia J.**—Nov 12'17 (Sept 5'18).—BROOME ST, 504 (2:488-35), 18.6x 80, 2 & 3-sty bk tnt & str; 7-40 pts of 18,000, less 25%.

**Doran, John.**—Oct 3'17 (Sept 1'18).—18TH ST, 302 E (3:923-62), 22.4x78, 3-sty bk tnt; 1/2 pt of 12,500.

95TH ST, 228 E (5:1540-33), 25x100.8, 5-sty bk & stn tnt; 1/2 pt of 13,000.

**Follmer, Chas J.**—Feb 28'18 (Sept 5'18).—39TH ST, 108 W (3:814-46), 25x98.9, 5-sty bk & stn tnt & str, 86,000.

43D ST, 118 W (4:995-42), 21.5x100.5, 4-sty bk & stn dwg & str, 54,000.

43D ST, 122 W (4:995-44), 21.5x100.5, 4-sty bk & stn dwg, 54,000.

93D ST, 258 W (4:1240-58), 17x100.8, 5-sty bk & stn dwg, 20,300.

**RIVERSIDE DR, 312** (7:1890-43), 22x100, 4-sty bk & stn dwg, 38,000.

**Ferguson, Eleanor J.**—Mar 18'18 (Sept 10'18).—HOUSTON ST, 335 E (2:345-18), sec Ridge, 25x80, 5-sty bk tnt & str, 41,000.

**CROSBY ST, 57** (2:482-9), 25x100, frame shed & vacant, 15,000.

**Fuld, Bernhard.**—Jan 15'18 (Sept 5'18).—110TH ST, 130 E (6:1637-59), 18x100, 3-sty bk dwg, 5,000.

**Gumb, Chas B.**—Feb 20'18 (Sept 10'18).—8TH AV, 306 (3:775-4), 24.8x100, 1-sty bk str, 21,500.

2D AV, 1696 (5:1550-50), 25x75, 5-sty bk tnt & str, 22,000.

89TH ST, 215 E (5:1535-11), 25x100.8, 5-sty bk tnt, 17,000.

**COLUMBUS AV, 794** (7:1853-36), swc 99th, 25.11x75, 5-sty bk tnt & str; 2-9 pts of 42,000, less 15%.

**Hermann, Sara.**—July 2'17 (Sept 10'18).—80TH ST, 20 E (5:1431-60), 25x102.2, 4-sty bk & stn dwg, 75,000.

80TH ST, 22 E (5:1491-59), 22x102.2, 4-sty bk & stn dwg, 60,000.

**Kahn, Bertha.**—Mar 8'18 (Sept 4'18).—131ST ST, 460 W (7:1970-26), 25x99.11, 5-sty bk & stn tnt, 22,000.

131ST ST, 462 W (7:1970-27), 25x99.11, 5-sty bk & stn tnt, 22,000.

**Murray, John.**—June 27'17 (Sept 10'18).—10TH AV, 493 1/2 (3:09-38), 20.7x75, 4-sty bk tnt & str, 13,000.

**Pierce, Franklin.**—Feb 28'18 (Sept 9'18).—131ST ST, 26 W (6:1728-50), 30x99.11, 5-sty bk tnt, 18,000.

**Peterson, Emmeline F C.**—May 6'18 (Sept 9'18).—86TH ST, 27 W (4:1200-18), 25x100, 4-sty & b stn dwg, 42,000.

**Warren, Carrie L.**—Oct 27'17 (Sept 3'18).—JOHN ST, 107 (1:75-35), 20.1x37.1xirreg x40.1, 3 1/2-sty bk loft bldg; 1-6 pt of 17,000.

**Westerfield, Carrie.**—Nov 8'17 (Sept 6'18).—84TH ST, 78 W (4:1207-61), 50x72.8, 5-sty bk tnt, 47,500.

**Wirmann, Jos A.**—Apr 14'17 (Sept 7'18).—4TH AV, 63 (2:555-13), 24x85.11x27.3x78, 4-sty bk tnt & str, 22,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversely Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 13, 1918, at the New York Real Estate salesrooms, 14-6 Vesey st.

#### ARTHUR C. SHERIDAN.

**Allen st, 171** (\*), ws, 75 s Stanton, 25x 87.6, 6-sty bk tnt & str; due, \$23,219.28; T&c, \$669.60; Grand Lodge of U S Independent Order of Free Sons of Israel. 15,000

**97TH st, 51 W** (\*), ns, 518 w Central Park W, 13.10x100.11, 3-sty & b bk dwg; due, \$11,796.93; T&c, \$150.60; Wm W Johnson et al, trstes. 10,000

#### M. MORGENTHAU JR. CO.

**Madison av, 1427-29**, es, 50.11 s 99th, 50x 100, 7-sty bk tnt; due, \$60,880.31; T&c, \$1,293.30; J B Wassermann. 57,000

#### HENRY BRADY.

**Goerck st, 23** (\*), ws, 25 n Broome, 25x 75, 6-sty bk tnt & str; due, \$16,253.94; T&c, \$565.40; Union Trust Co of Albany, N Y, trste. 15,000

#### J. H. MAYERS.

**93D st, 16 E** (\*), ss, 124.5 w Mad av, 20x 100.8, 4-sty & b stn dwg; due, \$26,450.99; T&c, \$990.25; Guaranty Trust Co of N Y. 5,000

**118TH st, 54 W** (\*), ss, 335 e Lenox av, 25x100.11, 5-sty bk tnt; due, \$2,307.46; T&c, \$382.55; Sarah Friedman. 19,270

**St Nicholas av, 53** (\*), ws, 55.1 s 113th, 31.8x107.7x27x91, 5-sty bk tnt & due, \$28,127.69; T&c, \$4,826.52; Herzig Holdings, Inc. 10,000

#### SAMUEL MARX.

**54TH st, 265 W**, ns, 25 e 8 av, 18.9x62.11, 3 & 4-sty bk tnts & str; due, \$15,521.78; T&c, \$800; Graiby Corp. 17,500

#### JOSEPH P. DAY.

**Lewis st, 12** (\*), es, 150 n Grand, 25x100, 5-sty bk tnt & str; due, \$12,772.82; T&c, \$800; Good Samaritan Dispensary. 10,000

**79TH st, 73 E** (\*), ns, 150 w Park av, 13.4x102.2, 4-sty & b stn dwg; due, \$30,832.34; T&c, \$1,024; U S Trust Co of N Y. 25,000

**122D st, 322 E** (\*), ss, 250 e 2 av, 25x 100.11, 6-sty bk tnt & str; due, \$18,616.73; T&c, \$741.14; Wm M Cruikshank et al, exrs. 14,000

**150TH st W** (\*), see Bradhurst av, 25x 99.11, vacant; due, \$6,753.83; T&c, \$360.40; City Savs Bank of Bklyn. 7,360

**1ST av, 991** (\*), ws, 61 n 54th, runs w68 xst71xw12x20x12x20x71x68x20 to beg, 4-sty bk tnt & str; due, \$12,007.43; T&c, \$175; Bela D Eisler. 6,700

Total ..... \$211,830

Corresponding week 1917..... 636,500

Jan. 1, 1918 to date..... 20,539,438

Corresponding period 1917..... 27,389,900



Bronx.

The following are the sales that have taken place during the week ending Sept. 13, 1918, at the Bronx Salesrooms, 3208-16 Third av.

HENRY BRADY.

Webster av (\*), es, 25 s 204th, 100x100, vacant; due, \$10,828.63; T&c, \$524.80; Jas H Grace. 11,600

JOSEPH P. DAY.

224TH st E (\*), ss, 505 w Barnes av, 100x114; due, \$3,108.79; T&c, \$789.70; Peter Duncan. 1,300

JAMES J. DONOVAN.

Brook av, 994 (\*), es, 110.6 n 164th, 27.6x 111.6x25.11x102.3, 4-sty bk tnt; due, \$11,219.54; T&c, \$516; Bankers Trust Co, trste. 9,000

GEORGE PRICE.

Findlay av, 1099-1105 & 1113-21, nwc 166th (Nos 305-15), runs n72xw100.1xn—xe 100.1 to av xn114xw100.1xn—xw100.1 to College av (Nos 1100-40) xs350 to 166th xe 200 to beg, 14-5-sty bk tnts, str on cor; due, \$24,337.76; T&c, \$6,500; adj sine die.

Total..... \$21,960  
Corresponding week 1917..... 30,460  
Jan. 1, 1918 to date.....4,521.692  
Corresponding period 1917.....6,327,320

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

SEPT. 14 & 16.

No Legal Sales advertised for these days.

SEPT. 17.

14TH ST, 300 E, sec 2 av (No 228), 33x51.6; 7-sty bk office & str bldg; Wm F Morgan, Jr, exrs—Max D Steurer et al; Blackwell Bros (A), 63 Wall; Schuyler E Day (R); due, \$58,863.55; T&c, \$3,860.20; Joseph P Day.

127TH ST, 62 W, ss, 228.9 e Lenox av, 18.9x 99.11, 3-sty & b stn dwg; N Y Savgs Bank—Ellen Scully, &c, et al; Jno A Dutton (A), 80 Maiden la; Jas A Lynch (R); due, \$8,361.96; T&c, \$368; Henry Brady.

SEPT. 18.

FT CHARLES PL, 37-41, ws, — s 227th, also 202.1 e division line of lands of Camp & Seydel and Dyckman, runs n87xe25xs12.10xe25xs 103.10xw52.8 to beg, 3-sty fr dwg; Harlem Savgs Bank—Sarah B Overbaugh, exr, et al; Edw S. Clinch (A), 41 Park Row; Herman Joseph (R); due, \$10,146.64; T&c, \$144.80; Joseph P Day.

UNION SQ W, 33, ws, 32.6 n 16th, 30.6x150, 11-sty bk office & str bldg; Mutual Life Ins Co of N Y—33 Union Sq Corp et al; Fredk L Allen (A), 55 Cedar; Chas Weiser (R); due, \$241,329.17; T&c, \$3,074.47; Joseph P Day.

SEPT. 19.

72D ST, 125 W, ns, 235 w Col av, 20x102.2, 4-sty & b stn dwg; Albert S Aronstein—Edgar O Aronstein et al; Timothy A Leary (A), 2 Rector; Ellery O Anderson (R); partition; L J Phillips & Co.

AMSTERDAM AV, 933-5, sec 106th (No 160), 47.11x100, 6-sty bk tnt & str; Excelsior Savgs Bank of City N Y—Winter Realities et al; Harold Swain (A), 176 Bway; Wm P Schoen (R); due, \$92,150; T&c, \$1,425; Henry Brady.

SEPT. 20.

WEST END AV, 48, es, 100.5 n 61st, 25x100, 5-sty bk tnt & str; Trstes of Leake & Watts Orphan House in City N Y—Albert E Hartcorn et al; Wm A Kirk (A), 32 Liberty; Thos Gilleran (R); due, \$12,933.65; T&c, \$548; Henry Brady.

SEPT. 21 & 23.

No Legal Sales advertised for these days.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

SEPT. 14 & 16.

No Legal Sales advertised for these days.

SEPT. 17.

PLIMPTON AV, 1321, ws, 163.7 s 170th, 22x 93.11x22.5x97.5, 2-sty & b bk dwg; Sara C Hadden—Mary R Geer; Addison Gardner (A), 20 Broad; J Fairfax McLaughlin (R); due, \$7,774.11; T&c, \$181.76; James J Donovan.

SEPT. 18.

WILLIS AV, 323, ws, 33.4 s 141st, 16.8x81.7, 2-sty fr dwg & str; Peoples' University Extension Soc of N Y—Ray Charig et al; Cary & Carroll (A), 59 Wall; Edw D Dowling (R); due, \$6,697.31; T&c, \$152.72; Chas A Berrian.

SEPT. 19.

No Legal Sales advertised for this day.

SEPT. 20.

201ST ST, E, ss, 203.4 e old line Marion av, & 111.11 e Concourse, 50x90x52.5x106.11, vacant; Nellie Creeden—Nellie Creeden et al; Arrowsmith & Dunn (A), 261 Bway; Geo A Ferris (R); partition; Bryan L Kennelly.

SEPT. 21 & 23.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 7.

CHARLES ST, 80; Jno H N Glassford—Wm F Gorman et al; H Swain (A).

CHARLES ST, 82; City Real Est Co—Harry W Viemegster et al; H Swain (A).

HENRY ST, 37; Robt L Harrison et al, trstes—Hillel Schurin et al; amended; Harrison, Elliott & Byrd (A).

WALKER ST, 35; Lincoln Trust Co—Mack Constn Co, Inc, et al; Elkus, Vogel, Gleason & Proskauer (A).

141ST ST, ss, 53 e Amsterdam av, 18x99.11; Seamen's Bank for Savgs in City of N Y—Josephine Dahn et al; Cadwalader, Wickersham & Taft (A).

MADISON AV, 1772-4; Queen Mab Co—Richelieu Holding Co, Inc, et al; Pressinger & Newcombe (A).

SEPT. 9.

LExINGTON AV, 1861; Franklin Savgs Bank in City N Y—Louis Frank et al; W M Powell (A).

2D AV, nec 108th, 30x100; Henry Cachard, trste—Columbus Holding Co, Inc, et al; Cary & Carroll (A).

3D AV, 2095; Maurice Raymond—Louis Bernstein et al; A Knox (A).

SEPT. 10.

84TH ST, 45 W; Marie L Peters—Robt S Streep et al; F M Tichenor (A).

119TH ST, 9 & 17 W; Iphigenia Z Place—Saml Siskind et al; Wells & Snedeker (A).

AVE B, 275-7; Wm F Straukamp—Loretta Corp et al; York & York (A).

SEPT. 11.

CHRISTOPHER ST, nws, intersec sws Waverly pl, 21.4x75; Emery Eggert, exr—Fredk Rabbe et al; R F Rabe (A).

39TH ST, 60 W; Emma L Altman—Altman Estates, Inc; S Souldnick (A).

69TH ST, 307-9 W; I Townsend Burden, Jr, admr—Morris H Petigor et al; Rollins & Rollins (A).

73D ST, 137 E; Emma Roth—Emilie R Reis et al; Tausch, Hamilton & Herrlich (A).

130TH ST, 162 W; I Townsend Burden, Jr—Nettie Cohen et al; Rollins & Rollins (A).

RIVERSIDE DR, 42; Seamen's Bank for Savgs in City N Y—Henrietta L Brown et al; Cadwalader, Wickersham & Taft (A).

SEPT. 12.

No Foreclosure Suits filed this day.

SEPT. 13.

22D ST, ns, 136.6 e 1 av, 23.6x98.9; Emigrant Industrial Savgs Bank—Kathryn C Hughes et al; R & E J O'Gorman (A).

28TH ST, 308 W; David Frank et al—Gaetano T Conti et al; Kurzman & Frank (A).

113TH ST, ns, 95 w Madison av, 25x100.11; M Jos Mandelbaum et al—Bessie Schwartz et al; Cary & Carroll (A).

1ST AV, swc 100th, 40.11x100; Metropolitan Trust Co of City N Y—Julius J Dukas, trste, et al; Alger & Coughlan (A).

Bronx.

SEPT. 6.

LOTS 353, 354, 355, map of 463 lots showing prop F P & H A Forster, situated at Broadway, Riverdale av, Mochulu pkway & W 261st, 24th Ward; Jno Whalen as trste—Helen M Hayes; L McLaughlin (A).

SEPT. 7.

No Foreclosure Suits filed this day.

SEPT. 9.

BRONXDALE AV, ws, 260.7 n Morris Park av, 25x99.7; Henry Suhrig et al—Jos Gamache et al; Salter & Steinkamp (A).

SEPT. 10.

138TH ST, swc Walnut av, 203.8x283.4; WALNUT AV, sec 138th, 203.8x350; 138TH ST, sec Locust av, 233.8x442.4; Carl Rudolph Schultz et al—De La Vergne Machine Co et al; T Hansen (A).

144TH ST, sec Mott av, 50x100; A Mitchell Palmer as Allen Property Custodian—Rockville Real Estate Co et al; A J Cox, Jr (A).

SEPT. 11.

WEBSTER AV, ws, 51.1 n 197th, 47.3x126.7; Maria D Pringle—Evelyn Bldg Co et al; C Wood (A).

SEPT. 12.

141ST ST, ss, 250 e Jackson av, 75x132.4; City Real Estate Co—Chas J Kroehle et al; H Swain (A).

141ST ST, ss, 335 e Jackson av, 75x148.4; City Real Estate Co—Chas J Kroehle et al; H Swain (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 6 & 7.

No Judgments in Foreclosure Suits filed these days.

SEPT. 9.

130TH ST, 200-11 W; N Y Soc for Relief of Widows & Orphans of Medical Men—Isaac Newton; Chas H Dilley (A); Powell F Crichton (R); due...19,235.00

MADISON AV, ws, 101.10 s 113th, 25x 100; Henry Holtorf—Elise Ruckert et al; H H Holbert (A); Chas S Gugenheim (R); due..... 5,582.03

SEPT. 10.

RIVERSIDE DR, 103; Sarah A Jaffer—Amelia Bingham; Wm F S Hart (A); Wm B Roulstone (R); due....20,370.00

127TH ST, 19 E, Chas F Steinbach—Louise Cleveland et al; Dunn & Daly (A); John H Rogan (R); due.....11,726.56  
102D ST, ns, 275 e Amst av, 25x96.8; Cath Ernst—Ray Freeman; Herbert Cracauer (A); due.....20,863.90

SEPT. 11.

94TH ST, ns, 392 e Amst av, 20x100.8; N Y Savgs Bank—Edw Croker; Jno A Dutton (A); Jno J O'Loughlin (R); due.....10,640.55

SEPT. 12.

PIKE ST, 50; Wm H Hind—Harris Smulowitz et al; DeWitt, Lockman & DeWitt (A); Phoenix Ingraham (R); due.....20,636.11

119TH ST, 117 E; Wm Lighte—Herman Brand et al; F P Trautmann (A); Chas L Hoffman (R); due.....21,781.76

1ST AV, 2039; Mary W Lillie—Bernard Bloom et al; Holmes, Rogers & Carpenter (A); Wm H Ford (R); due..21,166.66

Bronx.

SEPT. 6.

SEDGWICK AV, es, at intersec of n line drop of Fredk J H Merrill, 40.9x 120.7; Roman Catholic Orphan Asylum in City N Y—Eugene J Quin et al; E H Daly (A); F Pollock (R); due.....15,246.47

SEPT. 7.

No Judgments in Foreclosure Suits filed this day.

SEPT. 9.

HOLLAND AV, ws, 200 s Van Nest av, 25.2x100; Fredk A Southworth, as trste—Chas H Baechler et al; W R Brinckerhoff (A); R J H Powell (R); due..... 3,946.72

SEPT. 10.

BATHGATE AV, es, 64.6 s 180th, 16.8x 69.9; Commonwealth Savgs Bank—Elizabeth M Fitzpatrick et al; G H Hyde (A); C J Leslie (R); due.... 4,237.72

SEPT. 11.

DALY AV, es, 100.8 s 180th, 36.3x 180; Alex Kunzig—Marie Krabo et al; A H Vitale (A); S W Phillips (R); due..... 3,319.30

SEPT. 12.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 7.

99TH ST, 260 W; Jno Kemp—E R A Realty Co, Inc, et al; specific performance; Burger & Burger (A).

SEPT. 9.

No Lis Pendens filed this day.

SEPT. 10.

53D ST, 510-4 W; Saml Ascher—Eliz McGillicuddy et al; action to foreclose mechanic's lien; Morrison & Schiff (A).

SEPT. 11.

No Lis Pendens filed this day.

SEPT. 12.

No Lis Pendens filed this day.

SEPT. 13.

No Lis Pendens filed this day.

Bronx.

SEPT. 6.

No Lis Pendens filed this day.

SEPT. 7.

No Lis Pendens filed this day.

SEPT. 9.

No Lis Pendens filed this day.

SEPT. 10.

177TH ST, E, bet Metcalf av & Bronx Park av, —x— (property of N Y, N H & H R R Co); Henry Steers Sand & Gravel Co—N Y & N J Constn Co et al; action to foreclose mechanics' liens; N A Donnelly (A).

SEPT. 11.

No Lis Pendens filed this day.

SEPT. 12.

No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

SEPT. 7.

No Mechanics Liens filed this day.

SEPT. 9.

48TH ST, 126 W; Philip Stein—Chas Morean & Augustus F Wickstrom; Pompei Constn Co (13). .... 230.00

SEPT. 10.

BROADWAY, nec 54th, 103.7x54.7; Henry Maurer & Son, Inc—Ford Motor Co; Long Acre Constn Co (15). .... 2,404.54

CENTRAL PARK W, 236; Eugene Maute—Eliz Mueller; renewal (16). ... 212.00

WADSWORTH AV, 145; Jas Connors —Mrs Martha B Phillips; Jules Nehring (14) ..... 65.90

SEPT. 11.

48TH ST, 153 W; Abr Kaufman—Edw G Gleeman & Wm Jacobson (17). .... 85.00

BROADWAY, 1708-22; Jno P Kane Co—Ford Motor Co & Longacre Constn Co, Inc (18) ..... 2,028.42

BROADWAY, nec 54th, 103.7x54.7; Rufus Darrow's Son, Inc—Ford Motor Co & Longacre Constn Co (19). .... 1,764.65



<b>SEPT. 12.</b> 51ST ST, 234 W; Wm P Youngs—Nore-dall Realty Corp; Longacre Constn Co (23).	2,636.53
116TH ST, 56 to 62 E; Morris Blaser—Broadway-John St Corp; Elias A Cohen (21).	65.00
BROADWAY, 1708-22; Colonial Sand & Stone Co—Ford Motor Co; Longacre Constn Co (22).	1,695.01
BROADWAY, nec 54th, 55x129; Tru-con Steel Co—Ford Motor Co; Long-acre Constn Co (20).	885.00
<b>SEPT. 13.</b> CANAL ST, 191-3; Frank Lipstein—191-193 Canal St, Inc, & L Abramson & Son, Inc (24).	550.00
DUANE ST, nec Park Row, —x—; Christian Blayer—Union Trust Co, trustee, & Hall's Hotel Corp; re-nueal (29).	720.00
23D ST, 311 E; Berger Mfg Co—Jas A McAfee & Geo Hayes Co (25).	50.00
27TH ST, 107 W; Berger Mfg Co—Saml A French & National Iron Works (26).	72.00
57TH ST, 100 W; Stormwood Flooring Co, Inc—Est Robt Ballotine & Cin-over T Silver (27).	1,150.52
CENTRAL PK W, 236; Max Dick—Ex-cellent Realty Co & Eliz Robinson (28).	52.00

**Bronx.**

<b>SEPT. 6.</b> No Mechanics Liens filed this day.	
<b>SEPT. 7.</b> No Mechanics Liens filed this day.	
<b>SEPT. 9.</b> No Mechanics' Liens filed this day.	
<b>SEPT. 10.</b> 139TH ST, 499 E; Standinger & Reis-berg—First Austrian Hungarian Con-gregation Sons of Eleyezzer Mosher of Bronx, Inc; Jos Berger (1).	80.00
<b>SEPT. 11.</b> JEROME AV, 1868-70; Noonan Bldg Material Co, Inc—Geo D Ebermeyer & Wm H Schorer (3).	270.07
TREMONT AV, 508-14; Melrose Marble Works, Inc—Caroline B Gent (2).	115.00
<b>SEPT. 12.</b> RITTER PL, 826-8; Chas H Kirk—An-nie Solomon; Louis Solomon; re-nueal (6).	33.85
JEROME AV, 1868-70; Bartholomew C Mitchell—Geo D Ebermeyer; Wm H Schorer (5).	120.00
TREMONT AV, 508-14 E; Bartelstone Bros—Caroline B Gent; Charlotte Boss, Robt Boss & Fredk Boss (4).	568.55

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

<b>SEPT. 7.</b> No Satisfied Mechanics Liens filed this day.	
<b>SEPT. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>SEPT. 10.</b> No Satisfied Mechanics' Liens filed this day.	
<b>SEPT. 11.</b> No Satisfied Mechanics Liens filed this day.	
<b>SEPT. 12.</b> No Satisfied Mechanics' Liens filed this day.	
<b>SEPT. 13.</b> OLIVER ST, 39; Lustbader Constn Co—Margt L Woodruff et al; Aug 6'18....	1,915.00

**Bronx.**

<b>SEPT. 6.</b> No Satisfied Mechanics Liens filed this day.	
<b>SEPT. 7.</b> No Satisfied Mechanics Liens filed this day.	
<b>SEPT. 9.</b> No Satisfied Mechanics' Liens filed this day.	
<b>SEPT. 10.</b> No Satisfied Mechanics' Liens filed this day.	
<b>SEPT. 11.</b> DAVIDSON AV, sec 183d, —x—; Jno W Farrell—W S A Bldg & Constn Co et al; June 17'16.....	2,700.00
<b>SEPT. 12.</b> No Satisfied Mechanics' Liens filed this day.	

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

<b>SEPT. 5.</b> No Attachments filed this day.	
<b>SEPT. 6.</b> MACKIE, Chas W; Chas T Wilson Co, Inc; \$13,-087.34; C E Thornall.	
<b>SEPT. 7.</b> STRAUB, Lee; Ajax Holding Co, Inc; \$600; E A Brown.	

<b>SEPT. 9.</b> HEYDERMANN, Dietrich; Peter A Von Mohren-schildt; \$15,000; I Weckstein.	
<b>SEPT. 10.</b> RESTON, Jno; Waugh Chemical Co; \$3,265.80; Myers & Kutner.	
UNION STATION BANK OF ST LOUIS; Green Rover Distilling Co; \$10,000; Carter, Ledyard & Milburn.	
VERTHEIMER & CO, Inc; Max Silbermann; \$1,049.82; L J Frey.	
<b>SEPT. 11.</b> AMERICAN SPRAY CO; Asa P French; \$3,000; S S Myers.	
KELLY STORAGE & DISTRIBUTING CO; J K Armsby Co; \$835.88; Kendall & Herzog.	
THOMAS ELEVATOR CO; Geo S Daso; \$4,-303.26; Thompson, Loughman & Bailey.	

**CHattel MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

<b>SEPT. 6, 7, 9, 10, 11 &amp; 12.</b> Kahn, Isidore. 59-61 Greene st.. Staley Electric El & M Co.....	3,900.00
Maioielli, Jno, & Giuseppe Troccoli, 218 W 76th st..Erminio Esposito....	483.00
114th St & 7th Av Constn Co. 111th st, ns, 229.11 w St Nicholas av.. Colonial Mantel & Refrigerator Co (R)	369.00
Saranac Constn Co. Ft Washington av, nec 16th st..Construction Chandlerer Co (R) .....	1,850.00

**Bronx.**

<b>SEPT. 5, 6, 7, 9, 10 &amp; 11.</b> B F Constn Co, University av, ws, bet 174th & 175th sts..Colonial Man-tel & Refrigerator Co; refrigerators..	1,400.00
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**BUILDING LOAN CONTRACTS**

The first name is that of the Lender; the second that of the Borrower.

**Manhattan and Bronx.**

<b>SEPT. 6.</b> No Building Loan Contracts filed this day.	
<b>SEPT. 7.</b> No Building Loan Contracts filed this day.	
<b>SEPT. 9.</b> No Building Loan Contracts filed this day.	
<b>SEPT. 10.</b> No Building Loan Contracts filed this day.	
<b>SEPT. 11.</b> No Building Loan Contracts filed this day.	
<b>SEPT. 12.</b> No Building Loan Contracts filed this day.	

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**ABBREVIATIONS.**

(o) owner; (a) architect.	
(b) builder; (200) plan No.	
fr—frame.	str—store.
bk—brick.	apt—apartment.
tnt—tenement.	dwg—dwelling.
ext—extension.	rf—roof.

**Manhattan.**

<b>FACTORIES AND WAREHOUSES.</b> 131ST ST, 105 E, 1-sty steel sheet, storage, 76 x28, steel sheet rf; \$2,200; (o) The Rubber Clothing Co., Frank M. Shepard, Pres, 787 Bway; (a) Truscon Steel Co., 110 W 40th (139).	
<b>STABLES AND GARAGES.</b> 120TH ST, 538 E, 2-sty reinforced concrete stable & hay loft, felt & slag rf; \$50,000; (o) Standard Oil Co. of N. Y., Henry C. Folger, Pres., 26 Bway; (a) H. D. Best Co., 5 av & 23d, Flatiron Bldg (138).	
<b>MISCELLANEOUS.</b> ELIZABETH ST, 204-10, 1-sty fr shop, 24x 22, tar rf; \$200; (o) United Electric Light & Power Co., Frank W. Smith, Vice-Pres., 130 E 15th; (a) Louis A. Sheinart, 194 Bowery (140).	

**Bronx.**

<b>DWELLINGS.</b> FIELDSTONE RD, n w c 250th, 2-sty fr dwg, shingle rf, 95x32.6; \$16,000; (o) Chas. Evans, 46 Murray; (a) Dwight J. Baum, 246th & Waldo av (152).	
<b>STABLES AND GARAGES.</b> FORDHAM RD, s e c Sedgwick av, 1-sty bk garage, 126.3x97.9, slate rf; 30,000; (o) Carta Realty Corp., Marcus Geis, 60 Bway, Pres.; (a) Moore & Landsiedel, 3 av & 148th (151).	
<b>STORES, OFFICES AND LOFTS.</b> FERRIS AV, w s, 550 s 177th, 2-sty fr office & shed, 20x40, slate rf; \$2,000; (o) Benj. Finkel, 2534 E 177th; (a) M. A. Buckley, 1513 Lurting av (153).	

**PLANS FILED FOR ALTERATIONS**

**ABBREVIATIONS.**

(o) owner; (a) architect.	
(b) builder; (200) plan No.	
fr—frame.	str—store.
bk—brick.	apt—apartment.
tnt—tenement.	dwg—dwelling.
ext—extension.	rf—roof.

**Manhattan.**

BLEECKER ST, 18, new fire-escapes to 4-sty bk str & factory; \$700; (o) County Holding Co., Wm. G. Adams, Pres., 100 Bway; (a) Saml. Cohen, 32 Union sq (1790).	
DIVISION ST, 26, 1-sty add, erect stairs to 4-sty bk showrooms; \$5,000; (o) Morris Schei-man, on prem; (a) Horenburger & Bardes, 122 Bowery (1779).	
GOLD ST, 91, build boiler flue to 5-sty bk factory; \$100; (o) Louis B. Wasserstrom, prem; (a) Gilbert I. Prowler, 167 Van Buren, Bklyn (1803).	
HOUSTON ST, 158 E, strengthen floor of str to 4-sty bk str & tnt; \$75; (o) Isaac Stang & Daniel Spitzer, 4 Av D; (a) M. J. Harrison, World Bldg (1805).	
HOUSTON ST, 71-75 W, reinforce trimmer beam to 7-sty bk lofts; \$500; (o) Est of Jno. Downey, Adelaide R. Read, trustee, 2 Wall; (a) J. Francis Burrowes, 410 W 34th (1771).	
HUDSON ST, 279, reinforce beams, new posts & girders to 5-sty bk storage; \$200; (o) Est of Eliza Bailey, Edw. D. Cammann, trste, 84 Will- iam; (a) Jean Jeume, 37 Sullivan (1775).	
NORTH ST, 54-56, new steel trusses & tank to 6-sty bk str & loft; \$4,500; (o) Jas. F. White & Co., Henry A. Murphy, Pres., prem; (a) The Rusling Co., 39 Cortlandt (1795).	
PERRY ST, 31, reinforce floor, new columns & girders, remove ramp, stairs to 4-sty bk stable; \$2,000; (o) Jno. Kane, prem; (a) Fred. P. Platt, 1123 Bway (1804).	
RIVINGTON ST, 315, build new ext, remove wall, new piers, steel beams, reconstruct str front, new partitions & stairs to 5-sty bk tnt & str; \$5,000; (o) Pedsam Realty Corp., Abr. Rogazinsky, Pres, 96 Lewis st; (a) Jacob Fisher, 25 Av A (1776).	
WATER ST, 49, reinforce 1st & 2d floors, new posts to 5-sty bk warehouse; \$300; (o) J. Arch- bald Murray, 49 Wall; (a) Robert Teichman, 10 Old Slip (1787).	
5TH ST, 514 E, new window openings, stud, lath & plaster partitions to 5-sty str & tnt; \$2,000; (o) A. & O. Realty Co., Aquila Venio, Pres., 59 Wall; (a) Henry Klein, 505 E 15th (1791).	
16TH ST, 441-43 W, shaft constructed, cut openings in shaft walls, steel beams, new stairs enclosed with terra cotta blk, partitions, remove wall in cellar, concrete foundations, strengthen beams, new floor, screens to 5-sty bk tnt; \$15,- 000; (o) Stephen D. Sofield, 357-59 W 12th; (a) Henry Regelmann, 133 7th (1782).	
21ST ST, 114 W, remove wall, new str front to 3-sty bk dwg; \$700; (o) Marie C. Hartung, Wyckoff, N. J.; (a) Henry M. Entlich, 432 S 5th, Bklyn (1802).	
26TH ST, 459 W, remove stairs & partitions, shafts, part of front & rear walls, new stairs, beams, partitions to 4-sty bk tnt; \$2,500; (o) John Trageser Steam Copper Works, Inc., Louis Hassinger, Pres, 447 W 26th; (a) Chas. M. Straub, 147 4 av (1778).	
28TH ST, 218 E, steel beams & tank to 6-sty bk lofts; \$4,900; (o) Revillon Freres, J. N. Revillon, Pres, 26 W 25th; (a) Royal J. Mans- field, 135 William (1789).	
32D ST, 329-31 E, erect chimney to 6-sty bk tnt; \$300; (o) Tolchester Co., Milton M. Els- man, Pres., 135 Bway; (a) Maximilian Zipkes, 3291 Bway (1797).	
37TH ST, 314 W, install toilet compartment, new windows to 5-sty bk str & apnts; \$1,000; (o) Jos. Wenner, 314 W 37th; (a) Wm. Koppe, 830 Westchester av (1769).	
37TH ST, 237 E, new window opening to 4- sty bk public school; \$900; (o) City of N. Y., City Hall; (a) C. B. J. Snyder, room 2800, Municipal Bldg (1806).	
41ST ST, 520 W, remove wall, roof beams, floor beams, new stairs, galv. skylights, iron ladder to 2-sty bk garage & storage; \$1,500; (o) P. Prybil Machine Co., A. Prybil, Pres, 520 W 41st; (a) John P. Voelker, 979 3 av (1788).	
56TH ST, 1 E, glass enclosure to 5-sty bk str & hotel; \$2,200; (o) Udo M. Fleischman, 1 Madison av; (a) Rudolph Ludwig, 316 W 56th (1773).	
59TH ST, 438 W, excavate & cut down open- ing to 1-sty bk boiler house; \$750; (o) Roose- velt Corp., W. Emien Roosevelt, Pres., 438 W 59th; (a) Lewis P. Fluhrer, 606 W 116th (1792).	
66TH ST, 69 W, enlarge gallery, new iron columns & girders to 2-sty bk skating rink; \$2,000; (o) Geo. Grundy, Lexington av & 28th; (a) Ernst Langlois, 2137 E 8th (1800).	
88TH ST, 509 W, new bathrooms, partitions, renovate 4-sty bk dwg; \$4,500; (o) Lucania Realty Corp., Anthony Campagna, Pres, 2875 Bway; (a) Lucian Pisciotta, 3011 Barnes av (1781).	
89TH ST, 250-52 W, alter stage, enlarge or- chestra to 1-sty f. p. theatre; \$400; (o) Trio Amusement Co., John W. Springer, Pres, 2409 Bway; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (1784).	
95TH ST, W, s w c Bway, build bk wall, new exit door to 2-sty f. p. restaurant, skating rink, moving pictures, hotel rooms; \$500; (o) Thos. Healy Columbia av & 66th; (a) Wm. H. Gom- pert, 171 Mad av (1786).	



96TH ST, 12 W, new elevator shaft, remove partitions, new bathrooms to 4-sty bk dwg; \$9,000; (o) Wm. H. Taylor, 17 Battery pl; (a) John C. Ruhl, 3207 Hull av (1789).

108TH ST, 235-39 W, extend chimney to 6-sty bk apts; \$300; (o) Harry Shwitzer, 1391 Mad av; (a) Ernest E. Monette, 235-39 W 108th (1774).

119TH ST, 536-38 E, new rf, remove stairs, install steel girders, show windows, remove partitions to 3-sty bk office & storage; \$1,000; (o) Meyer Herbst, 528 E 119th; (a) Otto L. Spannhake, 13 Park Row (1801).

124TH ST, 263-65 W, new steel girders, wood beams, concrete floors, steam heating, plumbing, electric wiring, new skylight & plastic slate rf to 2-sty bk storage & garage; \$12,000; (o) Sarah Louise Johnston & Fred. Wm. Johnston, care Union Cigar Stores Co., 44 W 13th; (a) Saml. Roth, 259 W 30th (1772).

BROADWAY, 3550, enlarge str, remove & re-set stairs to cellar, new partitions, reset kitchen fixtures to 2-sty bk pool parlor & str; \$500; (o) Chas. Donahue, prem; (a) Gronenberg & Leuchttag, 303 5 av (1770).

BROADWAY, 1721-23, new steel columns, girders, footings to 4-sty bk str; \$1,000; (o) Mary A. Fitzgerald, care Winthrop E. Dwight,

Atty., 62 Cedar; (a) H. P. A. Montgomery & Jno. T. Riggs, 105 W 40th (1799).

MADISON AV, 697, new door & steps, reset front door to 5-sty bk tnt & str; \$50; (o) Harry B. Vogel, on prem; (a) Gronenberg & Leuchttag, 303 5 av (1785).

MADISON AV, 578, cut windows, f. p. partitions, raise arch to 5-sty bk str & dwg; \$250; (o) Henry H. Rogers, 717 5 av; (a) Chas. E. Miller, 111 Nassau (1796).

PARK AV, 1489, 1-sty add, rearrange new door & window opening to 4-sty cleaning & dyeing est.; \$600; (o) Jacob Altman, 122 E 100th; (a) Jobst Hoffman, 188 St. Nicholas av (1783).

5TH AV, 607, remove pier, new str front, rearrange door to 4-sty bk str & office; \$200; (o) Eliza W. White, 609 5 av; (a) P. F. Brogan, 36 S av (1793).

6TH AV, 789, extend fire-escape, f. p. windows to 4-sty bk str & lofts; \$500; (o) Est. Jas. K. Pell, Herbert C. Pell, exr., 789 6 av; (a) Jacob Fisher, 25 Av A (1798).

6TH AV, n e c 13th, new elevator, slide, runway, ladder, f. p. partitions, change toilet to 10-sty f. p. str & lofts; \$1,000; (o) Rhinelander Real Est. Co., Wm. R. Stewart, Pres., 31 Nassau; (engr) Thos. J. Bird, 30 E 42d (1794).

10TH AV, 469-75, frame opening over pipe shaft, with beams & concrete over to 13-sty f. p. printing establishment; \$500; (o) McGraw-Hill Co., Inc., Arthur J. Baldwin, V. P., on prem; (a) Saml. Schlau, 462 10 av (1777).

10TH AV, 521-35, & 35th st, 501-13 W, erect steel structure for wooden gravity tank to 7-sty bk storage; \$2,250; (o) Stevenson Brewing Co., David Stevenson, Pres., 521 10 av; (a) The Rusling Co., 39 Cortlandt (1768).

Bronx.

ELTON AV, w s, 53 s 154th, new partitions to 5-sty bk str & tnt; \$75; (o) Noble & Gauss, 862 Elton av; (a) Harry T. Howell, 3 av & 149th (178).

LONGWOOD AV, 861-3, new posts & girders to 1-sty bk str; \$1,500; (o) Chas. Wagner, 511 5 av; (a) B. H. & C. N. Winston, 3 av & 148th (213).

SOUTHERN BLVD, w s, 967 s Westchester av, 1,200 new seats, new booth & screen to 3-sty bk str, offices & amusement hall; \$5,000; (o) Hunts Point Palace Corp., Louis L. Goldstein, 953 Southern blvd, Pres.; (a) Louis L. Goldstein, 1018 E 163d (212).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranties.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 1:483-10, denote that the property mentioned is in section 2, block 483, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indivd—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
r mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tnts—tenements.  
w—west.  
y—years.  
O C & I—other consideration and \$100.  
TS—Torren System.



RECORDS SECTION  
of the  
REAL ESTATE BUILDERS  
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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Vol. CH No. 2636 New York, September 21, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

Allen st, 171 (2:416-20), ws, 75 s Stanton, 25x87.6, 6-sty bk tnt & str; David L Weil, ref, to Grand Lodge of U S Independent Order of Free Sons of Israel, 21 W 124, plff; FORECLOS Sept10; Sept19'18, A\$13,000-26,000 (R S \$15).

Arden st, 21 (8:2174-188), es, 188 n Nagle av, 27x110, 5-sty bk tnt; Helen E Ranney, 2465 Bway, to Olds Holding Corp, 217 Bway; mtg \$21,880 & AL; Sept13; Sept17'18; A\$4,500-25,500 (R S \$8.50).

Arden st, 21; Olds Holding Corp to Morris F Wood, 112 E 29; mtg \$21,880; Sept14; Sept17'18 (R S \$12.50).

Arden st, 29 (8:2174-191), es, 269 n Nagle av, 27x110, 5-sty bk tnt; Richd A Henriquez & Gretchen E, his wife, 656 W 204, et al, to Jeannette Henriquez, 13 W 88; AT & correction deed; mtg \$22,500; July30; re-recorded from Aug23'18; Sept17'18; A\$4,500-25,500.

Arden st, 29; Olds Holding Corp to Helen E Ranney, 2465 Bway; mtg \$20,000; Sept14; Sept17'18 (R S \$11.50).

Baxter st, 112-6; see Canal, 221-7.

Bond st, 30 (2:530-53), nes, abt 135 e Lafayette, 26.9x100, 7-sty bk loft & str bldg; Stanley M Cook, 7 W 92, to Greenwich Savgs Bank, 246 6 av; B&S & CaG; mtg \$36,000 & AL; Sept13; Sept17'18; A\$21,000-38,000 (R S 50c).

Canal st, 221-7 (1:207-20), nwc Baxter (Nos 112-6), 104.10x39.1x100x71.10, 6-sty bk loft & str bldg; John W Whitestone to Walter-Thompson Corp; mtg \$80,000 & AL; Aug1; Sept17'18; A\$78,000-100,000 (R S \$20).

Central Park S, or 59th st, 30-2 W (5:1274-60), ss, 320 e 6 av, 56x100.5, 6 & 7-sty bk tnt; P Henry Dugro & ano, TRSTES Anthony Dugro, deed, & ano, to 30 West 59th St, Inc; mtg \$150,000 & AL; Sept1; Sept14'18; A\$230,000-250,000 (R S \$110).

Cleveland pl, 19 (2:481-9), es, 192.3 s Spring, 27x99.3x26.2x99.3, 5-sty bk tnt & str; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$21,000 & AL; Sept10; Sept19'18; A\$21,500-30,000 (R S \$9).

Columbia st, 75 1/2 (2:334-32), ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & str; Aaron Kershin to Harry Weinstein, both at 75 1/2 Columbia; mtg \$10,000; Sept18; Sept19'18; A\$7,000-11,500 (R S \$1).

Columbia st, rear of 10 & 12, being an interior lot (2:331-62), begins 65 e Columbia & 150 n Grand, runs n50xe35xs50xw35 to beg, 4-sty bk rear factory; A\$3,000-5,500; also STRIP or ALLEY (2:331-32), 6x 65, leading from Columbia, bet Nos 10-12 Columbia; A\$1,500-1,500; Cath Eggert to Kath Eggert, both at 2081 Ryer av; mtg \$5,375 & AL; Sept11; Sept13'18 (R S 50c).

Hamilton ter, 21 (7:2050-101), es, 204.1 n 141st, 17.8x75x17.9x73.8, 4-sty & b bk dwg; Barney Estate Co to Anne C Hynes, 476 W 141; mtg \$5,000 & AL; Sept13'18; A\$6,000-10,000 (R S \$3).

John st, 107 (1:75-35), es, 40.3 s Cliff, runs e40.1xse12.3 & 10.1xe16.10xs5.11xw28.7 xn2.5xw37.1 to st xn20.1 to beg, 4-sty bk loft & str bldg; Geo H Richardson, of Atlantic City, NJ, et al, to Campello Corp, 128 Bway; 5-6 pts; AT; mtg \$13,000 & AL; July29; Sept16'18; A\$17,000-19,000 (R S \$4).

John st, 107; J Raymond Warren, EXR Carrie L Warren, to same; 1-6 pt; AT; AL; July26; Sept16'18 (R S 50c).

King st, 39 (2:520-52), ns, 248.7 e Varick, old line, 25.8x100, 5-sty stn tnt; John Wichelns, of Bklyn, to Anna H Ahrens, 442 W 162; mtg \$20,000; July31; Sept17'18; A\$13,000-26,000.

Lewis st, 140 (2:356-1), es, 68 n Houston, 30.8x100, 6-sty bk tnt & str; Esther, wife Geo Holober, to Lena Holober, 63 Perry; AL; Sept5; Sept14'18; A\$12,000-31,500 (R S \$1).

The INDEX

to the Manhattan and Bronx

Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

Lispensard st, 58 (1:194-31), ss, 189.11 w Bway, 25.1x92.3x25.2x90.10, 1 & 3-sty bk loft & str bldg; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$12,000 & AL; Sept10; Sept19'18; A\$17,000-19,000 (R S \$7).

Ridge st, 111 (2:514-28), nws, 100 ne Rivington, 25x100, 5-sty bk tnt & str, Wm J Hoffmann to Crescent-Star Realty Co, 211-3 E 55; B&S; mtg \$38,000 & AL; June3'16; Sept14'18; A\$16,000-29,000.

Ridge st, 111; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$38,000 & AL; Sept10; Sept14'18 (R S \$14).

Wooster st, 100 (2:500-1), es, 100 n Spring, runs e100xs3.6xe23.9xn28.6 xw 123.9 to st xs25 to beg, with rights to alley in rear to Greene st, 5-sty bk loft & str bldg; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$45,500 & AL; Sept10; Sept19'18; A\$16,500-26,000 (R S \$40).

5TH st, 715 E (2:375-62), ns, 183 e Av C, 25x97, 5-sty bk tnt & str; Saml Birn & Sophie, his wife, 715 E 5, to Pauline Hoch (Birn), 987 E 163; Edw S Birn, 200 W 113; Nat H Birn, 1276 Grant av, & Edna Birn, 715 E 5; mtg \$21,500 & AL; Sept14; Sept16'18; A\$14,000-28,000.

6TH st, 427 E (2:434-44), ns, 275 w Av A, 25x90.10, 5-sty bk tnt & str; Kath Maeder to Frieda Surut, 138 W 121; mtg \$23,000; Sept12; Sept19'18; A\$13,000-22,000 (R S 50c).

8TH st, 358-62 E (2:377-11), ss, 107.5 e Av C, 50.7x97.6, 6-sty bk tnts & str; Stanley Newman to Blanche N Horn, 780 West End av; mtg \$49,500; Sept18'18; A\$25,000-60,000 (R S \$1).

11TH st, 349-51 W (2:638-26), ns, 22 w Washington, runs n50xw27.8xn15.4xw18xs 15.4xe1.8xs50 to st xc44 to beg, 4-sty bk factory & stable; Sarah A Caden to Kath G Brennan, 351 W 11; 1/2 pt; AT; B&S; Aug5; Sept14'18; A\$11,000-16,000.

14TH st, 601 E; see Av B, 233.

15TH st, 105-7 E (3:871-7), ns, 150 e 4 av or Union sq E, 50x103.3, 10-sty bk tnt; Remor Corp to Wm A Lincoln, of Springfield, Mass; mtg \$147,500 & AL; Sept12; Sept17'18; A\$63,000-195,000 (R S \$18).

15TH st, 432 E (3:946-32), ss, 144 w Av A, 25x103.3, 5-sty bk tnt & str; Lena Luftig to Sarah Kohn, 201 W 118; AL; July1; Sept13'18; A\$11,500-21,500 (R S 50c).

16TH st, 601 E (3:984-5), ns, 64.11 e Av B, 28.1x42, 5-sty bk tnt & str; Saml Tullman, ref, to Theresa E McGoldrick, 868 President, Bklyn, plff; FORECLOS July25; Sept1; Sept13'18; A\$5,000-10,000 (R S \$6).

18TH st, 423 E (3:950-17), ns, 290 w Av A, 25x92, 5-sty bk tnt & str; Lena Krunkin, 209 W 108, to Margt A Jackson, 446 Mad av; mtg \$13,000 & AL; Oct24'17; re-recorded from Oct25'17; Sept19'18; A\$9,500-15,000.

18TH st, 423 E; Margt A Jackson to Chas E Haskell, 227 Main st, Orange, NJ; AL; Aug1; Sept19'18 (R S \$6).

18TH st, 423 E; Chas E Haskell, of Orange, NJ, to Luigi Cerullo, 514 E 119; mtg \$6,000; Sept18; Sept19'18 (R S \$1.50).

20TH st, 45-7 E (3:849-31), ns, 150 w 4 av, 50x92, 12-sty bk loft & str bldg; Ira A Kip, Jr, to Manton B Metcalf, 389 Centre st, Orange, NJ; mtg \$240,000 & AL; Aug 18; Sept13'18; A\$95,000-230,000 (R S \$25).

20TH st, 45-7 E; Manton B Metcalf, 359 Centre st, Orange, NJ, to Forty-Five East Twentieth St Corp, at 45 E 17; mtg \$240,000 & AL; Sept13'18 (R S \$25).

21ST st, 326 E (3:926-54), ss, 300 w 1 av, 20x92, 4-sty bk tnt & str, 2-sty ext; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$12,000 & AL; Sept10; Sept16'18; A\$9,000-13,500 (R S \$4).

22D st, 400-2 W; see 9 av, 195.

24TH st, 401 E; see 1 av, 412.

30TH st, 100 E; see 4 av, 441.

38TH st, 123 E (3:894-16), ns, 75 w Lex av, 17x98.9, 4-sty & b stn dwg; Herman Le Roy Edgar & ano, EXRS Chas E Rhineland, to Bella Da Costa Greene, 33 E 36; mtg \$20,000 & AL; Sept12; Sept17'18; A\$25,800-32,500 (R S \$35).

50TH st, 151-3 E (5:1305-30 1/2-32), ns, 107 w 3 av, 53x100.5, 2-5-sty bk tnts; 137 West 89th St Corp to Strangleigh Corp, 165 Bway; mtg \$40,000 & AL; Sept16; Sept19'18; A\$38,000-66,000 (R S \$1).

51ST st, 341 E (5:1344-17), ns, 406.3 e 2 av, 18.9x65.4x18.10x68.10, 3-sty & b stn dwg; Terence Curry to Bridget Farley, 19 Columbia av, Cliff Side, NJ; mtg \$5,500; Sept5; Sept13'18; A\$5,500-7,500 (R S \$3).

53D st, 223 E (5:1327-10), ns, 350 w 2 av, 25x100.4, 5-sty bk tnt & str; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$15,000 & AL; Sept 10; Sept16'18; A\$11,000-24,000 (R S \$20.25).

54TH st, 151 E (5:1309-27), ns, 167 e Lex av, 30x100.5, 5-sty bk tnt Jacob Rosenblum, of Bklyn, to Mary Cohn, 297 Wythe av, Bklyn; AT; mtg \$36,500; Sept5; Sept 13'18; A\$21,500-45,000 (R S \$3).

55TH st, 338 E (5:1347-36), ns, 220 w 1 av, 20x100.5, 5-sty stn tnt; Mary Scoales & Peter Tisch, EXRS Patk McGuire, to John Waldvogel, 1085 2 av; mtg \$10,500 & AL; Sept16'18; A\$8,000-13,500 (R S \$2.50).

55TH st, 313 W (4:1046-25), ns, 175 w 8 av, 18x100.5, 3-sty & b stn dwg; Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; mtg \$11,000 & AL; Sept 10; Sept18'18; A\$13,500-18,000 (R S \$8.50).

59TH st, 30-2 W; see Central Park S or 59th st, 30-2 W.

78TH st, 22 E (5:1392-60 1/2), ss, 104.8 w Mad av, 15.4x102.2, 4-sty & b stn dwg; Willets Realty Co, 42 Bway, to Ida B R Willets, 22 E 78; mtg \$36,500 & AL; June 21; Sept18'18; A\$41,000-47,000.

78TH st, 71 E; see Park av, 878.

78TH st, 254 W (4:1169-58 1/2), ss, 121.3 e West End av, 16x102.2, 5-sty & b bk dwg; Hattie J Hall, widow, to Frank B York, 254 W 78; AL; Sept11; Sept17'18; A\$18,000-21,500 (R S \$11).



**79TH st, 73 E** (5:1431-30), ns, 150 w Park av, 13.4x102.2, 4-sty & b stn dwg; Francis X Mooney, ref, to U S Trust Co of N Y, 45 Wall, plff; FORECLOS Sept10; Sept13 '18; A\$26,500-32,000 (R S \$29). **29,000**

**80TH st, 451 E**; see Av A, 1511.

**82D st, 506-S E** (5:1578-46), ss, 135.6 e Av A, 37.6x102.2, 6-sty bk tnt & str; Aaron Futterman, 547 W 157, to F E Realty Corp'n, 1926 Bway; mtg \$28,000 & AL; Sept10; Sept19'18; A\$12,000-39,000 (R S \$1).

**85TH st, 155 W** (4:1216-8½), ns, 192 e Ams av, 17.6x97.6, 4-sty & b bk dwg; Andree & Marie E Demetre to Jeanne Demetre, 323 W 82; ½ pts; AT & B&S; Sept18; Sept19'18; A\$13,500-22,000 (R S \$12). **nom**

**88TH st, 46 W** (4:1201-53), ss, 232 e Col av, 20x100.8, 4-sty & b stn dwg; Emilie Lange to Jacob Mattern, 6 W 91; mtg \$19,000 & AL; Sept13'18; A\$18,000-24,000 (R S \$3). **nom**

**89TH st, 179 W**; see Ams av, 601.

**96TH st, 139 W** (7:1851-9), ns, 200 e Ams av, 25x100.11, 5-sty stn tnt; Chas T Merten, EXR Maria Krag, to Henrietta Merten, 139 W 96; mtg \$3,000 & AL; Sept 13; Sept14'18; A\$20,000-29,000 (R S \$21).

**97TH st, 2 W**; see Central Park W, 370. **21,000**  
**101ST st, 343-5 E** (6:1673-24), ns, 40 w 1 av, 40x100.11, 6-sty bk tnt & str; Circle Concrete Corp'n to Jas H Cruikshank, at Freeport, LI; mtg \$29,000 & AL; Sept13; Sept14'18; A\$12,000-37,000 (R S \$1).

**113TH st, 238 E** (6:1662-32), ss, 150 w 2 av, 25x100.11, 1 & 3-sty bk str; John Hett, as heir Kath Hett, to John Hett & Rose M, his wife, 2964 Decatur av; Aug3; Sept17'18; A\$7,500-9,500 (R S \$35.00). **nom**

**119TH st, 72 W** (6:1717-64), ss, 185 e Lenox av, 17x100.11, 3-sty stn tnt; Central Saving Bank, 157 4 av, to Rachel J Brown, 42 W 120; B&S & CaG; AL; Sept16; Sept 18'18; A\$6,100-8,000 (R S \$9). **9,000**

**119TH st, 301 W**; see 3 av, 674.

**120TH st, 7 W** (6:1720-12), ns, 125 w Mt Morris Park W, 21x100.11, 4-sty & b stn dwg; Ulster Court Corp'n, 30 Church, to Hesu Realty Co, 271 Bway; mtg \$15,000 & AL; Sept11; Sept18'18; A\$9,600-13,000 (R S \$1). **nom**

**120TH st, 36 W** (6:1718-50½), ss, 355 w 5 av, 18.4x100.11, 3-sty & b stn dwg; Etta Beck to Emma Newmark, 106 W 114; mtg \$8,500 & AL; June21; Sept19'18; A\$8,700-11,000 (R S 50c). **nom**

**120TH st, 300-302A W**; see 3 av, 674.

**122D st E, sec Lex av**; see Lex av, 1995-2001.

**122D st, 521-3 W** (7:1977-18), ns, 312.6 w Ams av, 52.6x90.11, 6-sty bk tnt; N Y Life Ins Co to Margret Bray, 23 E 26; B&S & CaG; AL; Sept1; Sept16'18; A\$46,000-95,000 (R S \$81). **81,000**

**124TH st, 152 W** (7:1908-56), ss, 175 e 7 av, 25x100.11, 5-sty bk tnt & str; Florence B Dike Reynolds & Alice M Dike, 151 Central Park W, to Kath C Monahan, 125 31st, Woodcliff, NJ; mtg \$15,000; Aug10; Sept19'18; A\$11,000-20,500. **nom**

**126TH st, 312 W** (7:1952-39½), ss, 166.8 w 8 av, 19x49.10, 3-sty & b stn dwg; Cora C Rushby to John H Cromwell, at Larchmont, NY, & Miriam H Cromwell, at Cranford, NJ; AL; Sept13; Sept14'18; A\$5,500-6,700 (R S \$650). **nom**

**126TH st, 312 W** (7:1952-39½), ss, 166.8 w 8 av, 19x49.10, 3-sty & b bk dwg; City Real Estate Co to John H Cromwell, 11 Larchmont av, Larchmont, NY, & Miriam H Cromwell, 338 Walnut av, Cranford, NJ; AT; B&S; Sept9; Sept16'18; A\$5,500-6,700. **nom**

**136TH st, 229 W** (7:1942-18½), ns, 319 w 7 av, 17x99.11, 3-sty & b stn dwg; Helen F Duncan, 2431 E 6, Duluth, Minn, to Wm H Gardner, 352 W 117; Sept5; Sept16'18; A \$4,700-6,800 (R S \$750). **7,500**

**139TH st, 233 W** (7:2025-16), ns, 367.10 e 8 av, 19.3x99.11, 4-sty bk dwg; David Davidovitz, 233 W 139, to Chas H Roberts, 247 Lenox av; mtg \$6,000 & AL; Sept14; Sept16'18; A\$5,400-7,500 (R S \$3.50). **nom**

**139TH st, 253 W** (7:2025-7½), ns, 156.1 e 8 av, 19x99.11, 4-sty bk dwg; Herman Holzwasser to Chas B Burnham, 144 W 139; AL; June11; Sept13'18; A\$5,300-7,400 (R S \$1). **nom**

**140TH st, 169-71 W** (7:2009-6), ns, 612.6 w Lenox av, 37.6x99.11, 1-sty bk synagogue; Congregation Agudath Achim of Harlem, 171 W 140, to Little Mount Zion Baptist Church, 169 W 140; mtg \$9,000; Sept18; Sept19'18; A exempt-exempt (R S \$12). **21,000**

**141ST st, 148 W** (7:2009-45), ss, 434 e 7 av, 28x99.11, 5-sty bk tnt; Genevieve S Wegman to Helen S Taylor, 800 Riverside dr; ½ pt; B&S & CaG; mtg \$19,500; Sept2; Sept17'18; A\$6,200-19,000 (R S \$1). **nom**

**143D st, 246 W** (7:2028-50), ss, 350 e 8 av, 25x99.11, 3-sty bk tnt & str; Sarah E Grimes, 115 W 138, to Evan Willoughby, 246 W 143; mtg \$8,900 & AL; Aug12; Sept 16'18; A\$6,500-8,000 (R S \$150). **nom**

**149TH st, 404 W** (7:2063-37), ss, 96.10 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; John Dunphy to John P Leo, 529 W 142; B&S & CaG; mtg \$12,750 & AL; Aug 15; Sept19'18; A\$7,500-10,500 (R S \$1). **nom**

**150TH st W** (7:2045-102), sec Bradhurst av, 25x99.11, vacant; Benj Berinstein, ref, to City Savgs Bank of Bklyn, at 1 Lafayette av, Bklyn, plff; FORECLOS Sept10; Sept 13'18; A\$10,000-10,000 (R S \$7.50). **7,360**

**183D st, 661 W** (8:2164-62½), ns, 104.1 e Bway, 16.8x74.11, 3-sty & b bk dwg; Linwood Co to Geo Hagelweide, 66 Irving pl; mtg \$5,000; Aug30; Sept13'18; A\$4,000-6,000. **nom**

**215TH st W, sec Ams av**; see Ams av, 4035.

**Av A, 1239** (5:1461-26), ws, 40.5 s 67th, 40x100, 6-sty bk tnt; Max Lippman to Maxlip Realty Corp'n, both at 1286 1 av; mtg \$37,000 & AL; June—18; Sept19'18; A \$16,000-44,000 (R S \$2). **nom**

**Av A, 1511** (5:1560-21), nwc 80th (No 451), 26x81.6, 5-sty bk tnt & str; Crescent-Star Realty Co to Philip Hoffmann Realty Corp'n, 217 E 92; mtg \$23,000 & AL; Sept10; Sept18'18; A\$14,000-29,000 (R S \$6). **nom**

**Av B, 233** (3:982-1), nec 14th (No 601), runs n28.3xe60.11xn40.7xe26.6xs68.8 to ns 14th xw87.8 to beg, with AT to strip bet e line of above & pt 88 e av B, 5-sty bk tnt & str & 2-sty bk shop; Crescent-Star Realty Co to Philip Hoffmann Realty Corp'n, 217 E 92; AL; Sept10; Sept16'18; A\$18,500-25,000 (R S \$22). **nom**

**Amsterdam av, 601** (4:1220-1), nec 89th (No 179), 25x80, 5-sty bk tnt & str; John McDonough, 87 W 103, to Peter J Egan, 167 W 146; QC; AL; Sept18; Sept19'18; A \$33,000-43,000 (R S 50c). **nom**

**Amsterdam av, 4035** (8:2212-1-4 & 39-40), nec 215th, 99.11x150, vacant; Bruce G Chalfin, of Enseneda, de Mora, Cuba, to Atlantic Realty Co, 49 Wall; AT; confirmation deed & B&S & CaG; Aug27; Sept17'18; A\$45,000-45,000. **nom**

**Bradhurst av, sec 150th**; see 150th W, sec Bradhurst av.

**Central Park W, 370** (7:1832-36-38), swc 97th (No 2), 100.11x200, 2-6-sty bk tnts; 370 Central Park West, Inc, to Hudson Investing Co, 27 Cedar; B&S; AL; Sept9; Sept19'18; A\$185,000-P185,000. **nom**

**Lexington av, 694-6** (5:1311-58), ws, 25.5 s 57th, 40x90, 4-sty bk stable; Utility Realty Co to Henry Morgenthau Co, 30 E 42; Sept17'18; A\$45,000-54,000. **nom**

**Lexington av, 1995-2001** (6:1770-53), sec 122d, 100.11x35, 5-sty bk tnt & str; Annie C Geraty, TRSTE under deed of trust rec Apr19'12, to Edgerton Park Co, 271 W 125; ¼ pt; mtg \$28,000 & AL; Sept7; Sept 14'18; A\$36,700-56,000 (R S \$2). **1,750**

**Lexington av, 1995-2001** (6:1770), sec 122d; Jas J O'Reilly et al to same; ¼ pts; mtg \$23,000 & AL; Sept7; Sept14'18 (R S \$5.50). **nom**

**Manhattan av, 58** (7:1838-47), es, 65.5 s 103d, 35.5x95, 5-sty bk tnt; Jas W Hyde, ref, to Elted Corp'n, 215 Montague, Bklyn; FORECLOS Aug8; Sept17'18; A\$23,500-38,000 (R S \$26). **26,000**

**Park av, 878** (5:1393-33), nwc 78th (No 71), 20x75, 2-sty bk tnt & str; Annie F Leverich to Margt Nunan, 65 E 92; mtg \$27,000 & AL; Sept10; Sept16'18; A\$59,000-63,000 (R S \$28). **nom**

**St Nicholas av, 1248** (8:2129-5), es, 75 s 173d, 25x100, 3-sty bk tnt & str; Jos Lassman to Nathan Lassman, 1248 St Nicholas av; Sept17'18; A\$14,000-17,000. **nom**

**West Broadway, 433** (2:501-11), ses, abt 100 s Prince, 25x100, 5-sty bk loft bldg; P Fredk Bruner et al, individ & admr & Edw E Bruner, decd, to P Fredk, Henry J & Mary E Bruner, all at 27 W 58; Louise B O'Donohue, 262 W 73, & Alvina V McAllenam, 266 W 73; 1-6 pt; AT; QC; Aug 24; Sept13'18; A\$15,000-27,000 (R S 50c). **nom**

**1ST av, 412** (3:956-1), nec 24th (No 401), 24.9x75, 5-sty bk tnt & str; Crescent-Star Realty Co to Philip Hoffmann Realty Corp'n, 217 E 92; mtg \$10,000 & AL; Sept 10; Sept18'18; A\$15,000-23,500 (R S \$12). **nom**

**1ST av, 1270-2** (5:1463-3), es, 40.5 n 68th, 40x100, 6-sty bk tnt & str; Max Lippman to Maxlip Realty Corp'n, 1286 1 av; B&S; AL; Sept10; Sept19'18; A\$22,500-47,000 (R S \$4). **nom**

**3D av, 422** (3:885-45), ws, 74 n 29th, 24.8 x95, 4-sty bk tnt & str; Jerome H Koehler, ref, to Roman Catholic Orphan Asylum in City N Y, at 470 Mad av, plff; FORECLOS Aug14; Sept16'18; A\$20,500-23,500 (R S \$15). **15,000**

**3D av, 674** (5:1297-39), ws, 25 s 43d, 25x 100, 5-sty stn tnt & str; A\$25,000-32,000; also 8TH AV, 2211-23 (7:1946-29 to 36), nwc 119th (No 301) to ss 120th (Nos 300-302A), 201.0x100, 7-5-sty bk tnts & str; A\$137,000-228,000; Louis Boehm to Lillian Boehm, both at 306 W 94; ½ pt; AL; Sept 17'18. **nom**

**4TH av, 441** (3:885-88), sec 30th (No 100), 19.9x60, 4-sty stn tnt & str; Wm J Foepfel, of Palisade, NJ, to Gustave W Foepfel, 328 Terrace av, Hasbrouck Heights, NJ; ½ pt; AL; Sept10; Sept17'18; A\$75,000-79,000 (R S 50c). **nom**

**8TH av, 2211-23**; see 3 av, 674.

**9TH av, 195** (8:719-44-45), swc 22d (Nos 400-2), 72x28.6, 2-4-sty bk tnts & str; Midton Realty Co to Julia R Donnelly, 400 W 22; mtg \$23,500; Sept6; Sept17'18; A \$18,000-25,500 (R S \$5). **nom**

**Strip or alley**; see Columbia, rear of 10 & 12 Columbia.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Lafayette st, 204** (2:482-35), ws, abt 135 n Broome, 21.3x100, 2 & 3-sty bk foundry; petition to register title & c by Thos Harper, 32 Legget av, Woodhaven, B of Q; People of State N Y; Sept14; Sept16'18; A\$18,000-18,500. **Torrens system**

**7TH st E, nec 3 av**; see 3 av, 1-3. **32D st, 44-50 E** (3:861), ss, 83.8 w 4 av, runs s110.2xw48 to e of old Middle rd x again w18.4xn107.5 to st xe66.4 to beg; re judgmt filed Oct21'16; Lorne A Scott, 328 West End av, to Paul M Herzog, 41 W 63; Sept10; Sept13'18. **nom**

**86TH st, 164-6 E**; see 3 av, 1520-6.

**3D av, 1-3** (2:463), nec 7th, 42.5x74; consent to 3d track; Metropolitan Savgs Bank to Manhattan Railway Co & ano; July20; Sept16'18 (R S \$1.50). **1,175**

**3D av, 1520-6** (misc), swc 86th (Nos 164-6); power of atty; Otto & Gertrude A Lehmann, 1507 W 51, Los Angeles, Cal, to Henry Spies, 665 Jefferson pl, Bronx, & Regina Spies, 561 W 180; June12; Sept16 '18. **nom**

**Certificate (misc)**; by Wm H Sage as surviving TRSTE will Geo L Ronalds, late of Tuxedo, NY, as to nomination as co-TRSTE of Herbert S Schoonmaker, 1615 University av, Bronx, as successor TRSTE in place of Alfred R Conklin, decd; June 28; Sept18'18. **nom**

**Power of atty (misc)**; Helen O'Reilly, 127 E 94, to Chas A O'Reilly, her husband; Jan9; Sept13'18.

**Power of atty (misc)**; Harold B Gibbs to Elinor B Gibbs, 10 Thomas; Sept10; Sept 13'18.

**Power of atty (misc)**; Thos Lenane to Thos Lenane, Jr; Sept11; Sept13'18.

**Power of atty (misc)**; Alfred J Rooney to Peter A Hartigan, both at 260 W 47; Sept12; Sept13'18.

**Power of atty (misc)**; Stephen C Clark to Edw S Clark, both at Cooperstown, NY; Dec8'11; recorded in Bronx Co Aug9'17; Sept17'18.

**Revocation of power of atty (misc)** rec Sept16'18; Otto & Gertrude A Lehmann, 1507 W 51st pl, Los Angeles, Cal, to Henry Spies, 665 Jefferson pl, & Regina Spies, 561 W 180; Aug23; Sept19'18.

## WILLS.

### Borough of Manhattan.

**Cannon st, 127** (2:335-70), ws, abt 145 s Houston, —x—, 3-sty bk tnt; A\$9,000-11,000; also 73D ST, 209 E (5:1428-6), ns, abt 140 e 3 av, —x—, 4-sty stn tnt; A\$3,000-13,500; also 83D ST, 219-21 W (4:1231-25-26), ns, abt 150 w Ams av, —x—, 2-5-sty bk tnts; A\$42,000-66,000; Benj Aufses Est, ½ pt; Saml Aufses, exr, 118 E 73; (A) Solon B Lilienstern, 115 Bway. Filed July 3'18.

**Washington st, 689** (2:632-3), es, abt 50 n Charles, —x—, 4-sty bk tnt, A\$6,000-8,000; Peter Lang Est, A J Smith, exr, 689 Washington; (A) Wm F Wund, 156 Bway. Filed July2'18.

**23D st, 414 W** (3:720-54), ss, abt 125 w 9 av, —x—, 5-sty stn tnt; A\$8,000-10,500; Solomon Weber Est; (A) Harry Edwards, 15 William. Filed June25'18.

**30TH st, 322 W** (3:753-55), ss, abt 290 w 8 av, —x—, 3-sty & b bk dwg; A\$12,000-15,000; Garrett Van Blarcom Est; (A) C G Hupfel, 229 E 38. Filed June26'18.

**39TH st, 109 E** (3:895-10), ns, abt 160 e Park av, —x—, 4-sty & b bk dwg; A\$40,000-53,000; Mary E Bacon Est, D H Bacon, exr, St Augustine, Fla; (A) Jas D Fessenden, 32 Nassau. Filed June28'18.

**47TH st, 343 E** (5:1340-22½), abt 60 w 1 av, —x—, 5-sty bk tnt & str; A\$4,000-8,000; Anna C Docterman Est, ½ pt; (A) Wm Brunner, 220 Bway. Filed June 25'18.

**45TH st, 132 W** (4:1000-47), ss, abt 345 w 6 av, —x—, 3-sty stn tnt; A\$40,000-42,000; Jas J Martin Est, I M Wilkinson, exr, 321 W 94; (A) King & Wilkinson, 27 Cedar. Filed May27'18.

**90TH st, 143 W** (7:1854-13), ns, abt 310 e Ams av, —x—, 5-sty bk warehouse; A \$15,500-22,000; Eliz Guilfoyle Est; (A) Dunn & Daly, 261 Bway. Filed July2'18.

## CONVEYANCES.

### Borough of Bronx.

SEPT. 13, 14, 16, 17, 18 & 19.

**B st, sec Elliott av**; see Elliott av, sec B st.

**Cedar st** (16:4728), es, 603 n Old Boston Post rd, 25x90; Chas Glore, New Rochelle, NY, & ano, to Leodegar Siebert, 574 74th, Bklyn; Sept16; Sept19'18 (R S \$1). **nom**

**Chestnut st, 801** (16:4607), ns, 26x96, except part for Barnes av & Chestnut st; Barnett Brodsky et al to Anna & Fannie Schneiderman, 801 No Chestnut dr; mtg \$5,750; Sept11; Sept18'18 (R S 50c). **nom**

**Crotona Pkway, es, abt 118.2 s 180th**; see Mohegan av, ws, 118.2 s 180.

**Crotona Park N** (11:2952), ns, 227 e Prospect av, 27.10x97.2x27.10x97.6, vacant; John C Cook to Harold I Cook, 2321 Grand blvd & concourse; mtg \$14,000; Sept18; Sept19'18 (R S 50c). **nom**

**Elsmere pl, 786** (11:2955), ss, 400 w Marmon av, 25x100, 2-sty fr dwg; Sarah & Jas J Dixon, 3057 Bailey av, to Ida Cohen, 853 Elsmere pl; mtg \$3,500; Sept17'18. **nom**

**Hawkstone st** (11:2836), ss, 21.6 w Grand blvd & concourse, runs w40.2xn along es 5 av as on map Mt Eden, 28.1 to ss Hawkstone xe49.6 to beg, vacant; also 5TH AV (11:2836), as on said map, ws, at sec lot 103 on said map, runs s50xe25xn50xw25 to beg, vacant; Harold Swain to Jos Schonleben, on ws old 5 av, bet Rockwood & Hawkstone sts; B&S; Sept6; Sept17'18 (R S \$2). **nom**

**Hawkstone st** (11:2836), ss, 71 w Grand blvd & concourse, 61.7x64.10x50x23.1, vacant; Anna R Crossin, Bklyn, to Jos Schonleben, on ws old 5 av, between Rockwood & Hawkstone sts; B&S; Sept6; Sept17'18 (R S \$1.50). **nom**

**Home st, 883**; see 169th, 888 E.

**Kingsbridge ter, 2743 on map 2741** (12:3256), ws, 150 n Nindham pl, 25x112.11x25 x—, 2-sty & b bk dwg; also PARKVIEW PL (12:3219), sec 190th (No 118), 85x25x 80.3x25.5, 2-sty & b bk dwg; Morris F Wood, 112 E 29, to Olds Holding Corp'n, 217 Bway; mtg \$13,000; Sept14; Sept18'18 (R S \$8). **nom**

**Magenta st** (16:4626), ns, 65 e Duncomb av, 30x100; Gordon Ritchie, Bayside, LI, to Vito Campanella, 332 W 38; mtg \$3,500; Sept11; Sept17'18 (R S \$1). **nom**



**Parkview pl, 2464 (late Devotee)** (11:3219), es, — & ne Webb av, 25x90, 2-sty & b fr dwg; T F Murray Real Estate & Constn Co to Frances Murray, 2464 Parkview pl; July16'15; Sept14'18 (R S \$3).

**Parkview pl, see 190th**; see Kingsbridge ter, 2743 on map 2741.

**William st** (18:5375), es, 100 n Dudley av, 25x100; Dutchess Finance Co, 54 Market st, Poughkeepsie, NY, to Louisa Strackbein, 2892 Valentine av; Sept10; Sept17'18.

**145TH st, 520 E** (9:2271), ss, 153 e Brook av, 22x100, 3-sty fr tnt & str; Saml H Burstein, 143d & 3 av, to Bessie Kirshon, 3221 3 av; Sept5; Sept13'18 (R S \$3). nom

**149TH st E** (10:2557), ss, 151.7 w Passage av on map Wilton, &c, runs s — to Morrisania Branch R R xnw — to st xe 52.10 to beg; Jas Gettings & ano to Stebbins Realty & Constn Co, 901 Elton av; mtg \$2,000; Sept17; Sept18'18 (R S \$1.50).

**151ST st, 341 E** (9:2411), ns, 150 w Courtlandt av, 25x115.11, 2-sty & b fr dwg; Marie Gleim, widow, to Wm F Steiner, 341 E 151; Sept13; Sept14'18 (R S \$4).

**156TH st E, nwc Cauldwell av**; see Cauldwell av, nwc 156th.

**165TH st E, nwc Franklin av**; see 3 av, 3368-74.

**165TH st E, nec 3 av**; see 3 av, 3368-74.

**167TH st, 826 E** (10:2680), ss, 100 w Prospect av, 40x100, 5-sty bk tnt; Harry Schlenoff, Bklyn, to Newat Realty Co, 200 Bway; mtg \$25,000; Sept12; Sept17'18 (R S \$5).

**169TH st, 888 E** (10:2694), sww, 88.11 se Stebbins av, runs sw49.5x54.5 to ns Home (No 883) xe25xn38.9xne38.9 to 169th xnw 25 to beg, 2-sty bk tnt & str & 3-sty fr tnt & str; Jos F Oliver, Union Hill, NJ, to John C Hansen, 903 Home; mtg \$10,000; Sept16; Sept17'18.

**170TH st, 630 E** (11:2935), ss, 100.11 e Franklin av, 47x105.4x46.6x100.1, 5-sty bk tnt; also 170TH ST, 636 E (11:2935), ss, 147.1 e Franklin av, 47x110.8x46.6x105.4, 5-sty bk tnt; Jay Tee Bee Holding Co, 1149 Boston rd, to Ulster Court Corpn, 30 Church; mtg \$54,000; Sept17; Sept18'18 (R S \$18).

**170TH st, 636 E**; see 170th, 630 E.

**173D st, 347 E** (11:2190), nes, at ws Clay av (No 1667), 49.11x89.2x48x108, 5-sty bk tnt & str; Alice E Keller, 252 W 76, to 1690 Realty Corpn, 99 Nassau; Sept7; Sept14'18.

**175TH st, 707 E** (11:2949), nes, abt 70 e Crotona av, 15.9x100, except part for st, 2-sty & b fr dwg; Ronald McAdam to Fredk Alber, 1930 Webster av; mtg \$3,000; Sept17; Sept18'18 (R S \$1.20).

**179TH st E, nwc Creston av**; see Creston av, 2001-7.

**183D st, 59 W** (11:3209), ns, 80 w Grand av, 20x100, 3-sty bk tnt; Louise J Wesslau to Benj Raphael, 59 W 183; Sept17; Sept18'18 (R S \$7.50).

**190TH st W, see Parkview pl**; see Kingsbridge ter, 2743 on map 2741.

**203D st, 237 E**; see Valentine av, 3041-55.

**203D st E, ns, 37.7 w Valentine av**; see Valentine av, 3041-55.

**227TH st E** (17:4840), ss, 230 e White Plains rd, 50x114, Wakefield; Ida Harris, 519 Nostrand av, Bklyn, to Eva Krupin, 2900 8 av; Sept9'15; Sept19'18 (R S \$1).

**232D st E** (17:4879), ns, 455 w Laconia av, 50x89.10; Anna Viscount, Bklyn, to Maria Schisano, 226 Leonard, Bklyn; Sept9; Sept13'18 (R S \$1).

**236TH st, 127 E** (12:3371), ns, 250 e Oneida av, 25x100, 2-sty & b fr dwg; Josephine Keitel to Anna B Jaeger, 1892 Belmont av; mtg \$4,400; July17; Sept17'18.

**Andrews av, 2338** (11:3218), es, abt 210 s Fordham rd, 25x100, 2-sty & a fr dwg; Lawyers Mtg Co to Eliz T Conry, 2532 Creston av; B&S & correction deed; Sept13; Sept14'18.

**Anthony av, 1691-3** (11:2889), ws, 190 n 173d, 54x84.2 to Clay av (No 1690) x55.6x71.5, 5-sty bk tnt; Alice W Keller, 252 W 76, to 1690 Realty Corpn, 99 Nassau; Sept7; Sept14'18.

**Aqueduct av E, 2336** (11:3209), es, 197.11 s 184th, 29.8x87.5x7.2x82.1, 3-sty & b bk dwg; Clayton Realty Co to Hedwig Gollubier, 2526 Grand blvd & concourse; mtg \$4,000; Sept14; Sept16'18 (R S \$1.50).

**Arthur av, 2066** (11:3069), es, 203.9 n 179th, 16.8x128x16.8x126.6, except part for av, 2-sty fr dwg; Chas Wasserman, 435 W 40, to Saml Slutsky, 218 W 21; mtg \$2,700; Sept17; Sept18'18 (R S \$1.50).

**Balcon av** (18:5347), ws, 50 s Latting, 25x100; also BALCOM AV (15:5347), ws, 250 s Latting, 25x100; also BALCOM AV (18:5347), ws, 400 s Latting, 25x100; Charlotte M Mawson to Gertrude B Mawson, 24 W 59; Sept7; Sept16'18 (R S 50c).

**Balcon av, ws, 250 s Latting**; see Balcom av, ws, 50 s Latting.

**Balcon av, ws, 400 s Latting**; see Balcom av, ws, 50 s Latting.

**Barker av, 3009** (16:4543), ws, 25 n King, 25x90; Julius A & Anna B Ackermann, tenants by the entirety, 3009 Barker av, to Marion E Hoffman, 3022 Cruger av; mtg \$2,500; Sept16; Sept17'18 (R S \$2.50).

**Barnes av, swc Morris Park av**; see Morris Park av, swc Barnes av.

**Barnes av, ws, 100 s Morris Park av**; see Morris Park av, swc Barnes av.

**Barnes av** (15:4054), es, 295 n Morris Park av, 25x87.5x25.6x92.4; John Taylor, TRSTE Agnes Schano, a bankrupt, 1521 Odell, to Clementina Vermaeten, 370 Columbus av; mtg \$4,000; Sept12; Sept13'18 (R S \$1.50).

**Boone av, 1499** (11:3008), ws, 175 s 172d, 25x100, 3-sty fr tnt; Adolph Trube to Cath McPhillips, 1497 Boone av; mtg \$3,500; Sept18'18 (R S \$1.50).

**Bryant av, 906** (10:2761C), es, 270 s Garrison av, 20x100, 2-sty & b bk dwg; Cornelius C Link to Anna & Andrew Reuter, 273 Irving av, Bklyn; Sept17; Sept18'18 (R S \$6).

**Bryant av, 1013-9** (10:2748), ws, 100 n Aldus, 84x100, 2-5-sty bk tnts; David Chernoff, 650 W 173, to Cella Ravitch, 454 Ft Wash av; Sept9; Sept13'18 (R S \$2).

**Bryant av, 1425** (11:2994), ws, 325 s Jennings, 25x100, 2-sty & b fr dwg; Timothy Sullivan et al to Meyer Friedman, 502 Ashford, Bklyn; Sept14; Sept17'18 (R S \$2).

**Cambreleg av, 2453** (11:3075), ws, 125 s 189th, 25x100, 2-sty & b fr dwg; Emile Ragaglia, New Milford, NJ, to Rosina Romano, 2464 Arthur av; mtg \$4,000; Sept3; Sept13'18 (R S \$2.50).

**Carpenter av, 4641** (17:5078), ws, 100 s 241st, 50x100; Ellen Bathrick to Robt Wlger, 168 Amsterdam av; QC; May20; Sept18'18.

**Carpenter av, 4641**; Wm T Mapes, 665 E 242, to same; QC; July29; Sept18'18.

**Carpenter av, 4641**; Mary F Wadick, 3248 Olinville av, to same; QC; Aug30; Sept18'18.

**Cauldwell av** (10:2626), nwc 156th, runs n200xw100x150xw17.6xs50 to st xell17.6 to beg, vacant; Olds Holding Corpn to Armmodo Bldg Co, 63 Park Row; June6; Sept14'18 (R S \$30).

**Clay av, 1377** (11:2782), nws, 864.1 ne 169th, 16.8x97x16.9x95.7, 2 & 3-sty & b bk dwg; Sarah Brown to Mary F Kelly, 1377 Clay av; mtg \$5,500; Feb21'10; Sept16'18.

**Clay av, 1337** (11:2782), ws, 464.1 n 169th, 25x80.9x25x80.11, 2-sty fr dwg; Mary Fiori to Mark M Shane, 417 Claremont Pkway; mtg \$4,000; Sept18; Sept19'18 (R S \$1.50).

**Clay av, 1667**; see 173d, 347 E.

**Clay av, 1690**; see Anthony av, 1691-3.

**Creston av, 2001-7** (11:2807), nwc 179th, 99.10x40, 2-sty & b bk dwg & 2-sty bk garage; Sophie wife Jakob Mayer to Eleanor Williams, 154 W 131; mtg \$13,500; Sept16; Sept17'18 (R S \$11).

**Creston av, 2015** (11:2807), ws, 346.2 s Burnside av, 28x100, 2-sty & b fr dwg; Tillie E Sigler to Lilian K Abraham, 536 W 136; mtg \$5,000; Sept18'18 (R S \$2.50).

**Cruger av, 3301** (16:4600), ws, 25x100, except part for Cruger av; Leslie F Randall, New Rochelle, NY, to Hugo Wabst, 3301 Cruger av; mtg \$5,000; July13; Sept13'18 (R S 50c).

**Cruger av** (15:4037), ws, 275 s Van Nest av, 50x95; Maria M Gregorio, 1659 Cruger av, to Anna M Gregorio, 1659 Cruger av; mtg \$3,300; Sept13; Sept17'18 (R S \$1).

**Daly av, 1922** (11:2992), es, 324.2 s 177th, 21.8x148.2, 2-sty fr dwg; Katie Finck, Bklyn, to Thos J Tighe, 1162 Hoe av; mtg \$4,000; Sept16'18 (R S \$2).

**Eastern blvd** (18:5317), es, 300 s Baisley av, 25x100; Peter P Polchinski to Virginia M Polchinski, 1372 Edwards av; Sept14; Sept16'18.

**Edson av** (17:5015), ws, 597.9 s Kingsbridge rd, 50x100; Michl La Palombara to Angelina Cantale, 232 E 109; mtg \$500; Sept13; Sept14'18 (R S \$1).

**Elliott av** (18:5312), sec B st, 25x100; Peter P Polchinski to Stephen Polchinski, 1372 Edwards av; Sept14; Sept16'18.

**Ely av** (17:4885), es, 141.3 s Boston rd, 50x95; Realty & Commercial Co to Byron Realty Co, 3470 Ely av; Sept9; Sept13'18 (R S \$1.50).

**Forest av, 1072** (10:2660), es, 100 s 166th, 50.4x102.10, 5-sty bk tnt; Amanda F Buttner to Benenson Realty Co, 401 E 152; mtg \$37,500; Sept18; Sept19'18 (R S \$4.50).

**Forest av, 1072**; Benenson Realty Co to Markstone Realty Co, 504 E 171; mtg \$37,500; Sept18; Sept19'18 (R S \$7).

**Forest av, 1179** (10:2652), ws, 277.1 n Home, 19.2x87.7x19.8x87.7, 3-sty fr tnt; Mathilda Cook to Sarah Muller, 1179 Forest av; B&S; Sept18'18 (R S 50c).

**Fort Schuyler rd** (18:5350), sww, abt 353.3 ne Waterbury av, runs nw29.5xsw7.1 to sww Ft Schuyler rd on final map xse29.4x ne7.7 to beg; City N Y to Harriet M Cokeley, 2879 Coddington av; Mar26; Sept16'18.

**Franklin av, 1071-9**; see 3 av, 3368-74.

**Gleason av** (14:3821), ns, 105 w Have-meyer av, 37.6x108, except part for Gleason av; Frank Gass, 2019 Powell av, to Magdalena Lohbauer, 1966 University av; mtg \$2,000; Aug28; Sept18'18 (R S \$1.50).

**Hermany av, 2117** (14:3686), ns, 139.6 e Olmstead av, 37.6x103; Emma M Moberg, 2112 Hermany av, to Ida S Ashby, 218 E 74; mtg \$4,000; Sept10; Sept13'18 (R S \$2).

**Honeywell av, 1976-S** (11:3121), es, 143 n 177th, 50x60.1, 4-sty bk tnt; Alburts J Ogden et al to Anna M Kreuter, 1204 Tinton av; mtg \$17,500; Sept5; Sept13'18 (R S \$3).

**Honeywell av, 2111** (11:3124), ws, 142.2 n 180th, 42x140.3, 2-sty & b fr dwg; also HONEYWELL AV, 2115 (11:3124), nws, 199 ne 180th as on map East Tremont, 22x150, 2-sty & b fr dwg; also HONEYWELL AV, 2117 (11:3124), nws, 221 n 180th, 22x150, except part for av, 2-sty & b fr dwg; Marie De Blasi, 2117 Honeywell av, to Angelina Petroccione, 2117 Honeywell av; mtg \$ —; Apr25; Sept13'18.

**Honeywell av, 2115-7**; see Honeywell av, 2111.

**Houghton av** (14:3695), ns, 180 w Have-meyer av, 25x83, except part for Houghton av; Frank Gass, 2019 Powell av, to Magdalena Lohbauer, 1966 University av; mtg \$5,000; Aug28; Sept19'18 (R S \$1).

**Hughes av, 2141** (11:3070), ws, 162.11 s Oak Tree pl, 16.8x95, 2-sty fr dwg; Jacob Katzman to Maximilian Welker, 2170 Arthur av; mtg \$2,375; Sept14; Sept16'18 (R S \$2.50).

**Hull av, 3264** (12:3351), es, 226.11 n 207th, 18.9x100, 3-sty & b bk dwg; Chas M O'Keefe, ref, 141 Bway, to Albt C & Olga F Bumpus, Hastings-on-Hudson, NY, piffs; mtg \$4,000; FORECLOS Sept6; Sept14; Sept16'18 (R S \$2.50).

**Hunts Point av, 828** (10:2762), es, 295.4 n Lafayette av, 19.3x108.11x18.9x104.6, 3-sty bk tnt & str; also HUNTS POINT AV, 830 (10:2762), es, 314.7 n Lafayette av, 19.3x113.3x18.9x108.11, 3-sty bk tnt & str; Arthur L Merriam, 58 Central Park W, to Walter C White, Ocean Township, NJ; Aug31; Sept13'18 (R S \$15).

**Hunts Point av, 830**; see Hunts Point av, 828.

**La Salle av** (18:5358), ns, 1115.10 e Ft Schuyler rd, 25x100; Luigi Bruno et al to Peter Porco, 186 Lincoln av, an undivided interest; Sept17; Sept18'18 (R S 50c).

**La Salle av** (18:5358), ns, 1140.10 e Ft Schuyler rd, 25x100; Peter Porco to Luigi Bruno, 186 Lincoln av; Sept17; Sept18'18 (R S 50c).

**Lydig av** (15:4293), ss, 100 e Barnes av, 50x100; Michl Retzker, 101 W 106, to Wm Daly, 1326 Fulton av; Aug30; Sept14'18 (R S \$6).

**Mace av** (16:4447), ns, 50 e Colden av, 50x100; Florindo De Gregory, Bklyn, to Marianna De Gregory, 81 Withers, Bklyn; mtg \$412.50; Sept6; Sept19'18.

**Marion av, 2545** (12:3286), ws, 149.5 n Fordham rd, 50x63.4x50x62.5, 2-sty & b fr dwg; Mary L Cronin, 2545 Marion av, to Jas B McGrath, 2526 Webster av; mtg \$5,000; Sept10; Sept14'18 (R S \$5).

**Matilda av** (17:5105), nws, 100 sw 242d, 33.4x100; Geo J Harlow, Mt Vernon, NY, to Cath T Harlow, his wife, 27 So Bond st, Mt Vernon, NY; May15'14; Sept17'18.

**Middletown rd** (18:5389), ss, 250 e Mayflower av, 50.1x105x50x107; Westchester County Brewing Co, at Pelham, NY, to Ebling Brewing Co, 760 St Anns av; Aug5; Sept13'18 (R S \$1).

**Mohegan av** (11:3118), ws, 118.2 s 180th, 66x146 to Crotona Pkway, vacant; Gertrude H Fink, Newark, NJ, et al to August Boecher, 1160 West Farms rd; mtg \$3,500; Sept12; Sept18'18 (R S \$1.50).

**Morris Park av** (15:4049), ns, 20 w White Plains rd, 75x95; Hattie A Landgrebe to Aaron Kulick, 655 Morris Park av; ½ RT & I; mtg \$21,000; Sept10; Sept18'18 (R S 50c).

**Morris Park av** (15:4036), sww Barnes av, 25x100; also BARNES AV (15:4036), ws, 100 s Morris Park av, 25x100; Terence Curry to Bridget Farley, 19 Columbia av, Cliff Side, NJ; Sept5; Sept14'18 (R S \$5).

**Nelson av, 1216-8** (9:2515), es, 193.4 s 168th, 50x125, vacant; Eliz M Ogden, 514 W 153, to Florence C Davis, 305 Amsterdam av; mtg \$1,200; Sept14; Sept18'18.

**Old Albany Post rd** (13:3415P), ws, at ns farm now or formerly Jos Delafield, — x 184.10x235.9x120.10, contains 3 rods & 9-16 of a perch; Francis M Palladino to Michl Palladino, 417 E 116; AT; AL; Aug30; Sept19'18.

**Overing av** (15:3987), es, 96.11 n Frisby av, 45x34.11; Cath Connelly, 3077 Eastern blvd, to Mary A Connelly, 3077 Eastern blvd; Sept4; Sept16'18.

**Plimpton av, 1327** (9:2522), ws, 97.7 s 170th, 22x100, 2-sty & b bk dwg; Frank M Tinnelli to Eliz Lynch, 369 E 148; mtg \$7,000; Sept19'18 (R S \$1).

**Prospect av, 1989** (11:3093), ws, 33 s 178th, 29x100, 4-sty bk tnt; Danl Reisman, 23 Park av, Jamaica, LI, to Josephine Wahner, 935 Emerald, Union Course, LI; Apr10; Sept19'18 (R S \$5).

**Prospect av, 1989**; Josephine Wahner, 1989 Prospect av, to Wm Bender, 2012 Clinton av; mtg \$15,500; Sept13; Sept19'18 (R S \$5).

**Seton av** (17:4960), ws, 450 s Randall av, 25x100; Louis Rosenblatt to Jas Berney, 293 E 134; Sept14; Sept16'18 (R S \$3.50).

**Southern blvd, 883** (10:2722), ws, 225 s Barretto, 50x105, 5-sty bk tnt & str; Hy Morgenthau Co to Utility Realty Co, 30 E 42; B&S; Sept12; Sept14'18.

**Southern blvd, 1506** (11:2981), es, 450 n Jennings, 50x100, 5-sty bk tnt & str; Max Rivlin to M Davis & Son, 1048 Morris av; mtg \$36,500; Sept14; Sept18'18 (R S \$5.50).

**Southern blvd, 1551** (11:2977), ws, 315 n 172d, 40x100, 5-sty bk tnt & str; Harry Blicher to Bessie Blicher, 64 W 128; mtg \$29,750; Dec1'17; Sept14'18 (R S \$3).

**Taylor av** (14:3765), es, 375 n Gleason av, 25x100; John Loeffler, 1238 Taylor av, to Adam Glass, 1238 Taylor av; Sept14; Sept17'18.

**Tinton av, 1057** (10:2660), ws, 125 s 166th, 25x100, 2-sty & b fr dwg; Caroline Voiz, 1311 Mad av, to Louise Willi, 1219 Mad av; Sept13; Sept18'18 (R S \$5).

**Unionport rd** (15:4031), es, 100.1 s Morris Park av, 25x106x25x107.11; Frank Palladino to Michela Palladino, 417 E 116; mtg \$ —; Aug—'18; Sept19'18.



**Valentine av, 2120** (11:3144), es, 400.11 n 180th, 25.4x113.11x25x110.9, 2-sty & b bk dwg; Malkus E Soderstrom to Jeanette L Gross, 1613 Prospect pl, Bklyn; mtg \$6,000; Dec6'11; Sept17'18 (R S \$1).

**Valentine av, 2120;** Jeanette L Gross, Bklyn, to Forssgren Realty Co, 37 Old Broadway; AL; Aug29; Sept17'18 (R S \$1).

**Valentine av, 2073** (12:3306), ws, 217.6 n Bedford Park blvd, runs w200xn9.9xne20.4 xe111.6 to av xs25 to beg, 2-sty & a fr dwg; John T Turner to Jacob F Liebler, 2977 Valentine av; mtg \$7,000; Sept17; Sept18'18 (R S \$3).

**Valentine av, 3041-55** (12:3309), nwc 203d (No 237), 126.8x37.7x126.9x37.7, 2-2-sty fr dwgs, str in No 237; also strip, begins 203d ST E (12:3309), ns, 37.7 w Valentine av, runs w6.4xn100xe0.3xn26.9xe0.1x s126.9 to beg; Herman E Hoffstadt, 2735 Webster av, to Augusta Hoffstadt, 3055 Valentine av; QC; Sept14; Sept17'18, nom

**Walton av** (9:2352), ws, 50 s 150th, 50x 95.10x50x93.4, vacant; J Wm Meyer, Wellshoro, Pa, to Wm H Meyer, 558 W 189; July30; Sept13'18.

**Washington av, 968-74** (9:2368), es, 100 s 164th, 58.10x180, 2 & 3-sty fr dwg & 1-sty fr rear stable; Christian Herrlich, EXR Hy Schug, to Sophie Schug, 974 Wash av; Sept11; Sept17'16.

**Westchester av** (15:3963), ns, 147 e Castle Hill av, 20x164.3x—x164; Frank Gass, Inc, 2215 Westchester av, to Magdalena Lohbauer, 1966 University av; mtg \$5,000; Aug28; Sept18'18 (R S \$2).

**Wickham av** (17:5052), es, 300 s Nereid av, 50x97.6; Ruth Dodge to Wm N Streese-man, 2090 Mad av; mtg \$4,000; Sept12; Sept13'18 (R S \$4).

**Woodlawn Cemetery** (12:3356), ss, 208.6 w Webster av, runs s398xn415.1 to Woodlawn Cemetery xw38 to beg; One Fifty West Twenty-second St Inc to Adeline D Weeks, 36 Lake, White Plains, NY; B&S & CaG; mtg \$3,500; June26; Sept19'18, nom

**3D av, 3368-74** (10:2608 & 2607), nec 165th, 82x70.7 to Franklin av (Nos 1071-9), 96.7x31.1, 6-sty bk tnt & str; Amer Realty Co, 299 Bway, to Chas L Petze, Wilmington, Del; mtg \$52,500; Sept12; Sept18'18 (R S \$21).

**3D av, 3469** (9:2372), ws, 148 n 167th, 25 x141.5x24.6x141, except part for av, 3-sty fr tnt & str; Pearl Niles, Town of Union, NJ, to Mary B Browne, 140 E 150; AL; Sept12; Sept18'18.

**3D av, 3651-3** (11:2910), ses, abt 275 s 170th, 50x100, except part for av, 6-sty bk tnt & str; Benenson Realty Co, 401 E 152, to Lillie Schlimowitz, 2012 Dean, Bklyn; mtg \$48,000; Sept12; Sept16'18 (R S \$7).

**5TH av, es**, see Hawkstone st, ss, 21.6 w Grand Blvd & Concourse.

**Lot 14248** (12:3361), map Woodlawn Cemetery; Woodlawn Cemetery, a corpn, to Margt E Eccles, Freeport, LI; June27; Sept14'18.

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**140TH st, 607 E** (10:2553), asn rents; Otto Mesloh to Mary Gerlich, 125 E 88; Sept16; Sept18'18.

**140TH st, 607 E;** asn rents; Cath R Meincke, 2120 Harrison av, to same; Sept 17; Sept18'18.

**Boone av, 1499** (11:3008), ws, 175 s 172d, 25x100, 3-sty fr tnt; re downer; Emma, wife Benj Viau, to Adolph Trube, 889 E 169; Sept13; Sept16'18.

**Power of atty;** Frances S Whitehouse, Mt Kisco, NY, to Daniel Seymour, 80 Bway; May23; Sept17'18.

**Power of atty;** Wm E Pringle, 795 E 175, to Louis Riedinger; May29; Sept19'18.

## LEASES.

### Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

**Division st, 40** (1:289), all; Saml Rouse to Sigmund Braverman, 40 Division, & Saml Siwek, 367 S 5, Bklyn, firm Braverman & Siwek, 40 Division; from July13'17 to Apr30'27; July13'17; Sept18'18.

3,600 per annum, or for term 35,375

**Elizabeth st, 239** (2:508), str & 1 room in back; Angiolina & Carlo Molinelli to John Paris, 239 Elizabeth; 5yf Sept11'18; Sept9; Sept13'18.

**Houston st, 200 W** (2:528), ns, 188.6 w Bedford, 25x112.8x25.11x119.7; assign Ls dated Jan4, 1900; Michl Maresca to Umberto Sardella, 10 St Lukes pl; Sept14; Sept18'18.

**Perry st, 31** (2:613), all; Mary Kane, 307 W 4, to Hans O Wagner, of Tenafly, NJ; 10yf Sept1'18; Aug14; Sept16'18.

**3D st, 106 W** (2:540), ground fl; Alice Loughran, 238 Thompson, to Fairbanks Co, 416 Broome; 5yf Sept15'18; Aug28; Sept19'18.

**7TH st, 86 E** (2:445), swc 1 av, cor str & b; Matilda Lahm of Bklyn to Blanche W Gluck, 86 E 7 & 113 1 av, indivd & EX-TRX Louis E Gluck; 5yf July1'18; July23; Sept13'18.

**16TH st, 256-60 W;** see 8 av, 116.

**17TH st E, nwc 3 av;** see 3 av, 188.

**38TH st, 131-3 W** (3:814-11), with entrance, &c, through Broadway, 1401; asn Ls rec Sept13'18; Rosario M Cloos, 94 Hamilton pl, & David Levy, 214 W 110, to Cloos-Levy Physical Culture System, Inc, 131-3 W 38; Sept13; Sept14'18.

**38TH st, 131-3 W** (3:814-11), the loft & roof above same, with use of entrance hallway & stairs at 1401 Broadway; R-W Realty Co, Inc, to Rosario M Cloos, 94 Hamilton pl, & David Levy, 214 W 110; 8y & 2½ mos f Oct1'18; Aug2; Sept13'18.

3,000 & 3,300

**47TH st, 231-43½ E;** see 2 av, 883-9.

**54TH st W, nec 11 av;** see 11 av, nec 54th.

**82D st E, nec 1 av;** see 1 av, 1578.

**82D st, 401 E;** see 1 av, 1578.

**116TH st E, nec 5 av;** see 5 av, nec 116th.

**Broadway, 1401;** see 38th, 131-3 W.

**Columbus av, 914-6** (7:1859), s str & pt b; Amelia Margraf to Julius Russ, 100 w 105; 5yf Oct1'18; June20; Sept17'18.

2,000

**18T av, swc 7th;** see 7th, 86 E.

**18T av, 1578** (5:1562), nec 82d, str & pt c at \$1,800 to \$1,980; also 82D ST, 401 E, str & c at \$420; Jos Goodman, of Elmhurst, LI, to Louis Grossman, 63 E 95; 7yf Sept 1'18; Sept1; Sept16'18.

see above

**2D av, 883-9** (5:1321), nwc 47th (Nos 231-43½), runs n100.5xw300xs19.4xse72.9xs 74.9 to st xe227.6 to beg, all, for garage, &c; Flintlock Realty Co, at Millbrook, NY, to Mayer Daxe & Co, 2019 Lex av; 21yf May1'18; Apr19; Sept18'18; taxes & c net \$20,000 each 1st 2 yrs & then

26,000

**3D av, 188** (3:873), nwc 17th, 23x100; leasehold; consent to 3d track; Stephen C Barnum, of East Orange, NJ, sub TRSTE Ann C Morton, lessee, to Manhattan Railway Co & ano; Aug20; Sept16'18 (R S 50c).

161

**5TH av** (6:1622), nec 116th, theatre bldg &c, all; Ancient Order of Hibernians to Fifth Av Amusement Co; ext Ls; 2yf Sept1'18; Aug29; Sept19'18.

21,000

**8TH av, 116** (3:765), sec 16th (Nos 256-60), 25x93.6, 5-sty bk tnt & str; leasehold; Lester M Friedman, ref, to Louis Berni, 250 W 14; FORECLOS Sept6; Sept19'18 (R S \$11.50).

11,300

**11TH av, 151** (3:693), str; assign Ls rec May24'10; Jos Skelly, 400 Hudson, to John Dooley, 151 11 av; Sept10; Sept17'18.

nom

**11TH av** (4:1083), nec 54th, 100x100, all, landlord to erect 2-sty bldg! Ruth A Wallace, at Amesbury, Mass, to Geo W Copp Co, 351-5 W 52, & ano; 21yf Sept1'18; Mar 9; Sept17'18.

taxes & c, 9,000

**11TH av** (4:1083), nec 54th; agmt that party 2d pt, the present owner of above, recognizes existence of above Ls, &c, & that party 3d pt recognizes party 2d pt as landlord, &c; same with 233 West 25th St, Co, party 2d pt, & Geo W Copp Co, party 3d pt; June25; Sept17'18.

nom

## LEASES.

### Borough of Bronx.

SEPT. 13, 14, 16, 17, 18 & 19.

**146TH st, 217 E** (9:2336), all; Rose A McLaughlin, Rosedale, LI, to Raffaele Montoro, 217 E 146; 3yf Apr1'19; Sept10; Sept19'18.

900

**148TH st, 433 E** (9:2293), ns, 315 w Brook av, runs w90.4xn94.5xnw29.3xe67.7xs99.11 to beg; sobrn of Ls to mtg; Arkay Garage Corpn, 712 E 136, & Saml Marx, 816 E 179, with Jenat De W Appleby, Glen Cove, LI; Sept12; Sept14'18.

nom

**Paulding av, 3714** (16:4699), all; Gaetano Trincale, 89 Baxter, to Francesco Giorno, 2529 Cambreling av; 3yf Oct1'18; Sept16'18.

540

**3D av, 3681** (11:2910), 1-sty bldg; Meta Investing Co to Wm Daly, 1326 Fulton av; 8yf Oct1'17; Aug10'17; Sept19'18.

1,500 to 1,800

**3D av, 3681;** assign Ls; Wm Daly to Gershan Indenbaum, 1451 Crotona pl, & ano; AT; June29; Sept19'18.

nom

**3D av, 3681;** assign Ls; Gershan Indenbaum & ano to Aron Pan, 496 E 170, & ano; AT; July15; Sept19'18.

nom

## MORTGAGES.

### Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

**Arden st, 21** (8:2174), es, 188 n Nagle av, 27x110; PM; pr mtg \$21,880; Sept14; Sept 17'18; installs, 6%; Morris F Wood, 112 E 29, to Olds Holding Corpn, 217 Bway.

2,120

**Arden st, 29** (8:2174), es, 269 n Nagl av, 27x100; ext of mtg for \$21,000 to Dec17'20, 5%; Jan8; Sept17'18; Margt W Keck with Jeannette wife Carlos L Henriquez, 13 W 88.

nom

**Audubon pl** (8:2134), nwc 157th, runs w 306.9 to ses Riverside dr (No 800) xne229.7 to ws Audubon pl xse203.5 to beg, gore; pr mtg \$640,000; Aug31'11; Sept17'18; due Jan1'15, 6%; Centre Realty Co to Martin D Fink, 43 W 73.

135,000

**Audubon pl** (8:2134), nwc 157th, — to Riverside dr, same prop; certf as to mtg \$135,000; Aug31'11; Sept17'18; same to same.

—

**Audubon pl, swc Riverside dr;** see Audubon pl, nwc 157.

**Greenwich st, 818-20** (2:642); sobrn mtg for \$17,000 rec Dec9'09 or any other mtg to Ls; Jan22'16; re-recorded under Cons Feb3'16; Sept16'18; Ringland F Kilpatrick, mtgee, with Prudential Warehouse Co, 820 Greenwich, lessee.

nom

**Houston st, 200 W** (2:528), ns, 188.6 w Bedford, 25x112.8x25.11x119.7 to beg; leasehold; PM; Sept14; Sept16'18; installs, \$500 semi-annually, 6%; Umberto Sardella to Michl Maresca, 15 Charlotte, Manhattan (may be intended for Charlton).

3,900

**Jones st, 19** (2:590), ns, 200 e Bleecker, —x—; ext of mtg for \$20,000 to Apr26'21, 5½%; Aug27; Sept19'18; Danl Seymour, 2 Dunwoodie st, Yonkers, NY, & ano, exrs &c H Louisa Mulford, with Josef Gertner, 1064 Flindlay av, & Knarlton Realty Co (R S \$10).

nom

**Macombs pl, 21-39;** see 8 av, 2830-40.

**Spring st, 193** (2:503), ns, 46.3 e Sullivan, 19.8x75; pr mtg \$16,000; June19; Sept 18'18; due Jan10'22, 6%; Raffaela D'Acunto, 193 Prince, to A B Fasola & Co of Hoboken, NJ.

1,500

**18TH st, 423 E** (3:950), ns, 290 w Av A, 25x92; PM; Sept18; Sept19'18; 3y6½%; Chas E Haskell, of Orange, NJ, to N Y Title & Mtg Co.

6,000

**18TH st, 423 E;** agmt as to ownership of bond & mtg for \$6,000 as above; Sept 18; Sept19'18; N Y Title & Mtg Co (owns \$5,500) with Jas H Cruikshank, at Freeport, LI (owns \$500).

nom

**22D st, 400-2 W;** see 9 av, 195.

**23D st, 337-9 W** (3:747), ns, 358 e 9 av, runs e58xn142.4xw16.3xn55.2 to ss 24th xw 7.10xs55xw33.9xs142.4 to beg; Sept6; Sept 18'18; due Sept17'21, 5½%; Mary M Sherman, 420 Park av, to J Clifton Edgar, 28 W 56.

gold 25,000

**24TH st W, ss, 416 w 9 av;** see 23d, 337-9 W.

**34TH st, 47-51 W;** see Bway, 1302-28 or 6 av.

**35TH st, 66-74 W;** see Bway, 1302-28 or 6 av.

**38TH st, 123 E** (3:894), ns, 75 w Lex av, 17x98.9; PM; Sept12; Sept17'18; due Oct1 '21 or sooner or with privilege of 2y ext, 5%; Bella Da Costa Greene to Herman Le Roy Edgar on Broadway, Dobbs Ferry, N Y, & Lincoln Trust Co, 204 5 av, exrs Chas E Rhinelander.

20,000

**38TH st, 431 W** (3:736), ns, 407.6 w 9 av, 26.7x98.9; pr mtg \$10,000; Sept16; Sept 17'18; due Jan1'19, 5%; Conrad Alheidt of Bronx to Excellent Realty Co, 277 Bway.

3,000

**53D st, 308 W** (4:1043), ss, 133.4 w 8 av, 16.8x100.5; PM; Sept16; Sept17'18; 7y or sooner, 6%; Joshua S Alphonsus to Lottie W, wife of & Geo W Burgin, — Bogart st, West Englewood, NJ.

10,000

**56TH st, 37 W** (5:1272); ext of mtg for \$75,000 to Sept1'23, 5%; Aug1; Sept19'18; Equitable Life Assur Soc of U S with Rodman Wanamaker, 524 5 av (R S \$37.50).

nom

**65TH st, 435-7 E** (5:1460), ns, 100 w Av A, 75x100.5; Sept19'18; due & int as per bond; Bernard McQuillan to Title Guar & T Co.

15,000

**74TH st, 106 W** (4:1145), ss, 62 w Col av, 18x102.2; Sept17; Sept19'18; due & int as per bond; Arabella A Macfarland, of Wash, DC, to Title Guar & T Co.

10,000

**77TH st, 201 E** (5:1432), ns, 74 e 3 av, 21x102.2; pr mtg \$7,500; Sept16; Sept18'18; due Sept15'21, 6%; Adelaide S, John A & Wm A Franke & Irene K F Betuel, nee Franke & Helen F Burton, nee Franke, all of Brooklyn, to Sarah Larschan, 318 E 79.

2,500

**78TH st, 71 E;** see Park av, 878.

**78TH st, 254 W** (4:1169), ns, 121.3 e West End av, 16x102.2; PM; Sept11; Sept 17'18; 3y½%; Frank B York to Hattie J Hall, 43 E 58.

15,000

**81ST st, 516 E** (5:1577), ss, 248 e Av A, —x—; ext of mtg for \$14,000 to July1'22, 5%; July1; Sept18'18; Karel Hanus, 416 New Point rd, Elizabethtown, NJ, et al, with Slavic Realty Corpn (R S \$7).

nom

**83D st, 51 W** (4:1197); ext of mtg for \$10,000 to Aug9'21, 5%; Aug31; Sept18'18; Margt I Makewen & Frances A Callender, both at 432 W 154, mtgees, with Ermance Rigny, 51 W 83, owner (R S \$5).

nom

**83D st, 51 W;** sobrn of mtg for \$16,000 rec Aug10'09 to mtg \$6,000; Sept14; Sept 18'18; same, mtgees, with Title Guar & T Co.

nom

**83D st, 51 W** (4:1197), ns, 275 e Col av, 18x102.2; Aug31; Sept18'18; due & int as per bond; Ermance Rigny to Title Guar & T Co.

6,000

**87TH st, 153 W** (4:1218), ns, 425 w Col av, 16.8x100.8; Sept12; Sept18'18; 3y5½%; Valentine Treat to Edgar T Appleby, at Glen Cove, LI.

10,000

**90TH st, 60 W** (4:1203), ss, 100 e Col av, 18.9x100.8; Sept17'18; due & int as per bond; Cath Roach to Title Guar & T Co.

10,000

**96TH st, 139 W** (7:1851), ns, 200 e Ams av, 25x100.11; PM; pr mtg \$8,000; Sept13; Sept14'18; 5y or sooner, 6%; Henrietta Merten to Conrad Rothmel, 678 10 av.

7,000

**119TH st, 72 W** (6:1717), ss, 185 e Lenox av, 17x100.11; PM; Sept16; Sept18'18; due Sept18'23, 5%; Rachel J Brown to Central Savings Bank, 157 4th av.

6,500

**122D st, 521-3 W** (7:1977), ns, 312.6 w Ams av, 62.6x90.11; PM; Sept1; Sept16'18; 5y5½%; Margaret Bray, 23 E 26, to N Y Life Ins Co.

71,000

**124TH st, 152 W** (7:1908), ss, 175 e 7 av, 25x100.11; pr mtg \$15,000; Sept5; Sept19 '18; installs, 6%; Kath C Monahan, 125 31st, Woodcliff, NJ, to Alice M Dike, 151 Central Park W.

12,000

**136TH st, 229 W** (7:1942), ns, 319 w 7 av, 17x99.11; PM; Sept16'18; due Sept1'23, 6%; Wm H Gardner, 352 W 117, to Helen F Duncan, 2431 E 6, Duluth, Minn.

6,500

**139TH st, 233 W** (7:2025), ns, 367.10 e 8 av, 19.3x99.11; PM; pr mtg \$6,000; Sept14; Sept16'18; due Sept1'23, 6%; Chas H Roberts, 347 Lenox av, to David Davidovitz, 233 W 139.



**140TH st, 169-71 W;** PM; pr mtg \$9,000; Sept18; Sept19'18; due Aug5'23, 6%; same to Congregation Agudath Achim of Harlem, at 470 W 152. 8,000

**150TH st W, nwc Macombs pl;** see 8 av, 2830-40.

**150TH st W, nec 8 av;** see 8 av, 2830-40.

**151ST st W, swc Macombs pl;** see 8 av, 2830-40.

**151ST st W, sec 8 av;** see 8 av, 2830-40.

**157TH st W, nwc Audubon pl;** see Audubon pl, nwc 157.

**157TH st W, nec Riverside dr;** see Audubon pl, nwc 157.

**172D st, 700 W;** see Ft Washington av, swc 172d.

**172D st, 720 W;** see Haven av, 123.

**174TH st, 550-2 W;** see Audubon av, 172-82.

**174TH st, 550 W;** see Audubon av, 172-82.

**Audubon av, 172-82 (8:2130);** swc 174th (No 550), 100x55; ext of mtg for \$11,000 to Feb21'22, 5%; pr mtg \$63,500; Sept17; Sept18'18; David L Phillips, 35 Riverside dr, With J G Leasing Co, 350 Bway (R S \$5,500). nom

**Audubon av, 172-82 (8:2130);** swc 174th (Nos 550-2), 99.11x100; Sept17; Sept18'18; due Mar17'19, 6%; J G Leasing Co to Winfield W Scott, 116 Nassau. 3,000

**Broadway, 1302-28 or 6TH av (3:836);** ne c 34th (Nos 47-51), runs n178.8x60x18.9 to ss 35th (Nos 66-74) x92.11x98.9xw3xs 98.9 to ns 34th xw150 to beg; pr mtg \$3,750,000; Sept10'18; 5y5%; Alfred E Marling, Robt Thorne & Geo Leask, trstes under deed of trust by Wm R H Martin, rec Jan11'12, to Rogers Peet Co, 842 Bway. (Corrects error in last issue as to 35th & 35th st house numbers). 475,000

**Broadway, 1457 (misc);** consent to chattel mtg \$250; Sept9; Sept13'18; United Motor Transfer Co to Abr C Cohen. —

**Fort Washington av (8:2139);** swc 172d (No 700), 26.4x—x—x220.3; certf as to mtg \$33,214; Sept13'18; Longlight Service Corp to Van Dyck Estate, both at 331 Mad av. 35,000

**Haven av, 123 (8:2139);** sec 172d (No 720), 58.5x145.9x42x169; pr mtg \$65,000; Sept4; Sept13'18; demand, 6%; Longlight Service Corp to Van Dyck Estate, both at 331 Mad av. 35,000

**Haven av, 123, sec 172d (No 720);** certf as to mtg \$35,000; Sept4; Sept13'18; same to same.

**Manhattan av, 58 (7:1838);** es, 65.5 s 103d, 35.5x95; PM & bldg loan; Sept17'18; 5y6%; Elted Corp, 215 Montague, Bklyn, to Wilton Holding Corp, 135 Bway. 30,000

**Park av, 878 (5:1393);** nwc 78th (No 71), 20x75; pr mtg \$27,000; Sept16'18; due July 1'21 or sooner, 5%; Margt Nunan to Annie F Leverich, bet Greene & Morgan avs, east of Washington pl, Throggs Neck, Bronx. 13,000

**Riverside dr, nec 157th;** see Audubon pl, nwc 157.

**Riverside dr, 800;** see Audubon pl, nwc 157.

**Riverside dr, swc Audubon pl;** see Audubon pl, nwc 157.

**1ST av, 1626 (5:1564);** ext of mtg for \$10,000 to Sept1'23, 5½%; Sept17; Sept19'18; Equitable Life Assur Soc of U S with Emanuel Ornstein, 444 E 84 (R S \$5). nom

**8TH av, 880 (4:1024);** es, 80.9 s 53d, 19.7 x80; pr mtg \$11,000; Sept16; Sept18'18; installs, 5%; Conrad Alheid of Bronx to Excellent Realty Co, 277 Bway. 7,000

**8TH av, 2830-40 (7:2036);** nec 150th, at nwc Macombs pl (Nos 21-39), runs ne along rd 203.5 to ss 151st, runs w96.7 to es 8 av xsl79 to beg; pr mtg \$—; Sept 11; Sept14'18; due Sept1'21, 5%; Wm J McNulty to N Y County National Bank, 8 av & 14th. 10,000

**9TH av, 195 (3:719);** swc 22d (Nos 400-2), 72x28.6; pr mtg \$—; Sept10; Sept17'18; due & int as per bond; Julia R Donnelly to Wm F Donnelly, 400 W 22. 1,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chattel mtg (misc);** certf as to mtg \$—; Sept17'18; American Field Glass Mfg Co to Spencer Optical Co. —

**Consent & certf (misc)** as to mtg \$—; Sept9; Sept17'18; New Standard Stable Co to Norma Von Bach. —

**Jelliff av, 310-4, Newark, N J (misc);** certf as to mtg \$12,226.50; Sept16; Sept17'18; Steel Producers Export Corp, 120 Bway, to Lawyers Title & T Co. —

**Long Island City, B of Q (misc);** certf as to mtg \$125,000; Aug22; Sept19'18; Bradley Contracting Co, 1 Mad av, to U S Title Guar Co, 32 Court st, Bklyn. —

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

**Arden st, 21 (8:2174);** Olds Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) Title Guar & T Co (\$2,120, Sept 17'18). nom

**Canal st, 191-3 (1:205);** Title Guar & T Co to Geo J Grossman, 38 De Kalb av, White Plains, NY, & ano; (A) N Y Title & Mtg Co (\$50,000, Apr6'18). Sept16'18. 50,000

**Canal st, 191-3 (1:205);** Geo J Grossman & ano to N Y Title & Mtg Co (\$50,000 (now \$30,000), Apr6'18). Sept16'18. 30,000

**Division st, 28-30 (1:289);** Sir Lea Corp, 99 Nassau to Florence Israel, 53 W 111; A T (A) Harry C Gomprecht, 1457 Bway (\$18,500, July6'06); Sept19'18. O C & 500

**Division st, 28-30;** The State Bank, 378 Grand to Sir Lea Corp, 74 Bway; AT; (A) same (same mtg); Sept19'18. O C & 100

**Essex st, 33 (1:310);** Henry L Liebmann to Flora Weissbaum, 33 Essex; (A) Lind & P, 46 Cedar (\$6,000, Sept8'03); Sept13'18. nom

**Gramercy Park (3:876);** ws, 52.6 s 21st, 26.3x110; Eliot Lee, exr & trste Benj F Lee, to Edgar S Appleby, at Glen Cove, LI, trste will Leonard Appleby; (A) Cannon & C, 135 Bway (\$15,000, Sept12'12); Sept18'18. 15,000

**Ridge st, 111 (2:344);** Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; (A) Phillips, M & W, 51 Chambers (\$12,000, Jan10'07); Sept19'18. nom

**Sullivan st, 54-6 (2:477);** swc Broome; Ida W Lentilhon, trste Herbert D Ward, to Henry T de Rivera, at West Bway, Woodmere, LI; ¼ pt; (A) John C Thomson, 120 Bway (\$42,000, July15'04); Sept18'18. nom

**Sullivan st, 54-6;** same to Nellie Ward de Rivera Sinkinson, 127 Reid av, Port Washington, LI; ¼ pt; (A) same (same mtg); Sept18'18. nom

**Wooster st, 100 (2:500);** Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; (A) Phillips, M & W, 51 Chambers (\$45,500, Mar14'12); Sept19'18. nom

**15TH st, 121 W (3:791);** Lawyers Title & T Co to M Josephine Edwards, 189 Elm st, New Rochelle, NY; (A) Lawyers Title & Trust Co (\$14,000, July11'07); Sept19'18. 7,500

**17TH st, 207 E (3:898);** Wm Couper to Central Union Trust Co of N Y, trste will Chas McBurney; (A) Joline, L & R, 54 Wall (\$13,500 (now \$8,000), Jan8'14); Sept 19'18. 8,000

**18TH st, 318 W (3:741);** Jas H Gill & ano, exrs Josephine W Gill, to Wm R Doremus, at Mountain Lakes, NJ; (A) Robt Hopper, 30 E 42 (Two mtgs, \$5,000, Aug26, 1889. — \$1,000, Nov1'07); Sept13'18. 4,000

**19TH st, 334 W (3:742);** Ethel B Angell to Kath Hoegerl, 322 8 av; (A) J Arthur Fischer, 690 6 av (\$1,000, May23'18); Sept 19'18. 1,000

**39TH st E (3:895);** ns, 190 w 3 av, 70.10x 98.9; City Mtg Co to N Y Trust Co, 26 Broad; (A) Fredk A Snow, 15 Wall (\$330,000, Nov30'17); Sept19'18. nom

**41TH st W (4:1035);** ns, 450 e 9 av, 25x 100.4; Wm H Macy, Jr, admr Wm M Kingsland, to Mary J Kingsland, legatee Wm M Kingsland; (A) Chas P & Wm W Buckley, 141 Bway (\$18,000, Jan18, 1890); Sept 16'18. nom

**54TH st, 333-5 E (5:1347);** Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; (A) Phillips, M & W, 51 Chambers (\$7,000, Aug1'14); Sept17'18. nom

**62D st, 347 E (5:1437);** Eliz A Tietjen, of Paris, France, to Morris Aron, at Hotel Ansonia, 74th & Bway; (A) McLaughlin & Steem, 15 William (\$7,000 (now \$6,000), May18'05); Sept13'18. O C & 100

**63D st, 203-7 W (4:1155);** Mary G E Aldrich et al, exrs Jas H Aldrich, to Mary G E Aldrich, 150 W 59, et al, trstes will Jas H Aldrich; (A) Harrison, E & B, 59 Wall (3 mtgs, each \$17,000 (now \$14,500 each), June30'05; Sept19'18, 3 assns each, total 43,500

**73D st, 204 E (5:1427);** Edw Goldschmidt, exr Annie Kimberly, to Geo M Kimberly, at Catonsville, Md, et al; (A) Edw Goldschmidt, 26 Liberty (\$1,000, Aug28'13); Sept13'18. 1,000

**73D st, 204 E (5:1427);** same to same; (A) same (\$13,250 (now \$8,000), Sept10'06); Sept13'18. 8,000

**83D st, 51 W (4:1197);** Edw H Bailey to Frances A Callender, 432 W 154, & ano; (A) Title Guar & T Co (\$16,000, Aug10'09); Sept18'18. 6,000

**86TH st, 330 W (4:1247);** Wm H Archibald to Nathan Goodman, 891 Forest av, Bronx; (A) Abr I Spiro, 135 Bway (\$2,000, May8'18); Sept17'18. O C & 100

**99TH st, 204-6 E (6:1648);** Fanny Burstein et al, to Burstein Holding Co, 11 W 19; (A) Max Monfried, 299 Bway (\$39,000, Nov4'10); Sept17'18. O C & 100

**103D st, 150 W (7:1857);** Ida W Lentilhon, trste Herbert D Ward, to Nellie Ward de Rivera Sinkinson, 127 Reid av, Port Washington, LI; ¼ pt; (A) John C Thomson, 120 Bway (\$27,000, Nov15, 1898); Sept18'18. nom

**103D st, 150 W;** same to Henry T de Rivera, at West Bway, Woodmere, LI; ¼ pt; (A) same (same mtg); Sept18'18. nom

**112TH st, 530-2 W (7:1883);** Mary G E Aldrich et al, exrs Jas H Aldrich, to Mary G E Aldrich, 150 W 59, et al, trstes will Jas H Aldrich; (A) Harrison, E & B, 59 Wall (\$60,000 (now \$55,000), Nov28'06); Sept19'18. 55,000

**114TH st E (6:1685);** ss, 262.6 e 2 av, 18.9x100.11; Westchester County Brewing Co to Ebling Brewing Co, 760 St Anns av, Bronx; (A) Bernstein & Quinn, 22 W 1st, Mt Vernon, NY (\$5,116.60, Jan22'14); Sept 13'18. nom

**115TH st E (6:1708);** ss, 94 w Pleasant av, 24.10x100.10; Westchester County Brewing Co to Ebling Brewing Co, 760 St Anns av, Bronx; (A) Bernstein & Quinn, 22 W 1st, Mt Vernon, NY (\$3,000, Jan6'13); Sept13'18. nom

**125TH st, 533 W (7:1980);** Edw Goldschmidt, exr Annie Kimberly, to Geo M Kimberly, at Catonsville, Md, et al; (A) Edw Goldschmidt, 26 Liberty (\$16,000 (now \$9,000), June20, 1889); Sept13'18. 9,000

**128TH st, 305-7 W (7:1955);** Irving Propner, 68 W 117, to Leslie Propner, 68 W 117, et al; (A) Leopold Freiman, 309 Bway (\$50,000, Aug1'18); Sept18'18. nom

**129TH st, 248 W;** Ida W Lentilhon trste Herbert D Ward, to Henry T de Rivera, at West Bway, Woodmere, LI; ¼ pt; (A) John C Thomson, 120 Bway (\$13,000, May 18, 1898); Sept18'18. nom

**129TH st, 248 W;** same to Nellie Ward de Rivera Sinkinson, 127 Reid av, Port Washington, LI; ¼ pt; same atty (same mtg); Sept18'18. nom

**132D st, 16 E (6:1756);** Philip M Kayden, of Bronx, to Hyman Rosenthal, 1958 2 av; (A) A & H Bloch, 99 Nassau (\$3,500, Sept 12'18); Sept18'18. O C & 100

**132D st, 268 W (7:1937);** The Hudwill Corp to Hudson P Rose Co, both at 7 W 45; (\$1,800, Aug17'18); Sept17'18. nom

**162D st, 556 W (8:2120);** Emily C Williams (Coddington) to Title Guar & T Co (\$10,000 (now \$8,000), June3'12); Sept13'18. 8,000

**Av A, 268 (3:974);** Clara Vetter, of Bklyn, to Eliz White, 976 Park pl, Bklyn; (A) U S Title Guar Co, 32 Court, Bklyn (\$6,000 (now \$2,500), Jan24'08); Sept13'18. 2,500

**Amsterdam av, 1626 (7:2072);** Leo Benjamin to Eliz Finkeldey, 202 W 130; (A) Burger & B, 233 Bway (\$5,000, Apr24'12); Sept13'18. O C & 100

**Pleasant av, 285 (6:1709);** Isaac Goodstein to Nathan Friedman, 1393 Carroll, Bklyn; (A) Jas Federick, 585 E 188, Bronx (\$1,750, May31'13); Sept13'18. 1,150

**Riverside dr, 838 (8:2136);** Jos Silverson to Chas A Eberhardt, 413 E 137, Bronx; ¼ pt & AL; (A) Max Stern, 31 Liberty (\$20,000 (now \$8,750), Apr14'15); Sept19'18. O C & 100

**1ST av, 1330 (5:1466);** Crescent-Star Realty Co to Philip Hoffmann Realty Corp, 217 E 92; (A) Phillips, M & W, 51 Chambers (\$5,000, Apr21'04); Sept17'18. nom

**1ST av, 1448 (5:1470);** Daisy L Modry, 140 E 74, to Bertha Lewy, 40 E 83; (A) L & I J Joseph, 135 Bway (\$5,000, Apr1'10); Sept13'18. nom

**1ST av, 1626 (5:1564);** Mary L Bishop to Equitable Life Assur Soc of U S; (A) Lawyers Title & T Co (\$13,000 (now \$10,000); Sept15'10); Sept18'18. 10,000

**1ST av, 2386-8 (6:1810);** Leybuck Co, 141 Bway, to Mary J Kingsland, 1026 5 av; (A) C P & W W Buckley, 141 Bway (\$6,000, Aug17'18); Sept19'18. 6,000

**1ST av (5:1571);** es, 125.8 n 91st, 25x94; Saml Riker, Jr, & ano, exrs Amelia B Lazarus, to Mabelle S, wife Lewis F Soich; (A) Saml Riker, Jr, 19 Cedar (\$19,000, June 8, 1900); Sept13'18. 19,015.83

**2D av (6:1795);** es, 80 n 118th, 20.1x80; Arthur Wills, 783 E 168, Bronx, to Laura M Oliver, 1203 Fulton av, Bronx; (A) B Morley & Co, 44 Broad (\$4,000, Feb27'01); Sept18'18. nom

**3D av, 1025 (5:1415);** Daisy L Modry to Bertha Lewy, 40 E 83; (A) L & I J Joseph, 135 Bway (\$4,000, Jan16'11); Sept13'18. nom

**3D av (3:875);** nwc 19th, 46x55.10; Mary G E Aldrich et al, exrs Jas H Aldrich, to Mary G E Aldrich, 150 W 59, et al, trstes will Jas H Aldrich; (A) Harrison, E & B, 59 Wall (\$72,000 (now \$71,500), Apr1'13); Sept19'18. 71,500

**8TH av, 2213-19 & 2223 (7:1946-30 to 33 & 35);** also PEARL ST, 36 (1:8-40); also WILLIS AV, 450 (Bronx); Louis Boehm to Lillian Boehm, both at 306 W 94; (A) Louis Boehm, 2 Rector (all RT&I in 7 mtgs, as follows: \$12,500, Apr4, 1892; \$9,000, Nov10, 1897; \$18,000, Dec16'10; \$12,500, Apr18, 1892; \$12,500, May13, 1892; \$20,000 (now \$13,000), Apr3, 1888; \$18,000, Oct24, 1892); Sept17'18. nom

**11TH av, 725 (4:1099);** Edw Goldschmidt, exr Annie Kimberly, to Geo M Kimberly, at Catonsville, Md, et al; (A) Edw Goldschmidt, 26 Liberty (\$15,500 (now \$14,000), May10'01); Sept13'18. 14,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

SEPT. 13, 14, 16, 17, 18 & 19.

**6TH st E (2:434);** ns, 275 w Av A, 25x 90.10; Saml Herrmann to Kath Maeder, 283 Clarkson, Bklyn; (A) C W Bennett, 68 William; Oct4'05; Sept19'18. 6,000

**10TH st, 103 E (2:465);** Philip H & Francis A Dugro to Manhattan Savgs Instn, 644-6 Bway; (A) Francis A Dugro, 1 Union sq; July8, 1886; Sept19'18. 25,000

**16TH st E (3:872);** ns, 125 e Union pl or 4 av, 25x100; Philip H & Francis A Dugro, exrs will of Anthony Dugro, to Manhattan Savgs Instn, 644 Bway; (A) F A Dugro, 1 Union sq; July8, 1886; Sept19'18. 25,000

**18TH st, 423 E (3:950);** Martin Garone to Margt A Jackson; (A) Bowers & S, 46 Cedar; June17'07; Sept19'18. 13,000

**19TH st E (3:899);** ss, 490 w 2 av, 20x92; leasehold, with fixtures, &c; Morris Weinstein & ano to Aaron Wartels; (A) Marks & M, 63 Park Row; Feb3'14; Sept19'18. 4,500

**19TH st W (3:769);** ns, 440 w 7 av, 15x 62; Jos & Rosa Gabrois, 263 W 15, to Gertrude Gunshor, 241 W 20; (A) H A Vieu, 320 Bway; Nov22'15; Sept17'18. 2,140

**32D st W (3:834);** ns, 175 w 5 av, 25x98.9; Isidor & Celia Reis to the Bowery Savgs Bank, 128 Bowery; (A) Cadwalader, W & T, 40 Wall; Sept19'13; Sept19'18. 60,000

**52D st E (5:1307);** ns, 247.9 e Park av, 15.9x100.5; Maria A Berti, 127 E 52, to Louisa Pavero, 407 Pearl; (A) Title Guar & T Co; July14'14; Sept16'18. 3,000



67TH st W (4:1119), ss, 250 w Central Park W, 25x100.5; The 26 West 67th St Corp'n to Genevieve Regina McDermott & C I Lewis, 55 W 68, & Jos Huggins, 17 W 97, exrs will John McDermott; (A) Saml Macks, 165 Bway; Sept15'17; Sept16'18. 23,381

73D st, 106 E (5:1407); Haliburton Fales, 105 E 72, to Otto Horowitz; (A) Horowitz & Rosenstein, 115 Bway; July17'16; Sept 18'18. 24,000

88TH st, 175 W (4:1219); Franklin D Vought to Wm H Steinkamp, Mt Vernon, NY; (A) Salter & Steinkamp, 140 Nassau; Apr5'09; Sept17'18. 1,500

122D st W (7:1963), ss, 100 e Ams av, 90.2x100.1x90.10x100; Narragansett Realty Co, 405 W 14, to Abr & Louis Davis; (A) G C Franciscus, 165 Bway; Sept15'15; Sept 14'18. 4,500

124TH st E (6:1772), ss, 382.4 w 3 av, 37.8 x100.11; Gussie Decklade to Max Hochstim; (A) Jno J Weiss, Woolworth Bldg, N Y C; July11'13; Sept13'18. 41,668

125TH st E (6:1750), ns, 110 e Madison av, 16.10x99.11; Philip H & Francis A Dugro, exrs will Anthony Dugro, to Manhattan Savgs Instn, 644-6 Bway; (A) F A Dugro, 1 Union sq; July8, 1886; Sept19'18. 5,000

126TH st W (7:1952), ss, 166.8 w 8 av, 19x49.10; Cora C, wife Thos P Rushby, to Rebecca Beckert, 216 W 127; (A) Weed, Henry & Meyers, 62 William; Oct28'14; Sept16'18. 2,000

132D st, 16 E (6:1756); Sydney Gubin to Philip H Kayden, 726 E 161; (A) Morris M Baker, 51 Chambers; Apr30'18; Sept18 '18. 3,500

149TH st, 523 W (7:2081); Jennie B Tuggle to Frank Van Syckle, Perth Amboy, NJ; (A) Harry S Medinets, 338 State st, Perth Amboy, NJ; Nov12'17; Sept17'18. 5,000

Av B, 181 (2:394); Hannah & Rose B Greenberg, 1051 Boston rd, Bronx; to Frank Andron, 1051 Boston rd, Bronx; (A) Meyer Sindel, 299 Bway; Aug15'17; Sept19'18. 200

Broadway, 1302-28 or 6th av (3:836), nec 34th (Nos 47-51), runs n17.8xe60xn18.9 to ss 35th (Nos 66-74) xe92.11xs98.9wx3xs98.9 xw150 to beg; Utility Realty Corpn, 30 E 42, to National City Co, 55 Wall; (A) Lawyers Title & T Co, 160 Bway; Feb15'11; Sept10'18; corrects error in last issue as to 34th & 35th sts house numbers. 600,000

Lexington av (6:1770), sec 122d, 100.11x 35; Jas J & Charlotte O'Reilly et al, in divid, & Annie C Geraty, trste under deed of trust, to Helen O'Reilly, 19 Columbia av, Grantwood, NJ; (A) Deyo & B, 111 Bway; Feb9'17; Sept16'18. 3,200

Park av (5:1400), sec 66th, 75.5x80; Fullerton Weaver Realty Co to Beatrice M Gantz of Fullerton, Orange Co, Cal; (A) Lawyers T & T Co; Apr24'12; Sept19'18. 100,000

Pleasant av, 285 (6:1709); Giacomo Impastato to Nathan Friedman; (A) A H Schwarz, 130 Fulton; May29'13; Sept13'18. 1,750

1ST av (5:1355), sec 44th, runs e350xs 200.10 to ns 43d xw along 43d 200 xn100.5 to cl blk bet 43d & 44th xw150 to es av xn 100.5 to beg; Francis J Sheehan to Lehigh Valley R R Co; (A) Alexander & G, 120 Bway; May9, 1893; Sept18'18. 700,000

1ST av (6:1678), ws, 50.5 n 106th, 25x74; Vincent & Frank Garofalo to Elise Boyd; (A) Geo A Steinmuller, 1511 3d av; May 15'04; Sept13'18. 12,000

1ST av (6:1678); same prop; same to same; (A) same; May15'04; Sept13'18. 3,000

MORTGAGES.

Borough of Bronx.

SEPT. 13, 14, 16, 17, 18 & 19.

Cedar st (16:4728), es, 608 n Old Boston Post rd, 25x90; PM; Sept17; Sept19'18; due &c as per bond; Leodegar Siebert to Chas Glore, 14 Jackson, New Rochelle, NY, & ano. 1,000

Chestnut st, 801 (16:4607), ns, 26x90, except part for Barnes av & Chestnut; PM; Sept11; Sept18'18; installs, 6%; Fannie & Annie Schneiderman to Leah Goldstein, 251 E 119. 1,750

Crotona Pk S, 666 (11:2937), ss, 90.10 w Prospect av, 21.6x96.10x21.2x85.9; Sept16; Sept17'18; 3y5½%; Annie Monahan to Mary A Curry, 229 W 101. 1,000

Faile st, 1017 (10:2749), ws, 469.6 s 165th, 20x100; Sept17; Sept19'18; installs, 6%; Leila V Kapp to Harry Wilk, 1121 Bedford av, Bklyn. 500

Kelly st, nwc Av St John; see Prospect av, nec Kelly.

Kelly st, nec Prospect av; see Prospect av, nec Kelly.

135TH st, 820 E (9:2262); certf as to payment of \$3,000 ownership in mtg of \$30,000; Aug12; Sept19'18; Michl E Von Schoening to whom it may concern. —

140TH st, 607 E (10:2553), ns, 460 e St Anns av, 40x95; pr mtg \$23,000; Sept16; Sept18'18; due Mar15'19, 6%; Mary Gerlich, 125 E 88, to Fredk Roth, 626 Morris Park av. 3,500

148TH st E (9:2293), ns, 315 w Brook av, runs w90.4 xn94.5 xnw28.3xe67.7xs98.11 to beg; Sept13; Sept14'18; 5y6%; Arkay Garage Corpn, 712 E 136, to Jenat De W Appleby, Glen Cove, LI. 12,000

148TH st E (9:2293), same prop; certf as to above mtg; Sept13; Sept14'18; same with same. —

148TH st E (9:2293), same prop; sobrn agmt; Sept13; Sept14'18; same & Benenson Realty Co with same. nom

149TH st E (10:2557), ss, 151.7 w Passage av on map Wilton &c, runs s— to Morrisania Branch R R xnw— to st xe 52.10 to beg; PM; pr mtg \$2,000; Sept17; Sept18'18; due &c as per bond; Stebbins Realty & Constn Co to Jas Gettings, 650 E 149, & ano. 1,000

151ST st E (9:2411), ns, 150 w Courtlandt av, 25x15.11; PM; Sept13; Sept14'18; due &c, as per bond; Wm F Steiner to Marie Gleim, 299 E 157. 3,000

156TH st E, nwc Cauldwell av; see Cauldwell av, nwc 156.

161ST st E (10:2638), ns, 39 w Jackson av, 18x75; May6; Sept19'18; due &c as per bond; Cyrus L Simpson to Theo M Simpson, Yonkers, NY. 2,500

163D st E (9:2422), ss, 87 w Teller av, 99x115; Aug30; Sept18'18; due &c as per bond; August Dooper, Boston, Mass, to Niewenhous Bros, Inc, 369 E 163. 25,000

165TH st E, nwc Franklin av; see 3 av, nec 165th.

165TH st E, nec 3 av; see 3 av, nec 165th.

167TH st E (10:2630), ss, 100 w Prospect av, 40x100; PM; pr mtg \$25,000; Sept13; Sept17'18; 3y6%; Nemat Realty Co, 200 Bway, to Harry Schlenoff, 1414 46th, Bklyn. 5,000

169TH st E (11:2901), nes, 100 nw Wash av, 40x98; ext of \$35,000 mtg to Jan6'22 at 5½%; July16; Sept18'18; Lulu L Thorndike, gdn Madeline L Thorndike, 45 Pinehurst av, with Isidore Simon, 470 21st, Paterson, NJ. nom

170TH st E (11:2935), ss, 100.11 e Franklin av, 47x105.4x46.6x100.1; PM; pr mtg \$27,000; Sept17; Sept18'18; 4y6%; Ulster Court Corpn to Jay Tee Bee Holding Co, 1149 Boston rd. 4,000

170TH st E (11:2935), ss, 147.11 e Franklin av, 47x110.8x46.6x105.4; PM; pr mtg \$27,000; Sept17; Sept18'18; 5y6%; Ulster Court Corpn to Jay Tee Bee Holding Co, 1149 Boston rd. 4,000

175TH st, 707-9 E (11:2949); agmt apportionizing mtg; Sept17; Sept18'18; Chas F W A, Louise M & Augusta F Mueller, 1815 Prospect av, & Cornelia Fedter, 223 E 200 with Ronald McAdam, 707 E 175. nom

175TH st 707 E (11:2949), nes, abt 70 e Crotona av, 15.9x100, except part for st; PM; Sept17; Sept18'18; due Mar17'20, 6%; Fredk Albern to Ronald McAdam, 707 E 175. 300

179TH st, E, nwc Creston av; see Creston av, nwc 179.

183D st, 59 W (11:3209), ns, 80 w Grand av, 20x100; PM; Sept17; Sept18'18; 5y5%; Benj Raphael to Louise J Wesslau, 780 Riverside dr. 5,500

203D st, 219 E (12:3300), ns, 325 e Marion av, 25x127.3; pr mtg \$—; Sept12; Sept13 '18; installs, 6%; Martha L or Martha B Watermann, 219 E 203, to West Side Mutual Bldg Loan & Savings Assoc of City N Y, 267 W 34. 800

203D st E, nwc Valentine av; see Valentine av, nwc 203.

203D st E, ns, 37.7 w Valentine av; see Valentine av, nwc 203.

214TH st E (16:4673), ns, being plot begins at ss lot 296, map Wakefield, runs n 107.6xe28.8xs107.6 to st xw28 to beg, being part lot 296 on said map; Sept18; Sept 19'18; due Mar18'19, 6%; Frank Passalacqua to Jeannette J Wood, 711 Av L, Bklyn (R S 50c). 400

Aqueduct av E, 2336 (11:3209), es, 197.11 s 184th, 29.8 x 87.5x7.2 x 82.1; PM; Sept14; Sept18'18; installs, 6%; Hedwig Gollubier, 2526 Grand blyd & concourse, to Clayton Realty Co, 37 Liberty. 750

Av St John, nwc Kelly; see Prospect av, nec Kelly.

Balcom av, ws, 400 s Latting; see Balcom av, ws, 50 s Latting.

Balcom av, ws, 250 s Latting; see Balcom av, ws, 50 s Latting.

Balcom av (18:5347), ws, 50 s Latting, 25x100; also BALCOM AV (18:5347), ws, 250 s Latting, 25x100; also BALCOM AV (18:5347), ws, 400 s Latting, 25x100; Sept 7; Sept16'18; 3y5½%; Gertrude B Mawson to Margt C Williams, 200 W 57. 1,162.50

Barker av, 3009 (16:4543), ws, 25 n King, 25x90; Sept16; Sept17'18; 3y6%; Marion E Hoffman, 3022 Cruger av, to Julius A Ackermann, 3009 Barker av. 800

Beach av (15:3899), es, 50 n Wood av, 25x92.5x25x92.2; pr mtg \$12,500; Aug1; Sept 17'18; 5y5½%; Michl J Walsh to Park T Doyle, 7 Maple, Hatfield, Mass. 1,250

Belmont av (11:3074), ws, 100 s 187th, 25x87.6; ext of 2 mtgs aggregating \$11,000 to Oct6'23, at 5½%; Sept13; Sept19'18; Jos Vito with Carmela Barba, 2383 Belmont av (R S \$5.50). nom

Belmont av (11:3074), ws, 100 s 187th, 25x87.6; pr mtg \$11,000; Sept13; Sept16'18; due Mar18'21, 6%; Carmela Barba to Angelo L Frumento, 2082 Hughes av. 1,700

Bryant av, 906 (10:2761C), es, 270 s Garrison av, 20x100; PM; Sept17; Sept18 '18; due &c as per bond; Anna, wife of Andw Reuter, Bklyn, to Cornelius C Link, 127 W 108. 4,000

Bryant av, 1425 (11:2994), ws, 325 s Jennings, 25x100; pr mtg \$3,500; Sept14; Sept 17'18; 5y5%; Meyer Friedman, Bklyn, to Timothy Sullivan, 1425 Bryant av. 3,550

Carpenter av, 4641 (17:5078), ws, 100 s 241st, 50x100; Sept17; Sept18'18; 3y6%; Robt Wigger, 151 W 66, to Frank Sutton, 330 N Ter av, Mt Vernon, NY. 2,000

Cauldwell av (10:2625), nwc 156th, runs n200xw100x150xw17.6xs50 to st xell17.6 to beg; PM; June6; Sept14'18; demand, 6%; Armodo Bldg Co, 63 Park Row, to Olds Holding Corpn, 217 Bway. 15,000

Clay av, 1337 (11:2782), ws, 464.1 n 169th, 25x80.9x25x80.11; PM; pr mtg \$4,000; Sept18; Sept19'16; due &c as per bond; Mark M Shane to Mary Flori, 1337 Clay av. 1,420

Creston av, 2015 (11:2807), ws, 346.2 s Burnside av, 28x100; PM; pr mtg \$5,000; Sept18'18; 5y6%; Lillian K Abraham to Tillie E Sigler, 2015 Creston av. 3,000

Creston av (11:2807), nwc 179th, 99.10x 40; Sept16; Sept17'18; due, &c, as per bond; Eleanor Williams to Sophie Mayer, 2001 Creston av. 6,000

Daly av, 1922 (11:2992), es, 324.2 s 177th, 21.8x148.2; PM; pr mtg \$4,000; Sept16'18; 2y6%; Thos J Tighe to Hy J Finck, 1335 49th, Bklyn. 5,000

Franklin av, nwc 165th; see 3 av, nec 165th.

Grand av (11:3215), ws, 162.7 s Kingsbridge rd, 50x106; PM; Sept4; Sept13'18; due, &c, as per bond; Martha J Cameron, 239 W 136, to John E Eustis, 1985 Sedgwick av. 10,000

Hoe av, 1116 (10:2752); ext of \$24,000 mtg to Sept9'21 at 5½%; Sept17; Sept19 '18; Wm F Decker, Greenwich, Conn, with John Stubbe, 1166 Hoe av. nom

Olivia av, 3645 (16:4645), ws, 341.7 s 216th, 20.1x100, except part for av; Sept9; Sept18'18; 3y5%; Jos Ernstthal, 206 W 121, to Leopold Wimpfheimer, 257 W 114. 2,500

Prospect av, 1989 (11:3093), ws, 33 s 178th, 29x100; PM; Sept17; Sept19'18; 4y 6%; Wm Bender, 2012 Clinton av, to Martin M Wohl, 915 Briggs av, Richmond Hill, NY. 2,700

Prospect av (10:2686), nec Kelly, runs e 132.7 to Av St John xn185.6 to Prospect av xs228 to beg; pr mtg \$142,000; Sept13; Sept 17'18; 1y6%; North American Wall Paper Co, 640 Prospect av, to Frank Katz, 46 Ft Wash av. 5,000

Seton av (17:4960), ws, 450 s Randall av, 25x100; PM; Sept14; Sept16'18; 5y6%; Jas Berney to Louis Rosenblatt, 3939 Seton av. 2,500

Shakespeare av, 1260 (9:2506); ext of \$6,000 mtg to July14'21 at 5%; July8; Sept 14'18; John F Ferguson with Jennie E Teichman. nom

Southern blvd, 1551 (11:2977); ext of \$29,700 mtg to Oct30'20 at 5%; Nov27'17; Sept14'18; Alfred F Hess & ano, exrs Helmar Hess with May Sarnoff, 1640 Anthony av. 126.8x

Valentine av (12:3309), nwc 203d, 126.8x 37.7x126.9x37.7; also strip begins 203D ST (12:3309), ns, 37.7 w Valentine av, runs w 0.4xn100xe0.3xn26.9xe0.1xs126.9 to beg; May 25; Sept17'18; due &c as per bond; John J, Augusta, Frank C & Hugo or Hugo H Hoffstadt to Title Guar & T Co. 5,000

Van Nest av (15:4255), sec White Plains av, 25 x 100; also WHITE PLAINS AV (15:4255), es, 100 s Van Nest av, 25x100; Sept 13; Sept14'18; 3y6%; Michl Vista to John H Rehm, 1653 Holland av. 3,000

White Plains av, sec Van Nest av; see Van Nest av, sec White Plains av.

White Plains av, es, 100 s Van Nest av; see Van Nest av, sec White Plains av.

3D av, 3651-3 (11:2910), es, abt 549 n 169th, 50x100, except part for av; PM; pr mtg \$48,000; Sept12; Sept16'18; 5y6%; Lilie Schlumowitz, 2012 Dean, Bklyn, to Benenson Realty Co, 401 E 152. 7,000

3D av (10:2608 & 2607), nec 165th, 82x 70.7 to Franklin av x96.7x31.1; PM; pr mtg \$52,500; Sept12; Sept18'18; due &c as per bond; Chas L Petze, Wilmington, Del to Amer Realty Co, 299 Bway. 6,000

Mill Creek (17:5217, 5218, 5219, 5220, 5221, 5222, 5243, 5247, 5248, 5249, 5250, 5253 & 5256), being lot 47 plot 26, Ward 24 on tax map; transfer of tax lien for yrs 1896 to 1911, assessed to —; Jan12'14; Sept14 '18; 3y, 12%; City N Y to City N Y (assigned to Geo J Puckhafer, 146 W 122). 6,030.62

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Bronx.

SEPT. 12, 13, 14, 16, 17 & 18.

Fox st, 871 (10:2711), Rebecca Brill, 629 W 135, to Herman Brill, 629 W 135; (A) Strasbourger & S, 74 Bway (\$13,000, Aug20 '18); Sept12'18. nom

Green li (15:3991), sws, 579.9 se Castle Hill av, 25x103.2x25x103.3; Albt Bunker, Yonkers, NY, to Emeline S Fletcher, Centre Island, Oyster Bay, LI; (A) W C Roe, 375 Fulton, Jamaica, LI (\$2,700, Oct7'04); Sept14'18. 2,700

Herkimer pl, 4220 (12:3363); Eliz K Dooling to Carrie G Olpp, 632 75th, Bklyn; (A) Knox & D, 27 Cedar (\$3,000, Apr22'15); Sept18'18. 500

Manida st, 853 (10:2740); Albt E Tower, 1 E 60, to Central Union Trust Co of N Y, trste for Elsa G Dietzsch et al; (A) Miller, K. L & T, 80 Bway (\$8,000, May1'12); Sept 16'18. nom

Manida st, 853; Central Union Trust Co, as trste for Elsa G Dietzsch et al, to Albt E Tower, 1 E 60; (A) Miller, K. L & T, 80 Bway (\$8,000, May1'12); Sept16'18. nom

134TH st, 623 E (10:2547); Hudwill Corpn to Hudson P Rose Co, 7 W 45 (\$1,800, July1'18); Sept17'18. nom

140TH st, 598 E (10:2552); Benenson Realty Co to Fredericka Schoppenthau, 968 Stebbins av; (A) A Bischoff, 505 5 av (\$2,500, May17'18); Sept12'18. O C & 100

156TH st, 804 E (10:2665); Edw Regenhart, Yonkers, NY, to John Kudlich, Hoboken, NJ; (A) H C Kudlich, 233 Bway (\$5,500, June1'07); filed & discharged Sept 14'18. 5,000

165TH st, 802 E (10:2669); Louisa K Kuntz to Otto G Haass, 315 Court, Bklyn (\$6,000, Oct20'04); Sept18'18. 4,000

167TH st, 826 E (10:2680); Solo Roth, 102 W 121, to Harry Klein, 22 Mt Morris Park W; ½ pt; (A) P D Shapiro, 119 Nassau (\$4,000, May13'15); Sept17'18. O C & 100



**172D st, 457 E** (11:2905); Daisy L Modry to Bertha Lewy, 40 E 83; (A) L & I J Joseph, 135 Bway (\$7,000, Apr30'12); Sept14'18. 1,000

**181ST st E** (11:3083), ns, 66.2 e Belmont av, 25x80.1; Lillian Wills, 783 E 168, to Laura M Oliver, 1203 Fulton av (\$5,500, Dec14'09); Sept18'18. 1,000

**202D st E** (12:3308), ns, 143.1 e Grand blvd & concourse, 50x100; Lillian Wills, 783 E 168, to Laura M Oliver, 1203 Fulton av (\$2,000, Aug24'17); Sept18'18. 1,000

**Beaumont av, 2345** (11:3089); Chas A Baudouine at Larchmont, NY, to Max Hirsch, 553 W 187; (A) Title Guar & T Co (\$13,333.33, Nov21'10); Sept12'18. 1,000

**Cauldwell av** (10:2625), nwc 156th, 200x 100x irreg; Olds Holding Corp to Regina Hyman, 12 N Wavercrest av, Arverne, LI; (A) J H Zieser, 217 Bway (\$15,000, June6'18); Sept14'18. 1,000

**Eagle av, 906** (10:2627); Bessie Burstein et al to Burstein Holding Co, 11 W 19; (A) Max Monfried, 299 Bway (\$40,000, June4'14); Sept18'18. 1,000

**Fulton av** (11:2931), es, 437 n 169th on map Morrisania, 28x211, except part for av; Randall Comfort, Pleasantville, NY, to Leslie F Randall, 41 Meadow la, New Rochelle, NY; (A) Fries & McE, 3029 3 av (\$5,000, Jan9, 1900); Sept17'18. 1,000

**Holland av, 1918** (15:4260); Wm Peters to Minnie Langen, 2755 Creston av; (A) Wm Peters & Co, 1044 Tremont av (\$3,000, Aug12'18); Sept18'18. 1,000

**Holland av, 1922** (15:4260); same to same; (A) same (\$3,000, Aug24'18); Sept 18'18. 1,000

**Jackson av, 1110** (10:2651); 751 W 180th St Corp to Jacob Hirsch, 25 W 87, et al, exrs, &c, Saml Hirsch; (A) Wise & O, 206 Bway (\$3,500, Dec21'16); Sept13'18. 1,000

**Jerome av** (11:3189), es, 91 n Fordham rd, 81.9x125x89.1x125; Peter D Kiernan, 405 State, Albany, NY, exr, &c, Peter Delacy, to Farmers Loan & Trust Co, 22 William; (A) Geller, R & H, 22 Exchange pl (\$15,400, Feb28'17); Sept12'18. 1,000

**Leggett av** (10:2695), ns, 95 e Hewitt pl, 43x irreg; Randall Comfort, Pleasantville, NY, to Leslie F Randall, 41 Meadow la, New Rochelle, NY; (A) Fries & McE, 3029 3 av (\$2,000, May14, 1895); Sept17'18. 1,000

**Randall av** (14:3520), swe St Lawrence av, 25x84x25x83; Eliz Dietrich at Hackensack, NJ, to Amanda F Kadel, 2167 Glebe av; (A) John Kadel, 370 E 149 (\$2,300, July30'18); Sept13'18. 1,000

**Union av, 664** (10:2675); Title Guar & T Co to Jane Price, —; (A) Robt W Crowley, 176 Bway (\$2,000, Apr29'03); Sept13'18. 1,000

**Union av, 664** (10:2675); Jennie H Price, exrtr Jane Price, Bklyn, to Jennie H Price, 534 Jefferson av, Bklyn; (A) Robt W Crowley, 176 Bway (\$2,000, Apr29'03); Sept13'18. 1,000

**Union av, 970** (10:2678); 751 W 180th St Corp to Jacob Hirsch, 25 W 87, et al, exrs, &c, Saml Hirsch; (A) Wise & O, 206 Bway (\$3,500, Nov30'17); Sept13'18. 1,000

**University av** (11:3212), es, 311.7 n 183d, 42.2x100 to Macombs Dam rd (closed); Annie L Woodward, exrtr Sarah F Cornish, to Mary F Zobel, 20 Mt Hope pl; (A) Matthew Griffin, 2290 University av (\$2,000, June15'09); Sept16'18. 1,000

**University av** (11:3212), es, 395.11 n 183d, 42.2x100 to Macombs Dam rd (closed); same to Chas Zobel, same address (A) same (\$2,000, June15'09); Sept16'18. 1,000

**Valentine av, 2186** (11:3144); Edw Goldschmidt, exr Annie Kimberly, to Geo M Kimberly, Catonsville, Md; (A) Edw Goldschmidt, 26 Liberty (\$7,500, Nov19'09); Sept 16'18. 1,000

**Willis av, 149** (9:2297); Hannah Goldstein to Saml Schweizer, 56 W 82; 2-5 pts (\$15,000, Jan21'07); Sept16'18. 1,000

**Lots 37 & 38** (18:5466), map St Joseph's Orphan Asylum; Ezra C Bull to Gotham National Bank of NY; (A) Wilder, E & P, 45 Cedar (\$1,165, July18'18); Sept16'18. 1,000

**Lot 23** (12:3296), map 87 lots at Bedford Park; Jos M Adrian, exr Susan Mount, 305 East Bway, to Chas H Fletcher & ano, trstes of Church of Holy Apostles of Protestant Episcopal Church, Belmar, NJ; (A) C J Hand, 50 Broad (\$8,000, Jan14'07); Sept13'18. 1,000

**Lot 233** (15:4233), map Haight Estate; U S Trust Co of N Y as trste Abbie E Wille to Arthur F Wille, 818 Westcott, Syracuse, NY; (A) C F Wille, 1546 Silver (\$2,000, May11'10); Sept12'18. 1,000

**Lot 233** (15:4233), same prop; Arthur F Wille, Syracuse, NY, to Chas F Wille, 1546 Silver; (A) same (\$2,000, May11'10); Sept 12'18. 1,000

**Lots 315 to 319** (18:5383), map Bldg lots W A & H C Mapes, near Westchester; U S Trust Co, trste Abbie E Wille, to Arthur E Wille, 818 Westcott, Syracuse, NY; (A) C F Wille, 1546 Silver (\$1,500, Aug22'10 & \$1,000, May23'12); Sept12'18. 2,500

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

SEPT. 12, 13, 14, 16, 17 & 18.

**Charlotte st** (11:2977), ws, 74.10 n Jennings, 25x100; Rubin Birnbach, 975 Union av, to Minnie Levin, 1421 Charlotte; (A) Title Guar & T Co; Sept20'16; Sept18'18. 1,900

**Clinton pl, 68** (11:3207); Frances L Murtha to F Cordelia Farley, 1400 Clinton av; (A) H D Patton, 27 Cedar; July17'05; Sept 17'18. 2,500

**Delancey pl (\*)**, es, lot 168, map 211 lots portion Downing Est, 25x90; Jacob Norden, Mt Vernon, NY, to Jennie S Anderson, 657 E 165; (A) Clocke, K & R, 391 E 149; May21, 1898; Sept13'18. 1,000

**137TH st E** (10:2566), ns, 240.8 e Southern blvd, 50x100; Columbia Wax Products, 749 E 137, to Frances W Kessler, 535 W 135; (A) Weissberger & L, 99 Nassau; July27'15; Sept12'18. 4,000

**156TH st, 804 E** (10:2665); John F Hoops to Herman C Kudlich, exr John Kudlich, Hudson Co, NJ; (A) Schloeder & B, 280 Bway; June1'07; Sept14'18. 5,500

**167TH st, 204 W** (9:2527); Cath Conelly to Mendel Marcus, 358 E 5, Bklyn; (A) Otis & C, 60 Wall; Nov28'13; Sept18'18. 325

**167TH st, 826 E** (10:2680); Harry Schlenoff, 1231 41st, Bklyn, to Harry Klein, 22 Mt Morris Park W, & ano; (A) P D Shapiro, 119 Nassau; May13'15; Sept17'18. 4,000

**169TH st E** (9:2466), ss, 182 w Walton av, 50x102.3x50.1x92.3, except part for 169th; Maria Falvela, 126 E 169, to Edw F Cole, 301 W 106; (A) Wm F Wund, 156 Bway; Feb28'11; Sept14'18. 500

**170TH st, 882 E** (11:2935); John F Fayen to Jas T Barry, 1149 Boston rd; (A) A J Barry, 1149 Boston rd; Feb20'07; Sept13'18. 14,000

**203D st E** (12:3309), ns, 500 e Marion av, 25x126.11; Mary, wife of J Henry Hoffstadt, to Estelle B Dearborn, Orient, LI; (A) Title Guar & T Co; July1, 1891; Sept 17'18. 2,500

**203D st E** (12:3309), ns, 500 e Marion av, 37.8x100; Augusta, John J. Frank C, Herman E & Hugo H Hoffstadt to Louise N Bristow; (A) E Hall, 62 William; Oct 17'08; Sept17'18. 2,500

**215TH st (\*)**, ss, 250 e Bronxwood av, 25 x100, Laconia Park; Vito Salvatore to Julien A Udall; (A) Wm C Roe, 375 Fulton, Jamaica, LI; June22'05; Sept13'18. 2,000

**232D st E** (17:4835), being w 4 ft of lot 802 & e 14 ft of lot 851, map Wakefield, 18x114; Wesley Norman to John Lynch; (A) A H Wadick, Wakefield, NY; May4'08; Sept17'18. 1,000

**237TH st E** (12:3385), ss, 137.8 e Martha av, 37.6x99.11; Wm Battenfield, 416 E 237, to Central Mtg Co, 60 Wall; (A) Otis & O, 60 Wall; Sept12'12; Sept18'18. 4,500

**Bathgate av** (11:2314), nwc 172d, 90.2x 54x90.3x54; Alex W Cahn to Hy Hahnenfeld, —; (A) Title Guar & T Co; Mar3'16; Sept12'18. 4,000

**Belmont av, 1980** (11:3079); John H Chase, 1980 Belmont av, to John F Makley, 9 Fryer, Larchmont, NY; (A) Bauerdorff & T, 111 Bway; Apr6'06; Sept13'18. 3,500

**Belmont av, 2332** (11:3088); Stefano Romano to Angelina Perna, 2396 Arthur av; (A) Pietro Cinelli, 2396 Arthur av; May2'17; Sept13'18. 700

**Bronxdale av (\*)**, ss, 240.3 w Kruger, 35.10x124.6x irreg; Thos J McDonough to Edw A Acker, 776 Forest av; (A) E A Acker, 776 Forest av; July1'12; Sept18'18. 400

**Bronxdale av (\*)**, same prop; same to Pauline E Oakley, 1067 Forest av, individ & as gdn August Eberhardt & ano; (A) same; July1'12; Sept18'18. 4,100

**Bryant av** (10:2748), ws, 424 s 165th, 42 x100; Turpod Realty Co to Jennie Rudinsky, Bklyn; (A) F A Snow, 15 Wall; Apr 28'15; Sept13'18. 7,000

**Carpenter av (\*)**, lot 1119, map Wakefield, 105x112; Frank Gass to Angelina D Powers, Bklyn; (A) Harry V Morgan, 39 Prospect av, Mt Vernon, NY; June25'06; Sept17'18. 2,000

**Center av, 41** (18:5627), ns, 100 w William, 100x100, City Island; Lulu T Ash to Harry D Michaels, Westwood, NJ; (A) Pierrepont Davenport & Co, 36 Willoughby, Bklyn; Jan26'17; Sept16'18. 1,200

**Center av, 41**, same to Title Guar & T Co; Mar18'12; Sept16'18. 3,500

**Creston av** (11:3164), nec Field pl, 100x 89; Francis J Ryan to Adelaide E Reimann, 2440 Valentine av; (A) B J Isecke, 203 Bway; Sept11'16; Sept17'18. 5,000

**Hughes av, 2141** (11:3070); Ernest B Wintersmith to Nathan Katzman, —; (A) Title Guar & T Co; Apr23, 1900; Sept 16'18. 400

**Longfellow av, 1145** (10:2754); Amanda F Buttner, 1143 Longfellow av, to Simon M Goldsmith, 302 Convent av; (A) A Zimmerman, 206 Bway; June19'18; Sept12'18. 500

**Marion av** (12:3286), ws, 149.5 n Fordham rd, 50x62.4x50x62.5; Francis Haff, 2599 Bainbridge rd, to Mary L Cronin, 265 East Kingsbridge rd; (A) E A Kelly, 43 Cedar; July15'13; Sept13'18. 1,400

**Prospect av, 2046** (11:3109); Amilea C Demarsico, 590 E 169, to Rosa Strauss, 2309 Eldridge st, Pittsburgh, Pa; (A) Title Guar & T Co; May18'17; Sept14'18. 1,000

**Prospect av, 2073** (11:3094); Eliz Luke to Anna Young, 1316 Fulton av; (A) Arthur Bell, 391 E 149; Oct3'12; Sept18'18. 5,000

**Prospect av** (10:2686), nec Kelly, runs e 132.7 to Av St John xn185.6 to Prospect av xs228 to beg; North American Wall Paper Co to Tillie Wacht, 790 Riverside dr; (A) Saml Wacht, Jr, 74 Bway; June 23'16; Sept17'18. 5,000

**Tremont rd (\*)**, nwc Edison av, 50x100; John Kahl to Daisy Freutel, 533 Bergen av; (A) John Kahl, 533 Bergen av; Dec5'06; Sept17'18. 1,100

**University av** (11:3215), nec 192d, 107.3x 228.9; Jennie Halpert to Manhattan Mtg Co, 200 Bway; (A) F A Snow, 15 Wall; Jan1'14; Sept12'18. 17,000

**University av** (11:3212), es, 353.10 n 183d, 42.2x100 to Macombs Dam rd (closed); Ann O'Connor to Annie L Woodward, 20 Passaic st, Ridgewood, NJ, exrtr Sarah F Cornish; (A) M Griffin, 2290 University av; June15'09; Sept16'18. 2,000

**Washington av, 1216** (9:2372); Richd H Mitchell to Eva A Bell et al, exrtr Enoch C Bell; (A) Lawyers Title & T Co; Jan 13'08; Sept17'18. 1,000

**3D av** (10:2608), nec 165th, 82x70.7x96.7x 31.1; Ester Mautner, 1061 Boston rd, to Lena Levy; (A) Lawyers Title & T Co; Jan31'17; Sept18'18. 5,000

**Lots 583 & 630 (\*)**, map Eliz R B King, City Island; Jos C Dixon, City Island, to Bankers Trust Co, 16 Wall; (A) L S Goebel, 41 Park Row; Sept14'17; Sept17'18. 2,000

**Lots 18 to 20 (\*)**, blk 35, map Morris Park; Jas V McGarry, 636 9 av, Astoria, LI, to Annie Mirault, 328 E 85, & ano; July6'17; Sept18'18. 1,000

**Lot 35 (\*)**, blk 62, map Morris Park; Aaron Kulick to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July25'13; Sept18'18. 1,150

**Lot 316 (\*)**, map portion Hunt Estate; Terence Curry to Regent Realty Co, 33 W 42; (A) Bureau of Awards, NY; Oct8, 1894; Sept18'18. 347.50

**Lot 317 (\*)**, same map; same to same; (A) same; May15, 1900; Sept18'18. 425

**Lot 84 (\*)**, map 107 lots Hudson Park; Francis M Collins to Martha Handel, 647 E 219; (A) Bureau of Awards, NY; Jan7'13; Sept18'18. 1,000

**Lot 308** (13:3423), map Forster-Schmitt prop; Lawrence E Lamb to Fredk C Callen, 115 Vanderbilt av, Bklyn; (A) Wilder, E & P, 45 Cedar; Dec18'12; Sept18'18. 735

**Lots 64 & 83 (\*)**, map Jos Hussen, Clason Point; Porter Realty & Development Co to Emille M Phillips, 82 Sussex av, East Orange, NJ; (A) Lawyers Title & T Co; Sept19'13; Sept14'18. 1,800

**Lots 100 & 101 (\*)**, map partition sale Lott G Hunt Estate; Johanna E Walter, Sophie F & Johanna H W Kreienberg & Elfrida H McBride to John H Rehm, 1653 Holland av; (A) C H Baechler, 1126 Tremont av E; Apr12'15; Sept14'18. 1,000

**Lots 17 & 18** (17:5052), blk 29, map Sect 1, Bathgate Estate; Helena S Moss, Glen Ridge, NJ, to Willard P Beach, —; (A) Lawyers Title & T Co; Aug7'11; Sept13'18. 1,000

**Lots 302 & 303** (17:4929), map Monati-quot Real Estate Co; Pasqualina La Rosa to Frank Napolitano, 667 E 187; (A) Greenthal & G, 496 E 161; Sept15'17; Sept 13'18. 700

**Lots 40 & 41 (\*)**, blk 30, map Morris Park; Jacob Beck, Bklyn, to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July23'13; Sept16'18. 1,085

**Lot 245** (13:3423), map Foster-Schmitt property; Lawrence E Lamb to Fredk C Callen, 115 Vanderbilt av, Bklyn; (A) Wilder, E & P, 45 Cedar; Dec18'12; Sept 16'18. 960

**Lot 256** (13:3423); same map; same to same; (A) same; Dec18'12; Sept16'18. 1,200

**Lots 101 & 102 (\*)**, map Joel Wolfe Estate; Richd Cooper to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar; Sept 5'13; Sept16'18. 500

**Lot 424** (18:5347), map Seton Homestead; Jos V Mitchell to Herbert T Crumden, West Hartland, Conn; (A) Wm B Hogan, 608 W 184; Nov4'07; Sept16'18. 387.50

**Lot 432** (18:5347), same map; same to same; (A) same; Nov4'07; Sept16'18. 387.50

**Lot 438** (18:5347); same map; same to same; (A) same; Dec4'07; Sept16'18. 387.50

**Plot (\*)** begins 300 n Morris Park av at point 7,309.6 e along same from Unionport rd, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Alice Malahan to Regent Realty Co, 33 W 42; (A) Bureau of Awards, NY; Sept9, 1898; Sept18'18. 1,300

**Plot** begins 350 n Morris Park av at point 1,009.6 e along same from Unionport rd, runs w100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Bridget O'Keefe to Regent Realty Co; (A) E B Levy, 1323 Tremont av; July1'04; Sept 12'18. 900

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Beckman, Cornelia A.**—May11'17 (June 28'18)—LEXINGTON AV, 595 (5:1307-23), nec 52d, 19x70, 5-sty stn tnt & str, \$31,000.

**LEXINGTON AV, 597** (5:1307-22), 16.3x70, 5-sty stn tnt & str, \$18,500.

**LEXINGTON AV, 599** (5:1307-21½), 16.3x 70, 5-sty stn tnt & str, \$18,000.

**52D ST, 137 E** (5:1307-23¼), 15x84.10, 3-sty & b stn dwg, \$12,500.

**LEXINGTON AV, 841** (5:1399-13), nwc 64th, 17.1x80, 4-sty & b stn dwg, \$20,000.

**LEXINGTON AV, 846** (5:1399-14), 16.8x 80, 4-sty & b stn dwg, \$15,000.

**LEXINGTON AV, 848** (5:1399-14½), 16.8x 80, 4-sty & b stn dwg, \$15,000.



MADISON AV, 419 (5:1284-pt lot 23), —  
x—, 5-sty stn str, \$10,000.  
38TH ST, 35 E (3:868-32), 25x98.9, 4-sty &  
b stn dwg, \$72,500.  
2D AV, 2361-5 (6:1786-21½-23¼), nwc  
121st, 65x84.11, 2-sty fr tnt & str, 2-sty  
bk loft & str bldg & 2-3-sty bk tnts &  
strs; sub to ground rent lease to May1'35,  
\$24,000.  
2D AV, 2367 (6:1786-24), 35x82.7, 5-sty bk  
tnt & str; sub to ground rent lease to  
May1'24, \$10,000.

Berge, Christian L.—Mar2'18 (Sept12'18)—  
WILLETT ST, 96 (2:539-8), 25x100, 5-sty  
bk tnt & str, \$22,000.

Brakmann, Ferdinand.—Dec23'17 (Sept13  
'18)—8TH AV, 2729 (7:2025-9), nwc  
145th, 80x25, 5-sty bk & stn tnt & str,  
\$50,000.

Di Zerega, Louis H. A. Zerega.—July26'10  
(May8'18)—35TH ST, 26 E (3:864-51),  
20.10x98.9, 4-sty & b stn dwg; 1-11 pt  
of \$65,000.

Green, Saml.—Jan26'16 (May8'18)—EDGE-  
COMBE AV, 333-7 (7:2054-53), 75x100,  
6-sty bk tnt, \$115,000.

Kennedy, Patk.—Mar7'18 (Sept12'18)—  
38TH ST, 342 W (3:761-58), 25x98.9, 5-  
sty bk stable, \$26,000.  
48TH ST, 353-5 W (4:1039-9), 46x100.5, 6-  
sty bk stable, \$60,000.

COLUMBUS AV, 641 (4:1205-1), nec 91st,  
25.8x80, 5-sty bk & stn tnt & str, \$45,000.  
95TH ST, 64 W (4:1208-58½), 17x100.8, 3-  
sty bk & stn dwg, \$11,000.

AMSTERDAM AV, 1995 (8:2107-66), sec  
157th, 24.11x100, 5-sty bk tnt & str,  
\$45,000.

Meek, Mary I.—Apr8'17 (June28'18)—26TH  
ST, 236 W (3:775-60), 21.3x98.9, 3-sty &  
b bk dwg, \$17,000.

26TH ST, 238 W (3:775-61), 21.3x98.9, 3-  
sty & b bk dwg, \$1,000.

36TH ST, 439 W (3:734-12), 25x98.9, 3-sty  
bk tnt & 3-sty fr rear tnt, \$15,000.

36TH ST, 441 W (3:734-11), 25x98.9, 3-sty  
fr tnt & str & 4-sty bk rear tnt, \$15,000.

36TH ST, 443 W (3:734-10), 25x98.9, 4-sty  
bk tnt & str & 4-sty bk rear tnt,  
\$15,000.

44TH ST, 420 W (4:1053-44), 20x100.5, 3-  
sty & b bk dwg, \$12,000.

44TH ST, 459 W (4:1054-4½), 20x75.3, 3-  
sty & b bk dwg, \$11,000.

Oppenheim, Manuel.—Dec6'17 (Sept7'18)—  
Decedent owned ½ int in following, on  
which valuation for whole is given. The  
decedent's equity in all was \$35,122. The  
appraisals given is ½ of whole, less 10%  
on account of fractional interest.

13TH ST, 224-8 E (2:468-21-24), 3 lots,  
each 28.7x103.3, 3 6-sty bk tnts; 3 lots,  
each \$36,000.

185TH ST, 556-8 W (8:2157-13), 50x79.11,  
5-sty bk tnt, \$42,000.

146TH ST, 303 W (7:2045-28), 25x99.11, 5-  
sty bk tnt, \$20,000.

8TH AV, 2749-51 (7:2045-33), 50x85, 6-sty  
bk tnt & str, \$50,000.

8TH AV, 2745-7 (7:2045-31), 49.11x100, 6-  
sty bk tnt & str, \$53,000.

124TH ST, 341-3 E (6:1801-18), 50x100.11,  
6-sty bk tnt & str, \$47,000.

139TH ST, 31-41 W (6:1737-18-22), 3 plots,  
each 41.8x99.11; 3-6-sty bk tnts & str;  
3 plots, each \$34,000.

120TH ST, 330-6 E (6:1796-38-40), 2 plots,  
each 36.8x100.11, 2-6-sty bk tnts & str;  
2 plots, each \$30,000.

67TH ST, 216-8 E (5:1421-40), 2 plots, each  
40x100.5, 2-6-sty bk tnts; ½ pt of No 216  
& ¼ pt of No 218; 2 plots, each \$45,000.,  
and all of following:

GRAND ST, 426-8 E (2:341-34), 40x90, 6-  
sty bk tnt & str, \$72,000.

144TH ST, 100 W (7:2012-36), 40x100, 6-sty  
bk tnt, \$55,000.

5TH AV, 506 (5:1258-36), 5-sty bk bldg;  
leasehold, expires May1'22; no value.

Schlafcr, Peter.—Mar12'18 (Sept12'18)—  
115TH ST, 206-8 E (6:1634-42 & 43), 50x  
100.11, 2-5-sty bk & stn tnts, each \$19,000.

Wasserscheid, Augusta.—July17'17 (Sept13  
'18)—55TH ST, 325 E (5:1348-12½), 18.11  
x100.5, 3-sty & b stn dwg, \$9,500.

14TH st, 300 E (\*), sec 2 av (No 228),  
33x51.6, 7-sty bk office & str bldg; due,  
\$58,863.55; T&c, \$3,860.20; Wm F Morgan,  
Jr, exr. 50,000

L. J. PHILLIPS & CO.

72D st, 125 W (\*), ns, 235 w Col av, 20x  
102.2, 4-sty & b stn dwg; partition; Albt S  
Aronstein. 32,000

Total ..... \$184,000  
Corresponding week 1917..... 284,200  
Jan. 1, 1918 to date.....20,723,438  
Corresponding period 1917.....27,674,100

### Bronx.

The following are the sales that  
have taken place during the week  
ending Sept. 20, 1918, at the Bronx  
Salesrooms, 3208-10 Third av.

CHARLES A. BERRIAN.

Willis av, 323 (\*), ws, 33.4 s 141st, 16.8x  
81.7, 2-sty fr dwg & str; due, \$6,697.31; T  
& C, \$152.72; Peoples University Extension  
Soc N Y. 6,000

JAMES J. DONOVAN.

Plimpton av, 1321 (\*), ws, 163.7 s 170th,  
22x93.11x22.5x97.5, 2-sty & b bk dwg; due,  
\$7,774.11; T&c, \$181.76; Sara C Hadden. 7,000

BRYAN L. KENNELLY.

201ST st E, ss, 203.4 e old line Marion  
av & 111.11 e Concourse, 50x90x52.5x106.11,  
vacant; partition; Peter S O'Hara. 2,700

Total ..... \$15,700  
Corresponding week 1917..... 224,939  
Jan. 1, 1918 to date.....4,537,392  
Corresponding period 1917.....6,552,259

## VOLUNTARY AUCTION SALES.

### Manhattan.

BRYAN L. KENNELLY.

SEPT. 25.  
52D ST, 522 W, ss, bet 10 & 11 avs, 25x100.5, 5-  
sty stn tnt & str (exrs sale).

CONVENT AV, 311, nec 143d, 20x100, 4-sty & b  
stn dwg (exrs sale).

73D ST, 225 E, ns, bet 2 & 3 avs, 25x102.2, 5-sty  
stn tnt & str (exrs sale).

LEXINGTON AV, 1413, bet 92d & 93d, 20x70, 3-  
sty & b bk dwg (exrs sale).

120TH ST, 112 E, ss, near Park av, 20.10x100.11,  
4-sty stn tnt.

3D ST, 127-9 W, near 6 av, 46x100, vacant (exrs  
sale).

110TH ST, 342 E, ss, 125 w 1 av, 25x100.11, 4-  
sty bk tnt (exrs sale).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the  
second that of the Defendant. (A) means  
Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales  
for Manhattan, to be held at the Real  
Estate Salesrooms, 14 and 16 Vesey  
Street, unless otherwise stated:

SEPT. 21, 23 & 24.

No Legal Sales advertised for these days.

SEPT. 25.

77TH ST, 112 W, ss, 121 w Col av, 20x102.2;  
Benj C Faulkner et al, trstes—Chas Colton  
Bingham et al; Thompson, Koss & Warren  
(A); 256 Bway; Patk J Walsh (R); due, \$22-  
091.35; T&c, \$1,895.50; Henry Brady.

UNION SQ W, 33, ws, 32.6 n 16th, 30.6x150.11-  
sty bk office & str bldg; Mutual Life Ins Co  
of N Y—33 Union Sq Corp et al; Fredk L  
Allen (A), 55 Cedar; Chas Weiser (R); due,  
\$241,329.17; T&c, \$3,074.47; Joseph P Day.

ST NICHOLAS AV, 732, es, 386.2 n 145th, 30x  
100, 3-sty & b stn dwg; Wm H Maeder—Echo  
Bldg Co; Arthur Knox (A), 198 Bway; Earle  
W Webb (R); due, \$12,807.36; T&c, \$442.20;  
Jas L Wells Co.

SEPT. 26.

131ST ST, 4 E, ss, 92.6 e 5 av, 17.6x99.11, 3-sty  
& b stn dwg; Eliz C Van Nest—Loretta Corp  
et al; Merrill, Rogers & Terry (A), 100 Bway;  
Elek J Ludvig (R); due, \$5,034.71; T&c,  
\$174.46; Henry Brady.

SEPT. 27 & 28.

No Legal Sales advertised for these days.

SEPT. 30.

PIKE ST, 50, ws, 73.1 n Monroe, 26.10x85.11x  
27x85.11, 6-sty bk tnt & str; Wm H Hind—  
Harris Smulowitz et al; DeWitt, Lockman &  
DeWitt (A), 88 Nassau; Phoenix Ingraham  
(R); due, \$21,037.73; T&c, \$385.00; Joseph P  
Day.

113TH ST, 333 E, ns, 275 w 1 av, 25x100.10, 4-  
sty bk tnt & str; Jos F Park—Nicholas R  
Heyer et al; Stewart & Shearer (A), 45 Wall;  
Robt L Morrell (R); due, \$11,091.81; T&c,  
\$310.80; Arthur C Sheridan.

### Bronx.

The following is a list of Legal Sales  
for Bronx, to be held at the Real Estate  
Salesrooms, 3208-10 3d Avenue, unless  
otherwise stated:

SEPT. 21, 23, 24 & 25.

No Legal Sales advertised for these days.

SEPT. 26.

JACKSON AV, ws, 188.7 n 163d, 25x75, vacant;  
Chas B Sias—Loyal Bldg Co et al; Benj G  
Bain (A), 176 Bway; Robt J H Powell (R);  
due, \$4,993.00; T&c, \$561.60; Joseph P Day.

SEYMOUR AV, ws, 255.5 n Pelham pkway, lot  
36, blk 4383, —x—; SEYMOUR AV, es, 258.11  
n Pelham pkway, lot 25, blk 4384, 98x185.7,  
to Morgan av & Astor av; ASTOR AV, nwc  
Morgan av, 170.7x185.7—x289.5, lot 1, blk  
4387; ASTOR AV, nec Morgan av, 110x—x—x

269.5, lot 5, blk 4388, & MORGAN av, sec  
Astor av, 100x35.7, lot 25, blk 4385; Wm H  
Bolton—Hannah T McLaughlin et al; Sage &  
Schoonmaker (A), 156 Bway; Emil Fuchs  
(R); due, \$1,831.50; T&c, \$1,955.63; James  
Donovan.

WILLIS AV, 443-5, ws, 25 n 145th, 49.10x106x  
49.9x106, 2-5-sty bk tnts & str; Theo Bau-  
meister—Jno Ulrich et al; Wallace D Jennings  
(A), 35 Nassau; Theo K McCarthy (R); due,  
\$28,500; T&c, \$—; Henry Brady.

3D AV, 3311, ws, 120.5 s 165th, runs s25.2xw61.7  
xw1.2xw62.2x23.11x121.2 to beg, 3-sty fr bk  
ft tnt & str; Chas S Marx—Jos Hahn et al;  
Chas A Houston (A), 200 5 av; Harold H  
Straus (R); due, \$12,710.93; T&c, \$11,252.10;  
Joseph P Day.

SEPT. 27.

PROSPECT AV, sec 178th (No 760 E), 47.2x100  
x47x100, 5-sty bk tnt & str; Abr Dorb et al—  
Jos Sounin Co et al; Herman Gottlieb (A),  
209 Bway; Bernard Hahn (R); due, \$6,556.23;  
T&c, \$—; Chas A Berrian.

SEPT. 28.

No Legal Sales advertised for this day.

SEPT. 30.

CROTONA AV, 2323, ws, 350 n 183d, 37.6x80, 4-  
sty bk tnt; Jeanette F Bonner—T J Cun-  
ningham Co et al; Shiland & Hedges (A), 149  
Bway; A Parker Nevin (R); due, \$17,262.70;  
T&c, \$1,194.39; Arthur C Sheridan.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

### Manhattan.

SEPT. 14.

25TH ST, 114-6 E; Alice H Reimer—Braender  
Bldg & Constn Co, Inc; Smith & Bowman  
(A).

AV C, 155; Fredk G Reed—Max Rosenbaum et  
al; amended; Wilson, Barker & Wager (A).

7TH AV, ws, 80.7 n 146th, 19.3x100; Emma B  
Marcoso et al—Wm J Dempsey et al; E S  
Cinch (A).

8TH AV, 2445; Franklin Savgs Bank in City  
N Y—Klaber Realty Co et al; W M Powell  
(A).

8TH AV, 2447; Franklin Savgs Bank in City  
N Y—Dora Klaber et al; W M Powell (A).

8TH AV, 2449; Franklin Savgs Bank in City  
N Y—Louis Frankfeld et al; W M Powell (A).

SEPT. 16.

DELANCEY ST, 270; Margaretta C Spedden—  
Filbach Realty Co et al; Sullivan & Cromwell  
(A).

47TH ST, ns, 640 e 7 av, 20x100.4 Miles C Macon  
et al—Bryan Smith et al; P Condon (A).

59TH ST, 38 W; Wm L Condit et al, exrs—38  
W 59th St Co et al; Elkus, Vogel, Gleason &  
Proskauer (A).

SEPT. 17.

113TH ST, 7 E; Commonwealth Ins Co of N Y—  
Germad Realty Co, Inc, et al; Middlebrook &  
Borland (A).

124TH ST, ss, 100 e 1 av, 25x100; Alfred J  
Johnson, as Chamberlain of City N Y—Adolph  
Bangser; W P Burr (A).

127TH ST, 160 W; Willis McDonald, Jr, et al—  
Julius Grossman et al; Hirliman & Vaughan  
(A).

1ST AV, es, 125.8 n 91st, 25x94; Lewis F Seich  
et al—Roel Realty Corp et al; S Riker, Jr  
(A).

7TH AV, nwc 49th, 25x96; Garfield National  
Bank of City N Y—Gallatin Operating Co et  
al; amended; T D Adams (A).

SEPT. 18.

105TH ST, 143 W; J Chr G Hupfel Brewing Co  
—Maurice Black et al; amended; Forster,  
Hotaling & Klenke (A).

5TH AV, 1489; Lawyers Mtg Co—Elysee Realty  
Co et al; Cary & Carroll (A).

SEPT. 19.

MADISON ST, 300; Jno A Gleeson—Thos F Ber-  
rigan et al; amended; D J Early (A).

62D ST, ns, 439 se 2 av, 17x100.5; Morris Aron  
—Buzzuffi Realty Co, Inc, et al; McLaughlin  
& Stern (A).

114TH ST, ns, 214 w 3 av, 26.6x100.10; Emigrant  
Indust Savgs Bank—Ellen Timoney et al; R &  
E & J O'Gorman (A).

7TH AV, sec 114th, 50.5x100; Seamen's Bank  
for Savgs in City N Y—Frida Heidelberger et  
al; Cadwalader, Wickersham & Taft (A).

SEPT. 20.

25TH ST, 114-6 E; Alice H Reimer—Braender  
Bldg & Constn Co, Inc; Smith & Bowman (A).

95TH ST, ss, 117 e 10 av, 17x100.8; Equitable  
Life Assurance Society of the U S—Eliz Han-  
ley et al; Alexander & Green (A).

103D ST, 159 W; Thos J Colton—Jennie C Strat-  
ton et al; W R Doherty (A).

3D AV, 1368; City Real Estate Co—Kath Mc-  
Glynn Mulry et al (amended) H Swain (A).

### Bronx.

SEPT. 13.

163D ST, nec Union av, 33.8x106; Emigrant  
Industrial Savgs Bank—Gaines Roberts Co  
et al; R & E J O'Gorman (A).

KINSELLA AV, nwc lot 86, 75x100; also KIN-  
SELLA AV, sw lot 59, —x—; David J Lyons  
—Franz Basedow et al; J J Lenehan (A).

3D AV, 3148; N Y Title & Mtg Co—Attilio  
Pasquini et al; H M Bellingier, Jr (A).

LOT 77 & 78, map of 131 building lots belonging  
to Est Thos C Woolf, 24th Ward; Louisa  
Ludder—Meta Blohm et al; L S Goebel (A).

SEPT. 14.

No Foreclosure Suits filed this day.

SEPT. 16.

BROOK AV, swc 168th, 30x71.6; Julia M M  
Grant, as trste—Fredk G Lax et al; Joline,  
Larkin & Rathbone (A).

BRYANT AV, 1439; Delia Kearney Huss—  
Geo W Muller et al; Knox & Deignan (A).

PARK AV, es, 82.7 n 149th, 25x67.7; City Real  
Estate Co—Michl Reilly et al; H Swain (A).

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties  
offered were in foreclosure. Adjournments of  
legal sales to next week are noted under  
Advised Legal Sales.

\*Indicates that the property described was  
bid in for the plaintiff's account.

### Manhattan.

The following is the complete list  
of property sold, withdrawn or ad-  
journed during the week ending Sept.  
20, 1918, at the New York Real Estate  
salesrooms, 14-6 Vesey st.

HENRY BRADY.

127TH st, 62 W (\*), ss, 228.9 e Lenox av,  
18.9x99.11, 3-sty & b stn dwg; due, \$3-  
361.96; T&c, \$368; N Y Savgs Bank, 7,000

Amsterdam av, 933-5, sec 106th (No 160),  
47.11x100, 6-sty bk tnt & str; due, \$92,150;  
T&c, \$1,425; Hy Mark, party in interest.  
82,000

West End av, 45 (\*), es, 100.5 n 61st, 25x  
100, 5-sty bk tnt & str; due, \$12,933.65; T  
& c, \$548; Trstes of Leake & Watts Orphan  
House in City of N Y. 5,000

JOSEPH P. DAY.

Fort Charles pl, 37-41 (\*), ws, — s 227th;  
also 202.1 e division line of lands of Camp  
& Seybel and Dyckman, runs n87xe25xs  
12.10x25xs103.10xw52.8 to beg, 3-sty fr  
dwg; due, \$10,146.64; T&c, \$144.80; Harlem  
Savgs Bank. 8,000



TINTON AV, 1117; Saml N Beck—Estelle Deitsch et al; N Friedman (A).  
LOTS 367, 368, map of Laconia Park, Williams-bridge; Frank C Mayhew et al, as trstes—Julia Davis et al; R Hickox (A).

**SEPT. 17.**  
149TH ST, ns, 275 w Courtlandt av, 50x80; Ida Cohn Friedlander—Eliz M Wolski et al; E L Kalish (A).

151ST ST, ss, 225 w Morris av, 25x118.5; Timothy Sullivan—Nicola Finelli et al; M J Sullivan (A).  
SOUTHERN BLVD, ws, 355 n 172d, 40x100; Lucy Drexel Dahlgren—Reville-Siesel Co et al; Everett, Clarke & Benedict (A).

**SEPT. 18.**  
CASTLE HILL AV, es, 68 n Gleason av, 50x105; Dora L Schreiber—David A Rosow et al; H C Glore (A).

LOT 20, map of prop belonging to Hudson P Rose, known as St Raymond's Park, 24th Ward; Wm Torper—Jno H Corkey et al; W L Allen (A).

**SEPT. 19.**  
CRESTON AV, es, 149.5 n 184th, 25x100; Mary A Nicholas—Josephine Ragaette et al; H C Knoepfel (A).

MIDDLETOWN ROAD, nwc Crosby av, 52.1x 87.9; Julia Cole—Pasquale Monaco et al; O Scheilke (A).

LOT 22, map 63 lots, belonging to MacLay Av Realty Co; Mary S Stone—Wilgus Realty Co et al; F D Arthur (A).

LOT 52, map 63 lots, belonging to MacLay Av Realty Co; Francis S Phraner, as trste—Wilgus Realty Co et al; F D Arthur (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**SEPT. 13.**  
13TH ST, 635 E; Julia Ballerstein—Eleanor Schleifer et al; Alex Appel (A); Arthur B Graham (R); due...21,519.38

**SEPT. 14.**  
No Judgments in Foreclosure Suits filed this day.

**SEPT. 16.**  
30TH ST, ss, 380.2 e 8 av, 68.9x98.9; Bowery Savgs Bank—Chas J Numan; Cadwalader, Wickersham & Taft (A); Leslie S Lockhart (R); due...78,693.75  
AV A, 310-4, & 19TH ST, 503 E; Equitable Life Assur Soc of U S—German Kahn et al; Alexander & Green (A); Edmund L Durkin (R); due...27,967.50

**SEPT. 17.**  
124TH ST, 124 W; Timothy Davenport—Jno A Bloom et al; Ira H Brainerd (A); Jno V Judge (R); due...12,958.34  
124TH ST, W, ss, 225 w Lenox av, 18.9 x100.11; Sadie V Brady—Godfrey E Trott et al; Timothy Davenport (A); Jno V Judge (R); due...12,920.00  
124TH ST, 126 W; Robt A Chambers—Godfrey E Trott et al; Timothy Davenport (A); Jno V Judge (R); due...12,247.82

**SEPT. 18.**  
61ST ST, 241 W; Metropolitan Savgs Bank—Lina Zuccano; A S & W Hutchins (A); Wm O Hubbard (R); due...9,957.98

**SEPT. 19.**  
SUFFOLK ST, es, 76 s Livingston, 24x 75; Ella V Eldredge—Louis Cohen; Thompson & Fuller (A); Lester M Freedman (R); due...16,640.00  
39TH ST, 112 W; Thos McClure et al—Realty Holding Co et al; Stoddard & Mark (A); Justus W Smith (R); due...25,874.88  
112TH ST, 156 E; Jacob B Baum et al—Raymond Scholz et al; Arthur L Strasser (A); Jos D Kelly (R); due...15,770.85  
BROADWAY, 1435; Edith D De Long et al—Martha M E Deane et al; Alexander & Green (A); Saul J Baron (R); due...48,791.13

**Bronx.**

**SEPT. 13.**  
CROTONA AV, es, 50 s 176, 41.3x80; Fannie C Browning—Fannie Speciner et al; Dean, Tracy & Stanfield (A); G A Steeves (R); due...26,115.27

**SEPT. 14.**  
No Judgments in Foreclosure Suits filed this day.

**SEPT. 16.**  
No Judgments in Foreclosure Suits filed this day.

**SEPT. 17.**  
194TH ST, ss, 50 e Decatur av, 50x 104.7; Mary Anne Murray—Mary Annan; Friend & Friend (a); T F Gilleran (R); due...8,082.25

**SEPT. 18.**  
No Judgments in Foreclosure Suits filed this day.

**SEPT. 19.**  
No Judgments in Foreclosure Suits filed this day.

**LIS PENDENS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**SEPT. 14.**  
No Lis Pendens filed this day.

**SEPT. 16.**  
LAFAYETTE ST, 204; Thos Harper—People of State N Y et al; petition to register title, &c; W Fairchild (A).

**SEPT. 17.**  
No Lis Pendens filed this day.

**SEPT. 18.**  
No Lis Pendens filed this day.

**SEPT. 19.**  
CONVENT AV, nec 148th, 18x85; Maria L Aldrich—Junius B Alexander et al; partition; Root, Clark, Buckner & Howland (A).

**SEPT. 20.**  
No Lis Pendens filed this day.

**Bronx.**

**SEPT. 13.**  
WASHINGTON AV, 946; Lily Caspe et al—Edmund J Murphy et al; partition suit; A Lehman (A).

**SEPT. 14.**  
No Lis Pendens filed this day.

**SEPT. 16.**  
LOT 13, blk 3381, sec 12, tax map; Alfred Ashland—Triangle Constn & Realty Co et al; action to foreclose transfer of tax lien; L F Moynahan (A).

**SEPT. 17.**  
No Lis Pendens filed this day.

**SEPT. 18.**  
No Lis Pendens filed this day.

**SEPT. 19.**  
223D ST, ss, 105 w White Plains rd, 25x75; Thos Helde—Magdalena Helde; action for reconveyance, &c; E L Brisach (A).

MORRIS AV, nec 149th, 30x70.3; also MORRIS AV, es, 50 s 150th, 25x70.3; Marie Holderman—Fredk Holderman et al; partition suit; M J Sullivan (A).

LOT 88½, blk 2889, sec 11, on tax map; City N Y—Constance M Andrews et al; action to foreclose transfer of tax lien; W F Burr (A).

**MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**SEPT. 14.**  
CANAL ST, 191-3; Semel Goldman—191-193 Canal St, Inc & Louis Abramson Contracting Co (32)..... 166.95

33D ST, 203 W; Hughes & Hughes—Wm R Walker, H M Weil Co, Inc, Geo S & Geo H Giakis & Demetrius Giansis (30)..... 898.00

53D ST, 512 W; Wm E Nichols—Eliz McGillicuddy & F A Brady (33)..... 605.43  
BROADWAY, swe 51st, -x-; W P Youngs & Bros—Moredall Realty Corp & Longacre Constn Co (31)..... 2,636.53

**SEPT. 16.**  
No Mechanics' Liens filed this day.

**SEPT. 17.**  
42D ST, 261 W; Hughes & Hughes—Richard S Treacy et al; Glendening Bros (34)..... 1,257.00

**SEPT. 18.**  
No Mechanics Liens filed this day.

**SEPT. 19.**  
No Mechanics' Liens filed this day.

**SEPT. 20.**  
LEWIS ST, 142; Max Fishman—Jos T Mohn (37)..... 475.00  
97TH ST, 35 W; Hudson Boiler Mfg Co, Inc—Matthew L Johnston & Longacre Constn Co, Inc (36)..... 32.00  
5TH AV, 411; Kirk & Bimpson—M S Improvement Co & Wm A Burr (35)..... 96.00

**Bronx.**

**SEPT. 13.**  
No Mechanics Liens filed this day.

**SEPT. 14.**  
No Mechanics Liens filed this day.

**SEPT. 16.**  
LOTS 36 & 37, blk 5439, Throgs Neck; J A Mahlstedt Lumber & Coal Co—Bronx Shore Development Co, Inc; Sweet & Barmore; renewal (7)..... 90.05  
LOTS 29 and 30, blk 5428, Throgs Neck; same—same; same; renewal (8)..... 70.00  
LOTS 22 and 23, blk 5423; Throgs Neck; same—same; same; renewal (9)..... 68.50

**SEPT. 17.**  
JEROME AV, 1870; Daniel Jordon—Geo D Ebermeyer; Florence A Troughton; Wm B Schorer (10)..... 245.00

**SEPT. 18.**  
176TH ST, 702-8 E; Wolf Weintraub—Crotona Av Realty Co; Barney Levy as pres; Joe & Nettie Jonas (11)..... 150.00

**SEPT. 19.**  
JEROME AV, 1868-70; Bartlestone Bros—Geo Ebermeyer; Wm H Schorer (12)..... 266.95

JEROME AV, 1868-70; A M Oosterheld & Son—Geo Ebermeyer; Wm H Schorer (13)..... 103.16

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**SEPT. 14.**  
123D ST, 311 E; Bergen Mfg Co—Geo Hoyer et al; Sept13'1918..... 50.00

**SEPT. 16.**  
CANAL ST, nwc Mott; Otis Elevator Co—Peter Schneider et al; July29'18... 1,595.00

**SEPT. 17.**  
136TH ST, 145 to 153 W; Paladino Cont Co—African Methodist Episc Church et al; Aug21'18, ..... 75.00

**SEPT. 18.**  
143D ST, 45-51 W; Gabriel Besner—Non-Column Garage Co, Inc, et al; Aug9'18 ..... 800.00

**SEPT. 19.**  
No Satisfied Mechanics' Liens filed this day.

**SEPT. 20.**  
BLEECKER ST, 159-61; R I W Damp Resisting Paint Co, Inc—Elsie Angiola et al; Mar20'18..... 150.00  
49TH ST, 28 W; Rosecor Constn Co—Jno W Brett et al; July5'18..... 1,964.00

**Bronx.**

**SEPT. 13.**  
GRAND BLVD & CONCOURSE, ns, 102.9 n 165th, 100x100; G Goldberg & Sons, Inc—Saml Williams et al; June28'18; vacated ..... 1,575.00

**SEPT. 14.**  
BLOCK bounded by 167th, 168th, Teller av & Findlay av, 100x225xirreg; A L Guidone & Son, Inc—Home of the Daughters of Jacob et al; Jan7'18... 3,659.56

**SEPT. 16.**  
No Satisfied Mechanics' Liens filed this day.

**SEPT. 17.**  
No Satisfied Mechanics' Liens filed this day.

**SEPT. 18.**  
No Satisfied Mechanics' Liens filed this day.

**SEPT. 19.**  
FRANKLIN AV, 1071; Keloc Cont Co, Inc—J J Mantner et al; March21'18.... 408.00

<sup>1</sup>Discharged by deposit.

<sup>2</sup>Discharged by bond.

<sup>3</sup>Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

**SEPT. 12.**  
KAPLAN, Nathan S; Nathaniel A Reichlin; \$1,600; G Hamburger.  
DAVIES, Chas T; Bertram J Harder; \$2,821; Blumenstiel & Blumenstiel.

**SEPT. 13.**  
No Attachments filed this day.

**SEPT. 14.**  
ATLAS SHEAR CO; Goldberger Mfg Corp; \$34,120; Goldfogle & Dorf.

NICHOLAS, Askin M, Richard A Cleghorn, Stanley S Nicholas, Herwald G Kirkpatrick, Francis M Bell, Frederick C Macnish et al; Taylor Engineering & Mfg Co; \$4,888; L Bevier, Jr.

**SEPT. 16.**  
No Attachments filed this day.

**SEPT. 17.**  
ABRAMSON, Israel; Goldstein & Newberger; \$8,791.90; Siegel, Corn & Siegel.

BUCKEYE RIBBON & CARBON CO; American Aniline Products, Inc; \$5,175; G R Rosenheim.

**SEPT. 18.**  
NEPTUNE NAVIGATION CO; American Merchant Marine Ins Co of N Y; \$3,000; J Delahunty.

**CHattel MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

**SEPT. 13, 14, 16, 17, 18 & 19.**  
Drake's Restaurant, 119 W 42d st & 118-20 W 43d st..Voss Ice Machine Works..... 2,444.00  
David, Alfred, 66-8 Sheriff st., Pierce, Butler & Pierce Mfg Co (R)..... 744.13  
Hecht, Jacob, & Spray Electric Co, 524 W 135..Kupferberg Lighting Fixture Co..... 570.00

**Bronx.**

No Chattel Mortgages filed for week ending Sept. 19.

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender; the second that of the Borrower.

**Manhattan.**

**SEPT. 14, 16, 17, 18 & 19.**  
No Building Loan Contracts filed these days.

**SEPT. 20.**  
MANHATTAN AV, 58; Wilton Holding Corp loans Elted Corp to erect —sty bldg; 2 payments.....30,000.00

**Bronx.**

**SEPT. 13.**  
No Building Loan Contracts filed this day.

**SEPT. 14.**  
RHINELANDER AV, nwc Hunt av, 59x 50x irreg; Jno H Rehm & Metta Rehm loans Michael Vista to erect 2-sty brick garage & dwg; — payments.... 3,000.00

**SEPT. 16.**  
No Building Loan Contracts filed this day.

**SEPT. 17.**  
No Building Loan Contracts filed this day.

**SEPT. 18.**  
No Building Loan Contracts filed this day.

**SEPT. 19.**  
No Building Loan Contracts filed this day.



## PLANS FILED FOR NEW CONSTRUCTION WORK.

### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

### Manhattan.

#### FACTORIES AND WAREHOUSES.

CHERRY ST, 313-17, 1-sty bk storage, 72x 77, slag rf; \$8,000; (o) G. W. Daniel & J. A. Kennedy, 189 Front; (a) Walter B. Wills, Inc., 1181 Myrtle av, Bklyn (141).

#### MISCELLANEOUS.

FRONT ST, 321, 1-sty fr shed, 22x66, galv. iron rf; \$300; (o) Kaufman Lowenthal Realty Co., Isaac Lowenthal, Pres., 206 Division; (a) Louis A. Sheinart, 194 Bowery (142).

### Bronx.

#### STABLES AND GARAGES.

137TH ST, E, s s, 300 e St Anns av, 1-sty bk garage, 50x100, plastic slate rf; \$10,000; (o) Jacob & Isidor Kaufman, 206 Division; (a) Louis A. Sheinart, 194 Bowery (154).

## PLANS FILED FOR ALTERATIONS

### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

### Manhattan.

BEACH ST, 48-60, floor to be lowered, insert new floor to 6-sty bk warehouse; \$15,000; (o) The Protestant Episcopal Society for Promoting Religion & Learning in the State of N. Y., Wm. Harrison, Treas., 43 Cedar; (a) Arthur M. Githens, 52 Vanderbilt av (1807).

BLEECKER ST, 33-37, extend stairs, f. p. enclosure to 6-sty bk str & factory; \$500; (o) Equitable Life Assurance Society of the U. S., Gerald Brown, Comp., 120 Bway; (a) Scott & Prescott, 1 Madison av (1839).

BLEECKER ST, s w c Mott, remove wall, new skylight, vent shaft, partitions to 6-sty f. p. warehouse; \$2,000; (o) Mable Johnson, Hartford, Conn., Joseph Brewster, 170 Bway; (a) Benj. W. Levitan, 10 E 38th (1832).

CLIFF ST, 82-86, remove beams, new beams to 7-sty bk loft; \$150; (o) Harper & Bros., 82-86 Cliff; (a) Eugene Snyder, 2779 Briggs av (1828).

DUANE ST, 112-14, & Reade st, 70-72, new elevator shaft, skylight to 5-sty bk office & loft; \$3,000; (o) John Boyle & Co., Chas. Silleck, Pres., 112 Duane; (a) J. O. Whiteneck, 231 W 18th (1827).

DUANE ST, 76, install dumbwaiter shaft, f. p. kalamein doors to 5-sty bk storage; \$700; (o) Cooper Union Institute for Advancement of Science & Art, Robert F. Cutting, Treas., Cooper sq; (a) Frederic W. Eisenla, 650 68th, Bklyn (1842).

HAMILTON ST, 28, lower beams, cut openings, 1-sty ext to 3-sty bk str & tnt; \$4,000; (o) Jos. J. Guarini, on prem; (a) Ferdinand Savignano, 6005 14 av, Bklyn (1829).

JANE ST, 89, remove floor of ext, remove wall of 1st floor, stairs, new bathroom to 2-sty

bk stable & dwg; \$4,000; (o) Archibald McInnis, 85 Cortlandt; (a) Moore & Landsiedel, 148th & 3 av (1818).

LISPENARD ST, 54, new stairs, stairway enclosure, bulkhead to 5-sty bk factory; \$5,100; (o) Chas. Colgate, care Horace S. Ely & Co., 21 Liberty; (a) Jno. L. Bull, 214 Fulton (1843).

VAN CORLEAR PL, 1, enclose logia, bay window, new stairs, closet, plumbing fixtures to 2½-sty fr dwg; \$1,500; (o) Marble Hill Development Corp., M. C. Shaeffer, Pres., 51 E 42d; (a) Saml. Katz, 2516 Grand Concourse (1815).

WATTS ST, 123, extend girder to 4-sty bk warehouse; \$50; (o) est Saml. M. McCullough, Mrs. Harriet McCullough, extr., 109 Leroy; (a) Freeman Bloodgood, 8 York (1823).

WEST ST, 303, erect new f. p. bk shaft, wood posts & girders to 4-sty bk str & tnt; \$5,000; (o) Mrs. Timothy McCarthy, 126 Charlton; (a) Alfred O. Christianson, 145 E 42d (1812).

3D ST, 156 E, new str front, partitions to 5-sty bk tnt; \$500; (o) Missionary Soc. of Most Holy Redeemer of State N. Y., Jos. A. Schneider, Pres., 526 59th, Bklyn; (a) Chas. Kreymborg, 2240 Quimby av (1831).

14TH ST, 8-30 W, new floor framings to 5-sty bk dept str; \$2,500; (o) Caroline Cowl, 20 W 14th; (a) Jno. B. Snook Sons, 261 Bway (1822).

14TH ST, 116-18 E, new partitions, doors to 5-sty bk mfg. bldg; \$200; (o) August Luchow, 110 E 14th; (a) Henry Regelmann, 133 E 7th (1811).

23D ST, 415 E, roofing over driveway, to 1-sty bk shop; \$150; (o) Julia E. Cameron, 31 E 38th; (a) Walker M. Levett Co., 419 E 23 (1818).

27TH ST, 332-36 E, 1-sty ext, new showers & wash basins to 3-sty bk stable & storage; \$3,000; (o) Sev Realty Co., Sol Bloom, Pres., 1476 Bway; (a) A. M. Colucci, 1342 Fulton av (1810).

28TH ST, 312-16 E, bk enclosure, new concrete floor, roofing to 1-sty bk stable & machine shop; \$15,000; (o) Geo. Stuart, Granite Springs, N. Y.; (a) A. M. Colucci, 1324 Fulton av (1845).

29TH ST, 39 E, remove front & rear walls of 1st sty & basement, build ext, rearrange partitions, new bathrooms to 2-sty bk dwg; \$6,000; (o) 39 E 29th St. Co., Isidor Koplich, Treas., 101 Park Row; (a) D. Wortmann, 114 E 28th (1838).

34TH ST, 462 W, new toilet to 5-sty bk tnt; \$150; (o) E. Goetz, 42 Bway; (a) Robert A. Fash, 163 W 20th (1820).

37TH ST, 316 W, new toilets to 5-sty bk str & tnt; \$1,000; (o) Jos. Wenner, 312 W 37th; (a) Wm. Koppe, 830 Westchester av (1819).

39TH ST, 17 E, new skylights, remove doors, remove beams to 2-sty bk stable; \$2,000; (o) Geo. McCullagh Miller, 80 Bway; (a) Wm. A. Hynd, 223 W 10th (1826).

54TH ST, 151 W, remove wall, new ceiling, flooring, partitions to 3-sty bk garage, storage & dwg; \$1,000; (o) Cesare Boccasogli, care arch; (a) B. H. & C. M. Whinston, 148th & 3 av (1817).

57TH ST, 318 W, remodel stairs to 6-sty f. p. Y. M. C. A. bldg; \$200; (o) West Side Y. M. C. A. Assn., Wm. M. Kingsley, Chairman, 318 W 57th; (a) Morgan M. O'Brien, 49 E 90th (1809).

70TH ST, 338 W, rearrange partitions, new skylight to 2-sty garage; \$800; (o) Philip Bendish, 338 W 70th; (a) Horenburger & Bardes, 122 Bowery (1825).

76TH ST, 249 W, new bathrooms, partitions to 4-sty bk boarding house; \$4,000; (o) Wm. T. Moore, care G. A. Bowman, 115 W 42d; (a) Wm. H. Gompert, 171 Madison av (1840).

89TH ST, E, n s, 120 e 1 av, new partitions, window opening to 1-sty bk office; \$300; (o) St Joseph's Asylum, 220 E 4th, Jos. Schmidt, Pres., 173 E 3d; (a) Chas. Kreymborg, 2240 Quimby av (1830).

91ST ST, 284-86 E, reinforce floors, wood posts & girders to 3-sty bk storage; \$500; (o) Jacob Ruppert, Inc., Jacob Ruppert, Pres., 1639 3 av; (a) Maynicke & Franke, 25 Madison Sq N (1847).

101ST ST, 325 W, new bathroom, sink & wash tubs, partitions to 3-sty bk dwg; \$2,000; (o) Nina Mustacchi, prem; (a) Lucian Pisciotta, 3011 Barnes av (1837).

124TH ST, 263-65 W, new stairs, partitions; skylights, columns & girders to 2-sty bk storage; \$2,400; (o) Louise Johnston & Wm. Johnston, 1534 Avocopa st, Santa Barbara, Cal.; (a) L. E. Denslow, 44 W 18th (1821).

131ST ST, 105 E, reinforce girders, remove beams, new columns to 4-sty bk factory; \$1,500; (o) Goodyear Rubber Insul. Co., Inc., Fred. S. Minott, Pres.; (a) Henry J. Metzger, 115 Bway (1835).

147TH ST, 471 W, new str front to 5-sty bk str & tnt; \$700; (o) Cnaas. E. Coffey, 2050 Amsterdam av; (a) Frank J. Schefelk, 4168 Park av (1846).

149TH ST, 404 W, enclose dumbwaiter, new gas range, kitchen fixtures, cut openings to 3-sty bk dwg; \$250; (o) John P. Leo, 770 St. Nicholas av; (a) F. J. Schefelk, 4168 Park av (1834).

BROADWAY, 395-99, new partitions, bank screens, remove stairs, new stairs to 15-sty f. p. office & bank; \$25,000; (o) Equitable Life Insurance Co., Wm. A. Day, Pres., 120 Bway; (a) Smalley & Myers, 9 E 40th (1810).

BROADWAY, 37, new stairs, vent shafts, skylights, toilets, bulkheads, partitions, f. p. doors to 5-sty bk office bldg.; \$1,500; (o) The 37 Bway Co., Inc., C. K. Fauver, Pres., on prem; (a) Thos. B. Boyd, Inc., 286 5 av (1844).

PARK ROW, 163, new stairs, framing, partitions, water closet, enlarge windows to 3-sty bk str & tnt; \$350; (o) Martha T. Sands, 401 Grand; (a) Max Muller, 115 Nassau (1836).

2D AV, 8, new toilets, partitions, ext to 5-sty bk str & tnt; \$1,500; (o) Marks, Meyer & Jacob Rosenberg, 8 Astor pl; (a) Irving Margon, 355 E 149th (1833).

2D AV, 144, new stairs to 3-sty bk theatre, office & meeting rooms; \$100; (o) Philip Menschel, Benj. Menschel, Sig. Menschel & Max Menschel, 142 2 av; (a) Saml. Rosenblum, 51 Chambers (1841).

5TH AV, 933, remove part of ext, new wall to 5-sty f. p. dwg; \$1,600; (o) Herman Woog, 1123 Bway; (a) C. P. H. Gilbert, 1123 Bway (1816).

9TH AV, 817, new str front, toilet fixtures, beams to 4-sty bk str & tnt; \$1,200; (o) Est of Ferdinand Beinhauer, Ed. F. Beinhauer, Atty. for Matilda Beinhauer, executrix, 2 W 88th; (a) Walter H. Volckeing, 82 Wall (1808).

RANDALL'S ISLAND, opp 123d st, remove floor systems, plumbing fixtures, vent, new concrete floor systems, plumbing fixtures, vent, heat to 3-sty bk hospital; \$10,000; (o) City N. Y., Dept. of Public Charities; (a) Sylvester A. Taggart, Dept arch (1824).

### Bronx.

132D ST, E, s s, 147 e Brook av, 1-sty bk ext, 200x43.6, to 1-sty fr engine house; \$4,000; (o) N. Y., N. H. & H. R. Co., 132d & Willis av; (a) F. W. Miller, New Haven, Conn (217).

202D ST, E, s s, 119.4 e Grand Concourse, 2-sty fr ext, 17.7x11.6, to 2-sty fr dwg; \$200; (o) Paul Schleich, 212 E 202d; (a) Schleich & Smeraldi, 213 E 38th (215).

LOCUST AV, s w c 139th, 1-sty bk ext, 39.1x 27.3, to 1-sty bk boiler house; \$1,000; (o) Central Union Gas Co., 130 E 15th; (a) W. C. Morris, 130 E 15th (214).

WESTCHESTER AV, n e c Eagle av, new str front, new toilet & basin to 4-sty bk str & tnt; \$800; (o) Herman N. Weilandt, 653 Eagle av; (a) Moore & Landsiedel, 3 av & 148th (216).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 1:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indivd—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.

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# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. CII

No. 2637

New York, September 28, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

Attorney st, 135-44; see Stanton, 189.  
C st (8:2246-14), ws, 66 s Dyckman, 125.7  
x—x133.3x100, 2-sty fr dwg & vacant;  
Isaac Cohen, ref, to Christian E Gudebrod  
at Mount Jackson, Va; FORECLOS of  
transfer tax lien Sept5; Sept25'18; A\$7,-  
000-8,000 (R S \$1). 1,000  
Canal st, 393-5 (1:227-7), nec Thompson  
(No 2), 37.2x70.10x51x63.2, 4-sty stn office  
& str bldg; Wm Milne, at Rye, NY, as pres  
of Peoples Bank of City N Y, to 395 Canal  
St Corp, at 60 Bway; Sept10; Sept24'18;  
A\$32,000-60,000 (R S \$67.50). O C & 100  
Canal st, 393-5, nec Thompson (No 2);  
Scott Foster, 332 W 72, individ & as late  
pres of Peoples Bank of City N Y, to same;  
Sept10; Sept24'18 (R S \$1). O C & 100  
Canal st, 393-5, nec Thompson (No 2);  
Peoples Bank of City N Y to same; QC;  
Sept10; Sept24'18 (R S \$1). O C & 100  
Delancey st, 120 (2:353-44), ns, 50 e Es-  
sex, runs n70.2xe25.1xs19.2xw.01½xs51  
to st xw25 to beg, 5-sty bk tnt & str; Mer-  
chants National Bank of Jersey City &  
Paul F Stohn, 239 South st, Jersey City,  
NJ, to Katie Finkelstein, 1453 Carroll,  
Bklyn; B&S & CaG; Sept17; Sept26'18; A  
\$30,500-36,500. nom  
Dyckman st (8:2246-10), ss, 100 w C st,  
lot 10, blk 2246, sec 3, 100x66, vacant; Wm  
Bondy, ref, to Christian E Gudebrod at  
Mount Jackson, Va; mtg \$20,000 & AL  
covering lots 10 & 14; FORECLOS transfer  
tax lien June18; Sept16; Sept25'18; A  
\$14,000-14,000 (R S \$1). 1,000  
East Broadway, 288 (1:288-59), nec Gou-  
verneur (No 4), 22.4x50, 5-sty bk tnt &  
strs; Jos M Adrian, 305 East Bway, EXR  
Susan Mount, to Edw H Mount, at Lake  
Mahoech, NY, & Harold K Mount, at Wash,  
DC; QC; Aug30; Sept24'18; A\$13,500-20,-  
000. nom  
Elizabeth st, 271-7; see Houston, 65-71 E.  
Elwood st, 72-6; see Elwood, 78-82.  
Elwood st, 78-82 (8:2172-46), ws, 237.6 n  
Nagle av, 62.6x100, 5-sty bk tnt; A\$9,000-  
55,000; also ELWOOD ST, 72-6 (8:2172-48),  
ws, 225 n Nagle av, 62.6x100, 5-sty bk tnt;  
A\$9,000-55,000; Isaac Baer, TRSTE Estate  
of Sonsin Holding Corp, bankrupt, to  
Benenson Realty Co, 401 E 152, Bronx; A  
L; Sept25'18 (R S \$35.50). 120,500  
Fort Charles pl, 37-41 (8:2215-455), ws,  
— s 227th, also 2021 e division line of  
lands of Camp & Seybel and Dyckman,  
runs n87xe25xs12.10xe25 xs 103.10xw52.8  
to beg, 3-sty fr dwg; Herman Joseph, ref, to  
Harlem Savgs Bank, 124 E 125, pff;  
FORECLOS Sept18; Sept24'18; A\$8,000-11,-  
000 (R S \$8). 8,000  
Front st, 31 (1:5-12), ss, 105 ne Broad,  
28.6x119x28.7x116, 6-sty bk storage; Jacob  
Kottek et al to Jos Crowell, at Valley  
Stream, LI; B&S; mtg \$27,000; Sept24'18;  
A\$21,000-25,000 (R S \$22). O C & 100  
Front st, 52 (1:32-30), ns, abt 110 e Coen-  
ties sl, 30.6x80, 4-sty bk storage; Mark-  
ham Realty Corp to Ross W Weil, at Es-  
sex Fells, NJ; B&S; mtg \$25,500; Sept24  
'18; A\$20,000-29,000 (R S \$11.50). nom  
Goerck st, 23 (2:327-63), ws, 25 n  
Broome, 25x75, 6-sty bk tnt & str; Jean  
H Norris, ref, to Union Trust Co of Al-  
bany, NY, TRSTE will Laura S Hasbrouck,  
pff; FORECLOS Sept12; Sept20'18; A\$6,-  
000-17,000 (R S \$15). 15,000  
Gouverneur st, 4; see East Bway, 288.  
Grand st, 263 (1:305-17), ss, abt 100 e  
Christie, 24.11x75x25x75.1, 4-sty bk loft &  
str bldg; Chas S Meyerson to Oscar Lloyd  
Realty Corp, 60 St Nicholas av; AL; Sept  
19; Sept21'18; A\$30,500-38,000. nom  
Greenwich st, 801 (2:625-2), es, 60.3 s  
Jane, runs e82.7xs24.1xw3.7xs1xw77.10 to  
st xn25.1 to beg, 6-sty bk loft bldg; Henry  
Youns, of Goshen, N. Y, to Jos Yellen &  
Cath, his wife, 64 Horatio, as tenants by  
entirety; mtg \$11,500 & AL; Sept23'18;  
A\$8,000-16,000 (R S \$5). 17,000  
Hamilton ter, 36 (7:2050-73½), ws, 387 n  
141st, 19x100, 3-sty & b bk dwg; Stephen  
G Roach, 701 Mad av, to Wm Schwartz,  
2438 8 av; Sept23; Sept24'18; A\$7,200-10,000  
(R S \$7.50). O C & 100

## The INDEX

### to the Manhattan and Bronx Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

IS NOW READY  
FOR DELIVERY

This index gives the page num-  
bers of all Auction Sales, Con-  
veyances, Leases, Mortgages  
and Projected Buildings.

Price, \$5.00

Record &amp; Guide Co.

Hamilton ter, 36; Wm Schwartz, 2438 8  
av, to Frank S Price, 36 Hamilton ter;  
mtg \$5,000; Sept23; Sept24'18 (R S \$3.50).  
O C & 100

Hamilton ter, 38 (7:2050-73), ws, 406 n  
141st, 19x100, 3-sty & b bk dwg; Belden  
Roach, 701 Mad av, to Wm Schwartz, 2438  
8 av; Sept23; Sept24'18; A\$7,200-10,000 (R S  
\$7.50). O C & 100

Hamilton ter, 38; Wm Schwartz, 2438 8  
av, to Herman H Heidgerd, 79 Jane; mtg  
\$5,000; Sept23; Sept24'18 (R S \$3.50).  
O C & 100

Hamilton pl, 101 (7:2073-41), ses, 73.2 s  
142d, 16.4x73.11x15x67.7, 3-sty & b bk dwg;  
John L Lyttle as TRSTE in bankruptcy  
of Hy & Theo Salinsky, individ & as co-  
partners Henry Salinsky & Son, to Euneva  
Realty Corp, 120 Bway; AT; mtg \$8,000 &  
AL; June12; Sept25'18; A\$6,000-8,000.  
O C & 50

Houston st, 65-71 E (2:508-25), swc Eliz  
(Nos 271-7), 63.1, 86.3x93.7x86.6x83.5, 1-  
2-2-4 & 1-6-sty bk tnts & str & 2-5-sty  
bk rear tnts; Callahan Estate to Sibilmun  
Realty Co, both at 149 Bway; mtg \$70,000;  
May25; Sept21'18; A\$75,000-90,000. nom

Hudson st, 617-9 (2:625-10-11), ws, 19 s  
Jane, runs w40.1xs0.10xw14.4xs36.2xe53.2 to  
st xn37.1 to beg, 2-4-sty bk tnts & str;  
Wm W Johnson & ano, TRSTES will Alvin  
J Johnson for Minnie A Worth, to Gaetano  
& Dominick Mangialetti, 142 S 9, Bklyn;  
sub to PM mtg \$14,000; Sept21; Sept26'18;  
A\$14,000-23,000 (R S \$2). 16,000

James st, 96 (1:252-35), es, 100 n Cherry,  
25x100.5x24.10x100.5, 4-sty bk stable; Chas  
McCorkell to Mary McCorkell, both at 87  
James; AL; Jan16'14; Sept25'18; A\$13,000-  
20,000. O C & 100

Lispenard st, 46-8 (1:194-26), ss, abt 150  
e Church, —x—, 5-sty stn loft & str bldg;  
Eloise C Miles to Matilda E Hayes, 267  
Gibbs av, Newport, RI; 1-6 pt; AL; Aug  
30; Sept24'18; A\$34,000-47,000. nom

Ludlow st, 174 (2:412-45), es, 125.4  
Stanton, 24.9x90, 5-sty bk tnt & str; Cop-  
pel Stugensky, 174 Ludlow, to Roza Gluck,  
562 11 av; mtg \$27,450; Aug13; Sept20'18;  
A\$14,000-23,000 (R S 50c). O C & 100

Ludlow st, 174; Roza Gluck, 562 11 av,  
to Georgette Schechter, 1878 7 av; QC;  
mtg \$27,450; Aug22; Sept20'18 (R S 50c).  
O C & 100

Mitchell pl, 15 (5:1361-12½), ns, 252 e 1  
av, runs n80.10xe8xsxv4.10xse10xsw76 to  
st xw18 to beg, 3-sty & b stn dwg; Alice  
R Langridge et al, heirs, & Jas L Lang-  
ridge, with Fred Eintracht, 2 Beekman pl;  
mtg \$2,000; Sept6; Sept20'18; A\$4,500-7,000.  
5,300

Mitchell pl, 15 (5:1361-12½), ns, 252 e 1  
av, runs n80.10xe8xsxv4.10xse10xsw76 to pl &  
18 to beg, 3-sty & b stn dwg; Alice R  
Langridge et al, heirs, Emilie S Langridge,  
to Fred Eintracht, 2 Beekman pl; mtg  
\$5,000 & AL; Sept24; Sept26'18; A\$4,500-  
7,000 (R S 50c). O C & 300

Old sl, 10-12 (1:31-41), nec Water (Nos  
74-6), bounded w x Old sl, 45.5 s x Water,  
47.7, e by land of Fox, now of Stevens, 63.8  
n in pt by land of Falconer, 24.8 xs22x w  
22.5, 5-sty bk office & str bldg; August  
Klipstein at Hotel Gramatan, Bronxville,  
NY, to Maurice Bouvier, 201 W 57; B&S;  
mtg \$36,000; Sept25'18; A\$60,000-75,000 (R  
S \$69). O C & 100

Perry st, 25 (2:613-32), ns, 73.4 w Wav-  
erly pl, runs n75xe2.11xn20xw23xs95 to st  
xe21.8 to beg, 3-sty & b bk dwg; Danl  
Williams to Agnes A Williams, his wife,  
25 Perry; Sept24; Sept25'18; A\$8,500-10,-  
000. gift

Plaza Lafayette, see Riverside dr; see  
Riverside dr, sec 181st.

St Nicholas pl, 43 (7:2067-30), ws, 24.11  
n 152d, 22x64.2, 4-sty bk dwg; National  
Academy of Design, 145 W 109, to Vic-  
toria, wife Sidney R Lash, 10 Pinehurst  
av; AL; Sept25'18; A\$7,500-10,500 (R S  
\$9.50). nom

St Marks pl, 54 (2:449-16), ss, 250 e 2  
av, 25x97.6, 4-sty stn tnt; Emelius Stige-  
ler of Alpine, NJ, to Esther Janos, 56 St  
Marks pl; mtg \$12,000 & AL; Sept24; Sept  
25'18; A\$17,000-21,000 (R S \$10.50).  
O C & 100

Sheriff st, 97; see Stanton, 255.

Stanton st, 189 (2:344-10), see Attorney  
(Nos 138-44), 25x100, 6-sty bk tnt & str;  
Chas S Meyerson to Oscar Lloyd Realty  
Corp, 60 St Nicholas av; AL; Sept19; Sept  
21'18; A\$25,500-49,000. nom

Stanton st, 255 (2:339-59), swc Sheriff  
(No 97), runs s75xw47 xn 15xe22xn60 to  
Stanton xe25 to beg, 5-sty bk tnt & str;  
Sam Michalisky to Max Wolf, 626 Will-  
oughby av, Bklyn; mtg \$36,350; Sept25;  
Sept26'18; A\$21,000-35,000. nom

Suffolk st, 131 (2:354-66), ws, abt 175 n  
Rivington, 25x100, 5-sty bk tnt & str;  
Morris Steckel to Jacob Kornblau, 64 W  
36; mtg \$17,250; Nov13'13; Sept26'18; A\$18,-  
000-26,000. nom

Thompson st, 2; see Canal, 393-5.

Thompson st, 11 (1:227-58), ws, abt 180  
n Canal, 19.6x100, 1 & 2-sty bk loft bldg;  
Chas C Alexander to Florence M Alex-  
ander, both at 696A Greene av, Bklyn; ½  
pt; mtg \$7,000 & AL; Sept11; Sept23'18;  
A\$9,500-10,000 (R S \$1). nom

Thompson st, 177-9 (2:525-20), ws, 173.3  
n Houston, 33.9x100, 6-sty bk tnt & str; A  
\$22,000-45,500; also THOMPSON ST, 181  
(2:525-18), ws, 207 n Houston, 33.11x100,  
6-sty bk tnt & str; A\$22,000-45,500; Chas  
S Meyerson to Oscar Lloyd Realty Corp,  
60 St Nicholas av; AL; Sept19; Sept21'18.  
nom

Thompson st, 181; see Thompson, 177-9.

Van Corleir pl, 1 (8:2215-415), es, 563.1  
sw 227th, 41.11x95.6x40x84.9, 2-sty & b fr  
dwg; Russell W Titus et al to Wm J Fal-  
lon, 116 E 54; B&S; mtg \$6,500; June30;  
Sept23'18; A\$7,000-9,000 (R S \$1). nom

Van Corleir pl, 1; Wm J Fallon to Mar-  
ble Hill Development Co, 51 E 42; mtg  
\$6,500; Sept11; Sept23'18 (R S \$1). nom

Van Corleir pl, 1 (8:2215-415), es, 563.1  
sw on curve from 227th, runs s41.1 to  
prolongation of cl Jacobus pl xse95.6xw  
40xsw84.9 to beg, 2-sty & b fr dwg; Wm  
J Fallon to Marble Hill Development  
Corp, 51 E 42; B&S & CaG; mtg \$6,500 &  
AL; Sept11; recorded in Bronx Co Sept23  
'18; Sept26'18; A\$7,000-9,000 (R S \$1). nom

Washington st, 708; See Wash, 710.



Washington st, 710 (3:637-70), ws, 27 x Perry, 23x81x24x75.6; also WASHINGTON ST, 708, ws, 64 n Perry, runs nw83x16xne 18xse75.6 to st xs23 to beg, 5-sty bk factory; Geo Baum et al, devisees Adam Cook, to Adam Cook's Sons, Inc, all at 708-10 Washington; B&S & CaG; Sept24; Sept26 '18; A\$20,000-55,000 (R S \$55). nom

Water st, 74-6; see Old sl, 10-12.

3D st, 99 E; see 1 av, 49½.

16TH st, 501-3 E; see 2 av, 487.

16TH st, 441-3 W (3:714-12-13), ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & str; Alonzo L Tuska on Healy av, Far Rockaway, B of Q, et al, EXRS, & Co, Emilie Hoffman, to Stephen B Sofield, 182 No 9th st, Newark, NJ; mtg \$18,000 & AL; Aug 29; Sept21'18; A\$15,000-19,000 (R S \$2). 20,000

21ST st, 400-2 E; see 1 av, 356.

21ST st, 404 E; see 1 av, 356.

22D st, 158 W (3:798-74), ss, 175 e 7 av, 22.6x98.9, 7-sty bk loft & str bldg; Edw H Pfeiffer et al, heirs & Rachel H Pfeiffer, to Saml Heyman, 285 Central Park W; AT; QC; July27; Sept23'18; A\$39,500-70,000. nom

23D st, 158 W; Saml Heyman to Amanda Heyman, his wife, 285 Central Park W; all; B&S; AL; July29; Sept23'18. 20,000

25TH st, 152-6 W (3:800-68), ss, 173.6 e 7 av, 55.6x98.9, 12-sty bk loft & str bldg; Rega Realty Co to Morris Bloch, Elias Goodman & Nathan Gross, all at 629 W 135; AL; June24; Sept25'18; A\$— (R S \$75). nom

26TH st, 436 W (3:723-57), ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Paul T Kammerer, Jr, ref to Wilton Holding Corp, 135 Bway; FORECLOS Aug12'18; Aug20; Sept20'18; A\$11,000-19,000 (R S \$14). 14,000

26TH st, 436 W (3:723-57), ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Wilton Holding Corp to Chelsea Fireproof Storage Warehouses, Inc, 426 W 26; AL; Sept 23'18; A\$11,000-19,000 (R S \$15). O C & 100

29TH st, 39 E (3:859-32), ns, 239.5 e Mad av, 21.2x98.9, 3-sty & b bk dwg; Mary F & Josephine Willis, 112 E 37, to 39 E 29th St, Inc, at 101 Park row; Sept23; Sept24'18; A\$4,500-43,500 (R S \$25). O C & 100

32D st, 317 E (3:938-11), ns, 220 e 2 av, 20x98.9, 4-sty bk tnt; Jas A Monahan or Monaghan, to Wm J Monahan, at Blackstone, Nottoway Co, Va; ½ pt; B&S & CaG & confirmation deed; AL; Sept26'18; A\$6,250-8,000 (R S \$4). nom

33D st, E, sec 5 av; see 5 av, 331.

49TH st, 318 W (4:1039-45), ss, 300 w 8 av, 25x100.5, 5-sty bk tnt; Von Glahn Realty Corp to Agnes Kennedy at Hollis, LI; AL; Sept19; Sept20'18; A\$15,000-25,000 (R S 50c). nom

49TH st, 318 W; Agnes Kennedy of Hollis, LI, to Christopher Von Glahn, 83 Thomas; B&S & CaG; AL; Sept19; Sept20 '18 (R S 50c). nom

49TH st, 356 W (4:1039-58), ss, 150 e 9 av, 25x100.5, 5-sty bk tnt; Von Glahn Realty Corp to Agnes Kennedy at Hollis, LI; AL; Sept19; Sept20'18; A\$15,000-25,000 (R S 50c). nom

49TH st, 356 W; Agnes Kennedy of Hollis, LI, to Bernhard E Von Glahn, 83 Thomas; B&S & CaG; AL; Sept19; Sept20 '18 (R S 50c). nom

54TH st, 151 W (4:1007-8), ns, 175 e 7 av, 25x100.5, 3-sty bk garage; Guta Seligman et al, EXRS Isaac N Seligman, to Cesare Boccafogli, 146 W 56; Aug23; Sept26'18; A\$32,000-37,000 (R S \$33). O C & 100

55TH st, 333-43 E (5:1348-16-19), ns, 161.1 w 1 av, 125.3x100.5, 3-6-sty bk tnts & str; David S Fuchs, 973 Ams av, to Lucky Realty Co, 135 Bway; mtg \$11,250 & AL; Sept19; Sept24'18; A\$54,000-147,000. nom

68TH st, 200-2 W; see Amsterdam av, 172-4.

71ST st, 322 W (4:1182-42), ss, 224.6 w West End av, 17x100.5, 3-sty & b stn dwg; Myrtle G Bauehle, 140 W 79, to Victor Kuzdo, 560 West End av; mtg \$13,500; Sept 20; Sept21'18; A\$13,000-18,500 (R S \$4.50). O C & 100

75TH st, 145 W (4:1147-11½), ns, 620 w Col av, 20x102.2, 4-sty & b stn dwg; Minnie R Zabriskie & Chas S Phillips, EXRS & Chas R Rogers, to Layne H Morris, 547 W 123; sub to PM mtg \$18,000; Sept23; Sept26'18; A\$19,500-27,000 (R S \$22). 22,000

75TH st, 145 W; Minnie R Zabriskie, devisee will Chas P Rogers, to same; B&S & CaG; AL; Sept23; Sept26'18. nom

76TH st, 318 W (4:1185-34), ss, 240 w West End av, 20x102.2, 3-sty & b bk dwg; John M Stoddard to Lawyers Realty Co, 160 Bway; B&S; mtg \$22,000; Sept24; Sept 25'18; A\$23,500-27,000 (R S \$8). O C & 100

78TH st, 162 W (4:1149-58), ss, 160 e Amst av, 20x102.2, 4-sty & b stn dwg; Minnie B or Wilhelmina K Jackson to Emilie Stewart, 123 W 80; mtg \$18,000 & AL; Sept24; Sept25'18; A\$18,000-24,000 (R S \$3). O C & 100

80TH st, 2 E; see Amst av, 2024-30.

80TH st, 6 E (5:1491-66), ss, 160 e 5 av, 25x102.2, 6-sty & b stn dwg; Frank W Woolworth to Jessie W Donahue, 6 E 80; AL; Aug20; Sept25'18; A\$60,000-140,000. nom

83D st, 121 E; see Amst av, 2024-30.

89TH st, 313 E (5:1552-10), ns, 220 e 2 av, 25x100.8, 5-sty bk tnt; Chas L Holbein to Wm Holbein, 164 E 89; mtg \$15,000; Sept16; Sept20'18; A\$9,000-21,000 (R S \$6). O C & 100

90TH st, 103-5 E (5:1519-4½), ns, 88 e Park av, 36.6x100.8, 2-5-sty bk tnts; A\$23,000-36,000; also 90TH ST, 107 E (5:1519-6), ns, 124.6 e Park av, 25.6x100.8, 5-sty bk tnt; A\$16,000-25,000; Emilie Macher, of Rutherford, NJ, to Elrm Realty & Mtg Co, 54 Malden la; mtg \$53,500 & AL; June 17; Sept26'18. nom

90TH st, 107 E; see 90th, 103-5 E.

97TH st, 51 W (7:1833-11½), ns, 518 w Central Park W, 18x100.11, 3-sty & b bk dwg; Chas H Griffiths, ref, to Wm H Johnson, 613 No Bway, Yonkers, NY, & John Jardine at Chatham, NJ, TRSTES will Alvin J Johnson (½ pt) & Frank L Montague, 140 W 71, & Warner J Montague, 119 W 71, TRSTES under trust agmt, dated May 11 '17, ½ pt; FORECLOS Sept11; Sept20; Sept 21'18; A\$8,500-12,000 (R S \$10). 10,000

103D st, 154 E (6:1630-50), ss, 75.6 e Lex av, 26x100.11, 5-sty stn tnt; Elis or Eliz Koch et al, EXRS & Elise K Hermann (Rottger) to Wm A Rottger, 155 Maple, Bklyn; ½ pt; AT; mtg \$12,250; May1; Sept23'18; A\$10,500-20,000. 21,000

103D st, 154 E; Augusta Braun & Geo Koch, EXRS & Andw Koch, to same; ½ pt; AT; mtg \$12,250; May1; Sept23'18. 21,000

108TH st, 17 E (6:1614-11), ns, 244 e 5 av, 26x100.9, 5-sty bk tnt; Wm Doerfler, 17 E 108, et al, to Davis Kessler & Esther D, his wife, 227 Kent av, Bklyn, tenants by entirety; mtg \$16,500 & AL; Sept14; Sept24'18; A\$11,500-23,000 (R S \$2). nom

108TH st, 180 E (6:1635-40½), ss, 303 e Lex av, 17x100.11, 4-sty stn tnt; Margt Kelly, 71 Atlantic st, Jersey City, NJ, to Otis S Carroll, 39 Pierrepont, Bklyn; mtg \$8,500; July24'17; Sept26'18; A\$4,900-8,500. nom

108TH st, 180 E; Otis S Carroll, 39 Pierrepont, Bklyn, to Louise A Thorn, at Massapequa, LI; mtg \$8,500; July24'17; Sept26'18. nom

108TH st, 225 E (6:1658-13), ns, 310 e 3 av, 25x100.11, 4-sty stn tnt & str; A \$6,500-11,000; also 108TH ST, 227 E (6:1658-14), ns, 335 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$6,500-11,000; Home for Incurables, at 3 av & 181st, to Chas E Haskell, 227 Main st, Orange, NJ; B&S & CaG; AL; May24; Sept26'18 (R S \$12.50). 12,500

108TH st, 227 E; see 108th, 225 E.

111TH st, 24 E (6:1616-62), ss, 125 w Mad av, 24.9x100.11, 5-sty stn tnt & str; Chas S Meyerson to Oscar Lloyd Realty Corp, 60 St Nicholas av; AL; Sept19; Sept21'18; A\$11,000-22,500. nom

111TH st, 51-3 W (6:1595-7-8), ns, 125 e Lenox av, 50x100.11, 2-5-sty bk tnts; Rebecca Meshel, of Bklyn, to J & A Stone Realty Co, 42 W 114; mtg \$38,000 & AL; Sept23; Sept26'18; A\$26,000-50,000 (R S \$4). nom

112TH st, 324 E (6:1683-40), ss, 300 e 2 av, 25x100.10, 6-sty bk tnt & str; Dora Strevas, of Bronx, to Bessie Silverman, 381 Saratoga av, Bklyn; AL; Sept23; Sept24 '18; A\$7,000-21,500. nom

113TH st, 7 E (6:1619-7), ns, 150 e 5 av, 25x100.11, 5-sty bk tnt; Gernad Realty Co, 73 Maiden la, to Commonwealth Ins Co of NY, 76 Wm; mtg \$16,000 & AL; Sept20; Sept21'18; A\$11,000-22,000. O C & 100

114TH st, 83 E (6:1620-33), ns, 55 w Park av, 25x100.11, 5-sty bk tnt & str; Chas S Meyerson to Oscar Lloyd Realty Corp, 60 St Nicholas av; AL; Sept19; Sept 21'18; A\$10,000-18,500. nom

114TH st, 1 W; see 5 av, 1376.

115TH st, 9 E (6:1621-8), ns, 175 e 5 av, 25x100.11, 5-sty bk tnt & str; Mercy M Plum, 110 E 55, to Chas E Haskell, 227 Main st, Orange, NJ; AL; Sept4; Sept25 '18; A\$11,000-23,000 (R S \$13.50). O C & 100

115TH st, 9 E; Chas E Haskell of Orange, NJ, to Ellise Levin, 124 Audubon av; mtg \$13,000 & AL; Sept24; Sept25'18 (R S \$2). O C & 100

115TH st, 415-7 E (6:1709-7), ns, 145 e 1 av, 35x100.11, 6-sty bk tnt & str; Sadie Price, 500 West End av, to Luigi & Nicola Sabatini, both at 412 E 115; mtg \$20,000; Sept14; Sept26'18; A\$10,500-29,000 (R S \$6). nom

116TH st, 201 E; see 3 av, 2125.

122D st, 132 W (7:1906-47), ss, 338 w Lenox av, 18.7x100.11, 3-sty & b stn dwg; Eliz Talbert, of Montclair, NJ, to Wm Te Gussinklo, 132 W 122; AL; Sept23'18; A\$8,100-11,500 (R S \$9.50). nom

124TH st, 417 E (6:1812-11), ns, 225 e 1 av, 25x100, 2-sty fr stable; Jas E O'Neill to Lucy, his wife, both at 581 E 167, Bronx; B&S; AL; Sept24; Sept25'18; A\$4,500-5,500. nom

127TH st, 51 W (6:1725-15), ns, 341.10 e Lenox av, 18.1x99.11, 3-sty & b stn dwg; Max Greenwald, of Bronx, to Margt Fleming, 158 E 127; mtg \$4,500 & AL; Sept21; Sept24'18; A\$4,600-6,500 (R S \$2.50). O C & 100

127TH st, 62 W (6:1724-62½), ss, 228.9 e Lenox av, 18.9x99.11, 3-sty & b stn dwg; James A Lynch, ref, to N Y Savings Bank, 81 8 av, plff; FORECLOS Sept17; Sept18; Sept20'18; A\$4,800-6,600 (R S \$7). 7,000

131ST st, 26 W (6:1728-50), ss, 330 w 5 av, 30x99.11, 5-sty bk tnt; Anna S Pierce to K & L Realty Corp, 15 E 107; Sept24 '18; A\$7,800-23,000 (R S \$18). nom

131ST st, 165-71 W; see 7 av, 2221.

132D st, 168-74 W; see 7 av, 2221.

133D st, 36 W (6:1730-55), ss, 460 w 5 av, 25x99.11, 5-sty bk tnt; Hubbard & Peixotte, Inc, to Broadway Savings Instn, 5 & 7 Park pl; mtg \$16,700; Sept23; Sept25'18; A\$6,500-14,500 (R S 50c). nom

133D st, 514 W (7:1986-105), ss, 250 w Ams av, 25x99.11, 5-sty bk tnt; Pfaff, Inc, to Nellie Y Pfaff, 537 W 148; B&S & CaG; mtg \$21,000 & AL; Sept20; Sept24'18; A\$9,000-21,000. nom

136TH st, 253 W (7:1942-10½), ns, 520 w 7 av, 16x99.11, 3-sty & b bk dwg; Sanford A Taylor & Carrie V Powers to Louis M Bailey, 113 St Johns pl, Bklyn; B&S; mtg \$8,000; Sept6; Sept20'18; A\$4,400-6,500. O C & 25

137TH st, 217 W (7:2023-22), ns, 231 w 7 av, 18.6x99.11, 3-sty & b stn dwg; Caroline Hoch et al, EXRS Fredk Hoch, to Fannie L Wood, 218 W 133; AL; Sept25'18; A\$5,100-7,700 (R S \$9). 8,900

137TH st, 316 W (7:1960-59), ss, 196 w 8 av, 16x99.11, 3-sty & b bk dwg; Chas E Haskell, 227 Main st, Orange, NJ, to Elizabeth Realty Co, 145 W 135; mtg \$55,000 & AL; Sept24; Sept26'18; A\$4,100-6,500 (R S \$1). O C & 100

137TH st, 316 W (7:1960-59), ss, 196 w 8 av, 16x99.11, 3-sty & b bk dwg; Land Estates, Inc, to Chas E Haskell, 227 Main st, Orange, NJ; mtg \$5,000 & AL; Sept24; Sept 25'18; A\$4,100-6,500 (R S \$1.50). O C & 100

138TH st, 137 W (7:2007-9), ns, 178 e 7 av, 26x99.11, 5-sty stn tnt; Oscar L Graf & Gertrude H, his wife, to Amelia Graf, 200 W 54; mtg \$20,000 & AL; July10'17; Sept 23'18; A\$6,200-18,000. nom

152D st, 534-6 W (7:2083-55), ss, 150 e Bway, 75x99.11, 6-sty bk tnt; Rega Realty Co to Morris Bloch, Elias Goodman & Nathan Gross, all at 629 W 135; AL; June24; Sept25'18; A\$35,000-105,000 (R S \$41). nom

160TH st, W, nec Amst av; see Amst av, 2024-30.

161ST st, 501-3 W; see Amst av, 2024-30.

161ST st W, see Amst av; see Amst av, 2024-30.

162D st, 453-9 W; see Amst av, 2024-30.

162D st, 500 W; see Amst av, 2024-30.

162D st, 501-25 W; see Amst av, 2024-30.

162D st W, see St Nicholas av; see Amst av, 2024-30.

162D st W (8:2137-46), ss, 175 w Bway, runs s99.11xw130.4 to es Ft Washington av (Nos 66-72) xn102.3 to 162d xe161.11 to beg, 6-sty bk tnt; Sally H Walker, at Tarrytown, NY, to Chambold Court Realty Co; mtg \$200,000 & AL; Sept20; Sept26'18; A\$85,000-240,000. nom

163D st W, sec St Nicholas av; see Amst av, 2024-30.

170TH st, 705 W (8:2139-183), ns, 95 w Ft Washington av, 50x97.6, 5-sty bk tnt; Herman Younker to Economy Real Property Co, 239 W 39; B&S; Sept17; Sept23'18; A\$18,000-53,000 (R S 50c). O C & 100

170TH st, 705 W; Economy Real Property Co, 239 W 39, to Chalmers Realty Co, 15 Park row; mtg \$56,400; Sept20; Sept23 '18 (R S 50c). O C & 100

170TH st, 705 W; Chalmers Realty Corp to Masis Realty Corp, 33 Park row; AL; Sept20; Sept23'18 (R S 50c). O C & 100

172D st, 500 W; see Ams av, 2244-8.

174TH st, 550-2 W; see Audubon av, 172-32.

175TH st, 551 W; see Audubon av, 200-2.

176TH st, 601 W; see St Nicholas av, 1321-9.

178TH st, 519-23 W; see Audubon av, 261-7.

180TH st, 875 W; see Riverside dr, sec 181st.

181ST st, 880 W; see Riverside dr, sec 181st.

Av A, 260; see 2 av, 487.

Av A, 1018 (5:1371-40), es, 50.5 n 55th, 25x79.8, 5-sty bk tnt; Clarice E Josephy, 5 Bullard pl, Flushing, B of Q, to Chas A Brodek, 789 Bway, Far Rockaway, B of Q; B&S; AL; Sept16; Sept21'18; A\$7,000-15,000 (R S 50c). nom

Av C, 77 (2:388-40), ws, 60.7 n 5th, 36.4x 90, 6-sty bk tnt & str; Hattie Taub (now Metzner), 752 W 178, individ & EXTRX & TRSTE Leon Taub, to Harry Cohen, 45 Pinehurst av; AL; Jan11; Sept24'18; A\$26,000-45,000 (R S 50c). nom

Amsterdam av, 86 (4:1155-32), ws, 75.5 n 63d, 25x100, 5-sty stn tnt & str; Emil Silverman to Violet M Egan, 599 W 190; mtg \$20,000 & AL; Sept19; Sept20'18; A\$17,000-27,000 (R S \$10). O C & 100

Amsterdam av, 172-4 (4:1159-35-36), swc 68th (Nos 200-2), 50.5x100, 2-5-sty bk tnt & str; Peter Doelger Brewing Co, 407 E 55, to Emil Silverman, 170 Amst av; AL; Sept20; Sept21'18; A\$54,000-79,000 (R S \$85). O C & 100

Amsterdam av, 2021-35; see Amst av, 2024-30.

Amsterdam av, 2024-30 (8:2119-39-40), w s, 74.11 s 161st, runs w100xs25xw25xs49.11x e125 to av xn74.11 to beg, 5-sty bk tnt & str & vacant; A\$53,000-66,000; also AMSTERDAM AV, 2038-48 (8:2120-40-41-42 & 33), nwc 161st (Nos 501-3), runs n along Amsterdam av & St Nicholas av (Nos 1033-9) to ss 162d (No 500) xw97.6xs199.10 to 161st xe150 to beg, 3-sty bk tnt & str, 5-sty bk tnt & str & 2-sty bk office & str bldg; A\$235,000-282,000; also ST NICHOLAS AV, 1041-5 (8:2122-1-10), nwc 162d (Nos 501-25), runs n253.4 to ss 163d xw 154.11xs99.11xe75xs99.11 to 162d xe235.8 to beg, 1 & 2-sty fr bldg, 4-3-sty & b stn dwgs & vacant; A\$231,000-244,000; also AMSTERDAM AV, 2021-35 (8:2109-46-54), es; 160TH ST W, ns; 161ST ST W, ns, & OLD KINGSBRIDGE RD (now St Nicholas av) (Nos 985-9), ws, the block, except pt taken for St Nicholas av, 1-sty fr garage, 3-2-sty fr dwgs & str & 3-3-sty bk tnts & str; A\$160,500-162,500; also ST NICHOLAS AV (8:2109-34-91), sec 162d, 161.5x73.4 x127.4x172.7, vacant; A\$93,000-93,000; also AMSTERDAM AV, 2061-5 (8:2110-1-3 & 56-59), nec 162d (Nos 453-9), runs n75xe100x n37.6xe79xs112.6 to 162d xw179 to beg, 3-3-sty fr tnts, 2-sty fr tnt & str & 5-sty fr tnt & str & vacant; A\$86,500-89,500; also 80TH ST, 2 E (6:1491-68), ss, 100 e 5 av, 25x102.2, 6-sty stn dwg; mtg \$25,000; A\$60,000-150,000; also 83D ST, 121 E (5:1512-11), ns, 235.6 e Park av, 25.6x102.2, 2 & 3-sty bk garage; A\$20,000-49,000; Frank W Woolworth to Broadway Park Place Co at 233 Bway; AL; Aug20; Sept24'18 (R S \$1,440.50). O C & 100

Amsterdam av, 2038-48; see Amst av, 2024-30.

Amsterdam av, 2061-5; see Amst av, 2024-30.

Amsterdam av, 2244-8 (8:2128-44), swc 172d (No 500), 47x84.4, 5-sty bk tnt & str; David S Fuchs to Lucky Realty Co, 135 Bway; mtg \$40,000 & AL; Apr8; Sept24'18; A\$27,000-53,000. nom



**Audubon av, 172-82** (8:2130-15-17), swc 174th (Nos 550-2), 99.11x100, 2-5-sty bk tnts, str on cor; Winfield W Scott to J G Leasing Co, 350 Bway; AT; mtg \$119,350; Sept17; Sept26'18; A\$50,500-132,000 (R S \$13). O C & 100

**Audubon av, 200-2** (8:2133-22), nwc 175th (No 551), 52.3x100, 6-sty bk tnt & str; Chas Kimmelman, 522 W 175, to Rockville Holding Co, 522 W 175; AL; Sept12; Sept21'18; A\$27,000-80,000. nom

**Audubon av, 261-7** (8:2152-1-3), nec 178th (Nos 519-23), 100x85, 2-5-sty bk tnts & str; Bessie Ruth to Blanche B Newkirk, 18 E 71; mtg \$80,500 & AL; Sept6; Sept26'18; A\$49,000-110,000 (R S \$29.50) (Torrens System). O C & 100

**Columbus av, 851-3** (7:1837-62-63), es, 25.11 s 102d, 50x80, 2-5-sty bk tnt & str; Wm F Schneider, EXR Sophia Schneider, to Wm F Schneider, individ & sole devisee of above, 486 Lenox av; mtg \$34,000 & AL; Sept18; Sept20'18; A\$37,000-36,000 (R S \$22). O C & 100

**Fort Washington av, 66-72**; see 162d W, ss, 175 w Bway.

**Haven av, 325**; see Riverside dr, sec 181st.

**Park av, 1672** (6:1623-39), ws, 25.5 s 118th, 25x89.6, 4-sty bk tnt & str; Mortimer S Brown, ref, to N Y Protestant Episcopal Public School, 30 Pine; FORECLOS Sept4; Sept13; Sept25'18; A\$9,500-16,500 (R S \$5). 10,000

**Riverside dr** (8:2177-242), sec 181st (No 880), or Plaza Lafayette, 126.1x120.11x108.11x100, 6-sty bk tnt; A\$390,000-240,000; also HAVEN AV, 325 (8:2177-168), nec 180th (No 875), 129.1x92.7x125x125, 6-sty bk tnt; A\$53,000-210,000; Benj Winter & Saml Wilkes to Winter & Wilkes, Inc, 539 W 155; AL; Aug21; Sept23'18. nom

**St Nicholas av, 985-9**; see Ams av, 2024-30.

**St Nicholas av, 1033-9**; see Ams av, 2024-30.

**St Nicholas av, 1041-5**; see Ams av, 2024-30.

**St Nicholas av, nwc, 160th**; see Ams av, 2024-30.

**St Nicholas av, swc 161st**; see Ams av, 2024-30.

**St Nicholas av, sec 162d**; see Ams av, 2024-30.

**St Nicholas av, swc 163d**; see Ams av, 2024-30.

**St Nicholas av, 1321-9** (8:2144-53), nwc 176th (No 601), 99.11x115, 6-sty bk tnt & str; Westmoreland Constn Co to Violet M Egan, 599 W 190; mtg \$150,000 & AL; July1; Sept20'18; A\$77,000-215,000 (R S \$56). nom

**St Nicholas av, 1321-9**, nwc 176th (No 601); Violet M Egan, 599 W 190, to Emil Silverman, 170 Amst av; mtg \$140,000 & A L; Sept19; Sept20'18 (R S \$85). O C & 100

**West End av, 48** (4:1153-64), es, 75.5 s 62d, 125x100, 5-sty bk tnt & str; Thos Gilman, ref, to TRSTES of the Leake & Watts Orphan House in City N Y, at 61 Bway, pff; FORECLOS Sept20; Sept21; Sept23'18; A\$9,000-13,500 (R S \$5). 5,000

**1ST av, 49½** (2:445-37), nwc 3d (No 99), 48.1x20, 4-sty bk tnt & str; Mary & Ida Freedman to Morris A Freedman, 1850 7 av, & Michl Freedman, swc 7 av & 115th; AL; Sept13; Sept20'18; A\$14,000-20,000. nom

**1ST av, 356** (3:952-59), sec 21st (Nos 400-2), 23x69, 3 & 4-sty bk tnt & str; A\$12,500-16,500; also 21ST ST, 404 E (3:952-58), ss, 69 e 1 av, 27x69, 4-sty bk tnt & str; A\$7,500-11,500; Geo Lutz to Eliz Trautman, 402 E 21; AL; Sept5; Sept23'18. nom

**1ST av, 2023-5** (6:1676-25-26), ws, 50.11 n 104th, 50x75, 2-4-sty bk tnts; Nettie Goetz to Jacob Wang, 170 E 103; AL; Sept1; Sept20'18; A\$18,400-31,000. nom

**2D av, 487** (3:908-30), ws, 74 n 27th, 24.8 x100, 5-sty bk tnt & str; A\$15,300-27,000; also 2D AV, 489 (3:908-31), ws, 74 s 28th, 24.8x100, 5-sty bk tnt & str; A\$15,300-28,000; also AV A, 260 (3:974-1 & 5), nec 16th (Nos 501-3), runs n23xe67.4xn23xe28.2 xs46 to 16th xw95.6 to beg, 2-4-sty bk tnts & str; A\$19,000-26,000; Wm V Geis & Elsie C, his wife, to Louise Geis & Josephine F Steffens, both at Rutherford, NJ, & Richd A Geis, 941 St Johns pl, Bklyn; ¼ pt; AT; AL; Oct9'17; Sept23'18 (R S 50c). nom

**2D av, 489**; see 2 av, 487.

**3D av, 225** (6:1666-1), nec 116th (No 201), 22x65, 5-sty bk tnt & str; Lena Kayser, of Hartford, Conn, to Fred Oehl, 2125 3 av; AL; Sept12'16; Sept25'18; A\$30,000-40,000. O C & 100

**5TH av, 331** (3:862-71), sec 33d, —x—, 6-sty stn loft & str bldg; any & all real estate in City N Y, particularly including ½ pt of above; Harrison G Dyar, of Washington, DC, to Richd A Ford, at Woodward Bldg, Wash, DC; ½ pt; May11; Sept23'18; A\$245,000-270,000 (R S \$100). nom

**5TH av, 1376** (6:1598-33), nwc 114th (No 1), 25.5x100, 5-sty bk tnt & str; Laurette C Schlesinger to Moritz Schlesinger, both at 50 W 77; ½ pt; mtg \$53,000 & AL; Sept4; Sept20'18; A\$33,000-51,000 (R S \$1). O C & 100

**7TH av, 2221** (7:1916-1-3 & 61), nec 131st (Nos 165-71), 199.10 to 132d (Nos 168-74) x125, 2 & 3-sty bk str & halls & 2-sty bk theatre; Harold H Herts, ref, to Julius J Dukes, 16 E 96, as TRSTE of Louis & Harry Jarmulowsky, individ & as firm of S Jarmulowsky's Bank, bankrupts; FORECLOS Apr30'18; May29; Sept25'18; A\$128,000-240,000 (R S \$35). 35,000

**7TH av, sec 132d**; see 7 av, 2221.

**8TH av, 535** (3:760-45), ws, 25 s 37th, 24.10x100, 4-sty bk tnt & str, 1-sty ext; Louisa Quackenbush to Adele Hover, both at Ridgewood, NJ; ¼ pt; AL; Aug6'16; Sept26'18; A\$44,500-48,000 (R S \$1.04). nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Hamilton ter, 38** (7:2050), ws, 406 n 141st, 19x100, owned by party 2d pt; also HAMILTON TER, ws, adj above on n, owned by party 1st pt; agmt as to party wall or boundary line; Mary H Lester, 453 W 143, with Wm Schwartz, 2438 8 av; Sept23; Sept24'18. nom

**Jane st, 88-90** (2:641-40-41 & 68-69), ss, 112.6 e Washington, 43.2x160.1 to ns 12th (Nos 357-9) x44.1x160.1 3-sty bk tnt, 2-sty bk stable & 3-sty bk loft bldg; CONTRACT; Edw W C Arnold at West Islip, L I, with Stephen E Sofield, 182 N 9th, Newark, NJ; mtg \$30,000 & AL; Aug8; Sept21'18; A\$30,000-35,500. 35,000

**12TH st, 357-9 W**; see Jane, 88-90.

**29TH st, 336-8 W** (3:752); leasehold; asn rents to secure covenants to two asn mtgs for \$8,000 & \$10,000 respectively & rec even date herewith; Elysee Realty Co to Concourse Estates Corp, 135 Bway; AL; Sept17; Sept20'18. nom

**54TH st, 151 W** (4:1007-8), ns, 175 e 7 av, 25x100.5, 3-sty bk garage; re dower; Guta Seligman (widow of Isaac N Seligman) to Cesare Boccafoli, 146 W 56; QC; Sept24; Sept26'18; A\$32,000-37,000. nom

**68TH st, 200-2 W**; see Ams av, 172-4.

**78TH st, 149-51 E**; see 78th, 153 E.

**78TH st, 153 E** (5:1413), ns, 550 e Park av & 70 e Lex av, 12.6x102.2, owned by party 1st pt; also 78TH ST, 149 & 151 E, ns, 38 e Lex av, 32x82.2, owned by party 2d pt; agmt as to party wall or boundary line, &c; Chas L E de Gaugue, 153 E 78, with Eleanor S, wife Harris R Childs, 149 E 78; Sept13; Sept20'18. nom

**115TH st, 9 E** (6:1621-8), ns, 175 e 5 av, 25x100.11, 5-sty bk tnt & str; re mtg; rec Sept18'16; Harry B Rosen & ano to Mercy M Plum, 110 E 55; Sept13; Sept25'18; A\$11,000-23,000. nom

**162D st, 656 W** (8:2136), ss, 140 w Ft Washington av, 125x99.11; authority given to party 2d pt by party 1st pt as creditor to sell any properties of J M B Co; Reisman Painting Co to Nathan H Brandt as TRSTE; Sept5; Sept21'18.

**162D st, 656 W** (8:2136), ss, 140 w Ft Washington av, 125x99.11; authority given by party 1st pt as creditor to party 2d pt to sell any properties of the J M B Co; Rosenthal Hardware Co to Nathan H Brandt as TRSTE; Aug28; Sept20'18.

**Amsterdam av, 172-4** (4:1159), swc 68th (Nos 200-2), 50.5x100; consent to directors to sale of above; Peter Doelger et al as directors of Peter Doelger Brewing Co, 407 E 55, to Emil Silverman, 170 Ams av; Sept3; Sept21'18.

**Power of atty** (miscel); Frances Wotherpoon to Nelson S Spencer; Mar29'17; Sept24'18.

**Power of atty** (miscel) to conduct business of Caravel Co & Abbey Press, &c; Harry Spinrad, 863 Hunts Point av, to Henry Brout, 1757 Mad av; Sept20; Sept25'18.

**Power of atty** (miscel); Louis H Bode to Louisa M Bode, 3488 Ft Independence st; Apr30; Sept23'18.

**Power of atty** (miscel); Aaron Schwartz, 139 Goerck, to Max Aronson, 181 E 75; Aug27; Sept26'18.

## WILLS.

### Borough of Manhattan.

**55TH st, 146-50 E** (5:1309-45-46½), ss, abt 175 e Lex av, —x—, 3-3-sty & b stn dwgs; A\$39,000-49,500; also LEXINGTON AV, 1043 (5:1409-20), es, abt 100 s 75th, —x—, 4-sty stn tnt & str; A\$13,500-21,000; also LEXINGTON AV, 1066 (5:1410-17), ws, abt 100 s 76th, —x—, 3-sty & b stn dwg; A\$14,000-18,000; Henry Myers Estate, Malvina Myers, EXTRX, 783 Madison av; (A) Henry Myers & Manne, 62 William. Filed June24'18.

**56TH st, 322 W** (4:1046-44½), ss, abt 295 w 8 av, —x—, 4-sty & b stn dwg; A\$16,000-21,000; also 53D ST, 130 W (4:1005-49), ss, abt 410 w 6 av, —x—, 3-sty stn tnt; A\$13,500-14,500; also 65TH ST, 17-21 W (4:1118-17-19), ns, abt 320 w Central Park W, —x—, 3-5-sty bk tnts; A\$81,000-102,000; also 124TH ST, 64 E (6:1748-63), ss, abt 125 w Park av, —x—, 3-sty & b stn dwg, \$5,700-7,000; Silas B Brownell Estate, Sarah L Brownell, EXTRX, 322 W 50; (A) Geo F Allison, 111 Bway. Filed June24'18.

**76TH st, 57 W** (4:1129-2), ns, abt 40 e Col av, —x—, 4-sty & b stn dwg, 1-sty ext; A\$25,500-28,000; also 93D ST, 138 E (5:1521-57), swc Lex av (Nos 1412-6), —x—, 1 & 3-sty bk tnt & str; A\$26,500-28,500; also GREENWICH AV, 57 (2:613-61), nwc Perry (No 1), —x—, 4-sty bk tnt & str; A\$13,500-16,500; also 8TH AV, 386 (3:779-3), es, abt 50 n 29th, —x—, 4-sty bk tnt & str; A\$22,000-28,000; Marcus Franklin Estate, Geo R Franklin, EXTR, 10 Wall; (A) H Rosenbaum, 30 Broad. Filed July1'18.

**Broadway, 2721-9** (7:1876-9), nwc 104th (No 245), —x—, 5-sty bk tnt & str; A\$195,000-215,000; also WEST END AV, 853 (7:1889-61), swc 102d (No 300), —x—, 8-sty bk tnt; A\$77,000-140,000; Margt J Mace Estate; (A) Stewart & Shearer, 45 Wall. Filed July2'18.

**Lenox av, 448** (6:1730-3), es, abt 50 n 132d, —x—, 5-sty bk tnt & str; A\$11,500-23,000; also MANHATTAN AV, 492 (7:1947-19), es, 25 n 120th, —x—, 5-sty bk tnt & str; A\$10,000-18,000; Wheeler K Doty Estate, Eliz J Doty, EXTR, 60 W 129; (A) Elek J Ludvigh, 501 5 av. Filed June13'18.

## CONVEYANCES.

### Borough of Bronx.

SEPT. 20, 21, 23, 24, 25 & 26.

**Beck st, 763** (10:2708), ws, 250 n 156th, 25x100, 2-sty & b bk dwg; Jennie G Levine, 832 Manida, to Esther Feldman, 830 E 163; mtg \$5,500; Sept23; Sept24'18 (R S \$1). O C & 100

**Faille st, 898** (10:2761B), es, 275 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to Morris Jesselsohn, 898 Faille; mtg \$4,000; Sept21; Sept24'18 (R S \$2.50). O C & 100

**Faille st, 906** (10:2761B), es, 350 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to Sarah Lipsius, 906 Faille; mtg \$4,000; Sept21; Sept23'18 (R S \$2.50). O C & 100

**Fox st, 888** (10:2722), es, 193.9 s Barretto, 43.9x105, 5-sty bk tnt; also FOX ST, 890 (10:2723), es, 150 s Barretto, 43.9x105, 5-sty bk tnt; Hy Morgenthau Co to Utility Realty Co, 30 E 42; B&S; Sept23; Sept26'18. nom

**Fox st, 890**; see Fox, 888.

**Lakewood st** (15:4203), nwc Narragansett dr, 214x165.4x181.2x97.7; Hamilton A Wolf, 4722 15 av, Seattle, Wash, et al, EXRS Hy Wolf, to Bernhard Lichtenstein, 50 W 77; July1; Sept20'18. O C & 100

**Lyvere st, 2438** (15:3997), sec Walker av, 181.6x50 x189.3x108.4; Eugene L Brisach, ref, to Thos Lenane, 18 W 82, pff; FORECLOS Sept4; Sept25; Sept26'18 (R S \$10). 10,000

**Parkview pl** (late Devoe ter), 2464 (11:3219), ses, —e & ne Webb av, 25x90, 2-sty & b fr dwg; Frances J Murray & ano to Irene B Morgan, 2374 University av; mtg \$6,000; Sept20; Sept23'18 (R S \$1). O C & 100

**Rogers pl, 889** (10:2696), ws, 80 s 163d, 47x115, 5-sty bk tnt; Grossman Bros & Rosenbaum, a corp, to Martin, Grossman, 1018 E 163; mtg \$43,000; Sept20; Sept21'18 (R S \$7). O C & 100

**Rogers pl, 903** (10:2696), swc 163d (Nos 900-6), 80x76, 5-sty bk tnt & str; Grossman Bros & Rosenbaum, a corp, to Martin Grossman, 1018 E 163; mtg \$72,000; Sept20; Sept21'18 (R S \$15.50). O C & 100

**Simpson st, 999** (10:2724), ws, 369.8 s Westchester av, 43x106.5x43x105.11, 5-sty bk tnt; Edw A White, 60 Jerome av, Ft Lee, NJ, to Geo Ferris, 409 W 127; mtg \$40,000; May11; Sept21'18 (R S 50c). O C & 100

**Simpson st, 999**; Geo Ferris, 409 W 127, to Louis Samelson, 945 Aldus, & Jennie Mintz, 57 E 97; mtg \$40,000; Sept9; Sept21'18 (R S \$5.50). O C & 100

**Simpson st, 1012** (10:2725), es, 321.11 s Westchester av, 40x100, 5-sty bk tnt; Frank H Patteson & ano, TRSTES Hy B Patteson, to Saml Lasker, 1101 Fox; B&S; Aug27; Sept25'18 (R S \$32). 32,000

**Tiffany st** (10:2736 & 2765), ws, 250 n Randall av, 100x100; also WORTHEN ST, es, 350 n Randall av, 100x100; also WORTHEN ST, es, 350 n Randall av, runs n — to Truxton xw — to cl of st xw — x630; also GARRISON SQ, ws, 25 s Truxton, runs sw 100xwn25 to Truxton xsw — to Worthen xw — x6100x100x100x100x164.8xwn104.9 to beg, vacant; also TRUXTON ST, nws, at cl Leggetts Creek, runs nw3.4xne — to st xsw — to beg, gore; vacant; Edwin H Updike, ref, to Walter S & Augustus C Gurnee, Bar Harbor, Me, & Wm N Cromwell, 12 W 49, TRSTE Walter S Gurnee, pff; FORECLOS & drawn July8; July16'18 (R S \$9) (Corrects error in issue July20, when grantor was omitted). 10,000

**Timpon pl, 522** (10:2600), ses, 234.3 sw 149th, 25x100, 3-sty fr tnt & 2-sty fr rear stable; Nettie Dallas, 25 Mt Joy pl, New Rochelle, NY, to Alex Caldwell, 516 Timpon pl, & Henrietta Kirwin, 697 Dawson; mtg \$4,500; Sept25; Sept26'18 (R S \$1.50). f nom

**Whittier st, es, 225.5 s Spofford av**; see Wilcox av, ws, 100 n Philip av.

**132D st, 781 E**; see Willow av, 82.

**133D st, 780 E**; see Willow av, 82.

**133D st E or Southern blvd, 347-9** (9:2295), ns, 171.6 e Alex av, 40x100, 2-4-sty bk tnts & str; Chas M O'Keefe, ref, to Margary Cleveland, 96 St James pl, Bklyn, pff; FORECLOS Sept5; Sept24; Sept25'18 (R S \$2). 2,000

**137TH st, 338 E** (9:2299), ss, 75 e Alex av, 27.2x100, 5-sty bk tnt; Benenson Realty Co, 401 E 152, to Paul Schnizler, 401 E 139; mtg \$9,000; Sept19; Sept20'18 (R S \$4.50). O C & 100

**140TH st, 141 E**; see Walton av, 334.

**147TH st, 807 E**; see Tinton av, nec 147th.

**152D st, 767 E** (10:2644), ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt; 4-5 pt; also 119TH ST, 147-51 E (6:1768-21), nec Lex av, runs e60xn78xwn29.3xsw55.3xs 63.2 to beg, 3-sty bk stable, 4-5 pt; AT; A\$30,000-32,000; also PARK AV, 1807-13 (6:1773-4 & 72), es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & str, 4-5 pt; AT; A\$32,000-52,000; Jos Ullman, ref, to Wilton Holding Co, 135 Bway; FORECLOS June12; June28; Sept21'18 (R S \$50). 50,000

**152D st, 767 E** (10:2644), ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty bk tnt; Wilton Holding Corp, to John E Sheehy, 1374 Lex av; 4-5 pts; Sept4; Sept20'18 (R S \$100). O C & 100

**158TH st, 315-17 E** (9:2418), ns, 148 w Courtlandt av, 50x101.6, 5-sty bk tnt; E Theo I Thygeson to N Y Assn for Improving the Condition of the Poor, 105 E 22; June28; Sept24'18 (R S 50c). nom

**161ST st, 575 E**; see 3 av, 3192.

**163D st, 880-S E**; see Stebbins av, 916.

**163D st, 880-S E** (10:2696), ss, 76 e Stebbins av, 78x80, 5-sty bk tnt & str; Grossman Bros & Rosenbaum, a corp, to Ignatz Rosenbaum, 70 Lenox av; mtg \$8,000; Sept20; Sept21'18 (R S \$17). O C & 100



163D st, 900-0 E; see Rogers pl, 903.  
1701H st, 609 E; see Franklin av, 1401.  
1701H st E, see Stebbins av; see Stebbins av, 1402.  
173TH st E, see Laconia av; see Laconia av, nec 213th.  
214TH st E (16:4672), ss, 251.9 e Barnes av, 33.4x100; Frank Gass, 201 Powell av, to Magdalena Lohbauer, 1906 University av; mtg \$2,500; Aug28; Sept21'18 (R S 50). O C & 100  
232D st E (17:4879), ns, 430 w Laconia av, 25x89.10; Bankers Loan & Investment Co, 63 Wall, to Lorillard Bldg Co, 540 E 187; B&S & Cag; July19; Sept23'18. 2,670  
238TH st, 100 E; see Oneida av, sec 238th.

Bainbridge av, 2657 (12:3294), ws, 157.11 n 194th, 21x72.5x27x71.3, 2-sty & a fr dwg; Fredk Arnold to Marie D Barbey, 2550 Bainbridge av; B&S; Aug21; Sept20'18.

Belmont av, 2468 (11:3075), ses, 657.6 sw Fordham rd as on map Wm Powell, 61x 100, 3-sty fr tnt & strs & vacant; Giuseppe Carozza, 2475 Belmont av, to Francesco Perrella, 2389 Arthur av; mtg \$6,000; Sept26'18 (R S \$2.50).

Bryant av, 1482 (11:3000), es, 275 s 172d, 20x100, 3-sty bk tnt; Rose Roseman, 1566 Vyse av, to Celia Cohen, 1234 3 av; mtg \$—; Jan5; Sept25'18.

Bryant av, 1493 (11:2995), ws, 180 s 172d, 20x100, 3-sty bk tnt; David Funk to Rella Funk, 1493 Bryant av; ½ pt; AT; mtg \$6,000; Feb27; Sept26'18 (R S \$1).

Clay av, 1315 on map 1317 (11:2782), ws, 264.1 n 169th, 16.8x82.7x16.8x82.9, 2-sty fr dwg; Sami Kanter to Rebecca Kanter, his wife, 1243 So Blvd; ½ pt; mtg ½ of \$2,500; Sept18; Sept24'18 (R S \$1).

Creston av, 2698; see University av, 2604.

Delanville av, nec Hollers av; see Hollers av, nec Delanville av.

Dyer av (17:4969), ws, 603 s Kingsbridge rd, 25x100; Chas Kayton, 4007 Dyer av, to Jos J Kayton, 4007 Dyer av; QC; AT; June25; Sept23'18 (R S 50c).

Dyer av (17:4969); same prop; Fred Kayton, 4007 Dyer av, to same; QC; AT; Apr30; Sept23'18 (R S 50c).

Dyer av (17:4969); same prop; Mary Lenner, 742 E 180, to same; QC & AT; Sept14; Sept23'18 (R S 50c).

Dyer av (17:4969); same prop; Jos D Kayton, Theresa Hotel, 125th & 7 av, to same; QC; AT; Dec7'17; Sept23'18 (R S 50c).

Eastern Blvd (18:5403), ws, 4.2 s Country Club av, 50.8x112.9x50x120.1; Edw H Hall to Hermia Stephens, 720 E 220; Sept 19; Sept25'18 (R S 50c).

Eastern Blvd or Ludlow av (14:3701), ss, 290.10 w Zerega av, 100x166.1 to Houghton av, except part for Ludlow av; Montauk Investing Co to Electra H Brush, 187 Milbank, Greenwich, Conn; Dec27'17; Sept20'18.

Findlay av, 1316 (11:2782 & 2783), es, 260.7 n 169th, 24.10x100, 2-sty fr dwg; Mary A E Sexton, 1316 Findlay av, to Josie A Sexton, 1316 Findlay av; mtg \$5,000; Sept23'18.

Franklin av, 1401 (11:2932), nwe 170th (No 609), 44x94.11, 5-sty bk tnt & strs; Morris Nagel to David Mark, 643 W 172; Sept11; Sept20'18 (R S \$7).

Grant av, 1064 (9:2448), es, 107 s 166th, 25x100, 3-sty bk tnt; Lexington-Twenty-First St Realty Co to Louis Reisman, 335 Stockton, Bklyn; mtg \$4,500; Sept13; Sept 20'18 (R S \$3).

Grand av, 1990 (11:2870), es, 482.8 s Burnside av, 25x88.4x25x89.10, 2-sty & b fr dwg; Herbert Aldhouse, 1992 Grand av, to Mary L Whiting, Great Neck, LI; Sept 18; Sept20'18 (R S 50c).

Grand av (11:3212), ws, 212.6 n 184th, 62.9x122.1x63.3x126.9, vacant; Hy U Singhi to Ames Bldg Material Co, 3441 Kingsbridge rd; mtg \$5,500; Sept25; Sept26'18 (R S \$3.50).

Hollers av (17:5275), nec Delanville av, 25x100; Hudson P Rose Co, 7 W 45, to Giuseppe Gentile, 2371 Hughes av; Sept26'18 (R S \$1).

Houghton av, ns, 290.10 w Zerega av; see Eastern Blvd or Ludlow av, ss, 290.10 w Zerega av.

Jackson av, 1054 (10:2650), es, 211.6 s 166th, 17.6x87.6, 3-sty fr tnt; Susanna Coy to Carrie Renz, 485 E 140; mtg \$3,500; Sept 25; Sept26'18 (R S \$4).

Jones av (17:4980), es, 425 s Edenwald av, 50x100; Lena Eisenstadt or Eisenstein to Meschulem Eisenstein, 309 E 120; Sept 10; Sept20'18 (R S 50c).

Jones av (17:4980), es; same prop; Meschulem Eisenstein to Lena Eisenstein, 340 E 119; Sept10; Sept20'18 (R S 50c).

Laconia av (16:4708), nec 213th, 100x50; Geo Lutz to Eliz Trautman, 402 E 21; mtg \$—; Sept5; Sept23'18.

Mayflower av (15:4192), es, 286.10 n Pelham rd, 25x100; David Schwibner, 210 Bway, Bayonne, NJ, to Emanuel Lewando, 71 Westchester sq; Sept20; Sept24'18 (R S 50c).

Morris av, 1980 (11:2807), es, 100 s 179th, 20x100, 3-sty bk tnt; Rudolf Seus to Jas H Post, 1998 Morris av; B&S; Sept18; Sept 20'18 (R S \$11.50).

Mulliner av (15:4263), ws, 226.3 n Bronxdale av, 75 x 107.6x75 x 109.11; Olga, wife Martin Baruffi, North Haven, Conn, to Robt Marshall, 1814 3 av; mtg \$2,000; Sept17; Sept23'18.

Narragansett dr, nwe Lakewood; see Lakewood, nwe Narragansett dr.

Oneida av (12:3372), sec 238th (No 100), 25x100, vacant; Emma D Mohr to Archibald H Murdock, 126 E 238; Sept21; Sept 23'18 (R S \$2.50).

Pilgrim av, 1920 (15:4233), es, 186 n Liberty, 25x100; Geo Robb to Charlotte Robb, his wife, 1920 Pilgrim av; mtg \$—; June19; Sept20'18 (R S 50c).

Plimpton av, 1321 (9:2522), ws, 163.7 s 170th, 22x93.11x22.5x97.5, 2-sty & b bk dwg; J Fairfax McLaughlin, ref, to Sara C Hadden, Red Bank, NJ, pff; FORECLOS Sept17; Sept23; Sept25'18 (R S \$7). 7,000

Plympton av (11:2874), es, 360.3 s 172d, 25x99.5, vacant; P W P Realty Co, 672 84th, Bklyn, to Peter Brady, 416A Jersey st, San Francisco, Cal; Sept17; Sept25'18 (R S 50c).

Popham av (11:2877), ws, 544.10 n 176th, 50x135.8x50.6x128.11, vacant; Emma J Sommer, 117 W 120, to Jacob O Pedersen, 2471 Morris av; mtg \$2,000; Sept26'18 (R S \$2).

Powers av, 348 (10:2572), es, 50 s 142d, 50x99.2, 6-sty bk tnt; Ernest D Gerard, Garden City, LI, to Morris Polsky, 1381 Fulton av; July30; Sept20'18 (R S \$11).

Radeliff av (15:4101), nes, 125 nw Van Nest av, 50x100; Winthrop Kellogg, Port Washington, LI, to Marie M Picabia, 306 W 91; Sept11; Sept23'18 (R S \$1.50).

Randall av, ss, 25 w Faile; see Wilcox av, ws, 100 n Philip av.

Ryer av, 2028 (11:3149), es, 135.4 n Burnside av, 24x95, 2-sty & b bk dwg; Anna M Von Diezelski to Ernest L B Diezelski, 2028 Ryer av; mtg \$4,000; Sept 19; Sept23'18 (R S \$3).

St Peters av, 1708 (15:4001), ns, 100 w MacLay av, 25x98.7x25x98.10; Hy Sandrock to Thos J Battle, 160 W 92; Sept20; Sept 23'18.

St Peters av, 1708 (15:4001); Thos J Battle, 160 W 92, to Louis Reisman, 921 Trinity av; mtg \$3,300; Sept19; Sept23'18 (R S \$2).

South Oak dr (16:4598), ss, 35 w Wallace av, 25x98.1x25x98.5; Ann J O'Donnell, 774 Van Nest av, to Ellen T Hurley, 766 So Oak dr; mtg \$4,000; Sept23; Sept24'18 (R S \$2).

Southern Blvd, 347-0; see 133d E, or So Blvd, 347-9.

Stebbins av, 916 (10:2696), sec 163d (Nos 880-8), 80x76, 5-sty bk tnt & strs; Grossman Bros & Rosenbaum, a corp, to Ignatz Rosenbaum, 70 Lenox av; Sept20; Sept 21'18 (R S \$13.50).

Stebbins av, 1402 (11:2965), sec 170th, 33.8x90.1, 5-sty bk tnt; Wm Frey to Fredk J Feuerbach, 506 E 87; QC & correction deed; mtg \$—; Sept23; Sept25'18.

Stebbins av, 1402; Fredk J Feuerbach to Markstone Realty Co, 505 E 171; mtg \$29,000; Sept24; Sept25'18 (R S \$4).

Tinton av (10:2582), nec 147th (No 807), 200x100, vacant; Grossman Bros & Rosenbaum, a corp, to Ignatz Rosenbaum, 70 Lenox av, & Martin Grossman, 1018 E 163; mtg \$14,000; Sept20; Sept21'18 (R S \$11.50).

Tinton av, 719 (10:2654), ws, 192.7 s 156th, 25x96.5x26.1x82.6, 4-sty bk tnt; Sophia Samuelson to Geo Ferris, 409 W 127; mtg \$12,000; Sept6; Sept21'18 (R S \$3).

Tinton av, 1117 (10:2661), ws, 150 n 166th, 40x127.3x40x127.4, 5-sty bk tnt; Estelle Deutsch to Remmitt Realities, Inc, 215 Montague, Bklyn; mtg \$29,750; Sept20; Sept26'18 (R S 50c).

Union av, 714 (10:2675), es, 106.3 n 155th, 18.9x93.2, 3-sty bk tnt; Julia McGowan, heir Lawrence Coyne, to Margt Salzmann, 1723 Barnes av; Sept19; Sept24'18.

University av, 2604 (11:3215), es, 815 n 190th, 50x232x72.6x232.8, 2-sty & a fr dwg & 1-sty fr rear garage; also CRESTON AV, 2698 (12:3314), es, 198.7 s 196th, 40x 74.8x40x74.6, 4-sty bk tnt; Elsie M Kauffmann, widow, to Jacob F Dorn, East Orange, NJ; mtg \$30,500; Sept21; Sept25'18 (R S \$14).

Walker av, see Lyvere; see Lyvere, 2438.  
Wallace av (15:4040), es, 125 s Van Nest av, 25x100, except part for Wallace av; Wilhelmina S Riordan, EXTRX Clara E Brown, to Mathilda Ritzmann, 1838 Wallace av; Sept23; Sept24'18 (R S \$2.50).

Walton av, 334 (9:2345), nec 140th (No 141), 83x119x83x120.5, vacant; David B Simpson, ref, to Karolina K Steers, 1 W 70, pff; FORECLOS Sept5; Sept19; Sept20'18 (R S \$6).

Walton av, 334 (9:2345), nec 140th (No 141); Karolina K Steers to Georgia L Knight, 41 Elma, Providence, RI; mtg \$4,500; Sept19; Sept20'18 (R S \$6).

Washington av, 1385 (11:2901), ws, 103.8 s 170th, 20.9x150, 3-sty bk dwg; Ferdinand Conrad, 4333 Von Versen av, St Louis, Mo, to Jacob Litzky, 1412 Wash av; Sept16; Sept25'18 (R S \$6).

Webster av (12:3330), es, 25 s 204th, 100 x100, vacant; Jos P Morrissey, ref, to Jas H Grace, 2550 Grand av, pff; FORECLOS Sept11; Sept19; Sept23'18 (R S \$12).

Weeks av (11:2792), es, 95 n 173d, 50x 95, vacant; Land Estates, Inc, to Elted Corp, 215 Montague Bklyn; B&S; Sept17; Sept20'18 (R S \$3).

Westchester av (15:3964), ns, 72.9 e Glebe av, 24.7x110.7; Clara S Dean, Yonkers, NY, to Chas F Halsted, 174 Prospect pl, Bklyn; mtg \$1,500; Dec28'16; Sept25'18.

Wilcox av (18:5473), ws, 100 n Philip av, 50x100; also RANDALL ST (10:2766G), ss, 25 w Faile, runs w25x87.5x86.7x84.11xn 100 to beg; also WHITTIER ST (10:2766E), es, 225.5 s Spofford av, runs s24.7x100xn 150.11xsw46.6xsw115.1 to beg, vacant; Rosie Kurlander to Bertha Coopersmith, at Coop- & Morton avs, Glendale, LI; Feb26; Sept 23'18.

Willis av, 323 (9:2303), ws, 33.4 s 141st, 16.8x81.7, 2-sty fr dwg & str; Edw D Dowling, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Sept18; Sept24; Sept26'18 (R S \$6).

Willow av, 82 (10:2584), sec 133d (No 780), 210 to 132d (No 781) x100, 2-sty bk shop & 2-sty bk garage; Grossman Bros & Rosenbaum, a corp, to Ignatz Rosenbaum, 70 Lenox av, & Martin Grossman, 1018 E 163; mtg \$28,000; Sept20; Sept21'18 (R S \$47).

Zerega av (15:3975), es, 150 s Frisby av, 25x100, except part for av; Louis Weydanz to Annie R Daily, 1525 Zerega av; AL; Sept13; Sept20'18.

3D av, 3192 (10:2620), nec 161st (No 575), 25.6x93.8x25.6x92.5, 5-sty bk tnt & str; Gustav Mayer to Emma Mayer, his wife, 3192 3 av; mtg \$25,000; Sept16; Sept 23'18 (R S \$1).

3D av, 3651-3 (11:2310), ws, abt 275 s 170th, 55.6x136x50x136, except part for av, 6-sty bk tnt & str; Lillie Schlimowitz, 2012 Dean, Bklyn, to Rose Nudelman, 31 Dewey pl, Bklyn, & Fannie Milman, 718 Tinton av; mtg \$48,000; Sept12; Sept20'18.

MISCELLANEOUS CONVEYANCES.

#### Borough of Bronx.

163D st, 880-98 E; see Stebbins av, 916.

Bowne st (18:5645), ss, 255 e King av, 10x—, City Island; agmt as to right of way; Martha Stiess, 2324 Davidson av, to Amy H Short, 226 Bowne, City Island; Sept 10; Sept20'18.

Belmont av, 2074 (11:3080), es, 123.8 n Oakland pl, 25x102.6x25x99.11, 2-sty & b fr dwg; CONTRACT; Fanny Berg, individ & as EXTRX Chas Berg, with Louis Reicher; mtg \$5,000; July15; Sept23'18.

Findlay av, 1121 (9:2434), ws, 186 n 166th, 38x100, 5-sty bk tnt; re mtg; John L Thomas to Tully Bldg Co, 305 E 166; Aug30; Sept26'18.

Findlay av, 1121; re judgmt; David Mintz to same; Sept6; Sept26'18.

Findlay av, 1121; re assign of rents; Olin J Stephens, Inc, to same; Sept5; Sept 26'18.

Stebbins av, 916 (10:2696), sec 163d (Nos 880-8), 80x76, 5-sty bk tnt & str; also 163D ST, 890-8 E (10:2696), ss, 76 e Stebbins av, 78x80, 5-sty bk tnt & str; re mtg; Annie Hayes to Ignatz Rosenbaum, 70 Lenox av; Sept23; Sept24'18.

Weeks av (11:2792), es, 95 n 173d, 50x 95, vacant; re mtg; N Y Title & Mtg Co to Land Estates, Inc, 135 Bway; Sept3; Sept 20'18.

Zerega av (15:3975), es, 150 s Frisby av, 25x100; re mtg; H Herrmann Sons, a co-partnership, to Louis Weydanz, 1442 Zerega av; Sept12; Sept20'18.

Parcel 1L (14:3763), on damage map to open St Lawrence av from Westchester av to Clason's Pt rd; re mtg; Belle D Burr, Cranford, NJ, to City N Y; June21; Sept 20'18.

Parcels 126 & 126B (15:3969), on damage map to open Parker av from Wellington av to Protectory av; re mtg; Poughkeepsie Trust Co, Poughkeepsie, NY, to City N Y; April7; Sept20'18.

Parcel 180B (14:3681), on damage map to open Houghton av from Bolton av to bulkhead line Westchester Creek; re mtg; Hy Grote, 2552 8 av, to City N Y; Nov22 '16; Sept20'18.

Parcel No. 46 (17:4969) on damage map to open Dyre av from Boston rd to northerly city line; re mtg; Mildred C Bertine, Mt Vernon, NY, to City N Y; July8; Sept 20'18.

Parcel 20 (17:4968), on damage map to open Dyre av from Boston rd to northerly city line; re mtg; Eastchester Savings Bank, 9 So 3 av, Mt Vernon, NY, to City N Y; Aug2; Sept20'18.

Parcels (15:4035, 4036, 4040, 4044, 4052, 4053, 4054, 4055, 4056; 17:4260 & 4261) 10, 10A & 10B, 24, 24A, 32, 32A, 48 & 48A, 50, 50A, 55, 55A, 63, 63A, 70, 78, 78A, 105, 105A, 107, 107A, 114, 114A, 115, 116, 116B, 120, 120A, 122, 122A, 124, 124A, 127, 127A, 128, 128A, 133, 141, 142, 142A, 158, 158B, 167, 167A, 174, 174A, 176, 176A, 180, 180A, 183, 183A, 189 & 189A, 192, 194, 194A, 226, 226A, 235, 235A, 253, 253A, 258, 261, 261A, 261B, 302, 302FF & 332E, on damage map to open Wallace av from Baker av to Bear Swamp rd; Matthews av from Baker av to Bear Swamp rd; & Mulliner av from Morris Park av to Bear Swamp rd; 42 re mtgs; Alice Flynn et al to City N Y; July15; Sept20'18.

Parcels (15:4052, 4053, 4054, 4055 & 4056) 51, 51A, 90, 90A, 100, 100A, 221, 221A, 222, 222A, 223, 223A, 302D & 332C on damage map to open Wallace av from Baker av to Bear Swamp rd; Matthews av from Baker av to Bear Swamp rd; & Mulliner av from Morris Park av to Bear Swamp rd; 8 consents to payment of award; Margt A Demarest et al to City N Y; July15; Sept20'18.

Power of atty; Harris B Campbell, heir & DEVISEE Saml Campbell to Emma Campbell of Milford, Pa; June29; Sept20'18 (R S 25c).

Power of atty; Jas A Benedict, Katonah, NY, to Jas H Robertson, 63 Wall; Dec11 '17; Sept23'18 (R S 25c).

Power of atty; Hy M Hughes, Harrow Weald Park, Middlesex, Eng, to D Brewer Eddy, 82 Kirkstall rd, Newtonville, Mass; Aug3'17; Sept26'18.

#### LEASES.

##### Borough of Manhattan.

SEPT. 20, 21, 23, 24 & 26.

East Broadway, 91 (1:282); also HENRY ST, 81, all; Lazarus Realty Co to Inter-Transit Warehouse Co, 41 Park Row; 10yf July1'18; June19; Sept20'18.

Frankfort st, 5 (1:102), str on 1st fl in bldg No 154 Nassau; Tribune Assn to Louis Horowitz, 180 Edgecombe av; 10yf May1'19; Sept6; Sept25'18.



Fulton st, sec Bway; see Bway, 206.

Fulton st, sec Bway; see Bway, sec Fulton.

Henry st, 81; see East Bway, 91.

Nassau st, 154; see Frankfort, 5.

Washington st, 731 (2:634), cor str; Sampson H Schwarz to Ramon Gonzalez, 731 Washington; 3yf Sept15'18; Sept15; Sept20'18. 300

9TH st, 36 E (2:560), ss, 202.4 e University pl, 25x93.11; assign Ls rec Apr7, 1899, & renewal of same rec May20'18; Leffar Realty Co, 74 Bway, to Harry B Ratfel, 2 W 88; Sept26'18. O C & 100

19TH st, 154-6 W; see 7 av, 141-5.

20TH st, 228 W (3:769), stable, all; Leon Dryer to Smith Bros Trucking Co; 4 7-12 yr from Oct1'18; option to renew; Apr50; Sept24'18. 3,000

24TH st, 206-14 E (3:904); assign Ls rec Jan23'18; Saml F Cox, of Bay Shore, LI, to Isidore H Palmer, 569 W 150; confirmatory assign Ls; Sept5; Sept26'18. nom

29TH st, 407 E (3:961), all; Leonardo Cario to Antonio Tisci, 325 E 32; 5yf Aug 1'18; June1; Sept20'18. 1,560

55TH st, 154 E (5:1309), all; Cath A Griggs, of Newburgh, NY, to Jos Berkowitz, 60 St Nicholas av; 10yf Dec1'18; Sept 4; Sept20'18. 3,000 & 3,250

62D st, 141 W (4:1134), all; Jacob Bernstein, 574 7 av, to Nathan Jaffe & Chas Salutin, both at 355 W 37; 10yf Oct1'18; Sept25; Sept26'18. 2,100

63D st, 106-110 W (4:1134); sobrn of Ls to mtg for \$45,000; F S Gassaway, Inc, 106-10 W 63, lessee, with Columbia Trust Co, 60 Bway, mtgee; Aug29; Sept20'18. nom

69TH st, 251-5 W (4:1161), ns, 195 e West End av, 60x100.5, all; 253 W 69th Corp to Pyramid Operating Co, 253 W 69; 21yf completion of bldg; June27'17; Sept 2'18. taxes & c 12,000

111TH st, 51-3 W (6:1595); cancellation of Ls dated Jan29'13; Jos Eisenberg, 3 E 117, to Rebecca Meshel, 437 41st, Bklyn; AT; Sept24; Sept26'18. nom

113TH st, 64 E (6:1618), all; John Muller & Chas J Wirth to Jos Heinstein, 111 E 114; 3yf Jan1'17; Jan3'17; Sept24'18. 1,440 & 1,560

113TH st, 245-7 W (7:1829), all; agmt modifying Ls rec Aug16'18 so as to expire Sept30'21 instead of June30'23, & c; I F B Realty Co with Jennie Silberberg, 106 W 95; sub to mtg \$59,500 & 2d mtg \$4,200; Sept23; Sept26'18. nom

118TH st, 5-7 E (6:1745), all; Leon Tuchman to Nathan Weiss, 157 Verinilyea av; 5yf Oct1'18; Sept19; Sept20'18. 6,600

123D st, 151-3 E (6:1772), all; Saml M Schwartz, 29 W 35, & ano, to Sam Hyman, 203 W 108; 3yf May1'18; 3y ren; May1; Sept20'18. 3,100

178TH st, 590 W; see St Nicholas av, nec 178th.

Broadway, 206 (1:79), sec Fulton, part top fl for office; Broadway-John St Corp to Walter Cohen, 206 Bway; 10yf June22 '18; June22; Sept24'18. 10

Broadway (1:79), sec Fulton, 62.8x159.9x 58.2x160.2; assign Ls rec June10, 1874; Chas Cohn to Broadway-John St Corp, 206 Bway; AL; June24; Sept24'18. nom

Columbus av, 31-3 (4:1113), two str & rear cellar of No 33; Nathan Ottinger to Harry M Wiant, of Plainfield, NJ; 10 2-12 yr from Aug1'18; Mar5; Sept26'18. 3,000 to 4,000

Columbus av, 605 (4:1203); Nathan Lemlein to Chas Cris Cuolo or Crismolo, 423 W 52; 5yf Nov1'17; Sept29'17; Sept20'18. 540

Lexington av, 954 (5:1404), ws, 80 s 70th, 20.5x20, all; Sarah Bacharach et al, EXRS & Herrman Bacharach, to The William S Anderson Co, 954 Lex av; 21yf Mar1'19; Aug8; Sept25'18. taxes & c 450 & 475

St Nicholas av (8:2153), nec 178th (No 599), centre str; Jas E Barry, 4249 Bway, to Christ Harbilas & Antonio Gatti, 2517 Ams av; 3yf Feb1'18; Feb2; Sept24'18. 1,260 to 1,380

2D av, 1806 (5:1556), str fl bakery, pt of c & 4 rooms on 2d fl; Mary Loden, widow, of Hastings, NY, to Friederich Wagner, 1806 2 av; 5yf Sept1'20; Apr11; Sept26'18. 1,320

74TH av, 141-5 (3:794); also 19TH ST, 154-6 W; all; Geo C Flint of Stamford, Conn, to Exporters Warehouse Co, a corp, & Berthold Schnee, 153 E 176 Bronx; from Oct1'1918 to Jan3'1924; July23; Sept23'18. 7,000

## LEASES.

### Borough of Bronx.

SEPT. 20, 21, 23, 24, 25 & 26.

Canal pl, ws, 75 n 140th; see Park av, es, 75 n 140th.

104TH st, 581 E (10:2622), cor str; Eliz Anderson to Howard Friedman, 581 E 164; 5yf May1'16; Apr24'15; Sept20'18. 900 to 1,200

180TH st, 722-4 E (11:3095), all; John Nugent to Leo Abraham, 536 W 136; 5yf Sept1'18; Aug20; Sept20'18. 3,150 & 3,400

184TH st, 385 E; see Webster av, 2329. Park av (9:2340), es, 75 n 140th, 50x224 to Canal pl; all; Mary H Hand, South Nyack, NY, et al, TRSTES Mary E Hand, to American Standard Motion Picture Machine Co, 261 W 36; 5yf Nov1'18; Aug28; Sept2'18. 3,000

Webster av, 2329 (11:3024); also 184TH ST, 385 E, all; Anthony McOwen to Aaron Danenburg, 5604 4 av, Bklyn; 5yf Oct1'18; Sept21; Sept25'18. 7,200

## MORTGAGES.

### Borough of Manhattan.

SEPT. 20, 21, 23, 24, 25 & 26.

Franklin st, 160 (1:189), ns, 75 e Hudson, runs n65.7xw75 to es Hudson (No 112) xn21.10x100xs87.6 to Franklin xw25 to beg, addition to 2 pr mtgs \$8,000 & \$4,000 respectively; Sept24; Sept25'18; 5y5½%; Emma J Storey, 11A So Elliott pl, Bklyn, to Emigrant Indust Savgs Bank. 7,000

Front st, 31 (1:5), ss, 105 ne Broad, 28.6 x119x28.7x116; PM; pr mtg \$15,000; Sept24 '18; 5y5½%; Jos Crowell to Jacob Kotek, 17 W 70, et al. 12,000

Hamilton ter, 36 (7:2050), ws, 387 n 141st, 19x100; PM; Sept23; Sept24'18; due & int as per bond; Wm Schwartz to Title Guar & T Co. 5,000

Hamilton ter, 38 (7:2050), ws, 406 n 141st, 19x100; PM; Sept23; Sept24'18; due & int as per bond; Wm Schwartz to Title Guar & T Co. 5,000

Hudson st, 112; see Franklin, 160.

Hudson st, 617-9 (2:625), ws, 19 s Jane, runs w40.1xs0.10xw14.4xs36.2xe53.2 to st x n37.1 to beg; PM; Sept21; Sept26'18; due Sept26'23 or sooner, 5½%; Gaetano & Dominick Mangialetti to Wm W Johnson, 612 North Bway, Yonkers, NY, & ano, trstes will Alvin J Johnson for Minnie A Worth. 14,000

St Marks pl, 54 (2:449), ss, 250 e 2 av, 25x97.6; PM; pr mtg \$12,000; Sept24; Sept 25'18; 5y6%; Esther Janos to Emelius Stigeler, at Alpine, NJ. 7,000

St Nicholas pl, 43 (7:2067), ws, 24.11 n 152d, 22x64.2; PM; Sept25'18; due & int as per bond; Victoria, wife Sidney R Lash, 10 Pinehurst av, to National Academy of Design, 145 W 109. 9,000

Van Corlear pl, 1 (8:2215), es, 563.1 sw on curve from 227th, runs s11.1 to prolongation of cl Jacobus pl xse95.6xnw40x sw84.9 to beg; ext of mtg for \$6,148 to Sept11'23, 5%; Sept11; recorded in Bronx Sept23'18; Sept26'18; Theresa H Feibel (Freeman) with Marble Hill Development Corp, 41 E 42 (R S \$3.10). nom

Van Corlear pl, 1 (8:2215); ext of \$6,148 mtg to Sept11'23 at 5%; Sept11; Sept 23'18; Theresa H Feibel to Marble Hill Development Co, 51 E 42 (R S \$3.10). nom

Wooster st, 243-5 (2:533), ws, 56.7 s Washington sq S, 39x52; Sept19; Sept20'18; 3y6%; Alice Carroll to N Y Title & Mtg Co. 5,000

13TH st, 47 E; see 14th, 46 E.

14TH st, 46 E (2:565), ss, 125.1 e University pl, runs s206.6 to ns 13th (No 47) xe32.11xn100xw0.6xn106.6 to 14th xw32.5 to beg; ½ pt; Apr30; Sept26'18; due & int as per bond; Frederic E Gibert, individ & exr & trste, & Chas N Harris, exr & trste Frederic E Gibert, decd, to Title Guar & T Co. 20,000

14TH st, 46 E; also 13TH ST, 47 E; ½ pt; sobrn of mtg for \$48,424.95 on above & other premises, rec Jan26'05, to mtg for \$20,000 as above; Sept25; Sept26'18; John G Agar with same. nom

14TH st, 131 W (3:790), ns, 375 e 7 av, 25 x103.3; ext of mtg for \$20,000 to Apr2'21, 6%; Apr18; Sept23'18; N Y Title & Mtg Co with Ida & Bernard Kempner, 251 W 92, exrs, & c, Nathan Kempner (R S \$10). nom

14TH st, 131 W; agmt as to ownership of bond & mtg rec Mar8'05 for \$26,000 (reduced to \$21,000); July22'13; Sept23'18; N Y Title Ins Co, 135 Bway (owns \$18,500) with N Y Mtg & Sec Co, 135 Bway (owns \$2,500). nom

18TH st, 320-2 W (3:741), ss, 242.1 w 8 av, 47.11x92; pr mtg \$55,225; Sept23; Sept 24'18; due Nov23'18, 6%; Harry Maurer & Jacob Kurtz to Chas Hoffman, 39 W 89. 5,000

24TH st, 206-14 E (3:904); leasehold; AT; Sept23; Sept26'18; 1y6%; Isidore H Palmer to Mary C Cox, 203 E 27. notes 4,000

24TH st, 206-14 E (3:904), ss, 97.7 e 3 av, 122x98.9; Sept23; Sept25'18; due Sept 25'20, 6%; Jos J & Teresa R O'Donohue, exrs & trstes Jos J O'Donohue, 334 5 av, to Empire Trust Co, 120 Bway. 40,000

26TH st, 436 W (3:723), ss, 375 w 9 av, 25x98.9; PM; Sept23'18; 5y or sooner, 5½%; Chelsea Fireproof Storage Warehouses, Inc, to Wilton Holding Corp, 135 Bway. 12,000

29TH st, 39 E (3:859), ns, 239.5 e Mad av, 21.2x98.9; PM; Sept23; Sept24'18; 5y or sooner, 5%; 39 E 29th St, Inc, at 101 Park row, to Mary F & Josephine Willis, 112 E 37. 16,500

29TH st, 336-8 W (3:752); two exts of mtgs for \$10,000 on No 336 & \$8,000 on No 338, to Sept19'20, 6%; Sept11; Sept20'18; Concourse Estates Corp, 135 Bway, with Elysee Realty Co, at Tribune Bldg (R S \$5 on No 336, & \$4 on No 338). nom

39TH st, 328 E (3:944), ss, 350 e 2 av, 25 x98.9; ext of mtg for \$8,000 to Nov1'23, 6%; Aug30; Sept23'18; Betty F Robinson, 96 Dartmouth st, Springfield, Mass, with Metropolitan Life Ins Co (R S \$4). nom

41ST st, 226 E (5:1314), ss, 272.6 w 2 av, 22.6x98.9; pr mtg \$3,000; Sept26'18; due Feb1'19, 6%; Arnold Levien, 1527 48th, Bklyn, to Benj M Kaye, 216 W 89. note 15,000

51ST st E (5:1363-23), ns, bet 1 av & East River, assessed to John Miller; transfer of tax lien for yrs 1908 to 1912; Nov 13'13; Sept24'18; due Nov13'16, 10 9-10%; City N Y to Saml Goldsticker, 171 E 64, who assigned same for \$2,750.83 to John Miller, 767A Lex av, on Dec29'13. 2,619.19

54TH st, 151 W (4:1007), ns, 175 e 7 av, 25x100.5; PM; Sept26'18; due & int as per bond; Cesare Boccafolli, 146 W 56, to Title Guar & T Co. 14,000

62D st, 158 E (5:1396); ext of mtg for \$10,000 to July1'21, 5½%; July31; Sept20 '18; Lawyers Title & T Co, exr & c, Mary M Johnston, with Clara C, wife Jos A Coad, formerly Clara C Hyatt (R S \$50). nom

63D st, 106-110 W (4:1134), ss, 125 w Col av, 75x100.5; Aug29; Sept20'18; due Mar 19'23, 5%; Wm H Wheeler, 66 W 51, to Columbia Trust Co, 60 Bway. 46,000

68TH st, 200-2 W; see Ams av, 174.

69TH st, 19-21 W (4:1122); agmt modifying mtg for \$23,500 rec Feb3'16 & now \$18,750, & due Feb1'23; given to induce party 3d pt to take an assign of said mtg; Sept23; Sept26'18; Wyatt Realty Corp, 2 W 45, owner, with Sterling Realty Co, 51 Wall, mtgee, & Wm F Armstrong, 118 W 57, party 3d pt. nom

72D st, 48 W (4:1124), ss, 129 e Col av, 23x102.3; also property at Elmhurst Heights, B of Q; pr mtg \$—; Sept23'18; installs, \$225 monthly or sooner, 6%; Ferdinand & Ingeborg Johnson, — West Englewood av, Englewood, NJ, to Florence Gutman, 67 Stuyvesant av, Bklyn. 8,900

75TH st, 145 W (4:1147), ns, 520 w Col av, 20x102.2; PM; Sept23; Sept26'18; due Sept26'23 or sooner, 0%; Layne H Morris to Minnie R Zabriskie, 37 W 75, & ano, exrs & c, Chas P Rogers. 18,000

85TH st, 153 E (5:1514); agmt as to ownership of bond & mtg for \$15,000 rec Jan 8'07 (now \$13,000); Sept24; Sept25'18; Alice Schimmer, 400 W 152, owns \$1,500, with Alwin Schrot, 835 9 av, owns \$11,500. nom

90TH st, 65 E (5:1502); ext of mtg for \$13,000 to May15'21, 5%; June24; Sept23 '18; Elise Ruckert & Auralia E Dittman with Frank W Matteson, 169 Hope st, Providence, RI et al (R S \$6.50). nom

98TH st, 204 W (7:1869), ss, 118.5 w Ams av, 26 to cl old Bloomingdale rd (closed) x101.4x35x100.11; assign rents; Feb25; Sept 26'18; 15 mos, installs 6%; Sarah F Lemon (Lane), of Mt Vernon, NY, to Mendel Marcus, — S 5th, Bklyn. 500

103D st, 154 E (6:1630), ss, 75.6 e Lex av, 26x100.11; PM; May1; Sept23'18; 3y5½%; Wm A Rotger, 155 Maple st, Bklyn, to Elis or Eliz Koch, 208 E 30, et al, exrs, & c, Andrew Koch. 10,500

103D st, 154 E; PM; pr mtg \$10,500; May 1; Sept23'18; 3y6%; same to August Hermann, 155 Maple st, Bklyn. 1,750

105TH st, 59 W (7:1841), ns, 175 e Col av, 25x100.11; Sept7'17; Sept26'18; 5y5½%; Harry Wildfeuer, 159 W 99, to Philip Wildfeuer, 87 Av B. 1,500

106TH st, 153 W (7:1861), ns, 175 e Ams av, 25x100.11; Sept25; Sept26'18; 3y5½%; Genevieve M Boswell Michel, of Bklyn, to Chas M Cannon, 303 W 76, & ano, trstes will John H Hindley. 5,500

107TH st, 14-20 W (7:1842), ss, abt 25 e Manhattan av, —x—; pr mtg \$—; Dec 14'17; Sept20'18; due, \$50 on Jan15'18, & then installs of \$50 monthly, —; Rebecca Wolkenberg, 891 Tiffany, to Angelina Daloia, 2458 Grand av. 1,892

113TH st, 245-7 W (7:1829); agmt as to advances, & c, to secure covenants in Ls; also to convey deed by way of mtg to secure same & assign of rents, & c; pr mtg \$63,700; Sept23; Sept26'18; due Sept30'21, 4%; I F B Realty Co, landlord, to Jennie Silberberg, 106 W 95, tenant. 500

114TH st, 163 E (6:1642), ns, 267.4 w 3 av, 26.4x100.11; pr mtg \$11,000; Aug24; Sept21'18; due Aug26'21, 6%; Adam A Schopp, of Douglaston, LI, to Anna Norberg, 299 1 av. 1,500

115TH st, 9 E (6:1621), ns, 175 e 5 av, 25x100.11; PM; Sept4; Sept25'18; due Sept 24'21, 5½%; Chas E Haskell, 327 Main st, Orange, NJ, to Wilton Holding Corp, 135 Bway. 13,000

115TH st, 415-7 E (6:1709), ns, 145 e 1 av, 35x100.11; PM; pr mtg \$—; Sept1; Sept26'18; due June30'20, 5½%; Luigi & Nicola Sabatini, 412 E 115, to Sadie Price, 500 West End av. 1,500

120TH st, 423-31 W; see Ams av, 1221-5.

122D st, 132 W (7:1906), ss, 338 w Lenox av, 18.7x100.11; PM; Sept23'18; due & int as per bond; Wm Te Gussinklo to Title Guar & T Co. 6,000

131ST st, 26 W (6:1728), ss, 330 w 5 av, 30x99.11; PM; Sept23; Sept24'18; due Oct 1'28 or sooner, 5%; K & L Realty Corp, 15 E 107, to Anna S Pierce, 164 W 74. 16,000

131ST st, 26 W; PM; pr mtg \$16,000; Sept24'18; due July24'19, 6%; same to Eva Sentner, 255 West End av, & May A Feiner, 155 Riverside dr. 1,200

132D st, 165-71 W; see 7 av, 2221.

132D st, 168-74 W; see 7 av, 2221.

137TH st, 316 W (7:1960), ss, 196 w 8 av, 16x99.11; pr mtg \$5,000; Sept24; Sept 25'18; 5y or sooner, 6%; Chas E Haskell, 227 Main st, Orange, NJ, to Land Estates, Inc, 135 Bway. 500

145TH st, 231-3 W (7:2031), ns, 390 w 7 av, 40x99.11; ext of mtg for \$38,000 to Apr18'23, 5½%; Aug5; Sept21'18; Grand Investing Co & Chas Geiger & Solomon Braverman with John S Jacobus, trste will Saml M Jacobus (R S \$19). nom

170TH st, 705 W (8:2139), ns, 95 w Ft Washington av, 50x97.6; pr mtg \$56,400; Sept20; Sept21'18; due Sept1'20, 6%; Chalmers Realty Corp, 15 Park row, to Economy Real Property Co, 239 W 39. 2,000

172D st, 700 W; see Haven av, 123.

172D st, 720 W; see Haven av, 123.

176TH st, 601 W; see St Nicholas av, 1321-9.

Av C, 77 (2:388); ext of mtg for \$6,000 to July15'21, 6%; pr mtg \$35,000; June11; Sept24'18; Leon Tuchmann, 1990 7 av, with Hattie Taub, 752 W 178, trste will Leon Taub. nom



**Amsterdam av, 172** (4:1150), ws, 25.5 s 68th, 25x100; PM; Sept20; Sept21'18; 5y5%; Emil Silverman 170 Ams av, to Peter Doelger Brewing Co, 407 E 55. 15,000

**Amsterdam av, 174** (4:1159), swe 68th (Nos 200-2), 25.5x100; PM; Sept20; Sept 21'18; 5y5%; Emil Silverman, 170 Ams av, to Peter Doelger Brewing Co, 407 E 55. 30,000

**Amsterdam av, 1221-5** (7:1963), nec 120th (Nos 423-31), 100.11x125; ext of mtg for \$375,000 to Sept1'23, 5½%; Sept17; Sept 23'18; Edmund Francis Realty Co, 27 Wm, with Metropolitan Life Ins Co (R S \$187.50). nom

**Claremont av, 29-31** (7:1990), ws, 281.8 s 119th, 56.8x100; ext of mtg for \$148,500 to July1'21, 5½%; Aug17; Sept25'18; Euphemia S Coffin with Metropolitan Life Ins Co (R S \$74.25). nom

**Fort Washington av, swe 172d**; see Haven av, 123.

**Haven av, 123** (8:2139), sec 172d (No 720); also PORT WASHINGTON AV (8:2139), swe 172d (No 700); sobrn of mtg for \$62,000 rec Mar2'18 & covering both parcels above, to mtg for \$35,000 rec Sept13'18, & covering 720 W 172; Sept23; Sept24'18; Van Dyck Estate, 331 Mad av, with Longlight Service Corp, 331 Mad av. nom

**Lenox av, 509** (7:1920), ws, 80 n 135th, 19.5x—; ext of mtg for \$10,000 to Sept23 '21, 5½%; Sept20; Sept23'18; Morton H C Foster with Sacandaga Realty Corp, 135 Bway (R S \$5). nom

**Manhattan av, 58** (7:1838), es, 65.5 s 103d, 35.5x95; certf as to bldg loan mtg \$30,000; Sept17; Sept20'18; Elited Corp, of Bklyn, to Wilton Holding Corp, 135 Bway. nom

**St Nicholas av, 1321-9** (8:2144), nwc 176th (No 601), 99.11x115; PM; pr mtg \$140,000; Sept19; Sept20'18; due Sept15'23, 6%; Emil Silverman, 170 Ams av, to Violet M Egan 599 W 190. 30,000

**St Nicholas av, 1321-9** (8:2144), nwc 176th (No 601), 99.11x115; ext of mtg for \$140,000 to Sept19'21, 5% (original & duplicate recorded); Sept19; Sept20'18; Violet M & Stephen J Egan with Franklin Savgs Bank (R S \$70). nom

**3D av, 1369** (miscel); certf as to chattel mtg \$—; Sept19; Sept23'18; Victor Loewenberg, a corp, to Thos Latham. nom

**61H av, 188** (2:576); ext of mtg for \$20,000 to Aug24'23, 5½%; Sept23'18; John P Korn, 256 W 14, with Sophie A Bode et al (R S \$10). nom

**71H av, 2221** (7:1916), es, from 131st (Nos 165-71) to 132d (Nos 168-74), 199.10x 125; ext of mtg for \$135,000 to Oct1'21, 6%; Sept20; Sept25'18; Lawyers Title & T Co with Julius J Dukas, as trste in bankruptcy of Harry & Louis Jarmulowsky & as nrm S Jarmulowsky's Bank (R S \$67.50). nom

**71H av, 2221** (7:1916), nec 131st (Nos 165-71), 199.10 to ss 132d (Nos 168-74) x 125; pr mtg \$135,000; Sept24; Sept25'18; installs, \$1,000 monthly, 6%, Julius J Dukas, 16 E 96, as trste in bankruptcy of Harry & Louis Jarmulowsky, individ & as firm of S Jarmulowsky's Bank, to Saml Wacht, 790 Riverside dr. 17,000

**81H av, 147** (3:741), ws, 46 n 17th, 20.9x 100; Sept25'18; due Oct1'21, 5½%; Euphemia I Martin to Robt M Frank, 318 W 22. 2,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Certificate** (miscel) as to notes & chattel mtg \$5,000; Sept24; Sept25'18; Lyons Express Co to Lotta Lyons.

**Certificate** (miscel) as to mtg \$5,590.43; Sept21; Sept24'18; Lyons Transfer Co to Fanny Lyons.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

SEPT. 20, 21, 23, 24, 25 & 26.

**Arden st, 17** (8:2174); Jos M Adrian, 305 East Bway, exr Susan Mount, to Harold K Mount, at Wash, DC; (A) C J Hand, 50 Broad (\$22,000 (now \$20,000), Jan29'18); Sept24'18. nom

**Canal st, 170-2** (1:201); John F Duryee et al, exrs Emma V Duryee, to Emma L Duryee, of Honokus, NJ; (A) Harris & Lexow, at Suffern, NY (\$15,000, Feb5, 1891); Sept20'18. 7,500

**Willett st, 6** (2:336); Henry & Max Cohen to Nathan Leibner, 68 Cannon; (A) Saml S Isaacs, 115 Columbia (\$2,000, Sept 17'14); Sept21'18. 2,000

**8TH st, 340 E** (2:390); Max Stein to Bertha Stein, his wife, 304 Willis av; AT; (A) A & H Bloch, 99 Nassau (\$19,500, Sept 15'03); Sept23'18. nom

**8TH st, 398 E** (2:377); Frank L Sherwood, exr & Wm Tilton, to Frank L Sherwood, at Red Bank, NJ; (A) Wilson M Powell, 7 Wall (\$27,000 (now \$22,000), Jan28'02); Sept21'18. an int of 800

**8TH st, 398 E**; same to Wm T Sherwood, at Little Silver, NJ; (A) same (same mtg); Sept21'18. an int of 1,003

**10TH st, 215 E** (2:452); Abr L Newman & ano to Lawyers Mtg Co (\$27,000, Mar 21'05); Sept25'18. int of 23,000

**12TH st, 103-9 E** (2:558); City Real Estate Co to Petersfield Realty Corp, 32 Wall; (A) Curtis, M-P & Colt, 30 Broad (\$210,000, Nov30'17); Sept25'18. nom

**13TH st, 507 E** (2:407); Eliz C McQuade to Mary L McQuade, 299 Tompkins av, New Brighton, B of R, & ano; (A) De Witt, L & De Witt, 88 Nassau (\$29,000, Mar2'05); Sept25'18. an int of 8,750

**14TH st, 131 W** (3:790); Farmers Loan & Trust Co & ano, trstes will Lewis S Wolff, for Dorothy S Wolff et al, to N Y Title & Mtg Co (\$26,000, Mar8'05); Sept20 '18. a prior int of 18,500

**14TH st, 131 W** (3:790); N Y Title Ins Co to Paul M Warburg, 17 E 80, et al, exrs Lewis S Wolff; (A) N Y Title & Mtg Co (same mtg); Sept20'18. int as above of 18,500

**19TH st, 214 E** (3:899); Mary A Duer to Edw N Tailer & ano, trstes will Thos Suffern; (A) Winston H Hagen, 59 Wall \$37,500, Oct11, 1900); Sept21'18. 37,500

**19TH st, 214 E**; Edw N Tailer & ano, trstes Thos Suffern, to Mary A Duer, of Newport, RI, et al; (A) same (same mtg); Sept21'18. 37,500

**19TH st, 214 E**; Mary A Duer to Eliz S Hamilton & ano; AT; (A) same (same mtg); Sept21'18. 12,500

**23D st, 158 W** (3:798); Saml Heyman et al, exrs, heirs, & c, Rachel H Pfeiffer, to Saml Heyman, 285 Central Park W; (A) Max Stern, 31 Liberty; AT (two mtgs, \$67,000, July13'10, & \$41,000, July13'10); Sept 23'18. nom

**25TH st, 119-25 W** (3:801); Jos M Adrian, 305 East Bway, exr Susan Mount, to Edw H Mount, at Lake Mohopec, NY, & Harold K Mount, at Wash, DC; (A) C J Hand, 50 Broad (\$125,000, May8'05); Sept24'18. nom

**29TH st, 336-38 W** (3:752); Sterling Holding Corp to Geo Solomon, 536 W 113; (A) Eisman, L C & L, 135 Bway (2 mtgs, \$10,000, Sept14'11, & \$8,000, Aug21'12); Sept 20'18. nom

**29TH st, 336-8 W** (3:752); Geo Solomon to Schuyler Hamilton, admr Virginia M Hamilton, 311 W 95; (A) same (same mtg); Sept20'18. nom

**29TH st, 336-8 W** (3:752); Schuyler Hamilton, admr Virginia M Hamilton, to Concourse Estates Corp, 135 Bway; (A) same (same mtgs); Sept20'18. 13,000

**29TH st, 336-8 W** (3:752); Concourse Estates Corp to Harris Mandelbaum, 12 W 87, et al; (A) same (same mtgs); also AT in asn of rents rec even date herewith); Sept20'18. O C & 100

**31ST st, 15 E** (3:861); N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$50,000, Apr7'08); Sept24 '18. a prior int of 25,000

**30TH st, 328 E** (3:944); Tillie S Cahn et al, trstes will Augustus W Openhym, to Metropolitan Life Ins Co; (A) Butcher, T & F, 1 Mad av (\$9,000, Dec23'14); Sept23 '18. 8,000

**44TH st, 126 E** (3:1298); Jas A Trowbridge, of Noroton, Conn, to Rosalie G Bloodgood, 49 E 34; (A) N Y Title & Mtg Co (\$10,000, Feb1'15); Sept24'18. 10,000

**45TH st, 211 E** (5:1322); Katie A Hilbert to Evelyn Chase, 340 Lewis av, Bklyn; (A) Henry L Brant, 38 Park Row (\$3,000 (now \$500), Mar17'05); Sept23'18. 500

**50TH st, 359 E** (5:1343); Max Stein to Bertha Stein, his wife, 304 Willis av; AT; (A) A & H Boch, 99 Nassau (\$11,000, Oct1 '09); Sept23'18. nom

**54TH st, 425 W** (4:1064); Ethel D Ritter (Doremus), of Mt Vernon, NY, to Alice M Doremus, 132 Park av, Mt Vernon, NY; (A) Alexander & G, 120 Bway (\$10,000, Aug20'06); Sept20'18. 5,000

**55TH st, 146-8 W** (4:1007); Title Guar & T Co to U S Trust Co of N Y, 45 Wall; (A) Stewart & S, 45 Wall (\$40,000, July30 '04); Sept23'18. 30,000

**69TH st, 19-21 W** (4:1122); David F Goodnow to Sterling Realty Co, 51 Wall (\$11,500, Apr20'17); Sept26'18. 9,000

**69TH st, 19-21 W**; Sterling Realty Co to Wm F Armstrong, 118 W 57; (A) same (same mtg); Sept26'18. 9,000

**69TH st, 19-21 W**; same to same; (A) same (\$23,500, Feb3'16); Sept26'18. 18,250

**80TH st, 152 E** (5:1508); also LEXINGTON AV, 1157; Clarice E Josephy, 5 Bulard pl, Flushing, B of Q, to David Spero, 140 W 69; ½ pt; (A) Chas A Brodek, 44 Cedar (\$15,000 (now \$7,500), Oct4'16); Sept 23'18. nom

**80TH st, 154 E** (5:1508); Isidore Hirsch to Laurence J Hirsch, 1361 Mad av; (A) Lawyers Title & T Co (\$17,000 (now \$12,000), Oct21, 1890); Sept21'18. 12,000

**81ST st, 350 E** (5:1543); Karoline Adler, 232 E 82, to Ernest N Adler, 1506 1 av (\$12,600, Aug29'17); Sept25'18. int of 6,000

**85TH st, 153 E** (5:1514); Chas G Koss, trste will Wm P Woodcock, to Alwin Schrot, 835 9 av; (A) Lawyers Title & T Co (\$15,000 (now \$13,000), Jan8'07); Sept 25'18. 13,000

**97TH st, 100 E** (6:1624), ss, 100 e Park av, 25x100; Annie R Yawger, extr Isaac C Yawger, to Annie R Yawger, 569 1st, Bklyn; (A) Leonidas Dennis, 45 Cedar (\$25,000, Nov2'04); Sept23'18. nom

**119TH st, 305 W** (7:1946); Peoples Trust Co, 181 Montague, Bklyn, trste will Geo L Pease, to Norman P S Schloss, 100 St Nicholas av; (A) Wingate & C, 20 Nassau (\$16,500, Feb15'07); Sept21'18. 16,500

**119TH st, 305 W**; Norman P S Schloss, 801 West End av, to Wm Rankin, 119 W 77; (A) Lawyers Title & T Co (same mtg); Sept21'18. O C & 100

**119TH st, 305 W**; Henry W Ruppert to Norman P S Schloss, 100 St Nicholas av; (A) Thompson, K & W, 256 Bway (\$3,625, June14'06); Sept21'18. 2,000

**120TH st, 227 W** (7:1926); Andw Kane, Jr, to Annabelle B Kane, 349 W 120; (A) Andw Kane, Jr, 300 W 121 (\$1,400, Mar6 '18); Sept25'18. nom

**124TH st, 262 W** (7:1929); American Mtg Co to Frederic J Middlebrook, 853 7 av; (A) Middlebrook & B, 46 Cedar (\$4,000, Dec1'16); Sept25'18. 4,063.33

**133D st, 514 W** (7:1986); Geo Pfaff to Nellie Y Pfaff, 537 W 148; (A) F C Leubuscher, 258 Bway (\$7,750 (now \$4,000), June2'05); Sept24'18. nom

**135TH st, 240 W** (7:1940); American Mtg Co to Wm C Bowers, 49 W 57, et al, exrs John M Bowers; (A) Middlebrook & B, 46 Cedar (\$4,000, June29'16); Sept25'18. 4,063.33

**135TH st, 242 W** (7:1940); American Mtg Co to Wm C Bowers, 49 W 57, et al, exrs John M Bowers; (A) Middlebrook & B, 46 Cedar (\$4,000, June29'16); Sept25'18. 4,063.33

**135TH st, 244 W** (7:1940); American Mtg Co to Amy A Sands, 58 W 48, et al, exrs B Aymar Sands; (A) Middlebrook & B, 46 Cedar (\$4,000, June29'16); Sept25'18. 4,063.33

**137TH st W** (7:2006), ns, 137.6 W Lenox av, 37.6x99.11; Edgewater Co-Operative Savgs & Loan Assn to Lawyers Mtg Co (\$38,000 (now \$30,500), May11'05); Sept21 '18. 30,500

**140TH st W** (7:2009), ns, 612.6 W Lenox av, 37.6x99.11; Wm C Farr, of Bayonne, NJ, to Lena Hamburger, 143 W 140; (A) Title Guar & T Co (\$3,000, June7'10); filed & discharged Sept20'18. nom

**140TH st W** (7:2009), ns, 612.6 W Lenox av, 37.6x99.11; Jacob Furrer, of Owasso, Mich, to Lena Hamburger, 143 W 140; AT; (A) Title Guar & T Co (\$2,000, Mar1'01); filed & discharged Sept20'18. 2,050

**163D st W** (8:2110), ss, 162.6 e Amst av, 37.6x112.6; Susan R Anderson, 63 Greene av, Bklyn, to Uriah W Tompkins, 3413 Bway or 256 Bway (\$14,000, Dec3'12); Sept 26'18. nom

**Audubon av, 266** (8:2153); Olds Holding Corp to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$2,000, June20 '18); Sept25'18. nom

**Haven av, 98-100** (8:2139); Delta Holding Corp to Lena Levy, 1884 7 av; (A) J H Zieser, 217 Bway (\$4,750, Apr4'18); Sept 25'18. nom

**Lenox av, 509** (7:1920); Wm B Parsons & ano, trste for Eliza L Parsons, will Wm B Parsons, to J Lester Lewine, 974 St Nicholas av (\$10,000, July8'15); Sept23'18. 10,000

**Lenox av, 509**; J Lester Lewine to Morton H C Foster, 2049 5 av; (A) same (same mtg); Sept23'18. O C & 100

**West End av, 391** (4:1186); Washington Loan & Trust Co of Wash, DC, trste will Hy D Mirick, to Mary Strange, of Sound Beach, Conn; (A) Hardy, S & W, 165 Bway (\$13,000, Mar30'17); Sept24'18. 13,000

**1ST av, 849** (5:1340); N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$15,000 (now \$14,000), Apr 5'06); Sept26'18. 14,000

**1ST av** (5:1341), ws, 25.5 n 48th, 25.5x97; Sarah E Levine, 427 Ashforth av, Bklyn, & ano, to Levine Holding Co, 316 Broome; (A) Saml Hellinger, 309 Bway (\$4,000, Feb 14'13); Sept25'18. nom

**2D av, 489** (3:908); Lena Geis et al, exrs Francis Geis, to Emil Steffens, Jr, at Ruthersford, NJ; (A) Reynolds & Geis, 359 Fulton, Bklyn (\$12,000, Mar27, 1894); Sept23 '18. 12,000

**3D av, 1569** (5:1534), nec 88th, 25.8x62.7x 27.11x54.6; Jas A Trowbridge, of Noroton, Conn, to N Y Title & Mtg Co (\$3,000, Oct 1'15); Sept24'18. O C & 100

**3D av, 1999** (6:1659); Ivey V Zieser, of Bklyn, to Wm M Sperry, at Cranford, NJ; AT & confirmation assign; (A) Title Guar & T Co (\$9,000, Oct15'17); Sept25'18. nom

**3D av, 1999** (6:1659); Regina Hyman, 12 N Wavecrest av, Arverne, B of Q, to Hobart Realities Corp, 217 Bway; (A) Title Guar & T Co (\$9,000, Oct15'17); Sept 25'18. nom

**3d av, 1999** (6:1659); Regina Hyman, Corp to Wm M Sperry, at Cranford, NJ; (A) Title Guar & T Co (\$9,000, Oct15'17); Sept25'18. nom

**6TH av, 188** (2:576); Hudson Trust Co, 1411 Bway, to John P Korn, 256 W 14; (A) John G Tholke, Jr, 45 John (\$30,000 (now \$20,000), Feb25'08); Sept23'18. 20,000

**7TH av** (7:1916), es, from 131st to 132d, 199.10x125; Saml Wacht, 790 Riverside dr, & Julius J Dukas, 16 E 96, trste in bankruptcy Harry & Louis Jarmulowsky, individ & as firm S Jarmulowsky's Bank, to Lawyers Title & T Co; AT (\$160,000, Nov 1'10); Sept26'18. an int of 25,000

**9TH av** (3:763), nec 39th, 37.2x irreg x 74.1x100; Susie K Anderson of Bklyn & ano to Union Square Savings Bank, 20 Union sq; (A) Lawyers Title & T Co (\$25,000, Oct27'02); Sept26'18. 25,000

**9TH av** (3:763), nec 39th, same prop; Chas G Koss to same; (A) same (\$5,000, Oct1'09); Sept26'18. 5,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

SEPT. 20, 21, 23, 24, 25 & 26.

**Essex st, 40** (1:311); Yetta Cohen to Jacob I Berman; (A) J I Berman, 346 Bway; Mar21'06; Sept24'18. 15,000

**23D st, 158 W** (3:798); Mentor Realty Co to Saml Heyman; (A) M Stern, 31 Liberty; June12'10; Sept23'18. 67,000

**24TH st, 210-12 E** (3:904); Isaac H Dahlgman to Jos J O'Donohue; (A) S S Marshall, 291 Bway; Jan26, 1886; Sept24'18. 23,600

**29TH st, 39 E** (3:859); Josephine G Willis to Mutual Life Ins Co, 59 Cedar; Mar 15'01; Sept24'18. 11,500

**30TH st, 132 E** (3:885); Maria J Harris to Title Guar & T Co; Sept24'12; Sept24'18. 7,000

**62D st, 308 W** (4:1153); Peter & Marie A Eckert to Harry Schwoon, 290 Bleeker, Bklyn; (A) Jos M Edelson, 60 Wall; Aug 14'15; Sept23'18. 1,500



**63D st, 106 W** (4:1134); Morris & Sophia Samuel, et al, to Greenwich Savgs Bank; (A) Geo G De Witt, 88 Nassau; Sept20'18. 14,000

**63D st W** (4:1134), ss, 150 w Col av, 50 x100.5; Chas Byrnes to Saml Woolvorton, sub trste will Ann E Cairns; (A) Cad' walaider, W & T, 40 Wall; July12'09; Sept 20'18. 44,000

**65TH st E** (5:1460), ns, 100 w Av A, 75x 100.5; Bernard & Cath McQuillan to Hudson City Savgs Instn, Hudson, NY; (A) Title Guar & T Co; May2'11; Sept20'18. 14,000

**84TH st E** (5:1563), ss, 100 e 1 av, 19.11 x102.2; Jas M & Kath C Power to Mary Power, admtr, of North Tarrytown, NY; (A) Lewis S Goebel, 41 Park Row; Jan25 '13; Sept23'18. 1,500

**109TH st, 206 E** (6:1659); Wm Floyd, Mastic, LI, to Sarah R Wells, sub trste will Cath A Schuchardt, 45 W 47; (A) Lawyers Title & T Co; Apr25'10; Sept25'18. 8,000

**115TH st, 120 W** (7:1824); Eleanor A Freaney to Herman Stark, 279 E 10; (A) Nathan Friedman, 309 Bway; July5'17; Sept21'18. 1,200

**131ST st, 26 W** (6:1728); Lily U Gilman to Anna Shepard Pierce, 164 W 74; (A) Emanuel Arnshein, 31 Nassau; June29, 1900; Sept23'18. 25,000

**133D st, 506 W** (7:1986); Louis & Mary Dandero to Chas Zerbarini, 346 Bway; (A) Chas Zerbarini, 346 Bway; Dec14'04; Sept 25'18. 4,000

**133TH st, 514 W** (7:1986); Alfred C Bachman to Nellie Y Pfaff, 537 W 148; (A) F C Leubuscher, 258 Bway; June1'05; Sept24'18. 7,750

**137TH st, 217 W** (7:2023); Mary Hagemeyer to Dry Dock Savgs Bank; (A) Title Guar & T Co; Sept25'02; Sept26'18. 5,000

**140TH st W** (7:2009), ns, 612.6 w Lenox av, 37.6x99.11; Evangelical Zions Church to Lena Hamburger, 653 Caldwell av, Bronx; (A) Title Guar & T Co; Mar1'01; Sept20'18. 2,000

**140TH st W** (7:2009); same prop; same to same; (A) Agar, Ely & Fulton, 31 Nassau; Dec18, 1900; Sept20'18. 3,000

**148TH st W** (7:2079), ss, 100 w Ams av, 41.8x99.11; Harris & Sarah Friedman & Barnet & Emma Feinberg to Home for Old Men & Aged Couples; (A) Lawyers Title & T Co; Aug2'10; Sept25'18. 40,000

**Av A** (5:1559), nwc 79th, 25.4x75; Herman & Rose Evers to Wm Sohn, 104 E 177; (A) Wesselman & Krauss, 55 Liberty; June 11'17; Sept23'18. 8,000

**Broadway, 901** (3:848); Edw H Mount to Jos M Adrian, exr will Susan Mount, 305 East Bway; (A) Title Guar & T Co, 176 Bway; Mar31'15; Sept26'18. 15,000

**2D av, 77-9** (2:460); Isaac Weinstein & ano to Leo A Baum, 70 Shanley av, Newark, NJ; (A) Arnstein & Levy, 128 Bway; Mar1'05; Sept20'18. 23,000

**4TH av, 28-34** (2:544); also LAFAYETTE ST, 447-9; Eugene L Wilks, Sefton Lodge, Cannes, France, to Eliza L W Stevens, 11 E 78; (A) Horace S Ely & Co, 21 Liberty; Apr23'17; Sept26'18. 10,000

**7TH av** (4:1006), es, at intersection with cl blk bet 53d & 54th, 100.5x100; Oregon Apartments Co to Geo S, Chas E & Wm H Hall, exrs, 265 W 73; (A) T C Ennever, 132 Nassau; Dec8'11; Sept21'18. 97,575

**9TH av, 715** (4:1053); Fredk C Scheel, on premises, to Louis A Stecher, 4516 6 av, Bklyn; (A) Herman Arns Co, 505 5 av; June1'15; Sept26'18. 10,000

**Lots 45 & 46**, map Rose Hill Farm, bet 2 & 3 avs & 23d & 25th & 24th sts, each lot 24.4x98.8; Isaac H Dahman to Jos J O'Donohue; (A) Chas Putzel, 140 Nassau; Jan16, 1893; Sept24'18. 15,000

## MORTGAGES.

### Borough of Bronx.

SEPT. 20, 21, 23, 24, 25 & 26.

**Beck st, 763** (10:2708), ws, 250 n 156th, 25x100; pr mtg \$5,500; Sept23; Sept24'18; installs, 5½%; Esther Feldman, 830 E 163, to Jennie G Levine, 832 Manida. 1,000

**Fuller st, 906** (10:2761B), es, 350 n Seneca av, 25x100; PM; pr mtg \$4,000, Sept21; Sept 23'18; installs, 6%; Sarah Lipsius to Fredk McCarthy, 869 E 162. 1,200

**Herkimer pl** (12:3363), es, 175.8 s 235th, 25x100; pr mtg \$3,000; Sept23; Sept25'18; 3y6%; John J Haggerty to Mary G Jones, 333 W 20. 500

**Pond pl, swc 198th**; see 198th E, swc Pond pl.

**Mead st, 637** (15:4027), ns, 350 e Garfield, 25x100; Sept18; Sept24'18; installs, 6%; Chas E McAdoo, 637 Mead, to Franklin Soc for Home Bldg & Savgs, 38 Park row. 3,600

**Simpson st, 1012** (10:2725), es, 321.11 s Westchester av, 40x100; PM; Sept24; Sept 25'18; 5y5%; Saml Lasker to Frank H Patteson, Lake Mahopac, NY, & ano, trstes Hy B Patteson. 23,500

**Willow la** (18:5312), ns, at ws land now or late Wm Maher, runs n163.9xw54.8xse 172.3 to rd se54.8 to beg; pr mtg \$3,400; Aug19; Sept24'18; 1y6%; Mary A Ellis, 2947 Eastern Blvd, to Eliz Doyle, 2947 Eastern Blvd. 1,000

**133D st, 347-9 E**; see So Blvd, 347-9.

**137TH st, 635 E** (10:2559), ns, 139.5 w Cypress av, 37.6x100; pr mtg \$26,500; Sept 20; Sept25'18; installs, 6%; Jacob Kaplan, 981 Av St John, to Elted Corp, 215 Montague, Bklyn. 1,500

**139TH st, 530 E** (9:2266), ss, 234.10 e Brook av, 37.6x100; pr mtg \$26,500; Sept23; Sept24'18; 1y6%; Sixto Busoni, 254 W 44, to Max Herzog, 500 West End av. 1,500

**140TH st E, nec Walton av**; see Walton av, 334.

**169TH st, 625 E** (11:2933), ns, abt 35 e Franklin av, 16.8x71; pr mtg \$2,500; Sept 23; Sept24'18; due & as per bond; Thos McCarthy, 625 E 169, to City Real Estate Co, 176 Bway. 1,500

**195TH st E** (12:3290), swc Pond pl, 25.9x 99.5x25x93.1; pr mtg \$7,000; Sept21'18; 1y 6%; Julia E F Luchsinger to Winthrop V Taylor, Bound Brook, NJ. 6,000

**232D st E** (17:4879), ns, 430 w Laconia av, 25x89.10; bldg loan; July9; Sept23'18; installs, 6%; Lorillard Bldg Co to Bankers Loan & Investment Co, 63 Wall. 5,400

**235TH st E, sec Oneida av**; see Oneida av, sec 238.

**Aqueduct av E, 2336-40** (11:3209); ext of \$12,200 mtg to June1'21 at 6%; July3; Sept 24'18; Addie H Chaloner, Oshkosh, Wis, with Clayton Realty Co, 37 Liberty. nom

**Belmont av, 2074** (11:3080), es, 123.8 n Oakland pl, 25x102.6x25x99.11; contract recorded as mtg to secure deposit of \$200, recording tax of \$1 paid; July15; Sept23 '18; Fanny Berg, individ & as extrx Chas Berg, to Louis Reicher. —

**Belmont av, 2468** (11:3075), ses, 657.6 sw Fordham rd on map Wm Powell, 61x100; PM; pr mtg \$6,000; Sept26'18; installs, 6%; Francesco Perrella, 2389 Arthur av, to Giuseppe Carozza, 2475 Belmont av. 1,500

**Blackrock av** (14:3317), ns, 329.11 e Castle Hill av, 50x54.3 to 177th, 54.4x84.5; sobrn agmt; Mar14; Sept20'18; John W Nuth with Carl Becker, Little Ferry, NJ. nom

**Brown av** (15:4258), es, at ns lot 136, map Lott G Hunt Estate, runs n25xe67xsw 29.7xw51.2 to beg, part lot 137 said map; pr mtg \$1,500; Aug10; Sept21'18; due Sept 1'20, 6%; Anna Piculo, 2234 Ryer av, to Rosina Giorno, widow, & Salvatore Cavaliere, Laurel Hill ter & 187th. 400

**Creston av** (11:3166), sec Fordham rd, 101x72x133x50.6, except part for Fordham rd & Creston av; pr mtg \$4,000; Sept24; Sept26'18; 3y5½%; Kath A Dorgan to Philipp Specht, 294 Court, Bklyn. 4,000

**Creston av** (11:3166); same prop; ext of 2 mtgs aggregating \$4,000 to Oct1'21 at 5½%; Sept24; Sept26'18; Philipp Specht, Bklyn, with Kath A Dorgan, 120 Fordham rd E. nom

**Fordham rd E, sec Creston av**; see Creston av, sec Fordham rd.

**Grand Blvd & concourse, sec Morris av**; see Morris av, es, 388.3 n 174th.

**Hoe av, 1172-4** (10:2752); ext of \$30,000 mtg to Jan2'21 at 6%; Sept4; Sept24'18; Estate Meyer H Lehman with Owl Constn Co, 2 W 33. nom

**Marion av, 2436** (11:3025); agmt as to share ownership in mtg; July23; Sept26 '18; Benno Levison, 88 Central Park W, with Rockland Realty Co, 509 Willis av. nom

**Morris av, 1988** (11:2807), es, 100 s 179th, 20x100; PM; Sept18; Sept20'18; 5y5%; Jas H Post, 1998 Morris av, to Rudolf Seus, 1992 Morris av. 8,500

**Morris av** (11:2795), es, 388.3 n 174th, runs e85xn125xe20xn82.5 to ss Grand Blvd & concourse xsw152.9xsw96.6 to beg; Sept23; Sept24'18; 2y6%; O J Schwarzler Co to City Mtg Co, 15 Wall. 70,000

**Morris av** (11:2795); same prop; certf as to above mtg; Sept23; Sept24'18; same to same.

**Morris av, sec Grand Blvd & concourse**; see Morris av, es, 388.3 n 174th.

**Oneida av** (12:3372), sec 238th, 25x100; PM; Sept21; Sept23'18; 5y6%; Archibald H Murdock, 126 E 238, to Emma D Mohr, 2903 Valentine av. 2,000

**Powers av, 348** (10:2572), es, 50 s 142d, 50x99.2; PM; pr mtg \$32,500; Sept1; Sept 20'18; due Mar1'21, 6%; Morris Polsky, 1381 Fulton av, to Ernest D Gerard, Garden City, LI. 5,000

**St Anns av, 670** (10:2617); ext of \$2,500 mtg to Oct15'23, at 5%; Sept19; Sept21'18; Katharina Heilmann, 239 E 114, & John Rexinger, 16 Dennington, Woodhaven, LI, exrs Francis Heilmann with Wm Borst, 670 St Anns av, exr Valentine Borst. nom

**Southern Blvd or 133d, 347-9** (9:2296), ns, 171.6 e Alex av, 40x100; Sept24; Sept 25'18; due Oct1'23, 6%; Marjory Cleveland, Bklyn, to Lawyers Title & T Co. 4,000

**Story av** (14:3680), ss, 150 w Olmstead av, 25x103, Unionport; pr mtg \$500; Sept 19; Sept21'18; 2y5%; Eliz Rushon to Louis Hausler, 354 W 29. 500

**Theriot av** (15:3883), es, 125 s Wood av, 25x100; transfer of tax lien for yrs 1904 to 1911, assessed to —; Apr21'13; Sept 21'18; 3y12%; City of N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, N Y. 228.57

**Vyse av, 1133** (10:2752), ws, 120 n 167th, 20 x 100; Sept19; Sept20'18; demand, 6%; Simon Phillips, 1171 Bryant av, to Burlock E Rabell, 60 Hamilton ter, & ano. 1,100

**Vyse av** (11:2991), ws, 130 n 174th, 50x 100; Sept25; Sept26'18; due Jan1'21, 6%; Janota Bldg Co, 3207 Hull av, to Agnes Belsky, 1340 2 av. 2,000

**Vyse av** (11:2991); same prop; certf as to above mtg; Sept25; Sept26'18; same to same.

**Wallace av, 1660** (15:4040), es, 125 s Van Nest av, 25x100, except part for av; Sept 23; Sept24'18; due Jan2'19, 5½%; Mathilda Ritzmann, 1838 Wallace av, to Wilhelmina S Riordan, extrx Clara E Brown, 2120 Vyse av. 1,300

**Walton av, 334** (9:2345), nec 140th, 83x 119x83x120.5; PM; Sept19; Sept20'18; 5y5%; Georgia L Knight, Providence, RI, to Karolina K Steers, 1 W 70. 4,500

**Plot** (18:5645), begins 101 e King av & 50 s Bowne, runs e296.1 to high water Mark L I Sound, xs—xw—xn25 to beg; Sept20; Sept21'18; installs, 6%; Amy H Short, 226 Bowne, City Island, to N Y Co-operative B & L Assn, 35 W 125. 1,700

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

SEPT. 19, 20, 21, 23, 24 & 25.

**Main st** (15:4072), es, 26.8 n Grant, 26.8x 100; also GRANT ST (15:4072), ns, 100 w Franklin av, 50x75; Eliz K Dooling to Chas B Morgan, 241 E 101; (A) Knox & D, 27 Cedar (\$13,000, July12'09); Sept25'18. 10,500

**Poplar st** (15:4084), ns, 200 w Main, 50x 104; Chas Funck to Thos H O'Neill, 2577 Poplar; (A) J J Pantell, 505 Tremont av (\$2,500, Apr17'07); Sept24'18. 2,500

**130TH st, 341 E** (10:2569); Annie R Yawger, extrx Isaac C Yawger, to Annie R Yawger, 569 1st, Bklyn; (A) Leonidas Denmis, 45 Cedar (\$15,000, Nov12, 1900); Sept 24'18. nom

**141ST st, 517 E** (9:2322); Mary J Vakay to Louisa B Martin, Tuckahoe, NY; (A) Williamson & B, 364 Alex av (\$2,500, July 1'06); Sept20'18. 2000

**169TH st, 625 E** (11:2933); Matilda Holmes to Title Guar & T Co, 176 Bway (\$5,500, Aug31'10); Sept24'18. 2,500

**173D st E** (11:2897), ss, 170 e Webster av, 20x100; Moses G Wright & ano, exrs Eliz Wright, to Elma W Conklin 115 North Bway, White Plains, NY; (A) Williamson & B, 364 Alex av (\$6,000, Apr30'03); Sept 20'18. 6,000

**173D st E** (11:2915), ns, 44.5 w Bathgate av, 42x100; Blanche E Plaut to Lawyers Mtg Co, 59 Liberty (\$31,000, May23'12); Sept25'18. 30,000

**Albany Post rd** (12:3262), es, 552.1 n Bailey av, 52.3 x 73.7 x 54.6 x 63.1; Eliz K Dooling to Rose G Brown, 400 W 39; (A) Knox & D, 27 Cedar (\$11,000, July7'13); Sept25'18. an interest of 1,000

**Anthony av** (11:2891), ws, 75 n 175th, 25x100.1; Jos A Hays, Blue Point, LI, to Annie A Hayes, BluePoint, LI, his wife; (A) Jos Brewster, 170 Bway (\$7,000, Mar 10'06); Sept24'18. nom

**Belmont av** (11:3074), ws, 100 s 187th, 25x87.6; Angelo L Frumento to Mollie Simon, 12 Cooper sq; (A) Title Guar & T Co (\$1,700, Sept13'18); Sept19'18. nom

**Belmont av** (11:3074), ws, 100 s 187th, 25x87.6; Jos Vito to Louis A Gabriel, 322 E 109; (A) Title Guar & T Co (\$10,500, June1'13, & \$500, Oct6'13); Sept19'18. nom

**Belmont av** (11:3074); same prop; Louis A Gabriel to Jos Vito, 320 E 109; (A) same (\$10,500, June1'13, & \$500, Oct6'13); Sept19'18. nom

**Cruiger av, 3301** (16:4600); Leslie F Randall, 41 Meadow la, New Rochelle, NY, to Randall Comfort, Pleasantville, NY (\$5,000, July13'18); Sept25'18. nom

**Daly av, 2080** (11:3127); Max Stein to Bertha, wife Max Stein, 304 Willis av; (A) A & H Bloch, 99 Nassau \$18,000, Dec7'09; Sept20'18. nom

**Decatur av** (12:3285), nws, 378.11 ne So Blvd, 37.6x110; Mary A Halloran, individ & as extrx John Halloran, to Eliza McCauley, 2971 Decatur av; (A) F W Pollock, 309 Bway (\$6,500, Nov22, 1892); filed & discharged Sept20'18. 6,500

**Decatur av** (12:3285); same prop; same to same; (A) same (\$1,000, Feb14'04); filed & discharged Sept20'18. 1,000

**Haviland av** (15:3819), ns, 280 w Havemeyer av, 25x108, Unionport; John Hofmann, admr Anna Hofmann, 433 13th, West New York, NJ, to John Hofmann, individ, same address; (A) M B McHugh, 2215 Westchester av (\$4,500, July6'07); Sept 20'18. 2,250

**Hughes av, 2319** (11:3073); Minnie Gottlieb, 100 W 70, to Lawyers Title & T Co (an int of \$8,000 in mtg of \$12,000, Nov8 '12); Sept19'18. nom

**Hughes av, 2319** (11:3073); Title Guar & T Co to Minnie Gottlieb, 200 W 119; (A) Lawyers Title & T Co (\$12,000, Nov8'12); Sept19'18. an int of 8,000

**Monroe av** (11:2792), ws, 95 n 173d, runs w 190 to Weeks av xn50xe95xn100xe95 to av xs150 to beg; David Grant to N Y Title & Mtg Co (\$10,000, June7'18); Sept20'18. O C & 100

**Monroe av** (11:2792); same prop; N Y Title & Mtg Co to Chas J Earl, Rumson, NJ; (A) same \$10,000, June7'18); Sept20'18. 7,000

**St Anns av, 771** (9:2360); Annie R Yawger, extrx Isaac C Yawger, to Annie R Yawger, 569 1st, Bklyn; (A) Leonidas Denmis, 45 Cedar (\$10,000, Sept26, 1900); Sept 24'18. nom

**Union av, 1283-5** (11:2961); Sarah A Goeller, Union, NJ, to Haffen Realty Co, 2804 3 av (\$1,500, Mar10'13); Sept24'18. nom

**Virginia av** (14:3795), sec Public pl, 75.11 x144.1x irreg; Ethel D Ritter, Mt Vernon, NY, to Alice M Doremus, 132 Park av, Mt Vernon, NY; (A) Alexander & G, 120 Bway (\$15,000, Nov27'12); Sept23'18. 6,500

**Vyse av, 2131** (11:3129); Abel King & ano to Isaac Leader, 1834 Clinton av; (A) Morris Berkowitz, 74 Bway (\$11,000, Nov 8'15); Sept20'18. O C & 100

**Vyse av, 2131** (11:3129); Isaac Leader to Jacob Bloom, 1832 Clinton av; (A) same (\$11,000, Nov8'15); Sept20'18. O C & 100

**Walton av, 2400** (11:3188); Edw H Bailey to John F Hirschmann, 355 9 av; (A) Hildreth & P, 7 E 42 (\$6,500, Feb1'11); Sept 20'18. 6,000

**Webster av** (9:2396), es, 324.5 n 168th, 45.6x90x irreg; Annie E Worm to Hy Nembach, 282 E 137; (A) G A Steinmuller, 1511 3 av (\$4,000, Aug17'16; Sept20'18. 3,250



**Lots 28 & 29** (16:4657), map W F Duncan, Williamsbridge; Giuseppe Prezioso to Maria A D'Angelo, 749 E 216; (A) Kramer & B, 220 Bway (\$3,000, May18'11); Sept23'18. 3,000

**Lots 238 to 241** (16:4570), amended map Adeo Park; Frank Hall & ano, exrs Emily A Hall, to John Silento, 2106 Bathgate av (\$4,500, Aug5'12); Sept24'18. 4,500

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

SEPT. 19, 20, 21, 23, 24 & 25.

**File st, 906** (10:2761); Fredk McCarthy, 879 E 162, to Minerva L Macy, 139 Pelham rd, New Rochelle, NY; (A) Title Guar & T Co; Dec12'17; Sept23'18. 650

**Mead st (\*)**, ns, 350 e Garfield, 25x100; Louisa Schuler to Geo Wildung, 436 E 141; (A) Title Guar & T Co; Jan24'12; Sept24'18. 1,100

**135TH st E** (9:2279), ss, 170 e Willis av, 20x100; Ann Hogan to Josephine D Ebeling, White Plains, NY; (A) Williamson & Bell, 364 Alex av; July2, 1894; Sept24'18. 2,300

**154TH st E** (9:2400), ss, 100 w Melrose av, 25x100; Louisa Renz to Title Guar & T Co; July8'09; Sept21'18. 3,000

**178TH st E** (11:3027), ss, 100 w Park av W, 22x41.7; Wm Spelman to Alfred R Loweth, —; (A) C P Hallock, 999 E 180; July14'05; Sept19'18. 1,200

**182D st, 712 E** (11:3098); Rocco Grassi, 2082 Hughes av, & Francisco P Casella, 352 E 33, to Anastasia M Haas, 712 E 182; (A) Wilson, B & W, 48 Wall, June27'18; Sept19'18. 1,000

**234TH st E (\*)**, ss, 153.3 w Catherine, 25.4x114.6; Fannie Saqui, 119 W 114, to Edw Williamson, exr Sarah B Robertson; (A) Crescens Hubbard, 615 Realty Bldg, White Plains, NY; May14'14; Sept19'18. 700

**Belmont av** (11:3074), ws, 100 s 187th, 25x87.6; Carmela Barba to Pauline Levy; (A) Title Guar & T Co; Oct9'13; Sept19'18. 2,250

**Benson av (\*)**, nwc Frisby av, 100x50, except part for Benson & Frisby avs; David C MacBride, 1758 Topping av, to Marie T Dum Rousset, at Poitiers, France; (A) Title Guar & T Co; Feb10'16; Sept20'18. 3,000

**Burke av** (16:4544), ss, 50 e Barker av, 25x99.7; Aaron Horowitz to Eliz V Hallinan, Bklyn; (A) C P Hallock, 999 E 180; July13'16; Sept21'18. 1,225

**Cauldwell av** (10:2625), nwc 156th, 200x 100x irreg; Olds Holding Corp to Regina Hyman, 12 N Wavecrest av, Arverne, LI; (A) J H Zieser, 217 Bway; May6'18; Sept20'18. 10,000

**Courtlandt av** (9:2409), ws, lot 7, map North Melrose, 50x142; Gottlieb Staedelle to Hy Wilker, 769 1/2 Courtlandt av; 1/2 pt (\$3,000, Jan3'18); Sept21'18. 1,500

**Creston av** (12:3318), ws, 444.9 n 196th, 50x100.4; Padula Realty Corp, 291 E 149, to Simon M Goldsmith, 302 Convent av; (A) A Zimmermann, 206 Bway; Aug14'16; Sept19'18. 5,500

**Cypress av** (10:2553), nwc 138th (No 927), 100.10x26x100x38.8; Port Morris Realty & Constn Co to Peter Doelger, —; (A) John C Hoenninger, 5 Beekman; Feb1'07; Sept20'18. 35,000

**Decatur av** (12:3285), nws, 378.11 ne So bldv, 37.6x110; Ellen McCauley to Eliza McCauley, 2971 Decatur av; (A) F W Pollock, 309 Bway; Feb14'04; Sept20'18. 1,000

**Decatur av** (12:3285); same prop; John Falvey to same; (A) same; Nov22, 1892; Sept20'18. 6,500

**Eastburn av** (11:2796), es, 213.3 n 174th, 25x95; Rachel Harris, 1754 Eastburn av, to Jos Weinstein, 1754 Eastburn av; (A) Title Guar & T Co; Feb24'17; Sept20'18. 1,750

**Elton av** (9:2383), ws, 95.6 s 162d, 50.4x 115.3x39.1x107.9; Chas T Streeter Constn Co to Home for Old Men & Aged Couples, 1060 Ams av; (A) Carl Fischer, 897 Elton av; June18'13; Sept23'18. 30,000

**Franklin av** (11:2935), es, 75.6 n Jefferson pl, 37.6x100; Cath Darling, 1380 Wash av, to John McNulty; (A) A J Barry, 2804 3 av; Apr6'15; Sept19'18. 4,000

**Morris av** (11:2795), es, 388.3 n 174th, 50x85; Chas Wiehe, 2 Bay, City Island, to Henrietta H Woolf, 74 Leicester st, Portchester, NY; (A) F A Snow, 15 Wall; June26'16; Sept25'18. 3,500

**Morris av** (11:2795), es, 438.3 n 174th, 46.6x81.8 to Grand bldv & concourse x50 x85; Chas Wiehe to John C Yutte, 1408 Prospect av; (A) F A Snow, 15 Wall; Feb25'16; Sept24'18. 4,500

**Nelson av** (9:2512), ws, 150.5 n 164th, 25x62.9x25x60.10; Michl Dermody & Michl Mullen to Hy Windeler, exr Jacob Dohrmann; (A) Egan & O'Reilly, 257 Bway; Jan14'08; Sept24'18. 4,000

**Powers av, 348** (10:2572); Queen Mab Co, 60 Wall, to Everett L Earned et al, —; (A) Pressinger & N, 60 Wall; June14'11; Sept20'18. 18,000

**Southern blvd** (11:3117), ws, 72.6 s 178th, 36.3x115.5x33x100.6; Pershing Realty Co to Morris Cohen, 35 Main, Yonkers, NY; (A) John H Coyne, 46 North Bway, Yonkers, NY; Dec20'17; Sept25'18. 1,000

**Tinton av, 852** (10:2667); Nicholas Gagliotti, 852 Tinton av, to Gaetano Rossano, 441 E 114, & ano; (A) N S Jerome, 265 Bway; Mar25'14; Sept23'18. 500

**Topping av** (11:2790), nec Mt Eden av, 30x95; Anna M Kleimann, 315 Belmont, to Nathan Lesser; (A) Geo Haas, 119 Nassau; Apr9'17; Sept20'18. 3,000

**Webster av** (12:3277), ws, 130 n 194th, 25.1x 10.3 x 25 x 75.10; also WEBSTER AV (12:3277), ws, 130.9 n 194th, 10.4x30.5x10x 78.8; Jos Turinsky to Geo W Murray, 308 E 194; (A) R H Bergman, 2304 3 av; Sept23'18. 9,000

**White Plains av** (9:2261), ws, n 25 ft of lot 156, map Olinville, 25x110.3x25.2x111; Isaac Kratt to Esther Roin, 982 Leggett av; (A) Benj Davidson, 100 Bway (\$4,000, Sept1'08); Sept21'18. nom

**Lots 49 to 51 (\*)**, blk 29; LOTS 32 & 33 (\*), blk 68, map Morris Park; Fred Schreiber, also known as Hans Heinrich, Rockville Centre, LI, to Wm L Schwartz, trustee; (A) W L Schwartz, 233 Bway; Nov9'11; Sept20'18. 514.93

**Lots 66 to 69** (10:2569), map part Crane Estate; Myer Cohen & Morris B Evens to Atmore L Baggot, Bronxville, NY; (A) N Y Title & Mtg Co; July7'08; Sept20'18. 10,000

**Lots 121 & 122 (\*)**, map Koch Home-stead; Wm Deegan to Grace Moberg, 1319 Purdy; (A) M B McHugh, 115 Bway; Nov17'16; Sept20'18. 800

**Lot 178 (\*)**, map McGraw Estate, except part for Westchester av; Jas Horan to Wm D Brown, 1929 3 av; (A) Frank Gass, Inc, 2215 Westchester av; May4'07; Sept20'18. 800

**Lot 473 (\*)**, map Van Nest Park; Sherry Goldberg to Philip Miller, 943 E 179; (A) Saml Kahan, 63 Park Row; Jan26'17; Sept20'18. 2,000

**Lots 131 & 132** (11:2876), map Century Investing Co; Elise M Holzhalb, 822 Atlantic av, Atlantic City, NJ, to Jacob Krup, 4529 Pulaski av, Phila, Pa; (A) Wm Wagner, Jr, 328 Chestnut, Phila, Pa; Oct1'14; Sept19'18. 3,000

**Lot 35 (\*)**, blk 34, map Morris Park; Robt McGrath to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July18'13; Sept21'18. 300

**Lots 14 & 15 (\*)**, blk 35, same map; Alex Kessler to same; (A) same; July31'13; Sept21'18. 1,155

**Lots 29, 86 & 87** (11:2795), map 131 lots Thos O Woolf; Chas Wiehe, 2 Bay, City Island, to Henrietta H Woolf, 74 Leicester st, Portchester, NY; (A) F A Snow, 15 Wall; Feb28'16; Sept25'18. 7,500

**Lots 79 & 80 (\*)**, map 170 lots Siems Estate, 50x100; Luigi Pipolo, 703 E 137, to Mary H Mercer, 2028 Grand Concourse; (A) L Pipolo, 703 E 137; June6'17; Sept24'18. 664.65

**Plot** (18:5645), begins 101 e King av & 50 s Bowne, runs s25xe — to h w mark L I Sound xnw — to beg; Amy H Short, 226 Bowne, City Island, to Bankers Trust Co, 14 Wall; (A) Sayers Bros, 31 Nassau; Sept24'18. 1,725

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Bade, Arthur H.**—May11'18 (Sept19'18)—40TH ST, 213 E (5:1314-9), 25x98.9, 5-sty bk tnt; 1/2 pt of \$26,500, less 10%.

**Briggs, Chas. A.**—April17 (Sept18'18)—THOMAS ST, 79 (1:144-33), nwc West Bway (Nos 150-2), 25x50, 5-sty bk tnt & str, \$27,000.

**AMSTERDAM AV**, 1963 (8:2108-54), 25x 100, 4-sty frame tnt & str, \$19,000.

**AMSTERDAM AV**, 1965 (8:2108-53), 25x 100, 4-sty bk tnt & str, \$20,000.

**AMSTERDAM AV**, 1931 (8:2107-31), 25x 100, 3-sty bk tnt & str, \$20,000.

**162D ST**, 429 W (8:2110-43), 18.6x112.6, 3-sty & b stn dwg, \$12,000.

**152D ST**, 633 W (7:2099-10 & 55), 25x— to ss 153d, 3-sty bk dwg on 152d st & frame stable on 153d st; lot & bldg on 152d st valued at \$9,000 & lot & bldg on 153d st valued at \$7,000; total \$16,000.

**Buckley, Josephine G.**—July24'17 (Sept14'18)—54TH ST, 161 E (5:1309-32), 25x 100.5, 4-sty bk factory, \$23,750.

**54TH ST**, 163 E (5:1309-32 1/2), 20x25.5, 4-sty bk tnt & str, \$6,150.

**Carter, Adelaide H.**—Aug24'17 (Sept19'18)—MADISON AV, 1002 (5:1392-57), 15.2x74, 4-sty bk & stn dwg, \$29,500.

**Contencin, Ellen M.**—Nov23'17 (Sept14'18)—80TH ST, 161 E (5:1509-25), 18.9x100, 3-sty & b stn dwg, \$15,000.

**Goodkind, Rosa**—Feb23'17 (Sept14'18)—26TH ST, 40 W (3:829-66), 25x98.9, 5-sty bk & stn bldg, 3/4 pts of \$80,000.

**85TH ST**, 149 W (4:1216-10), 17.6x97.6, 3 1/2-sty bk & stn dwg, 1/2 pt of \$23,000.

**WEST END AV**, 762 (7:1869-2), 18x89, 3-sty bk & stn dwg, 70% int of \$26,000.

**GREENWICH AV**, 98 (6:171-30), 20.10x83, 3-sty bk & stn bldg, \$11,000.

**62D ST**, 129 E (5:1397-11), 16x73.2, 3-sty bk & stn dwg, 1/2 pt of \$25,000.

**82D ST**, 118 E (5:1510-64), 14.3x102.2, 3-sty bk & stn dwg, \$12,000.

**LEXINGTON AV**, 519 (5:1303-21), 20.5x70, 3-sty bk & stn dwg, 1/2 pt of \$20,000.

**DYCKMAN ST** (8:2175-62), ws, 300 n Sherman av, 50x200 to Thayer st, vacant, \$20,000.

**McDonald, Edw.**—April18'18 (Sept19'18)—10TH ST, 87 E (2:556-30), 25x97.4, 3-sty bk & stn bldg, 1/2 pt of \$16,000, less 10%.

**87TH ST**, 536 E (5:1583-37), 18.3x62.1, 3-sty bk & stn dwg, \$6,000.

**Meyer, Oscar R.**—July13'17 (Sept19'18)—6TH AV, 804 (5:1261-74), 18.9x75, 4-sty bk bldg, 1/2 pt of \$43,000, less 10%.

**Parker, Forrest H.**—Apr24'18 (Sept19'18)—MADISON AV, 797 (5:1382-22 1/2), 20x84, 4-sty & b stn dwg, \$50,000.

**Strout, Jos. C.**—July24'17 (Sept19'18)—27TH ST, 242 W (3:776-62), 24.10x98.9, 3-sty bk garage, \$25,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversely Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 27, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

BRYAN L. KENNELLY.

**52D st, 522 W**, ss, 275 w 10 av, 25x100.5, 5-sty stn tnt & str (exrs sale); bid in at \$21,000.

**Convent av, 311**, es, 280 s 144th, 20x100, 4-sty & b stn dwg (exrs sale); bid in at \$14,000.

**73D st, 225 E**, ns, bet 2 & 3 avs, 25x102.2, 5-sty stn tnt & str (exrs sale); bid in at \$17,000.

**Lexington av, 1413**, es, 80.8 s 93d, 20x70, 3-sty & b bk dwg (exrs sale); bid in at \$13,500.

**120TH st, 112 E**, ss, 152.6 e Park av, 20.10 x100.11, 4-sty stn tnt (exrs sale); bid in at \$9,200.

**3D st, 127-9 W**, 134.9 w Macdougall 46x 100, vacant (vol sale); bid in at \$17,750.

**110TH st, 342 E**, ss, 125 w 1 av, 25x100.11, 4-sty bk tnt (vol sale); bid in at \$7,700.

JAMES L. WELLS CO.

**St Nicholas av, 732 (\*)**, es, 386.2 n 145th, 30x100, 3-sty & b stn dwg; due, \$12,807.36; T&c, \$442.20; Wm H Maeder. 10,000

JOSEPH P. DAY.

**Union sq W, 33**, ws, 32.6 n 16th, 30.6x 150, 11-sty bk office & str bldg; due, \$241,329.17; T&c, \$3,074.47; withdrawn.

HENRY BRADY.

**77TH st, 112 W (\*)**, ss, 121 w Col av, 20x 102.2; due, \$22,091.35; T&c, \$1,895.50; Benj C Faulkner et al, trstes. 20,000

**131ST st, 4 E (\*)**, ss, 92.6 e 5 av, 17.6x 99.11, 3-sty & b stn dwg; due, \$5,034.71; T&c, \$174.46; Eliz C Van Nest. 4,600

Total ..... \$34,600  
Corresponding week 1917..... 28,050  
Jan. 1, 1918 to date..... 20,758,038  
Corresponding period 1917..... 27,960,150

### Bronx.

The following are the sales that have taken place during the week ending Sept. 27, 1918, at the Bronx Salesrooms, 3208-10 Third av.

JOSEPH P. DAY.

**Jackson av (\*)**, ws, 188.7 n 163d, 25x75, vacant; due, \$4,993; T&c, \$561.60; Chas B Sias. 1,000

**3D av, 3311 (\*)**, ws, 120.5 s 165th, runs s 25.2xw61.7xw1.2xw62.2xw23.11xw12.1 to beg, 3-sty fr bk ft tnt & str; due, \$12,710.93; T&c, \$11,252.10; Chas S Marx. 10,000

HENRY BRADY.

**Willis av, 443-5 (\*)**, ws, 25 n 145th, 49.10 x106x49.9x106, 2-5-sty bk tnts & str; due, \$28,500; T&c, \$—; Theo Baumeister. 28,600

JAMES DONOVAN.

**Seymour av**, ws, 255.5 n Pelham Pkway, lot 36, blk 4383, —x—; also SEYMOUR AV, es, 258.11 n Pelham Pkway, lot 25, blk 4384, 98x185.7, to Morgan av & Astor av; also ASTOR AV, nwc Morgan av, 170.7x irreg x—x289.5, lot 1, blk 4387; also ASTOR AV, nec Morgan av, 110x—x—x269.5, lot 5, blk 4388; also MORGAN AV, sec Astor av, 100x95.7, lot 25, blk 4385; due, \$1,831.50; T&c, \$1,955.63; Mary E Clare. 4,702

CHARLES A. BERRIAN.

**Prospert av (\*)**, sec 178th (No 760), 47.2 x100x47x100, 5-sty bk tnt & str; due, \$56.23; T&c, \$—; pr mtg \$40,000; Abr Dorb et al. 48,417

Total ..... \$91,552  
Corresponding week 1917..... 83,100  
Jan. 1, 1918 to date..... 4,628,944  
Corresponding period 1917..... 6,635,359



ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

SEPT. 28. No Legal Sales advertised for this day.

SEPT. 30.

PIKE ST, 50, ws, 73.1 n Monroe, 26.10x85.11x 27x85.11, 6-sty bk tnt & str; Wm H Hind-Harris Smulowitz et al; DeWitt, Lockman & DeWitt (A), 88 Nassau; Phoenix Ingraham (R); due, \$21,037.73; T&C, \$385.00; Joseph P Day.

113TH ST, 333 E, ns, 275 w 1 av, 25x100.10, 4-sty bk tnt & str; Jos F Park-Nicholas R Heyer et al; Stewart & Shearer (A), 45 Wall; Robt L Morrell (R); due, \$11,091.81; T&C, \$310.80; Arthur C Sheridan.

OCT. 1.

CHRISTIE STS, 195-7, ws, 100.1 s Stanton, runs s 50.3xw185.1xw10.10x49.5x196 to beg, 9-sty bk loft & str bldg; N Y Life Ins Co-Minsker Realty Co et al; Geo W Hubbell (A), 346 Bway; Ralph Folks (R) due, \$171,657.68; T&C, \$353.30 Arthur C Sheridan

RIVERSIDE DR, 222, nec 94th, runs n76x30.4xw 1x69x25.2x50x100.8xw139.9 to beg, 7-sty bk tnt Albany Savgs Bank-Remor Corp et al; Tracey, Cooper & Townsend (A), Albany, N Y; Thos W Churchill (R); due, \$303,649.25; T&C, \$10,973.30; Henry Brady.

ST NICHOLAS AV, 191, ws, 113.7 s 120th, 31.8x 88.6x27x11.11, 5-sty stn tnt & str; United States Fire Ins Co-Chas H Lott, exr, et al; A S & W Hutchins (A), 84 William; Alfred N Townley (R); due, \$23,051.88; T&C, \$330.95; Henry Brady.

WADSWORTH AV, 61, nec 176th, 24.11x100, vacant; Arthur S Gaynor et al-Herman J Jacobs et al; H H Holbert (A), 1511 3 av; Hiram Fobes (R); due, \$11,646.33; T&C, \$460; Joseph P Day.

OCT. 2.

DYCKMAN ST, 295, ns, 350 w Prescott av, 25x 100, 1-sty fr str; Wm A Gage et al, exrs-Elise M Kaufmann et al; Nellie C Smith (A), Monticello, N Y; Thos H Keogh (R); due, \$3,954.78; T&C, \$59; Henry Brady.

OCT. 3.

RIDGE ST, 79, ws, 124.11 n Delancey, runs w-xslxw-xn25x73x24.9 to beg; 5-sty bk tnt & str & 4-sty bk loft bldg in rear; Christine G Openhym et al, trste-Rosie Rothman et al; Cary & Carroll (A), 59 Wall; Jno H Rogan (R); due, \$18,281.22; T&C, \$445.15; Henry Brady.

74TH ST, 319 W, see Amst av, 308.  
83D ST, 121 W, ns, 198.8 w Col av, 16.4x102.2, 3-sty stn tnt & str; Edgerton L Winthrop, Jr, trste-Martha P Christensen et al; Cary & Carroll (A), 59 Wall; Alphonse G Koelble (R); due, \$11,267.38; T&C, \$305; Henry Brady.

103D ST, 320 E, ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Lawyers Mtg Co-Hannah T McLaughlin et al; Cary & Carroll (A), 59 Wall; Lawrence C Hull (R); due, \$29,373.80; T&C, \$870.20; Henry Brady.

164TH ST, 451 W, ns, 300 e Amst av, 50x104, vacant; Mutual Life Ins Co of N Y-Chas Geiger et al; Fredk L Allen (A), 55 Cedar; Alfred H Townley (R); due, \$12,342.55; T&C, \$400.42; Henry Brady.

AMSTERDAM AV, 308, ws, 104.4 n 74th, 25x 100, 5-sty stn tnt & str; AMSTERDAM AV, 310, ws, 129.4 n 74th st, 25x100, 5-sty stn tnt & str; BROADWAY, 2130-4, sec 75th (Nos 200-14), 52.2x212 to Amst av (Nos 312-6), x50x 196.9, 1-sty bk str; BROADWAY, 2124-6, es, 104.6 s 75th, 52.3x81.7x50x96.9, 2-sty bk str & 3-sty bk tnt & str; 74TH ST, 319 W, ns, 299.6 w West End av, 25.6x71.8x25.6x72.9, 4-sty & b bk dwg; Sheriff's Sale of all right, title, &c, of Frank Bradley had on July 11, 1918, or since; Deiches & Goldwater (A), 271 Bway; David H Knott, sheriff; Henry Brady.

AMSTERDAM AV, 310-6, see Amst av, 308.  
BROADWAY, 2130-4, see Amst av, 308.  
BROADWAY, 2124-6, see Amst av, 308.

LEXINGTON AV, 1606, ws, 51.2 s 102d, 16.7x 75, 3-sty & b bk dwg; Soc for the Relief of Poor Widows with Small Children-Henrietta Stern et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Archibald E Baxter (R); due, \$6,603.70; T&C, \$173.25; Arthur C Sheridan.

MANHATTAN AV, 60, es, 30 s 103d, 35.5x95, 5-sty bk tnt; Francis L Slade et al, trstes-M Edw Downey et al; Stewart & Shearer (A), 45 Wall; Mortimer S Brown (R); due, \$26,693.76; \$1306.58; Henry Brady.

MORNINGSIDE DR, ws, 100.11 n 116th, 11 inches x50, vacant; Trstes of Columbia University in City N Y-Maria del Carmen Santos Suarez de Carvajal et al; Harold Swain (A), 176 Bway; Wm C Arnold (R); partition; Joseph P Day.

OCT. 4.

BLEECKER ST, 359, es, 54 s Charles, 17x69.10x 15.4x69.10, 2-sty bk tnt & str; Henrietta W A Hoffmann-Alvina Kline et al; Earl J Helmick (A), 359 Fulton, Jamaica; Carroll M Brewster (R); due, \$6,134.78; T&C, \$353.50; Joseph P Day.

94TH ST, 139 W, ns, 392 e Amst av, 20x100.8, 3-sty & b bk dwg; N Y Savgs Bank-Edw Croker et al; Jno A Dutton (A), 80 Maiden la; Jno J O'Connell (R); due, \$10,969.05; T&C, \$414.25; Joseph P Day.

102D ST, 171 W, ns, 275 e Amst av, 25x96.8x25x 96.10, 5-sty bk tnt; Cath Ernest-Ray Freeman et al; Herbert Cracauer (A), 271 Bway; Byrd D Wise (R); due, \$21,253.65; T&C, \$983.20; Arthur C Sheridan.

OCT. 5.

No Legal Sales advertised for this day.

Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

SEPT. 28.

No Legal Sales advertised for this day.

SEPT. 30.

CROTONA AV, 2323, ws, 350 n 183d, 37.6x80, 4-sty bk tnt; Jeanette F Bonner-T J Cunningham Co et al; Shiland & Hedges (A), 149 Bway; A Parker Nevin (R); due, \$17,262.70; T&C, \$1,194.39; Arthur C Sheridan.

OCT. 1.

135TH ST, 280 E, ss, 100 e Lincoln av, 25x100, 4-sty bk tnt; Mutual Life Ins Co of N Y-Sara Barnard et al; Fredk L Allen (A), 55 Cedar; Algernon S Norton (R); due, \$5,210.67; T&C, \$165; Joseph P Day.

WEBSTER AV, 3064, sec 202d (Nos 400-8), 25x 100, 1 & 2-sty fr dwg & str; City Real Estate Co-Mina Seiffert et al; Harold Swain (A), 176 Bway; Saml S Koenig (R); due, \$5,906.68; T&C, \$187.95; Geo Price.

OCT. 2.

138TH ST, 622 E, ss, 276.11 w Cypress av, 25x 100, 4-sty bk tnt; Sheriff's Sale of all right, title, &c, which Gustav Seidenstock had as exr, &c, on May 31, 1917, or since; Nicholas F Walsh (A), 37 City Hall pl; James F Donnelly, sheriff; James J Donovan.

153D ST, 347 E, ns, 100 w Courtlandt av, 25x 100, 3-sty fr tnt & str; Emma Unger-Isabella Trainor et al; Adolph & Henry Bloch (A), 99 Nassau; Matthew C Griffin (R); due, \$3,457.50; T&C, \$349.04; James J Donovan.

BATHGATE AV, 2086, es, 64.7 s 180th, 16.10x 69.11, 2-sty & b fr dwg; Commonwealth Savgs Bank of N Y-Eliz M Fitzpatrick et al; Geo H Hyde (A), 41 Park Row; Chas J Leslie (R); due, \$4,493.37; T&C, \$145.90; Joseph P Day.

HOLLAND AV, 1659, ws, 200 s Van Nest av, 25.2x100; Fredk A Southworth, trste-Chas H Baechler et al, exrs-Wm R Brinckerhoff (A), 46 Cedar; Robt J Hare Powell (R); due, \$4,191.68; T&C, \$768.22; Joseph P Day.

WHITE PLAINS AV, 3427, ws, 250.7 n 200th, 50x100.7x50x105; Sebastiano Tronto et al-Juliane Meyer et al; David M Neuberger (A), 74 Bway; Paul T Kammerer, Jr (R); due, \$14,043.93; T&C, \$1,500; Joseph P Day.

OCT. 3.

No Legal Sales advertised for this day.

OCT. 4.

182D ST, ns, 98.7 w Cambreling av, lots 35 & 40, blk 3085, -x-, vacant; Denis J McDonald-Ella A Young et al; Jos H Fargis (A), 37 Liberty; S Walter Kaufman (R); due, \$789.68; T&C, \$-; Joseph P Day.

OCT. 5 & 7.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 21.  
31ST ST, 406-26 W; Hosmer J Barrett-Four Hundred and Six West Thirty-First Co et al; Elkus, Vogel, Gleason & Proskauer (A).  
2D AV, 1780; Leopold Rosenblatt-Davidena M Powden et al; M Sulzberger (A).

SEPT. 23.  
HENRY ST, sec Clinton, 23.9x100; Elias Surut-Dora Goldfein et al; Goldfogle & Dorf (A).

109TH ST, ns, 180 w 2 av, 20x100.10; Cyrus Hitchcock et al-Paul Sommerlatte et al; F D Arthur (A).

111TH ST, 309 E; Louis Kracker et al-Carmela Garzio et al; amended; A Erdman (A).

118TH ST, 133 W; Julia Coddington, trste-Saml Kaufman et al; Cadwalader, Wickersham & Taft (A).

120TH ST, swc 3 av, 108.3x25; N Y Trust Co-Patrick Lenihan et al; F A Snow (A).

123D ST, ns, 121.11 w 7 av, 78.1x100xirreg; Lawyers Mtg Co-Albert Bokelmann et al; Cary & Carroll (A).

SEPT. 24.  
STANTON ST, ss, 125 e Willett, 25x75; Alice M Carey et al-City of N Y et al; amended; W A Alcock (A).

SUFFOLK ST, ws, 250.10 s Rivington, 25x100; Richard M Bruno-Barnet Feinstein; amended; Cary & Carroll (A).

74TH ST, 212-4 E; Wm H Moller-Hilda London et al, trste, &c, et al; Harrison, Elliott & Byrd (A).

117TH ST, 438-40 E; Jas L Breese et al-Louis H Strouse, trste, &c, et al; Harrison, Elliott & Byrd (A).

AMSTERDAM AV, nec 155th, 100x124; Bowery Savgs Bank-Walter E Ward et al; H M Bellinger, Jr (A).

SEPT. 25.  
STANTON ST, swc Sheriff, 25x60; Louise Macher-Brown-Saml Michalsky et al; H S Cook (A).

16TH ST, 526 E; Peter W Hudtwalker et al-Gertrude Faust et al; amended; Rabe & Keller (A).

87TH ST, ss, 225 e Av A, 16x82; Bernard F Amend, trste-August R Ticha et al; Amend & Amend (A).

118TH ST, 130 E; Wm R Walker et al-Wm Lustgarten & Co, Inc, et al; Man & Man (A).

SEPT. 26.  
29TH ST, ss, 150 e 9 av, 16.8x98.9; Soc St Johnland-Elysee Realty Co, Inc, et al; Cary & Carroll (A).

44TH ST, ns, 450 e 9 av, 25x100.4; Mary J Kingsland-Dani Meenan et al; C P & W W Buckley (A).

49TH ST, 533 W; Clara A Baab-Louis Milhauser et al; W M Powell (A).

144TH ST, 207 W; Saml Grosner-Jos Golding et al; M Miller (A).

SEPT. 27.

CHERRY ST, 367; Joseph Putzel-Jacob Nathan et al; M L Strauss (A).

13TH ST, 507 E; Eliz C McQuade et al-Jos Weinstein et al; DeWitt, Lockman & DeWitt (A).

EAST END AV, 48; Vincent Greubel, exr-Gottlieb Keuerleber et al; Fries & McEveety (A).

Bronx.

SEPT. 20.

DALY AV, es, 77.7 n 179th, 37.8x91.7; N Y Investors Corp-Olds Holding Corp et al; H Swain (A).

LOT 39, map of prop belonging to Hudson P Rose, known as St Raymond Park, 24th Ward; Dora L Schreiber-Paul G Decker et al; H C Glore (A).

SEPT. 21.

No Foreclosure Suits filed this day.

SEPT. 23.

No Foreclosure Suits filed this day.

SEPT. 24.

HUGHES AV, es, 200 n 188th, 50x87.6; Melissa Mead-Chas Shapiro et al; H B Bradbury (A).

3D AV, sec 175th, 32.4x100.9; 175TH ST, ss, 74.8 e 3 av, 39x100; Frank Cohen et al-Wingman Realty Corp; R S Lind (A).

SEPT. 25.

LEGGETT AV, ws, 125 n Beck, 25x107.5; Virginia Danziger et al as trstes-Manhattan Av Holding Co et al; M J Sneudaira (A).

LEGGETT AV, ws, 100 n Beck, 25x107.5; Virginia Danziger et al as trstes-Manhattan Av Holding Co et al; M J Sneudaira (A).

SEPT. 26.

VALENTINE AV, es, 207.1 n 180th, 17.8x93.8; Eldred A Carley as exr-Kath Kaufmann et al; Cary & Carroll (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 20.

No Judgments in Foreclosure Suits filed this day.

SEPT. 21.

105TH ST, 252 W; Linda S Rau-Anna L French; Bennett E Siegelstein (A); Myron Sulzberger (R); due, 1,070.00

SEPT. 23.

106TH ST, 330 W; Commonwealth Ins Co-Meyer Goldberg et al; Middlebrook & Borland (A); Max Ehrlich (R); due, 9,040.69

SEPT. 24.

No Judgments in Foreclosure Suits filed this day.

SEPT. 25.

117TH ST, 12 W; Francis S Noble-Henry W Schlesinger et al; W Cleveland Runyon (A); Geo L Donnellon (R); due, 24,430.98

SEPT. 26.

KINGSBRIDGE RD, es, 40.9 n 214th, 41.10x78.10; Jas Bloomingdale-Michl J Dowd; Aug C Streitwolf (A); Jas O'Malley (R); due, 7,770.00  
53D ST, 302-6 W; Bernard Karsch-302 West 53d St Corp; Wendel, Elliott & Robeson (A); Geo L Donellan (R); due, 12,551.23

Bronx.

SEPT. 20.

SOUTHERN BLVD, ws, 225 n 187th, 37.5x92.5; Philip W Bill-Margt F Barnes et al; L McLoughlin (A); A S Norton (R); due, 5,141.32

SEPT. 21.

WEBSTER AV, ss, 1,000 e 204th, 25.1x 83.4; Chas Lutz-Herford Land Corp et al; J Krause (A); J Mulholland (R); due, 4,771.65

SEPT. 23.

3D AV, 2712; Wm H Sands et al as trstes-Rudolph A Hofman et al; Middlebrook & Borland (A); E Hirschberg (R) due, 17,835.48

SEPT. 24.

BATHGATE AV, ws, 112.5 n 179th, 37.5x100; Geo W Kuchler et al as exrs-Mary E O'Leary et al; A J Amend (A); F J Coyle (R); due, 5,887.10

SEPT. 25.

No Judgments in Foreclosure Suits filed this day.

SEPT. 26.

PROSPECT AV, swc 151st, 37.6x100; Louise Booss-Belmont Realty Corp et al; Dutton & Kilshelmer (A); C B Plante (R); due, 35,340.28

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 21.

2D AV, sec 12th, 41.3x100; Mary Bernstein-Benj Bernstein et al; action to declare ownership, &c; Burger & Burger (A).

SEPT. 23.

No Lis Pendens filed this day.



**SEPT. 24.**  
42D ST, 261 W; Peyton M Hughes—Dawson T  
Glendening et al; action to foreclose mechan-  
ic's lien; O N Jacoby (A).

**SEPT. 25.**  
70TH ST, 180-4 E; Leon N Greene—Mary Kane  
et al; action to set aside conveyance; R J  
Reese (A).

**SEPT. 26.**  
No Lis Pendens filed this day.

**SEPT. 27.**  
No Lis Pendens filed this day.

**Bronx.**

**SEPT. 20.**  
134TH ST, ns, bet Alexander & Willis av,  
known as Lot 54, blk 2297, sec 9, on tax map;  
Elway Co—Augusta Eliz Heller et al; action  
to foreclose transfer of tax lien; Sullivan &  
Cromwell (A).

145TH ST, 469 E; Lawrence Mangin—Theresa  
Ford et al; partition; P C Kelly (A).

**SEPT. 21.**  
No Lis Pendens filed this day.

**SEPT. 23.**  
No Lis Pendens filed this day.

**SEPT. 24.**  
No Lis Pendens filed this day.

**SEPT. 25.**  
BELMONT AV, es, 123.7 n Oakland pl, 25x102.5;  
Louis Reicher—Fanny Berg et al; action for  
specific performance of contract; W Jacobs  
(A).

VALENTINE AV, es, 400.9 n 180th, 25x113.9; E  
M & H K Real Est & Constn Corp—Forssaren  
Realty Co; action for specific performance of  
contract; Miebling & Kayser (A).

**SEPT. 26.**  
No Lis Pendens filed this day.

**MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.**

**SEPT. 21.**  
No Mechanics Liens filed this day.

**SEPT. 23.**  
No Mechanics' Liens filed this day.

**SEPT. 24.**  
63D ST, 112 & 114 E; Sinclair Degan  
Co—Abr B Cox et al; Jas C Mack Co  
(39)..... 575.00

SAME PROP: Giannattasio Constn Co  
—same (40)..... 318.10

136TH ST, 145-53 W; Thos Brady—  
African Methodist Episcopal Zion  
Church; Peter J Riley (38)..... 287.61

**SEPT. 25.**  
CANAL ST, 191-3; L Abramson & Son,  
Inc—191 & 193 Canal St, Inc (41).....11,808.00

63D ST, 112-4 E; Julius Oehrlein—Abr  
B Cox et al & Jas C Mack Co (42)..... 1,251.46

63D ST, 112-4 E; Superior Fire Proof  
Door & Sash Co—Abr B Cox et al &  
Jas C Mack Co, Inc (43)..... 439.00

**SEPT. 26.**  
30TH ST, 60 W; Benj Mitchell—Alt-  
man Estates, Inc, & Fred Altman  
(45)..... 33.80

116TH ST, 66 W; Herman Kaufman—  
Ritters, Inc, & Jos B Bender, Inc, &  
Wm Sinkovitz, Inc (44)..... 390.00

BROADWAY, nwc 29th, 108x140.5; Benj  
Mitchell—Lucy A Morris et al, Fred  
Altman & Altman Estates, Inc (46)..... 160.64

**SEPT. 27.**  
27TH ST, 154-6 W; Harry Meisel—  
David Steiner & J & M Levine, Inc  
(49)..... 80.00

52D ST, 104 W; Wm J Yenmie & Co,  
Inc—Olivia Bergonzi (47)..... 859.01

116TH ST, 114 W; Nathan Jankowitz—  
J C F Jacoby & Nathan Shapiro (48) 6,650.00

**Bronx.**

**SEPT. 20.**  
177TH ST, ws, bet N Y, Westchester &  
Boston R R & N Y, New Haven &  
Hartford R R, —x—; Chas E Silk-  
worth, Jr—Jas F Keer, Jas F Keer  
Attractions, Inc, & Jas F Keer (14)..... 100.00

JEROME AV, 1870; Jacob Levy—Geo D  
Ebermeyer, Florence A Troughton &  
Wm B Schorer (16)..... 220.00

JEROME AV, 1868; Jacob Levy—Geo  
D Ebermeyer & Wm B Schorer (17)..... 218.50

VALENTINE AV, nwc 181st, 62.8x185;  
Harlem River Lumber & Wood Work-  
ing Co—Ensign Impv Co & Jos A  
Dansey; renewal (15)..... 1,521.00

**SEPT. 21.**  
GRAND BLVD & CONCOURSE, ws, 102  
n 165th, 110x142; Adamo Ciccarone—  
Conwall Constn Co & Samwil Constn  
Co, Inc (18)..... 3,881.80

**SEPT. 23.**  
No Mechanics' Liens filed this day.

**SEPT. 24.**  
177TH ST & Bronx River, Bronx Ex-  
position Ground, known as Bldg No  
18; Betz Bros, Inc—Est of Wm Wal-  
dorf Astor; Bronx Exposition, Inc  
(19)..... 1,345.00

**SEPT. 25.**  
No Mechanics Liens filed this day.

**SEPT. 26.**  
No Mechanics Liens filed this day.

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.**

**SEPT. 21.**  
HOUSTON ST, 188-90 W; Jos Popkin  
et al—Grenville Kane et al; Aug29'18 150.00

**SEPT. 23.**  
No Satisfied Mechanics' Liens filed this  
day.

**SEPT. 24.**  
GRAND ST, 62; Pennsylvania Plumb-  
ing Co—Max Goebel et al; Apr30'18. 139.00

**SEPT. 25.**  
171ST ST, 120 W; Sirota Bros—Jacob  
Meyers et al; Feb20'18..... 129.55

SAME PROP: Larkin Lumber Co—  
same; June26'18 ..... 158.00

**SEPT. 26.**  
No Satisfied Mechanics Liens filed this  
day.

**SEPT. 27.**  
71ST ST, 120 W; Church E Gates & Co,  
Inc—Jacob Meyers et al; Feb25'18.. 144.97

97TH ST, 35 W; Hudson Boiler Mfg Co,  
Inc—Matthew L Johnston et al; Sept  
20'18 ..... 32.00

**Bronx.**

**SEPT. 20.**  
No Satisfied Mechanics Liens filed this  
day.

**SEPT. 21.**  
SEDGWICK AV, swc 177th, 77x141;  
Bronx Artificial Stone Works—Edwin  
F Branning et al; Jan8'18.....15,500.00

**SEPT. 23.**  
No Satisfied Mechanics' Liens filed this  
day.

**SEPT. 24.**  
No Satisfied Mechanics' Liens filed this  
day.

**SEPT. 25.**  
No Satisfied Mechanics Liens filed this  
day.

**SEPT. 26.**  
No Satisfied Mechanics Liens filed this  
day.

1Discharged by deposit.  
2Discharged by bond.  
3Discharged by order of Court.

**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Manhattan.**

**SEPT. 19.**  
CALIFORNIA GROWERS ASSN; California  
Products Co, Inc; \$2,500; S A Berger.

PHILADELPHIA YEAST MFG CO; Chas H  
Stanton; \$3,716.04; Graham & L'Amoreaux.

**SEPT. 20 & 21.**  
No Attachments filed these days.

**SEPT. 23.**  
RICKARD, Geo L; Jos J Henry; \$1,050; L B  
Case.

WILLARD SUPPLY CO; Liebman Bros; \$5,-  
670; I Gainsburg.

**SEPT. 24.**  
CARNICK BROS CO; A Salomon, Inc; \$2,-  
318.98; Almy, Van Gordon & Evans.

**SEPT. 25.**  
AMERICAN CLAY PRODUCTS CO, Inc; Booth  
& Flynn, Ltd; \$42,316.53; Edw M Grout &  
Paul Grout.

LAGARDE, Henri; Jules de Grandmont;  
\$624.89; O H Stearns.

**CHattel MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

SEPT. 20, 21, 23, 24, 25 & 26.  
Stahl & Jaeger, Inc. 406 W 31st st..  
Hall Printing Press Co.....(R) 5,250.00

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender;  
the second that of the Borrower.

No Building Loan Contracts filed in Manhattan  
and the Bronx for week ending Sept. 27.

**PLANS FILED FOR NEW  
CONSTRUCTION WORK.**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**STABLES AND GARAGES.**  
WATER ST, 374-6, 1-sty f. p. garage, 45x60,  
plastic slate rf; \$5,000; (o) M. J. Sullivan, 111  
Cliff; (a) Wm. A. Kennedy, 5654 Newton av.  
Corrects error in issue June 22, when prop was  
Water st 274 (97).

21ST ST, 511-19 W, 2-sty bk garage & life  
boat works, 125x197, gasoline storage tank, slag  
rf; \$90,000; (o) Anton Louy, 511 W 21st; (a)  
David M Ach, 1 Madison av (144).

10TH AV, 118-22, 1-sty bk garage, 68x100,  
slag rf; \$15,000; (o) V. McGuire, 142 E 43d;  
(a) Jacob Geseheid, 142 E 43d (146).

**STORES, OFFICES AND LOFTS.**  
20TH ST, s e c 11 av, 1-sty bk office bldg, 17x  
38, tar & gravel rf; \$1,000; (o) Consolidated  
Gas Co., Lewis B. Gawtry, V.-P., 130 E 15th;  
(a) Emilio Levy, 331 Madison av (143).

7TH AV, 711-15, 3-sty bk str & lofts, 50x120,  
slag rf; \$55,000; (o) The Oliverage Co., Louis  
Leavitt, Pres, 434 Driggs av, Bklyn; (a) A.  
Edwards, 5 Yonkers av, Yonkers, N. Y. (145).

**MISCELLANEOUS.**  
CITY HALL PARK, 1-sty bk Liberty Loan  
Monument, 10x10; \$4,000; (o) City of N. Y.;  
(agts) Mayor's Committee of Women on Nat'l  
Defense, Mrs. Wm. R. Hearst, Chairman, City  
Hall, N. Y. (147).

**Bronx.**

**ASYLUMS AND HOSPITALS.**  
FULTON AV, s w c 169th, 1-sty bk hospital,  
69.2x40.8, slag rf; \$35,000; (o) Bronx Hospital,  
Inc., 169th & Fulton av; (a) L. A. Abramson,  
220 5 av (156).

**STABLES AND GARAGES.**  
EDISON AV, s s, 175 e Sommer pl, 1-sty bk  
garage, 12x20, shingle rf; \$400; (o) eJanette  
Horowitz, 911 Edison av; (a) Harry J. Arnold,  
Richmond Hill, L. I. (155).

**PLANS FILED FOR  
ALTERATIONS**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

EAST BROADWAY, 165, remove 4 top stories,  
partitions, stairs, elevator, new front wall, re-  
move skylight, new f. p. roof, fire escapes, water  
closets to 7-sty f. p. bank & office; \$15,000; (o)  
Fisher's Dairy Lunch Co., Inc., Harry Fisher,  
Pres, 34 Canal; (a) Edw. M. Adelson, 1776  
Pitkin av, Bklyn (1869).

MACDOUGAL ST, 65, remove ramp, new  
stairs, concrete floors, cover ceiling with plaster  
boards, install gas tank, toilet compt, rf to 4-sty  
bk stable & garage; \$2,000; (o) Nicholas Low  
Est, Inc, Wm. M. Benjamin, Pres, 5 Beekman;  
(a) Ferd. Savignano, 6005 14 av Bklyn (1860).

SULLIVAN ST, 181, new partitions, stairs to  
3-sty bk str, rest & tnt; \$200; (o) Judge Thos.  
T. C. Crain, Crim Ct Bldg, N. Y. C.; (a) Jos.  
W. Chapman, 46 Washington sq (1858).

UNIVERSITY PL, 124, erect balcony to 4-sty  
bk str & lofts; \$400; (o) E. C. Baxter, 333 W  
86th; (a) Nathan Langer, 81 E 125th (1877).

WHITEHALL ST, 53, 2-sty ext, reconstruct  
show windows to 5-sty bk str; \$2,000; (o) Ella  
C. Herbert, Bound Brook, N. J.; (a) Saml.  
Cohen, 32 Union sq (1864).

WOOSTER ST, 73-75, new posts & girders,  
beams, 2 elevators, toilets to 5-sty bk str; \$15,-  
000; (o) Chas. Laue, 5 Beekman; (a) D. Wort-  
mann, 114 E 28th (1867).

3D ST, 129 E, remove toilet structure &  
plumbing fixtures, cut window openings, new  
partitions to 4-sty bk str & tnt; \$3,500; (o)  
Fred Brunn, 131 E 3d; (a) Benj. Hoffman, 112  
E 3d (1849).

17TH ST, 339 W, new partitions, sink, water  
closet to 5-sty bk tnt; \$150; (o) Mrs. Harry  
Nathan, 210 W 55th; (a) Ferdinand Savignano,  
6005 14 av, Bklyn (1879).

22D ST, 214-26 E, new 10,000-gallon tank,  
steel beams to 4-sty bk lofts; \$800; (o) Louis  
N. Hartog, 214 E 22d; (a) Julius Rosenwach,  
615 Grand (1874).

23D ST, 155-59 E, remove elevator shaft,  
stairs, new stairs, f. p. doors, partitions, ele-  
vator shaft to 6-sty bk str & factory; \$25,000;  
(o) 157 E 23d St Inc, Chas. A. Davidson, Pres,  
60 Wall; (a) Schwartz & Gross, 347 5 av (1854).

23D ST, 22 W, new str front, sidewalk lift, re-  
move partition to 5-sty bk str & lofts; \$1,500;  
(o) Philip Phoenix & Lloyd Phoenix, 68 Broad;  
(a) Wm. Koppe, 830 Westchester av (1861).

24TH ST, 230, remove partitions, stairs to 5-  
sty bk tnt; \$300; (o) Mrs. Petrin B. Ragona,  
147 W Bway; (a) Ferd. Savignano, 6005 14 av,  
Bklyn (1880).

47TH ST, 253 W, new rf framing to 3-sty bk  
str & carpenter shop; \$500; (o) Francis X.  
O'Connor, 253 W 47th; (a) Albert S. Gottlieb,  
101 Park av (1865).

52D ST, 127-31 E, remove partitions & stair-  
ways, cut openings, new stairs, enclosure to 3-  
sty bk res; \$4,000; (o) Y. W. C. A., 596-604  
Lexington av; (a) Donn Barber, 101 Park av  
(1873).

57TH ST, 1 E, f. p. enclosure, steel beams to  
3 & 5-sty bk res; \$1,200; (o) Mrs. Herman  
Oelrich, 270 Park av; (a) Geo. E. Mathews,  
483 5 av (1863).

76TH ST, 209 W, 1-sty add, new toilet, col-  
umn & girder, beams, partitions to 2-sty bk of-  
fice; \$5,000; (o) Mary A. Goodsell, care Tipple  
& Plitt, atvs, 150 Nassau; (a) Edw. L. An-  
gell, 57 W 127th (1868).

82D ST, 109-11 E, new stairs & enclosure,  
plumbing fixtures to 4-sty bk stable, school &  
storage; \$3,000; (o) Stephen C. Clark, 149  
Bway; (a) Saml. Cohen, 32 Union sq (1866).

93D ST, 159-61 W, remodel ext, cut open-  
ings, new stairs, bk flue, bathrooms, 1-sty ext  
to 4-sty bk club house; \$15,000; (o) Nippon  
Club, Jokichi Takamine, Pres.; (a) Rockrise &  
Shiota, 366 5 av (1878).

94TH ST, 272 W, construct partitions to 4-sty  
bk dwg; \$2,000; (o) W 94th St Corp., Jos.  
Paterno, Pres, 601 W 115th; (a) Lucian Piscio-  
tta, 3011 Barnes av (1831).



94TH ST, 274 W, construct partitions to 4-sty bk dwg; \$2,000; (o) 690 West End Av Corp'n, Anthony Campagna, Pres, 2875 Bway; (a) Lucian Pisciotta, 3011 Barnes av (1852).

98TH ST, 138 W, erect storm shed, remove dumbwaiter & shaft, new bathroom partition, door, skylight to 5-sty bk res; \$2,000; (o) Fred. Sullivan, 821A Union, Bklyn; (a) Henry J. Nurick, 957 Bway (1853).

108TH ST, 223 E, new str front, partitions, remove ext to 5-sty bk tnt; \$1,500; (o) Jno. Schermerhorn, 434 Riverside dr; Amos C. Schermerhorn, 25 E 79th; Kate S. Matthewes, 225 W 86th; (a) Otto Reissmann, 145 4 av (1862).

125TH ST, 412 E, sheet metal covering, plaster board ceiling to 1-sty fr stable; \$1,000; (o) The S. & H. Realities, Henry M. Susswein, Pres, 368 Broome; (a) Sommerfeld & Steckler, 31 Union sq (1857).

138TH ST, W, s e c Edgcombe av, new partition, window to 3½-sty bk dwg; \$300; (o) Leon Sobel, 215 Manhattan av; (a) Irving Margon, 355 E 149 (1859).

BROADWAY, 2576-84, enlarge bedroom, new water closet, window to 7-sty bk & f. p. str & tnt; \$400; (o) Peter Doelger Brewing Co., Inc., Peter Doelger, Pres, 407 E 55th; (a) Ernest Lein, 407 E 55 (1855).

LEXINGTON AV, 515, reconstruct entrance to 7-sty bk tnt; \$1,000; (o) Jos. L. Bittenweiser, 220 Bway; (a) The Architectural Realty Co., 2471 8 av (1871).

MANHATTAN AV, 405, reset partitions, new bathrooms to 3-sty bk dwg; \$200; (o) Louis J. Newburgh, on prem; (a) Louis A. Sheinart, 194 Bowery (1850).

5TH AV, 570, build ext to 6-sty f. p. office and loft; \$1,200; (o) Mrs. Eliz. I. Howe, 565 Park av; (a) Chas. I. Berg, 331 Madison av (1870).

7TH AV, 101-9, new entrance, sidewalk, door, stairs, toilet to 10-sty f. p. theatre, str & office; \$5,200; (o) The Columbia Bldg. & Theatre Co., Saml. A. Scribner, Pres., 701 7 av; (a) Wm. H. McElfatrick, 701 7 av (1875).

8TH AV, 611, new f. p. floor, girders, to 4-sty bk str & dwg; \$300; (o) I. Blynn & Sons, of 3 av & 122d st, Henry Blynn, Pres; (a) H. G. Steinmetz, 1007 E 180th (1872).

12TH AV, s e c 57th, new partition, window, doors to 1-sty f. p. garage; \$1,095; (o) Edgar S. Appleby & John S. Appleby, 11 John; (a) Jno. A. Hamilton, 32 Bway (1876).

BLACKWELLS ISLAND, opp E 78th, new concrete floor, tower, fixtures to 3-sty bk ward bldg; \$6,000; (o) Dept of Public Charities, City of N. Y., Municipal Bldg; (a) Sylvester A. Taggart, Dept arch (1856).

Bronx.

EXTERIOR ST, w s, 1,154.6 n 150th, 2-1-sty bk exts, 9.8x101.3, 44.8x101.3, to 1-sty bk & t. c. kiln; \$15,000; (o) American Balsa Corp., Wm. V. Astor, 50 E 42d, Pres; (a) C. G. Flygare, 405 Lexington av (220).

150TH ST, n s, 120 e Park av, new elevator & elevator shaft to 3-sty laundry; \$500; (o) Est of Wm. Nelson, 150 Nassau; (a) Will H. Erier, 129 W 12th (219).

FERRIS PL, s s, 75 e Thomas, 1-sty bk ext, 50x140, to 1-sty bk garage; \$15,000; (o) Westchester Land & Dock Corp'n, Thos. B. Watson, on prem, Pres.; (a) B. Ebeling, 2400 Westchester av (218).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432-10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.  
A.L.—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—Company.  
constn—construction.  
con omitted—consideration omitted.  
corpn—corporation.  
c—corner.  
c l—centre line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
exr—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—instalments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.







# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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Vol. CII

No. 2638

New York, October 5, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**Bank st, 108-10;** see Greenwich, 760-2.  
**Bedford st, nec Grove;** see Grove, 17.  
**Broome st, 211** (2:351-15), swc Norfolk (Nos 63-5), 25x75, 1-5 & 1-6-sty bk tnts & str; Wm L Carns, 136 W 88, to Kate Farjeon, 408 77th, Bklyn; B&S; Sept28; Oct 1'18; A\$27,000-39,000 (R S \$1). nom  
**Broome st, 453-5** (2:474-12), swc Mercer (No 57), 50x95.6, 6-sty bk loft & str bldg; Chas H Billings, of New Haven, Conn, et al, to Wilbur K Potter, 142 S 11, Newark, NJ; B&S; mtg \$140,000 & AL; Sept26; Oct 3'18; A\$46,000-80,000. nom  
**Broome st, 453-5** (2:474), swc Mercer (No 57); Wilbur K Potter, of Newark, NJ, to Estate of Chas Frederick Hoffman, 258 Bway; B&S; Sept30; Oct3'18 (R S \$86). nom

**Cherry st, 240-2** (rear of) (1:255-19), being an interior lot begins 131.3 w Rutgers & 68.2 n Cherry, runs n71.6xw50.10xs 73.5x60.3 to beg, with right of way over strip 8x68.2 on Cherry, ns, at point 131.3 w Rutgers, 2-6 & 7-sty bk rear tnts; Lily Blum & Rosie Plotz to Myer S Peristein, 1845 7 av, & Jos I Bluestone, 215 East Bway; AL; Sept14; Sept30'18; A\$5,000-9,000 (R S \$3). O C & 100

**Clinton st, 210;** see Henry, 208.  
**Clinton st, 241** (1:258-39), es, 70.9 n Cherry, 30.1x71.11x29.10x71.11, 6-sty bk tnt & str; Miltiades Realty Corp to Mendel Diamondston, 884 Whitlock av; B&S; mtg \$34,500 & AL; Sept12; Oct3'18; A\$13,500-28,500 (R S \$1). O C & 100

**Essex st, 136** (2:354-3), es, 100 n Rivington, 25x100, 6-sty bk tnt & str & 6-sty bk rear tnt; Miltiades Realty Corp to Mendel Diamondston, 884 Whitlock av; B&S; mtg \$31,500 & AL; Sept12; Oct3'18; A\$21,000-30,000 (R S \$1). O C & 100

**Essex st, 137** (129) (2:411-65), ws, abt 125 n Rivington, 25x87.6, 5-sty bk tnt & str; Gussie Samuels, of Bklyn, to Harry Trusch, 242 Rutledge, Bklyn; mtg \$22,500; July31'17; Sept27'18; A\$19,500-27,000 (R S \$2.50). nom

**Front st, 74** (1:32-20), nws, 19.1 sw Old sl, runs nw33.6xne0.4xsw52.9xsw19xse85.9 to st xne19.2 to beg, 4-sty bk loft & str bldg; Wilhelm Knauth, 205 Major av, Arrochar, B of R, to Oscar L Gubelman, at West Orange, NJ; B&S; mtg \$14,400; Aug 21; Oct1'18; A\$17,000-24,000 (R S \$29). nom

**Front st, 130** (1:38-36), ws, 40.10 s Pine, 23.4x72.1x22.10x73.6, 4-sty bk loft & str bldg; Jas J Kane et al to Elanco Realty Corp, 93 Wall; mtg \$21,000 & AL; Oct1'18; A\$19,000-24,000 (R S \$14). O C & 100

**Gouverneur st, 60** (1:261-76), es, 78.5 n Cherry, 25x79.9x25x79.6, 4-sty bk tnt & str & 4-sty bk rear tnt; John A Weekes to Jos J Smith, 485 E 178; B&S; Oct1'18; A\$7,500-11,000. nom

**Greenwich st, 760-2** (2:634-20), ws, 82 s Bank, runs w33.6xsw25.3xsn58 to ss Bank (Nos 108-10) xw31.3 xse85.5 xse41.10 xse 34 to st xne35 to beg, 1-sty bk garage; Greenwich Associates, Inc, to Anthony J Coccaro, 1513 76th, Bklyn, & Jos J Coccaro, 6922 16 av, Bklyn, firm A J Coccaro & Co; mtg \$45,000 & AL; Oct1'18; A\$16,000-\$. O C & 100

**Grove st, 17** (2:588-81), nec Bedford, 25x 62, 2 & 3-sty fr tnts; Central Savgs Bank to Markham Realty Corp, 31 Nassau; B&S; Oct1; Oct2'18; A\$12,000-12,500 (R S \$10). 10,000

**Henry st, 208** (1:269-85), sec Clinton (No 210), 23.9x100, 6-sty bk tnt & str; 491 Powell St Realty Co to Frieda Surut, 133 W 121; mtg \$48,000 & AL; Sept27; Sept28 '18; A\$27,500-48,500 (R S 50c). O C & 125

**King st, 19** (2:520-41), ns, 42.2 w Congress, 21x75, 3-sty bk tnt; Lucy Pascale to Filomena Pascale, both at 19 King; mtg \$11,000; Aug1; Oct3'18; A\$7,500-8,500. 1,000

**Ludlow st, 89** (2:409-21), ws, 139.6 n Broome, 25.9x87.6x25.7x87.6, 5-sty bk tnt & str; Max Schenkein, 710 E 5, to Clara Saltz, 616A Wiloughby av, Bklyn, & Abr A Friedland, 532 Hopkinson av, Bklyn; Sept3; Oct1'18; A\$19,000-24,000 (R S 50c). O C & 100

## The INDEX to the Manhattan and Bronx Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

### IS NOW READY FOR DELIVERY

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

### Price, \$5.00

### Record & Guide Co.

**Mercer st, 53** (2:474-14), ws, 199 n Grand, 25x100, 3-sty bk loft bldg; Rosie De Lorenzo, of Bklyn, to Rocco De Fina, 109 Conselyea, Bklyn; B&S; Sept16; Sept28'18; A\$17,000-18,000 (R S 50c). nom

**Mercer st, 57;** see Broome, 453-5.

**Mercer st, 114;** see Bway, 543.

**Mercer st, 246** (2:532-8), sec 3d (No 8), 25x100, 6-sty bk loft & str bldg; Windham Realization Co to Ambrose Realty Co, 135 Bway; B&S; Sept30; Oct3'18; A\$38,000-56,000 (R S \$58). nom

**Monroe st, 116** (1:255-32), ss, 75.7 w Rutgers, 31.2x17.3x31.2x17, 4-sty bk tnt & str; Jennie, wife of & Benj Karle, to Nathan Ginsberg, 1545 Minford pl; mtg \$4,000; Sept27'18; A\$4,000-5,000 (R S 50c). O C & 100

**Norfolk st, 63-5;** see Broome, 211.

**Pike st, 50** (1:274-18), ws, 73.1 n Monroe, 26.10x85.11x27x85.11, 6-sty bk tnt & str; Phoenix Ingraham, ref, to Wm H Hind, 151 W 92, plfr; FORECLOSED, drawn & recorded Sept30'18; A\$14,500-28,000 (R S \$18). 18,000

**Plaza Lafayette, sec Riverside dr;** see Riverside dr, sec 181st or Plaza Lafayette.

**Spring st, 158** (140) (2:487-22), ss, 40 e West Bway, 20x79.11x19.8x79.11, 4-sty bk tnt & str; Lizzie Meagher, widow of Denis Meagher, to Thos T Sherman, at Rye, NY, TRSTE will Prescott H Butler; mtg \$12,000; Sept17; Oct1'18; A\$10,000-11,000 (R S \$1). nom

**Sullivan st, 146** (2:518-35), ws, 240.5 s Houston, 25x100x25.1x100, 6-sty bk tnt & str; Herman & Nathan Sperber to Tomaso Tassini, 116 Main st, Matawan, NJ; mtg \$25,000 & AL; Oct1'18; A\$15,000-30,000 (R S \$5). O C & 100

**Van Corlear pl, 1** (8:2215-41), es, 563.1 sw on curve from 227th, runs 415.1 to prolongation of el Jacobus pl xne95.6xnw40x sw84.9 to beg, 2-sty & b fr dwg; Russell W Titus et al to Wm J Fallon, 116 E 54; B&S & CaG; mtg \$6,500 & AL; June30; recorded in Bronx on Sept23'18; Sept27'18; A\$7,000-9,000 (R S \$1). nom

**Walker st, 89** (1:195-15), ss, 49.3 w Lafayette, 24.1x85.7x24.1x86.1, 4-sty bk loft & str bldg; Mosul Realty Corp to Marcus & Goldstein, Inc, 544 W 145; mtg \$12,500 & AL; Sept27; Sept28'18; A\$21,000-22,000 (R S \$3). O C & 100

**Water st, 640** (1:260-11), ns, 95 e Scammel, 25x80, 5-sty bk tnt; also WATER ST, 642 (1:260), ns, 120 e Scammel, 20.5x80x 19.3x80, 5-sty bk tnt & str; Citizens Savings Bank to Jas Halvey, 641 Water; B&S; Oct1; Oct2'18; A\$9,500-16,000 (R S \$10). 10,000

**Water st, 642;** see Water, 640.

**3D st, 28 E** (2:458-21), ss, 115 w 2 av, 20x61, 3-sty bk tnt; Eliz C Green, of Bklyn, & ano, to August Hilderbrandt, 237 Eldert, Bklyn; mtg \$8,000 & AL; Sept26; Sept27 '18; A\$7,000-8,500 (R S 50c). O C & 100

**3D st, 73 E** (2:445-50), ns, 350 e 2 av, 25x 96.2, 6-sty bk tnt & str; mtgs \$28,000; A\$17,000-32,000; also 80TH ST, 236-8 E (5:1525-31), ss, 147.1 w 2 av, runs w40xs79.2x se-xe5.6xn102.2 to beg, 6-sty bk tnts & str; mtg \$32,400; A\$17,000-45,000; Tauber Realty Co, of Bronx, to Harry J Berliant, 976 Fox; Sept26; Sept28'18 (R S \$7.50). O C & 100

**3D st, 8 W;** see Mercer, 246.

**7TH st, 279 E;** see 7th, 281 E.

**7TH st, 281 E** (2:377-47), ns, 77 w Av D, 24x73, 5-sty bk tnt & str; mtgs \$28,000; also 7TH ST, 279 E (2:377-48), ns, 101 w Av D, 14x73, 5-sty bk tnt & str; A\$6,000-10,000; Annie E Walker, of Denver, Col, to Ray Celler, 61 W 94; AL; June22'15; Oct2 '18 (R S 50c). O C & 100

**7TH st, 281 E;** also 7TH ST, 279 E; Ray Celler to Max Hirschewitz, 195 Clinton; mtg \$27,000 & AL; Sept24; Oct2'18 (R S \$1.50). nom

**7TH st, 281 E;** also 7TH ST, 279 E; Max Hirschewitz to Harris Shedlinsky, 509 Grove st, Far Rockaway, B of Q; mtg \$27,000 & AL; Oct2'18. nom

**10TH st, 271 E** (2:438-42), ns, 219 w Av A, 25x94.8, 5-sty stn tnt & str; Carlhoff Realty Co, 51 Eldert, Bklyn, to Valentine Yehling, 112 W 104; AL; Sept26; Oct2'18; A\$12,500-21,000. nom

**16TH st, 602-4 E** (3:983-54), ss, 88 e Av E, 50x103.3, 6-sty bk tnt & str; Fannie S Rayner, 14 W 119, to Warren A Mayou, 118 W 58; B&S; mtg \$54,000 & AL; Apr2; Sept30'18; A\$15,000-50,000 (R S 50c). nom

**17TH st, 341 W** (3:741-14), ns, 300.4 e 9 av, 25x92, 4-sty bk tnt & str; Isidore Shulman, 1098 Simpson, to Baer Shulman, 1835 7 av; AL; July5'16; Oct1'18; A\$10,500-15,000. nom

**21ST st, 334 W;** see 62d, 26 E.

**22D st, 332 W** (3:745-55), ss, 395.7 e 9 av, 20.10x98.9, 3-sty & b bk dwg; Anna Wood, 109 W 68, to Lauren Carroll, 129 E 69; mtg \$9,000 & AL; Oct2'18; A\$10,000-13,500 (R S \$1). O C & 100

**25TH st, 151-5 W** (3:801-11), ns, 189.9 e 7 av, 59.4x98.9x59.3x98.9, 12-sty bk loft & str bldg; Wiegold Realty Co to Wiesen & Goldstein, Inc, 1107 Bway; mtg \$225,000 & AL; Aug30; Oct2'18; A\$91,000-244,000 (R S \$87.50). O C & 100

**29TH st, 111-3 W** (3:805-48-49), ns, 150 w 6 av, 41.8x68.10x42.5x76.11, 1 & 2-sty bk str; Edw D Ellis, of Poultny, Va, to 111-113 West 29th St, Inc, at 149 Bway; B&S; mtg \$40,000; also PM mtg \$40,000; Dec17 '17; Sept30'18; A\$48,000-49,500 (R S \$41). O C & 100

**30TH st, 100 W;** see 62d, 26 E.

**36TH st, 165-7 E;** see 3 av, 542.

**36TH st, 19-21 W** (3:838-30), ns, 322 w 5 av, 48x98.9, 12-sty bk loft & str bldg; Wm M Sperry, at Cranford, NJ, to Hobart Realities Corp, 217 Bway; B&S; mtg \$285,000 & AL; Sept23; Sept27'18; A\$158,000-320,000 (R S \$50). O C & 100

**44TH st, 520 W** (4:1072-45), ss, 300 w 10 av, 25x100.5, 2-sty bk stable; Harry C Hohenstein to Anna Johnson, 71 W 107; mtg \$9,900 & AL; Sept27; Oct1'18; A\$10,000-14,000 (R S \$2.50). O C & 100

**45TH st, 117 W** (4:998-24), ns, 200 w 6 av, 25x100.4, 5-sty stn club house; Wm H Cowen et al to K A C Co, 271 Bway; Sept 27; Sept28'18; A\$58,000-65,000 (R S \$80). nom

**46TH st, 606 W** (4:1093-38), ss, 125 w 11 av, 25x100.5, 5-sty bk tnt & str; Florence H Bradford, of Concord, Mass, to Christian Wollerssen, 518 W 46; AL; Sept 17; Oct3'18; A\$9,000-14,500 (R S \$10). O C & 100

**49TH st, 526-8 W;** see 56th, 444 W.

**54TH st, 318-24 E;** see 62d, 26 E.



54TH st, 265 W (4:1026-1A), ns, 25 e 8 av, 18.9x62.11, 3 & 4-sty bk tnts & str; Emil A Fuchs, ref, to Granby Corp'n, 40 Wall; FORECLOS Sept10; Sept30'18; A\$21,000-22,000 (R S \$17.50).      17,500

55TH st, 400 E; see 62d, 26 E.

56TH st, 444 W (4:1065-57), ss, 175 e 10 av, 25x100.5, 5-sty bk tnt; A\$11,000-23,000; also 49TH ST, 526-8 W (4:1077-49-50), ss, 383.8 w 10 av, 52.8x100.5, 2-5-sty stn tnts; A\$21,000-36,000; Isidor Abraham & Hannah, his wife, to Hannah A Realty Co, 166 W 99; AL; Oct1; Oct2'18 (R S \$1).      nom

57TH st W, sec Bway; see Bway, 1764-70.

62D st, 26 E (5:1376-57), ss, 22 w Mad av, 18x100.5, 4-sty & b bk dwg; A\$54,000-60,000; also 1ST AV, 994-1000 (5:1366-47-50), sec 55th (No 400), 100.5x94, 4-5-sty bk tnts & str; A\$45,000-92,000; also 54TH ST, 318-24 E (5:1346-41-44), ss, 200 e 2 av, 96.4x 100.5, 4-5-sty bk tnts & str; A\$38,000-68,500; also 21ST ST, 334 W (3:744-59), ss, 300 e 9 av, 25x92, 5-sty bk tnt; A\$12,000-24,000; also 3D AV, 785-7 (5:1322-48), es, 62 s 49th, 39x100x irreg, 5-sty bk tnt & str; A\$28,500-50,000; also 3D AV, 2112 (6:1643-37), ws, 90.7 s 116th, 21.3x100, 4-sty bk tnt & str, 1-sty ext; A\$18,500-25,000; also 3D AV, 2108 (6:1643-35), ws, 133.1 s 116th, 21x100, 4-sty bk tnt & str, 1-sty ext; A\$18,300-27,500; also 6TH AV, 495-9 (3:805-60-62), swc 30th (No 100), 69.2x51.4, 3-2-sty fr bk ft loft & str bldgs; A\$174,000-182,000; also 3D AV, 1594 (5:1518-36), ws, 73 n 89th, 26x100, 5-sty bk tnt & str; A\$22,500-30,000; also 1ST AV, 1439-43 (5:1449-28 to 30), swc 75th (Nos 338-40), 72.4x100, 1 & 3-sty bk & fr str; A\$46,000-62,500; also 3D AV, 1596 (5:1518-37), ws, 99 n 89th, 26x100, 5-sty bk tnt & str; A\$22,500-30,000; also property at Rye, NY, & Woodside, LI; sub to PM mtg \$90,000; Saml Riker, son of Richd Riker, decd, to Richd Riker Son Corp'n, R 1116, 149 Bway; ½ pt; B&S; June26; Sept27'18 (R S \$95).      O C & 100

62D st, 23-9 W (4:1115-17), ns, 275 w Central Park W, runs n100.5xw164.11 to es Bway (Nos 1884-8) xsl16.2 to st xel06.7 to beg, 6-sty bk loft & str bldg; Estate of Charles Frederick Hoffman, a corp'n, 258 Bway, to Windham Realization Co, 111 Bway; B&S; mtg \$350,000 & AL; Sept4; Oct 2'18; A\$535,000-690,000 (R S \$340).      O C & 100

69TH st, 53 W (4:1122-8), ns, 185 e Col av, 20x100.5, 4-sty & b stn dwg; Wilbur K Potter, of Newark, NJ, to Estate of Charles Frederick Hoffman, a corp'n, 258 Bway; mtg \$35,364.72 & AL; Sept30; Oct 3'18; A\$23,500-28,000 (R S \$1).      nom

72D st, 165-9 E; see 3 av, 1250.

74TH st, 55 W (4:1127-6½), ns, 140 e Col av, 20x102.2, 4-sty & b stn dwg; Kath Walker, widow, 55 W 74, to Jacques R Simon, 53 W 74; mtg \$19,000 & AL; Sept30; Oct3'18; A\$25,500-34,500 (R S \$2).      nom

75TH st, 338-40 E; see 62d, 26 E.

76TH st, 332 E (5:1450-47), ss, 125 e 2 av, 25x102.2, 4-sty stn tnt; Dahn Realty Corp'n to Louis Alteris, 11 Chatham sq; mtg \$10,400; Oct2; Oct3'18; A\$9,000-13,000 (R S \$2).      nom

77TH st, 112 W (4:1148-38), ss, 121 w Col av, 20x102.2, 4-sty & b bk dwg; Patk J Walsh, ref, to Benj C Faulkner, 914 St Marks av, Bklyn; Wm D Faulkner, 104 St James pl, Bklyn, & Ella M Brodhead Leslie (Brodhead), at Celoron, Chautauqua Co, NY, TRSTES will Thos S Faulkner; FORECLOS Sept25; Oct1; Oct2'18; A\$18,500-24,000 (R S \$10).      20,000

78TH st, 100 W; see Col av, 376.

80TH st, 236-8 E; see 3d, 73 E.

84TH st, 128 W (4:1214-51), ss, 308.4 e Ams av, 33.4x102.2, 5-sty bk tnt; Ella J Akehurst et al to Anna F Bookstaver, 140 W 104; mtg \$34,750 & AL; Sept28; Oct2'18; A\$27,000-43,000 (R S \$4).      nom

85TH st, 148 W (4:1215-52), ss, 300 e Ams av, 25x102.2, 3-sty & b stn dwg; also INTERIOR LOT, 102.2 n 84th & 275 e Ams av, runs e25x43.4xw25x5— to beg, vacant; Hunts Point Realty Co to Jacob Wertheim, 182 W 58; mtg \$13,000 & AL; Sept23; Sept 30'18; A\$25,000-29,000.      nom

98TH st, 319-21 W; see Riverside dr, 260.

109TH st, 58 W (7:1844-54), ss, 250 e Col av, 25x100.11, 5-sty bk tnt; Amelia Reichardt to Grace McGrann, 95 Todt Hill rd, Castleton Corners, B of R; B&S; AL; Oct1; Oct2'18; A\$12,000-22,000 (R S \$0c).      nom

110TH st, 100-2 E (6:1637-71), sec Park av (No 1507), 39.9x75.8, 4-sty stn hotel, 1-sty ext; Pauline Buhrmeister to Aug Buhrmeister, 2 Prospect dr, Yonkers, NY; QC; Apr16; Sept27'18; A\$22,000-36,000 (R S \$0c).      O C & 100

113TH st, 245 W (7:1829-15), ns, 375 w 7 av, 50x100.11, 6-sty bk tnt; I F B Realty Co to Jennie Silberberg, 106 W 95; mtg \$63,700 & AL; Sept24; Sept28'18; A\$29,000-70,000 (R S \$0c).      nom

114TH st, 12 E (6:1619-67), ss, 125 e 5 av, 25x100.11, 5-sty bk tnt & str; Sarah Goodfriend to Morris Goodfriend, 5316 14 av, Bklyn; ½ pt; AL; Sept26; Sept27'18; A\$13,000-25,000.      nom

114TH st, 211 E (6:1664-9), ns, 185 e 3 av, 25x100.11, 5-sty stn tnt & str; Hyman Weithorn & Henrietta, his wife, 50 E 112, to Henrietta Weithorn, 50 E 112, ½ pt, & Carmine Iaquinto, 158 E 110, ½ pt; mtg \$11,500 & AL; Sept23; Oct1'18; A\$7,500-17,500.      O C & 100

114TH st, 226 E (6:1663-41), ss, 287.10 e 3 av, 16.8x100.11, 3-sty & b stn dwg; Dellie C, wife of & Leo G Rosenblatt, to Francesco M Ferrari, 178 E 109; sub to PM mtg \$4,800 & AL; Sept28; Sept30'18; A\$5,000-6,500 (R S \$6).      O C & 100

115TH st, 111-3 E (6:1643-6), ns, 89.6 e Park av, runs n18.6xw0.6xn56.6xw36.5x75 to st xw36.6 to beg, 6-sty bk tnt & str; Miltiades Realty Corp'n to Harris Schwartz, 920 Av St John; B&S; mtg \$21,500 & AL; Sept12; Oct3'18; A\$13,000-30,500 (R S \$3).      O C & 100

118TH st, 54 W (6:1601-58), ss, 335 e Lenox av, 25x100.11, 5-sty bk tnt; Cornelius Huth, ref, to Sarah Friedman, 1681 President, Bklyn, plff; mtg \$18,000; FORECLOS Sept11; Oct1'18; A\$12,000-25,000 (R S \$1).      1,000

120TH st, 111 E (6:1769-7), ns, 140 e Park av, 25x100.11, 5-sty bk tnt & str; Anna Cohen to Beatrice Cohen, 633 W 171; ½ pt; AT; AL; May15; Sept27'18; A\$8,000-15,000.      nom

121ST st, 119 W (7:1906-22), ns, 240 w Lenox av, 20x100.11, 3-sty & b stn dwg; Anna L Baker to Jas B Sahler, 119 W 121; AL; Sept23; Oct3'18; A\$8,800-11,500 (R S \$12).      nom

121ST st, 119 W; Jas B Sahler to Anna L & Edw W Baker, 119 W 121, as joint tenants; AL; Sept23; Oct3'18 (R S \$12).      nom

122D st, 322 E (6:1798-47), ss, 250 e 2 av, 25x100.11, 6-sty bk tnt & str; Herman Joseph, ref, to Wm M Cruikshank, at Garden City, LI, & Chas A Runk, 165 W 58, EXRS & Jessie Gillender, plffs; FORECLOS Sept10; Sept26; Sept27'18; A\$6,500-20,000 (R S \$14).      14,000

124TH st, 166-72 E; see Mt Morris Park W, 34.

125TH st, 1-9 E; see Mt Morris Park W, 34.

125TH st, 337 E (6:1802-18), ns, 200 w 1 av, old line & 165 w Willis av bridge approach, 25x99.11, 5-sty stn tnt & str; Saul Federman to Wm Hughes, 165 E 88; B&S; AL; Oct2; Oct3'18; A\$8,500-19,000.      nom

126TH st, 2 E; see Mt Morris Park W, 34.

126TH st, 270 W (7:1931-60), ss, 100 e 8 av, 25x99.11, 4-sty bk tnt & str, 1-sty fr ext; City Real Estate Co to Patk Doonan, 2307 8 av, & Clifford F Wren, 92 Morning-side av; AT under Sheriff's sale & B&S; Sept28; Oct3'18; A\$15,000-18,000.      nom

126TH st, 270 W; Patk Doonan & Jas E Wren et al, to Annie D Bretherton, 350 W 24; AL; Aug17; Oct3'18 (R S \$0c).      nom

126TH st, 270 W; Clifford F Wren to same; ½ pt; QC; Sept30; Oct3'18 (R S \$0c).      nom

127TH st, 250 W (7:1932-49½), ss, 366.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; City Real Estate Co, 176 Bway, to Louisa E Nelson, 329 S Bway, Yonkers, NY; AT & B&S; Sept28; Sept30'18; A\$5,600-7,500.      nom

127TH st, 250 W; Annie Hay, EXTRX Isabella Hay, to same; mtg \$9,500; Sept26; Sept30'18 (appraised at \$7,000).      25

128TH st, 207 W (7:1934-26½), ns, 116.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jerome J Hanauer, of White Plains, NY, et al, to Herman Goldberg, 2328 7 av; Sept 28; Oct1'18; A\$5,300-7,500 (R S \$6.50).      O C & 100

131ST st, 4 E (6:1755-68½), ss, 92.6 e 5 av, 17.6x99.11, 3-sty & b stn dwg; Elek J Ludvigh, ref, to Eliz C Van Nest, 285 Central Park W; FORECLOS Sept26; Sept 27; Sept28'18; A\$3,800-4,700 (R S \$5).      4,600

134TH st, 43 E; see Mad av, 2141-7.

137TH st, 213 W (7:2023-24), ns, 193 w 7 av, 19x99.11, 3-sty & b stn dwg; Guardian Life Ins Co of America to John P Leo, 529 W 142; B&S & CaG; Sept18; Oct 1'18; A\$5,300-8,200 (R S \$9).      O C & 100

137TH st, 213 W; John P Leo to Jas Glenn, 100 W 139; B&S & CaG; sub to PM mtg \$7,500; Sept18; Oct1'18 (R S \$9).      O C & 100

138TH st, 219-219½ W (7:2024-23), ns, 214.6 w 7 av, 32x99.11, 3-sty & b bk dwg; Miriam Williams, 76 Bowne av, Flushing, E of Q, to Peter Dahl, 112 W 100; AL; Sept 25; Oct1'18; A\$5,600-9,500 (R S \$7).      O C & 100

141ST st, 75-7 W (6:1739-6), ns, 100 e Lenox av, 50x99.11, 6-sty bk tnt; Fanny Ehrlich & Fannie Corn to State Leasing Co, 616 Lenox av; AL; Oct1; Oct3'18; A\$6,000-41,000.      nom

141ST st, 630 W (7:2088-51), ss, 425 w Bway, runs s99.11xw125 to Riverside dr xn 99.11 to st xel25 to beg, 11-sty bk tnt; Remor Corp'n, 150 Bway, to Dorothy D Blake, 126 E 19; mtg \$532,500 & AL; Sept 25; Oct1'18; A\$110,000-515,000.      O C & 100

141ST st W, sec Riverside dr; see 141st, 630 W.

143D st, 309-11 W (7:2044-5-6), ns, 150 w 8 av, 50x99.11, 2-5-sty bk tnts; Isidor Abraham & Hannah, his wife, to Hannah A Realty Co, 166 W 99; AL; Oct1; Oct2'18; A\$14,000-34,000 (R S \$1).      nom

146TH st, 602-4 W (7:2092-38), ss, 100 w Bway, 50x99.11, 5-sty bk tnt; Gerald S O'Loughlin, 702 St Nicholas av, to Fredk C Raymond, at Railroad av, near Seminary st, New Canaan, Conn; mtg \$42,500 & AL; Sept30; Oct2'18; A\$28,000-61,000 (R S \$16).      O C & 100

173D st, 523 W (8:2130-57), ns, 132.6 e Audubon av, 18.9x100, 3-sty & b fr club house; Edwin H Davis, Montclair, NJ, et al, to Clara A, wife Wm F Mulcahy, 1900 Longfellow av; mtg \$4,000 & AL; Sept30; Oct3'18; A\$6,000-7,000 (R S \$2).      nom

175TH st, 561-3 W (8:2133-24), ns, 200 e St Nicholas av, 50x112.9, 6-sty bk tnt; Josephine A Budke, of Clarkstown, NY, to Service Realty Co, 7 E 42; mtg \$50,000; Sept26; Oct2'18; A\$20,000-66,000 (R S \$23).      O C & 100

175TH st, 561-3 W; Service Realty Co to Ernst Adickes, 1802 Ams av; mtg \$65,000; Sept30; Oct2'18 (R S \$8).      O C & 100

178TH st, 657 W (8:2163-20½), ns, 112.6 w Wadsworth av, 12.6x100, 3-sty & b bk dwg; Broadway Savgs Instn to Rinaldo S Walker, 600 W 139; B&S & CaG; AL; Sept 27; Sept28'18; A\$5,000-6,500 (R S \$6).      O C & 100

181ST st, 880 W; see Riverside dr, sec 181st.

191ST st, 604-6 W (8:2169-43-45), ss, 100 w St Nicholas av, 100x100, 2-5-sty bk tnts; Herman Feldmann, of Edgewater, NJ, et al, devisees Henry Feldmann, to Olds Holding Corp'n, 217 Bway; mtg \$73,000 & AL; Aug28; Oct2'18; A\$32,000-106,000 (R S \$31).      nom

191ST st, 604-6 W; Olds Holding Corp'n to Cecelia R Gannon, 303 W 89; mtg \$84,000 & AL; Oct1; Oct2'18 (R S \$29).      O C & 100

Av A, 34 (2:398-5), es, 44.6 s 3d, 22x76, 3 & 5-sty bk str; Gussie Samuels, of Bklyn, to Harry Trusch, 242 Rutledge, Bklyn; mtg \$15,000; July31'17; Sept27'18; A\$15,000-22,000 (R S \$2.50).      nom

Amsterdam av, 506-8 (4:1232-33), ws, 84.4 s 85th, 40x100, 6-sty bk tnt & str; Lionel Realty Co to Lionel Jaeger, 65 4th st, New Dorp, B of R; AL; Sept27; Oct1'18; A\$46,000-75,000 (R S \$20).      O C & 100

Broadway, 456 (1:232-11), es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Windham Realization Co to Ambrose Realty Co, 135 Bway; B&S; Sept30; Oct3'18; A\$45,000-51,000 (R S \$51).      nom

Broadway, 543 (2:498-17), ws, abt 150 n Spring, 25x200 to es Mercer (No 114), 10-sty bk & stn loft & str bldg; Windham Realization Co to Ambrose Realty Co, 135 Bway; B&S; Sept30; Oct3'18; A\$73,000-175,000 (R S \$175).      nom

Broadway, 1764-70 (4:1028-47), sec 57th, 66x92x61.3x116.5, 9-sty bk loft & str bldg; Matoaka Realty Co to Chevrolet Motor Co of N Y; mtg \$400,000 & AL; Sept30; Oct 1'18; A\$420,000 570,000 (R S \$400).      O C & 100

Broadway, 1884-8; see 62d, 23-9 W.

Columbus av, 376 (4:1149-36), swc 78th (No 100), 25.8 x 105.5 x 25.8 x 106.1, 5-sty bk tnt & str; John A Brown, Jr, to Roseff Realty Corp'n, 15 Cathedral Pkway; CaG; AL; Sept10; Sept30'18; A\$43,000-58,000 (R S \$36).      36,000

Madison av, 2054 (6:1754-57½), ws, 18 s 130th, 16.5x75, 3-sty stn dwg; Mary Fontenelle, 2054 Mad av, & ano, legatees Amanda M Wells, to Stuart B Wells, of Pine City, Minn; Benj G Wells & Wm D Wells, both of Rush City, Minn; Jacob L Wells, of Minneapolis, Minn; Amanda M Dey, of Crosswicks, NJ, & Emma Nichols, of Camden, NJ; B&S; Sept5; Oct1'18; A\$4,500-5,500 (R S \$2).      nom

Madison av, 2141-7 (6:1759-21), nec 134th (No 43), 99.11x35, 6-sty bk tnt & str; Pearl Niles, of Town of Union, NJ, to D Sylvan Crakow, 530 W 157; AL; Sept30; Oct3'18; A\$14,000-38,000 (R S \$0c).      nom

Manhattan av, 107 (7:1840-15), ws, 55.11 n 104th, 18x50, 3-sty & b bk dwg; Sigmond Saxe, 111 W 78, to Alessandro Caccia, 261 Bway; mtg \$6,500 & AL; Sept25; Oct2'18; A\$7,000-8,000 (R S \$1).      nom

Manhattan av, 109 (7:1840-15½), ws, 73.11 n 104th, 18x50, 3-sty & b bk dwg; Lawyers Mtg Co to Oak Tree, a corp'n, R 213, 90 West st; B&S; Oct1'18; A\$7,000-8,000 (R S \$7.50).      O C & 100

Mt Morris Park W, 34 (6:1721-55), ws, abt 75 n 123d, —x—, 4-sty & b stn dwg; A\$17,000-20,500; also 5TH AV, 2023-37 (6:1750-1 & 69), nec 125th (Nos 1-9), — to 126th (No 2) x—, 2-3-sty bk bldgs & str; A\$210,000-310,000; also 124TH ST, 166-72 E (6:1772-45), ss, abt 185 e Lex av, —x—, 4-sty bk warehouse; A\$33,500-58,500; asn int of 15-100ths in all real & personal estate of which Jesse W Powers died seized; Chas H & Jesse W Powers, 2d, sons Jesse W Powers, decd, to Delevan A Holmes, Chas P Rogers & Oliver C Carpenter, firm Holmes, Rogers & Carpenter, 20 Broad; AL; Mar23; Oct2'18.      nom

Park av, 1507; see 110th, 100-2 E.

Park av, 1702 (6:1746-34), ws, 25.11 n 119th, 25x90, 5-sty bk tnt & str; A\$8,200-13,500; also PARK AV, 1706 (6:1746-36), ws, 75.11 n 119th, 25x90, 5-sty bk tnt & str; A\$8,200-13,500; Everett P Wheeler, of Wappinger, NY, to Willy Ehrenhauss, 43 Bradhurst av; mtg \$20,000 & AL; Sept 30; Oct2'18 (R S \$3).      nom

Park av, 1702-6; Willy Ehrenhauss to Kath E Meyer, 2 Elionr pl, Yonkers, NY; mtg \$20,000 & AL; Oct1; Oct2'18 (R S \$12).      nom

Park av, 1706; see Park av, 1702.

Riverside dr, 62 (4:1186-54), es, 45.7 n 78th, 21.3x69.4x21x72.10, 4-sty & b bk dwg; Wm I Walter & ano, TRSTES will Adolph Bernheimer, to Bucethalus Co, 78 Broad; AL; Sept19; Oct2'18; A\$20,000-30,000 (R S \$21.50).      21,500

Riverside dr, 260 (7:1888-1), nec 98th (Nos 319-21), 106.5x130.11x100.11x96.11, 10-sty bk tnt; Henry F Abeel, EXR, Geo Abeel, to Winter Realities, Inc, 539 W 155; mtg \$400,000 & AL; Sept27; Oct1'18; A\$185,000-550,000 (R S \$10).      O C & 22,000

Riverside dr (8:2177-242), sec 181st or Plaza Lafayette (No 880), 126.1x120.11x 108.11x100, 6-sty bk tnt; Winter Realities, Inc, et al, to Henry F Abeel, 3 Lenox av, White Plains, NY, EXR Geo Abeel; mtg \$237,500 & AL; Sept25; Oct1'18; A\$90,000-240,000 (R S \$10).      nom

Riverside dr, sec 141st; see 141st, 630 W.

St Nicholas av, 191 (7:1925-8), ws, 113.7 s 120th, 31.8x88.6x27x71.11, 5-sty stn tnt & str; Alfred H Townley, ref, to U S Fire Ins Co, 93 William, plff; FORECLOS Oct1; Oct2; Oct3'18; A\$11,500-20,500 (R S \$10).      20,000

St Nicholas av, 1545 (8:2168-21), ws, 35.10 n 187th, 20x80, 3-sty & b bk dwg; Louise Stockbridge to John Diefenthaler, 561 W 183; mtg \$7,000 & AL; Sept17; Sept 28'18; A\$8,500-10,000 (R S \$1).      O C & 100

1ST av, 994-1000; see 62d, 26 E.



## CONVEYANCES.

## Borough of Bronx.

SEPT. 27, 28, 30, OCT. 1, 2 &amp; 3

**Ditmars st** (10:5633), ss, 451.9 w Main, 25x104.4, City Island; City Island Homes, Inc, 14 Wall, to Emily Sadler, ft of W Ditmars st, City Island; Sept30; Oct1'18 (R S \$1).

**Faille st, 896** (10:2761), es, 250 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to John F Sweeney, 896 Faille; mtg \$4,000; Sept24; Oct2'18 (R S \$2.50). O C & 100

**Faille st, 902** (10:2761B), es, 325 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to Irving Meyer, 902 Faille; mtg \$4,000; Sept21; Oct2'18 (R S \$2). O C & 100

**Faille st, 908** (10:2761B), es, 375 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to Rebecca Banker, 908 Faille; mtg \$4,000; Sept24; Sept30'18 (R S \$2.50). O C & 100

**Faille st, 910** (10:2761B), es, 400 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to Bertha Abel, 910 Faille; mtg \$4,000; Sept 24; Sept30'18 (R S \$2.50). O C & 100

**Faille st, 912** (10:2761B), es, 425 n Seneca av, 25x100, 2-sty fr dwg; Fredk McCarthy to John A Leissler, 912 Faille; mtg \$4,000; Sept30; Oct1'18 (R S \$2.50). O C & 100

**Faille st, 961** (10:2746), ws, 109 s Aldus, runs w9xn2xw1x18x4x100 to st xn46 to beg, 5-sty bk tnt; Nathan Epstein et al to Isaac Heller, 5605 15 av, Bklyn; mtg \$35,000; Sept30; Oct2'18 (R S \$8.50). nom

**Featherbed la, nec Mt Eden av**; see Mt Eden av, sec Macombs rd.

**Freeman st, 804** (11:2968), ss, 154.6 w Prospect av, 22x58.1x20x66.3, 2-sty & b fr dwg; John M Haffen, 2524 Maclay av, to Chas A Judge, 804 Freeman; 1-5 pt; Sept 26; Sept27'18 (R S 50c). O C & 100

**Hoffman st, 2490** (11:3067), es, 233 s Fordham rd, 25x117.9x25x117.8, except part for st, 1 & 3-sty fr tnt & str; Bronx Development Co to Michele Regina, 2509 Hoffman; mtg \$3,500; Oct1; Oct2'18 (R S \$2.50). O C & 100

**Hoffman st, 2505-9** (11:3067), ws, 80.4 s Fordham rd, 80.3x100.7, 2-5-sty bk tnts; Finnacle Realty Co to Frank La Greca, 2505 Hoffman; mtg \$48,850; Sept30; Oct1 '18 (R S \$19). O C & 100

**Home st, 763**; see Home, 765-9.

**Home st, 765-9** (10:2662), ns, 66.11 w Tinton av, 60x136.6x60x133.6, 3-3-sty fr tnts; also HOME ST, 763 (10:2662), ns, 126.11 w Tinton av, 20.3x137.5x20.3x136.6, 3-sty fr tnt, except from first parcel plot begins HOME ST, 769 (10:2662), ns, 66.11 w Tinton av, 20x134.6x20x133.6; Mary M Goett et al to Mary Feuerbach, 765 Home; B&S; Sept19; Oct2'18 (R S \$1). O C & 100

**Home st, 769**; see Home, 765-9.

**Jennings st, 920**; see So Blvd, 1352.

**Manida st, 658** (10:2765B), es, 191.8 s Spofford av, 15x67.11x15.2x65.9, 3-sty bk tnt; Bronx National Realty Corp to Ida Brantman, 794 Hewitt pl; mtg \$—; Apr 4; Oct2'18 (R S 50c). nom

**Manida st, 658**; Ida Brantman to Hudson P Rose Co, 7 W 45; mtg \$—; Oct1; Oct 2'18 (R S \$2.50). nom

**Manida st** (10:2765C), ws, 125 n Randall av, 200x100, vacant; I & H Constn Corp, 170 Bway, to John O'Leary, 2216 University av; mtg \$4,000; Sept3; Sept27 '18 (R S \$2). O C & 100

**Newman st** (14:3475), ws, 575 n 150th as on map Jos Husson, 25x100; Molly E Hutchison, Alpine, NJ, to Porter Realty & Development Co, 20 Broad, May14'14; Oct3'18 (R S 50c). 100

**Seabury pl, 1464**; see Seabury pl, 1472.

**Seabury pl, 1464** (11:2977), es, 230 s 172d, 45x100, 5-sty bk tnt; Harry N Baruch to Denwood Realty Co, 401 E 152; mtg \$29,000; Sept26; Oct1'18. 100

**Seabury pl, 1472** (11:2977), es, 140 s 172d, 45x100, 5-sty bk tnt; Harry N Baruch to Denwood Realty Co, 401 E 152; mtg \$29,000; Sept26; Oct1'18. 100

**Seabury pl, 1472** (11:2977), es, 140 s 172d, 45x100, 5-sty bk tnt; also SEABURY PL, 1464 (11:2977), es, 230 s 172d, 45x100, 5-sty bk tnt; Selig Katz to Harry N Baruch, 850 E 17, Bklyn; Feb23; Oct1'18. nom

**Tiffany st, 1068-76** (10:2717), es, 254.3 s 167th, 50x100, 2-2-sty fr dwgs; Cornelius G Kolf to Bertha Grossman, 561 W 151; Sept30; Oct2'18 (R S \$2). O C & 100

**Tilden st** (16:4670), sec Barnes av, runs s44.7 to ss 211th xw22.1x45x50.5 to ss 211th xw22.6x22.5 to ss Tilden xw77.6 to beg; deed of cession; Gun Hill Realty Co to City N Y; July20'17; Oct3'18. nom

**Wilcox st** (18:5460), ws, 200 n Barkley av, 25x100; Helen Daly, Plainfield, NJ, to Thos T Petersen, 1015 Wilcox; mtg \$3,000; Sept29; Oct2'18. nom

**Wilcox st** (18:5460); same prop; Thos T Petersen, 1015 Wilcox, to Elsa Kues, 1740 Clay av; mtg \$3,000; Sept30; Oct2'18 (R S \$1.50). O C & 100

**135TH st, 287 E** (9:2311), ns, 150 e Lincoln av, 25x100, 5-sty bk tnt & str; Voychok Constn Co, 1219 Vvse av, to Roamer Realty Corp, 400 E 150; mtg \$10,440; Oct 1; Oct2'18 (R S 50c). O C & 100

**135TH st E** (9:2332), nes, 325 n Boston Post rd (now 3 av), 25x100, except part for st or av, 2-sty bk tnt & str; Mary A Lord to Eliz Dwyer, 2217 University av; May16; Aug1'18; reprinted from issue Aug10 as to location. O C & 100

**140TH st, 342 E** (9:2302), ss, 131.6 e Alex av, 25x100, 2 & 3-sty & b fr dwg; Emma Luck to Richd & Emma Luck, tenants by the entirety, 342 E 140; mtg \$5,000; Aug30; Sept27'18 (R S \$3). nom

**144TH st, 465-73 E** (9:2329), ns, 215 w Brook av, 95x—x75, 5-3-sty fr tnts; Cedar Constn Co to Geo W Horton, 984 Park pl, Bklyn; Sept30; Oct1'18. nom

**147TH st, 438 E** (9:2291), ss, 390 w Brook av, 25x102.2x25x99.9, 5-sty bk tnt; Louis Guerr to Sidney Trattner, 458 E 138; mtg \$16,000; Sept27; Sept28'18 (R S \$1). O C & 100

**147TH st, 460 E** (9:2291), ss, 165 w Brook av, 25x100, 5-sty bk tnt; Elsie Cohen to Emma D Gardner, Howard Beach, LI; mtg \$13,000; Oct1; Oct2'18 (R S \$8). nom

**149TH st, 296 E** (9:2330), ss, 270.3 e Morris av, —x86.5x25x86.6, 4-sty bk tnt & str; Elvira A, wife Manuel de Despaigne, Havana, Cuba, & ano, to Juan Cuyas, of N Y City, & Madrid, Spain; July7; Sept30 '18 (R S 50c). nom

**151ST st, 795 E**; see Tinton av, 621-3.

**152D st, 817 E** (10:2665), ns, 80 w Union av, 20x50, 3-sty fr tnt; Margaretha, wife Conrad Ruggaber, 817 E 152, to Martin C Ruggaber, 817 E 152; mtg \$2,500; May25; Oct2'18. nom

**155TH st, 322-4 E** (9:2414), ss, 300 w Courtlandt av, 50x100, 5-sty bk tnt; 155th St Constn Co, NJ; mtg \$35,000; Sept27; Oct 3'18 (R S 50c). O C & 100

**158TH st, 651-5 E**; see Cauldwell av, 800.

**162D st, 442 E** (9:2383), ss, 145.6 w Elton av, 18x50, 3-sty fr tnt; Julia W, wife John Gruendler, joint tenant, to John Gruendler, 442 E 162, joint tenant; ½ pt; B&S, CaG & AT; mtg \$2,500; Sept25; Sept 27'18 (R S \$1). nom

**163D st, 938 E** (10:2703), ss, 125 e Intervale av, runs s111.11xw40.3xw11.7x100 to st x50 to beg, 5-sty bk tnt & str; Hunts Point Realty Co to Utility Realty Co, 30 E 42; mtg \$42,000; Sept26; Sept30'18. nom

**166TH st, 708 E**; see Jackson av, swc 166th.

**167TH st, 826 E** (10:2680), ss, 100 w Prospect av, 40x100, 5-sty bk tnt; Newat Realty Co, 200 Bway, to Gertrude Schlenoff, 1414 46th, Bklyn; mtg \$30,000; Oct1; Oct2'18 (R S \$6). O C & 100

**167TH st, 900 E** (10:2716), ss, 94.1 w Tiffany, 50x100, 6-sty bk tnt & str; Jennie Paley to Wm Korn, 875 Park av, & Jos L B Mayer, 63 E 74; B&S; AL; Sept 24; Sept27'18. nom

**167TH st, 1025 E** (10:2754), ns, 25 e Bryant av, 37.7x97.3x37.6x94.6, 5-sty bk tnt; Vasa Realty Co to Mary L Richardson, 223 Bay 31, Bklyn; mtg \$28,000; Sept30; Oct1 '18. nom

**169TH st, 878 E** (10:2694), ss, 19 w Stebbins av, 17x79.10x19.6x80, 3-sty fr tnt & str; Danl F Schwarz to Wm Okin, 115 Spruce, Newark, NJ; Sept18; Oct3'18 (R S \$4.50). 100

**169TH st, 878 E**; Wm Okin, Newark, NJ, to Sparta Realty Co, 406 E 149; Sept30; Oct 3'18 (R S \$4.50). 100

**173D st, 960 E**; see Vyse av, sec 173d.

**174TH st, 270 E**; see Topping av, 1708.

**176TH st, 787 E** (11:2954), ss, 240.4 e Prospect av, 50x108.7x50.10x104.4, 2-sty & b bk dwg; Pincus Shalita, 787 E 176, to Benj & Frances Benenson, 857 Crotona Park N; mtg \$13,000; July28; Oct1'18 (R S \$7). O C & 100

**176TH st E** (11:3004), nec Bryant av (No 1872), or 176th, ns, 197.10 sec Boston rd, 25x127.4x25x126.8, except part for 176th & Bryant av, 3-sty fr tnt & str; also BRYANT AV (11:3004), nec 176th, runs e1.6x nw9.3 to es Bryant av xs9.4 to beg; Benenson Realty Co, 401 E 152, to Denwood Realty Co, 401 E 152; Sept26; Sept27'18 (R S 50c). O C & 100

**178TH st, 760 E**; see Prospect av, sec 178th.

**181ST st, 265 E**; see Valentine av, 2151.

**181ST st, 615 E** (11:3070), ns, 132.5 w Hughes av, 17.2x95, 2-sty fr dwg; Vera Belfort to Lillian Friedland, 32 Willett; mtg \$3,100; Sept13; Sept30'18 (R S \$1). 100

**181ST st, 954 E**; see Vyse av, swc 181st.

**202D st, 228-30 E** (12:3307), ss, 388 e Marion av, 50x100, 2-2-sty & a fr dwgs; Doris Langschmidt Cotting, Red Hook, N Y, & ano, to Patk M Burke, 434 Central Park W; July15; Sept28'18 (R S \$9). 100

**202D st, 230 E** (12:3307), ss, 413 e Marion av, 25x100, 2-sty & a fr dwg; Patk M Burke to Lester P Nelson, 230 E 202; Sept 26; Sept28'18 (R S \$6.50). O C & 100

**208TH st E, nec Rochambeau av**; see Interior lot, 200 s 169th & 100 e University av.

**218TH st E** (16:4665), ss, 405 w Barnes av, on map Wakefield, 25x114; Michl Brennan, Inc, to Jas D Boyd, 827 E 223; Sept30; Oct1'18 (R S \$4.50). O C & 100

**224TH st E** (17:4837), ss, 505 w Barnes av, 100x114; Orson A Raynor, ref, to Peter Duncan, 1019 E 179, plff; FORECLOS Sept 10; Oct1; Oct3'18 (R S 50c). 1,300

**227TH st, 739 E** (17:4841), ns, 50x114; Theresa C La Morte & ano to Frederica G Weirauch, 788 Morris Park av; mtg \$4,500; Oct1; Oct2'18 (R S \$3). O C & 100

**235TH st, 521 E** (12:3397), ns, 146.1 w Webster av, 25x100, 2-sty fr dwg; North Side Savings Bank to Chas J Johnson, 521 E 235; mtg \$3,600; Sept23; Sept27'18 (R S \$1). O C & 100

**236TH st, 501 E** (12:3398), nec Verio av (No 4290), 194.7x100x148.5x110, vacant; Jay Tee Bee Holding Co to Miss Lillian Barry, 1149 Boston rd; mtg \$6,800; May14; Oct2'18. O C & 100

**236TH st E, nec Oneida av**; see Oneida av, nec 236th.

**237TH st E, sec Oneida av**; see Oneida av, sec 237th.

**239TH st, 322 E** (12:3387), ss, 225 e Katonah av, 25x100, 2-sty fr dwg; Louis Eickwort, Mt Vernon, NY, to Otto Kuhlmann, 1445 Lonsdale av; mtg \$2,750; Sept21; Oct1'18 (R S \$1.50). nom

**246TH st W** (13:3415K), ns, 45.3 e from w end of curve Tibbet av, runs n along Tibbet av 43.9x481.6x70.6x63.10x122.6 xs45.11xs32.4 to st xw106.10 to beg, vacant; Teachers' College, 525 W 120, to City N Y; May2'16; Sept30'18. nom

**1ST av, 1439-43**; see 62d, 26 E.

**2D av, 1067** (5:1330-23), ws, 50 n 56th, 25x75, 4-sty bk tnt & str; Ollie Scheuer to Myrtle B Lynch, 560 W 165; mtg \$18,000 & AL; Sept26; Oct1'18; A\$13,000-19,000 (R S \$21). nom

**3D av, 542** (3:892-39), nwc 36th (Nos 165-7), 19.9x80, 4 & 5-sty bk & stn dwg; John H Gerdes & A Catherine Gerdes, his wife, to Emma C Gerdes, 5 Van Nest pl; AL; Sept30; Oct1'18; A\$23,000-35,000 (R S \$7). O C & 100

**3D av, 785-7**; see 62d, 26 E.

**3D av, 1250** (5:1407-33), nwc 72d (Nos 165-9), 27.2x100, 3-sty bk str & loft bldg; Crimmins Realty Co to Dimitrios J Theophilatos, 440 Riverside dr; AL; Sept9; Oct 2'18; A\$42,000-60,000 (R S \$60). O C & 100

**3D av, 1594**; see 62d, 26 E.

**3D av, 1596**; see 62d, 26 E.

**3D av, 2108**; see 62d, 26 E.

**3D av, 2112**; see 62d, 26 E.

**5TH av, 162** (3:823-41), nws, 63.6 n 21st, 27x120, with AT to 10 ft alley extd from ss 22d, 4-sty & b stn dwg & 2-sty bk rear bldg; Markham Realty Corp to Titus Blatter & Co, 880 Bway; B&S; Oct1; Oct2 '18; A\$86,000-88,000 (R S \$105). nom

**5TH av, 257** (3:858-4), es, 74.2 n 28th, 24.7x100, 5-sty stn str, 2-sty ext; Windham Realization Co to Ambrose Realty Co, 135 Bway; B&S; Sept30; Oct3'18; A \$123,000-135,000 (R S \$135). nom

**5TH av, 257**; Ambrose Realty Co to Nathan Musher, 2849 Connecticut av, Wash, DC; B&S; mtg \$70,000; Oct2; Oct3'18 (R S \$8). O C & 100

**5TH av, 2023-37**; see Mt Morris Park W, 34.

**5TH av, 2117** (6:1754-69½), es, 20.2 s 130th, 18.6x110, 3-sty & b stn dwg; Bridget Keogh to Mary J Caffry, 2117 5 av; B&S; Sept27; Oct1'18; A\$6,600-9,000. nom

**6TH av, 495-9**; see 62d, 26 E.

**7TH av, 1827** (7:1821-2), es, 25.2 n 111th, 37.10x100, 5-sty bk tnt; 1827 7th Av Co to Jean G Venetos, 379 Washington av, Bklyn; AL; Sept20; Oct2'18; A\$33,000-45,000 (R S 50c). 500

**Interior lot, 102.2 n 84th & 275 e Ams av**; see 85th, 148 W.

**Interior lot, 131.3 w Rutgers, & 68.2 n Cherry**; see Cherry, 240-2 (rear of).

## MISCELLANEOUS CONVEYANCES.

## Borough of Manhattan.

**Broome st, 453-5** (2:474-12), swc Mercer (No 57), 50x95.6, 6-sty bk loft & str bldg; re mtg rec Nov24'03; Harry M Billings to Wilbur K Potter, 142 S 11, Newark, NJ; Sept30; Oct3'18; A\$46,000-80,000. nom

**Frankfort st, 18-24**; see William, 200-4.

**Greenwich st, 745** (2:633), es, 56.3 s 11th, runs e34xs0.4xe28xs18.9xw62 to st xn18.9 to beg; consent to 3d track; Mary V Cohen, of Garwood, NJ, to Manhattan Railway Co & ano; July20; Oct1'18 (R S \$1). 800

**Mercer st, 57**; see Broome, 453-5.

**William st, 200-4** (1:120), ses, at nes Frankfort (Nos 18-24), 78.11x irreg x60x 116.11; consent to payment of two awards of \$1,483.31 each made for damage parcel 28 for closing William & North William sts, to Hy V D & John V Black; East River Savs Instn, 295 Bway, mtgee, to City N Y; mtg \$290,000; July9; Sept27'18. nom

**145TH st, 583 W** (7:2092-23), ns, 269.9 w Bway, 14.9x99.11; consent to payment by Comptroller to Willard H Olmsted of award for grading 145th st bet Bway & Riverside dr; Title Guar & T Co, mtgee (mtg rec July8'07), to City N Y; mtg \$8,000; Aug20; Oct1'18.

**Power of atty (misc)**; Henry Hilton Hughes, at Harrow Weald Park, Middlesex, Eng, to D Brewer Eddy, 82 Kirkstall rd, Newtonville, Mass; Aug3'17 (recorded in Bronx Co Sept26'18); Oct3'18.

**Power of atty (misc)**; Edmond W Uhlig to Alma Uhlig, his wife, N Y; Aug13; Oct 2'18.

**Power of atty (misc)**; Annie de Neufville Bovet, at Grandchamps, Areuse, Neuchatel, Switzerland, to Alfred H Schlesinger, College Point, B of Q; Apr12 '17; Sept27'18.

## WILLS.

## Borough of Manhattan.

**Whitehall st, 49** (1:8-1), nec Front, —x—, 5-sty bk hotel; A\$77,000-82,000; also WHITEHALL ST, 55 (1:4-11), es, abt 55 s Front, —x—, 4-sty bk hotel; A\$50,000-55,000; also 46TH ST, 47 W (5:1262-16), ns, abt 375 e 6 av, —x—, 4-sty & b stn dwg; A\$57,000-62,000; Laura E Decker est; (A) John M Rider, 44 Cedar, Filed Sept3'18.

**29TH st, 240 W** (3:778-62), ss, abt 275 e 8 av, —x—, 5-sty bk loft bldg; A\$14,500-17,000; R Anna Cary est; (A) Griggs, Baldwin & Baldwin, 27 Pine, Filed Aug26'18.

**58TH st, 327 E** (5:1351-12), ns, abt 250 e 2 av, —x—, 5-sty stn tnt; A\$10,000-18,000; Emma L Dolan est; (A) Saml Riker Jr, 19 Cedar, Filed July29'18.

**132D st, 166 W** (7:1916-58), ss, abt 125 e 7 av, —x—, 3-sty & b stn dwg; A\$3,900-5,200; Maud E Cooke est, Beatrice M McCandlish, extr, New Orleans, La; (A) Miller & Pretzfelder, 55 Liberty, Filed July24 '18.

**Lexington av, 660** (5:1310-16), ws, abt 40 n 55th, —x—, 4-sty & b stn dwg; A\$16,500-22,500; Mark Davis est, Saml Davis, extr, 125 Riverside dr; (A) Blumenstiel & Blumenstiel, 165 Bway, Filed Aug13'18.

**2D av, 1583** (5:1528-21), nwc 82d (No 253), —x—, 4-sty bk tnt & str; A\$14,000-21,000; also 3D AV, 513 (3:915-4), es, abt 75 n 34th, —x—, 5-sty stn tnt & str; A \$25,000-32,000; Henry Diedel est; (A) Wayland & Bainard, 165 Bway, Filed Aug8'18.



**Bainbridge av, nwc 208th**; see Interior lot, 200 s 169th & 100 e University av.

**Bassford av, 2259** (11:3050), ws, 115.4 s 183d, 24.8x40, 3-sty bk dwg; Fannie Peller to Concetta Pascale, 719 Tilden; mtg \$4,000; Sept25; Sept27'18. O C & 100

**Bathgate av, 1988** (11:3044), es, 186.9 s 179th, 18x93, 3-sty fr tnt; Carl Schade, 2634 Decatur av, to Theo Sattler, 2634 Decatur av; mtg \$4,250; Mar2; Oct1'18 (R S \$1).

O C & 100

**Belmont av, 2074** (11:3080), es, 122.7 n Oakland pl, 25x119.4x25x118.11, 2-sty & b fr dwg; Fanny Berg, widow, et al, heirs Chas Berg, to Louis Reicher, 2074 Belmont av; mtg \$5,000; Sept11; Sept30'18.

nom

**Belmont av, 2074**; Fanny Berg, EXTER Chas Berg, to same; mtg \$5,000; Sept11; Sept30'18 (R S \$3).

8,000

**Bergen av, 595-9** (9:2362), nwc Westchester av, 132.5x100x200.5x120.10, 4 & 5-sty bk theatre; Samson Lachman & ano to B F Keith's N Y Theatres Co, 1564 Bway; Oct1; Oct2'18 (R S \$300).

O C & 100

**Bergen av, 601-3** (9:2362), ws, 100 s 152d as on map East Melrose, 50x100, 2-sty fr dwg & 1 & 2-sty fr rear stable; Sophie G Lehmaier to B F Keith's N Y Theatres Co, 1564 Bway; Oct1; Oct2'18 (R S \$4250).

O C & 100

**Briggs av, 2767** (12:3301), ws, 260 n 196th 20x94.6x20x94.1, 3-sty & b bk dwg; Monmouth Holding Co, 37 Liberty, to C Wm Widmayer, 2767 Briggs av; mtg \$7,500; Sept30; Oct1'18 (R S \$2).

O C & 100

**Bronxwood av** (17:4857), ws, 28 n 232d, 22x94.8x25x85.11; Delia L Gans to Madison Investing Co, 150 Lafayette; Aug1; Sept27'18.

100

**Brook av, 994** (9:2386), es, 110.6 n 164th, 27.6x111.6x25.11x102.3, 4-sty bk tnt; Jos H Hayes, ref, to Bankers Trust Co, 501 5 av, TRSTE Geo H Moller, plff; FORECLOS Sept11; Sept30; Oct3'18 (R S \$9).

9,000

**Brook av, 1526** (11:2895), es, 250 n 171st, 25x100.11, 4-sty bk tnt & str; Burlock E Rabell, EXR Carrie Westerfield, to Emma D Gardner, Howard Beach, LI; Sept27; Oct 1'18 (R S \$11).

11,000

**Bryant av, 1872**; see 176th E, nec Bryant av.

**Castle Hill av** (15:3948), ws, 150 n Starling av, 30x105; Odell St Realty Co, 1433 Zerega av, to Challenge Realty Co, 135 Bway; Sept30; Oct1'18 (R S 50c). O C & 100

**Castle Hill av** (15:3948), ws, 75 n Starling av, 75x105; Odell St Realty Co, 1433 Zerega av, to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & Port Morris Land Impt Co, 35 Nassau; Sept30; Oct1'18 (R S \$1).

O C & 100

**Cauldwell av, 800** (10:2630), nec 158th (Nos 651-5), 74.11x55, 3-3-sty fr tnts; Chas Wynne et al to Odell St Realty Co, 2069 Westchester av; mtg \$16,500; Sept30; Oct 1'18 (R S \$450).

O C & 100

**Clarence av, swc Fairmount av**; see Town Dock rd or Layton av, ns, 25 w Vincent av.

**Clinton av, 1088** (11:3093), es, 120 s 179th, 25x100, 2-sty & b fr dwg; Adele Berkel, 2767 Marion av, to 1988 Clinton av, Inc, 233 Bway; mtg \$6,900; Sept28; Sept30'18 (R S \$250).

O C & 100

**Courtlandt av, 790**; see Courtlandt av, 792.

**Courtlandt av, 792** (9:2404), es, 48.6 s 158th, 25x91.6, 3-sty fr tnt & str; also COURTLANDT AV, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & str; Frank Gass, Inc, to Ernestine Maass, 1551 So blvd; mtg \$13,500; Oct2; Oct3'18 (R S 50c).

nom

**Cromwell av, ws, abt 194.1 n 165th**; see Jerome av, es, 194.1 n 165th.

**Cromwell av** (9:2503), ws, 408 n 165th, 113.2 x 120.10 x 113.3x116.8, vacant; Simon Gross, 1027 E 167, to Irwin Untermyer, 483 West End av; B&S; mtg \$4,500; May 23; Oct2'18 (R S \$450).

nom

**Crotova av, 2308** (11:3102), es, 150 n 183d, 50x100, 5-sty bk tnt; Myrtle B Lynch, 3932 Bway, to Ollie Scheuer, 801 West End av; mtg \$37,550; Oct1; Oct2'18 (R S \$7).

nom

**Davidson av, 1919** (11:2862), ws, 175 n 177th, 25x99, 4-sty & b bk dwg; John N Seelsa, 8732 Bay 24, Bklyn, to John Massimino, 205 E 163; B&S; mtg \$8,500; Sept 20; Sept27'18 (R S 50c).

O C & 100

**Decatur av, 3154** (12:3353), ses, 263.4 sw 205th, 25x112.6, 2-sty fr dwg; Emma Unger to Augusta O Kessler, 2076 Walton av; mtg \$5,000; Oct1; Oct2'18 (R S \$4).

O C & 100

**Edison av, see Plymouth av, ws; 117.10 s Middletown rd.**

**Elton av, 899** (9:2383), ws, 63.4 s 162d, 31.9x105.4x25.1x124.8, 6-sty bk tnt; John Gruendler, joint tenant, to Julia W Gruendler, his wife, 442 E 162, joint tenant; ½ pt; B&S, CaG & AT; mtg \$22,000; Sept25; Sept27'18 (R S \$4).

nom

**Fairmount av, swc Clarence av**; see Town Dock rd, ns, 25 w Vincent av.

**Forest av, 1098** (10:2661), es, 75 n 166th, 28x102.8, 2-sty & a fr dwg; Herman Reasing to Ernest D Epple, 1306 Boston rd; mtg \$4,500; Sept27; Sept28'18 (R S \$1).

O C & 100

**Franklin av, 1380** (11:2931), ws, 93.3 s 170th, 20x94.2, 2-sty & b bk dwg; Emilie Hake to First Ladies' Day Nursery of The Bronx, Inc, 3875 3 av; mtg \$4,000; Sept24; Oct2'18 (R S \$1).

O C & 100

**Grand blvd & concourse, 2235-9** (11:3163), ws, 47 n 182d, 50x58.9x50x58, 1-sty bk str; Digmore Holding Co, to Mary D Welling, 2261 University av, & Phoebe Hurley, 85 W 181; Aug1'17; Oct1'18 (R S 50c).

100

**Grant av, 960** (9:2446), es, 235.6 n 163d, 20x95, 3-sty bk tnt; Saml Barnett, 1022 Gibson pl, Far Rockaway, LI, to Jacob & Max Price, Arm Price Bros, 2509 7 av; mtg \$8,000; Oct1; Oct2'18 (R S \$2).

nom

**Grant av, 1066** (9:2448), es, 82 s 166th, 25x100, 3-sty bk tnt; Moskoko Realty, Inc, to Kathryn F Schieffer, 164 Cedar av, Richmond Hill, NY; mtg \$4,000; Sept30; Oct1'18 (R S \$2).

O C & 100

**Gun Hill rd** (16:4658), ns, at ss Tilden if prolonged, runs e1056x25xw1114.9 to rd e63.9 to beg; deed of cession; Gun Hill Realty Co to City N Y; Feb5; Oct3'18, nom

**Haviland av** (14:3791), ns, 188.8 w Pugsley av, runs n103xw50xn103 to ss Powell av xw50xs103xw100xs103 to Haviland av xe200 to beg; Hiram Sherwood, Ridge-wood, NJ, to Read Printing Co, 106 7 av; QC; Apr26; Sept27'18.

nom

**Heath av, 2706** (11:3240), es, 349.3 s Kingsbridge rd, 21x75.7x46.7x90, 2-sty & a fr dwg; Arndt H Olsen, 2706 Heath av, to Geo Darby, 3019 Kingsbridge ter; mtg \$6,000; Sept30'18 (R S \$350).

nom

**Inwood av, nwc Mt Eden av**; see Mt Eden av, sec Macombs rd.

**Inwood av, swc Mt Eden av**; see Mt Eden av, sec Macombs rd.

**Inwood av, ws, 317.11 n Goble pl**, see Mt Eden av, sec Macombs rd.

**Jackson av, 467** (10:2557), ws, 200 s 147th, 25x161, 2-sty fr dwg & str; Wm Brede to Jacob Wetterhahn, 1747 Fillmore; mtg \$5,000; Sept16; Sept27'18 (R S \$1).

nom

**Jackson av, 675** (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8, 6-sty bk tnt & str; Hubbard & Peixotto, Inc, to Broadway Savgs Instn, 5 Park pl; mtg \$35,000; Sept27; Oct1'18 (R S 50c).

nom

**Jackson av** (10:2640), swc 166th (No 708), 100x22, 2-sty & a fr dwg; Emigrant Indust Savgs Bank to John M Johnnidis, 80 W 40; B&S & C AG; Sept30'18 (R S \$6).

6,000

**Jerome av** (9:2503), es, 194.1 n 165th, 214.4x201.11 to Cromwell av x214.4x193.1, 1 & 2-sty fr bldgs & vacant; West Bronx Realty Co to John F Kaiser, 425 West End av; B&S & CaG & confirmation deed; AL; June17; Oct1'18.

nom

**Kingsbridge rd W, 84** (11:3215), ss, 346.9 w Grand av, runs s86.2xe32.5x30xw 97.1 to University av (No 2624) x—150.11 to beg, 2-2-sty & a fr dwgs; U S Savgs Bank to Wm M Moore Holding Co, 2486 University av; mtg \$10,000; Sept26; Oct2 '18 (R S \$13).

nom

**Kinsella av, ns, 248 e Rose**; see Kinsella av, ss, 250 e Rose.

**Kinsella av** (15:4045 & 4046), ss, 250 e Rose, 75x100; also KINSELLA AV, ns, 248 e Rose, 75x100; Franz Basedow, 223 Kent av, Bklyn, to Mary E Goodwin, 320 W 105; mtg \$4,500; Oct3'18.

nom

**Layton av, ns, 25 w Vincent av**; see Town Dock rd or Layton av, ns, 25 w Vincent av.

**Longfellow av, 1142** (10:2758), nes, 195.6 n Westchester av, runs ne119.8xn27.10xnw 26.10xw130.2 to av xs44 to beg, 5-sty bk tnt; Emanuel Acker, 127 E 113, to Louis Zahn, 1047 Kelly; mtg \$37,000; Oct1; Oct 3'18 (R S \$13.50).

O C & 100

**Lurting av** (15:4063), ws, 325 n road from West Farms to Westchester, 25x100; Rose Zoglin, 127 W 82, to Geo McCauslan, 3 6th, Weehawken, NJ; mtg \$4,000; Sept19; Oct1'18 (R S 50c).

150

**Macombs rd, sec Mt Eden av**; see Mt Eden av, sec Macombs rd.

**Mt Eden av, nwc Inwood av**; see Mt Eden av, sec Macombs rd.

**Mt Eden av, swc Inwood av**; see Mt Eden av, sec Macombs rd.

**Mt Eden av, nec Featherbed la**; see Mt Eden av, sec Macombs rd.

**Mt Eden av** (11:2865), sec Macombs rd, runs s118.6xse173.4 to cl Cromwells Creek xne195.7 to Inwood av xn32 to av xw314.3 to beg, vacant; also MT EDEN AV (11:2865), nwc Inwood av, runs n126.8xnw168.6 to Featherbed la xsw95.10xsw47.4xse49.11 to av xe230.6 to beg, vacant, also INWOOD AV (11:2865), ws, 317.11 n Goble pl, runs sw 248.10 xe 77.6 xs 50xe100 to av xn 217.11 to beg, vacant; also MACOMBS RD (11:2865), ws, being plot beginning at monument marked A on map made by Morrison & Barrett June8, 1877, runs — 85.10x—72.6x—15.5x—14.8x—11.6x—260.4 to rd x— along rd xne — to beg, except part for rd, vacant; West Bronx Realty Co to John F Kaiser, 425 West End av; confirmation deed; June17; Oct1'18.

nom

**Nelson av, 1674** (11:2876), ses, 260 ne 174th, 25x89x25x81.6, 2-sty & a fr dwg; Ernestine Maass, widow, to Bronx National Realty Co, 882 Prospect av; mtg \$4,000; Oct2; Oct3'18 (R S \$1).

O C & 100

**Oneida av** (12:3371), sec 237th, 75x125, vacant; Siegfried Landau, 1575 3 av, to Anna J Schmidt, 231 Tremont av; mtg \$—; Sept23; Oct1'18.

nom

**Oneida av** (12:3371), nec 236th, 125x125, vacant; Siegfried Landau, 1575 3 av, to Frieda Stern, 2026 Ryer av; mtg \$—; Sept23; Oct1'18.

nom

**Pelham Bay Park** (18:5651), ns, at ws L I Sound, 290.6 to es Pelham rd x150x273.3 x—; also all title to riparian rights; Marjorie B Rambeau, 112 Riverside dr, to Lyman E Warren, 1457 Bway; mtg \$10,000; Oct1; Oct2'18 (R S \$21).

O C & 100

**Pelham rd, es**; see Pelham Bay Park, ns, at ws L I Sound.

**Pilgrim av, 1952** (15:4233), es, 75 n Mildred pl, 25x95; Leon Hublitz to Wm J Jackson, 519 W 51; mtg \$1,463.02; Sept25; Sept27'18 (R S \$150).

O C & 100

**Plymouth av** (18:5395), sec Middletown rd, runs w30.3 to cl Plymouth av xs246.10 xe30 to es Plymouth av xn250.11 to beg; deed of cession; Fredk W Koch, 1528 Plymouth av, to City N Y; Feb14'17; Oct3'18.

nom

**Plymouth av** (18:5394), ws, 117.10 s Mid-dletown rd, runs s50xw183xw35 to Edison av xn19xe200 to beg; Pauline Buhrmeister to Aug Buhrmeister, Inc, 2 Prospect dr, Yonkers, NY; QC; Apr16; Sept30'18 (R S 50c).

100

**Powell av, ss, 238.8 w Pugsley av**; see Haviland av, ns, 188.8 w Pugsley av.

**Prospect av** (11:3106), sec 178th (No 760), 47.2x100x47x100, 5-sty bk tnt & str; Bernard Hahn, ref, to Morris Rosenfield, 953 Tiffany, & Abr Dorb, 352 Riverside dr, plffs; mtg \$40,000; FORECLOS Sept27; Sept 30; Oct1'18 (R S \$750).

7,250

**Rosedale av, 1541** (15:3913), ws, 25x100.5 x25x104, except part for av, map Mapes Estate; L W Divine Co, 1005 E 180, to Kath A Mahoney, 1430 Lafayette; mtg \$—; Sept30; Oct1'18.

nom

**Rosedale av, 1541**; John A Steinmetz, 2155 Daly av, to same; mtg \$—; Sept30; Oct1'18 (R S 50c).

nom

**Saratoga av** (15:4120), ss, 50 w Newport, 50x100; Kate Murray to Maria K Gray, 48 W 167; AT; Sept6; Sept30'18.

nom

**Selwyn av** (11:2824), es, 300 n Mt Eden av, 25x100, 2-sty fr dwg; Frank K Hyde et al, heirs Mary A Hyde, to Mary Bailey, 1690 Anthony av; mtg \$2,500; July18'16; Oct3'18.

nom

**South Oak dr** (16:5497), ss, 58.10 w Hol-land av, 31x124.9x25x106.1; Osmond Realty Corpn to Simira Mascia, 804 So Oak dr; mtg \$4,000; Sept19; Oct1'18 (R S \$250).

nom

**Southern blvd, 1352** (11:2980), sec Jen-nings (No 920), 25x100, 1-sty bk str; Max Hoffman, 916 So blvd, to Falco Holding Corpn, —; ½ pt; Feb7; Oct1'18.

100

**Southern blvd, 1334-6** (11:2983), es, 200 s Jennings, 50x100, 2-3-sty fr tnts; Clement H Smith to Anna C Sehlmeier, 174 So blvd; mtg \$8,000; Oct1; Oct2'18 (R S \$250).

O C & 100

**Spencer av, es, 275 n 260th**; see Spencer av, es, 175 n 260th.

**Spencer av** (13:3423), es, 175 n 260th, 25x100; also SPENCER AV (13:3423), es, 275 n 260th, 25x100, vacant; Thos J Totten to Michl P Knowles, 309 E 40; mtg \$1,150; Oct1; Oct2'18.

100

**Sylvan av** (13:3421L), being land in bed of av in front of lots 153 & 143 to 148, map Samler Estate; deed of cession; Louis Bry, 36 W 75, to City N Y; Feb—17; Oct 3'18.

nom

**Topping av, 1708** (11:2790), sec 174th (No 270), 55x95, 2-sty & a fr dwg; Margt A Keane, 1708 Topping av, to Gilbert Mouillerat, 54 W 93; mtg \$—; Sept21; Oct1'18.

nom

**Tibbet av, nec 246th**; see 246th W, ns, 45.3 e from w end of curve.

**Timpson av** (16:4597), es, 225 n 205th, 50x100; Simira Mascia to Osmond Realty Corpn, 30 Pine; mtg \$1,500; Sept30; Oct 1'18 (R S \$150).

O C & 100

**Tinton av, 621-3** (10:2653), nwc 151st (No 795) as in 1903, 41.8x100x42x100, 5-sty bk tnt & str; Jennie Paley to Wales Constn Co, 230 Grand; B&S & AL; Sept24; Sept27'18.

O C & 100

**Town Dock rd or Layton av** (18:5321 & 5322), ns, 25 w Vincent av, 125x100; also FAIRMOUNT AV, swc Clarence av, 50x 100; Pauline Buhrmeister to Aug Buhr-meister, Inc, 2 Prospect dr, Yonkers, NY; QC; AT; Apr16; Sept30'18 (R S 50c).

100

**Townsend av** (11:2844), ws, 50 n 171st, 50x100, vacant; Catherina Franchetti to Kathleen B Wright, 248 E 146; Sept30; Oct 1'18 (R S \$3).

O C & 100

**Trinity av, 1006** (10:2639), es, 107 s 165th, 18.9x100, 3-sty fr tnt; Jessie W Sherman to Mary C Wallace, 1010 Trinity av; Sept24; Sept27'18 (R S \$5).

O C & 100

**Union av, 948-50** (10:2678), es, 108.9 n 163d, 83.2x125, 2-5-sty bk tnts; Marie, wife Louis C Bock, to Denwood Realty Co; mtg \$50,000; Oct1; Oct3'18 (R S \$15).

O C & 100

**Union av, 1165** (10:2672), ws, 71.3 n Home, 43.6 x 91.1 x 45.9x91.1, 5-sty bk tnt; Wilker Realty Co et al to Pincus D Ep-stein, 1431 Madison av; mtg \$27,250; Sept 28; Oct2'18 (R S \$9).

O C & 100

**University av, 2624**; see Kingsbridge rd W, 84.

**Valentine av, 2151** (11:3149), nwc 181st (No 265), 62.10x185x63.2x185, 5-sty bk tnt & str; Eugene L Brisach, ref, to Sussbin Realty Corpn, 448 E 167; mtg \$53,000; FORECLOS Sept6; Sept25; Sept27'18 (R S \$12).

11,500

**Valentine av, 2345** (11:3151), ws, 176.6 s 184th, 50x100, 2-sty & a fr dwg; Geo Gilchrist to Ruth C, Marie E & Pauline E Mauss, 2347 Valentine av; mtg \$6,000; Sept 26; Sept28'18 (R S \$3).

O C & 100

**Valles av** (13:2421K), being land in bed of av in front of lot 88, map Samler Es-tate; deed of cession; Louis Bry, 36 W 75, to City N Y; Feb—17; Oct3'18.

nom

**Verio av, nec 236th**; see 236th, 501 E.

**Vyse av** (11:2996), sec 173d (No 960), 35x100, 4-sty bk tnt; Edwin B Meeks, TRSTE Jos W Meeks, to Cath Hoyne, 2130 Lafontaine av; Sept30; Oct1'18 (R S \$31).

31,000

**Vyse av** (11:3123), swc 181st (No 954), 25x100, 3-sty bk tnt; Wm F Smith, 954 E 181, to Jacob Bluttal, 2120 Belmont av; mtg \$12,000; Sept30'18 (R S \$6).

O C & 100

**Wallace av** (15:4039), ws, 175 s Van Nest av, 25x100; Levi Downing, 1658 Wal-lace av, to Charlotte Yung, 1658 Wallace av; Oct1; Oct2'18 (R S \$150).

O C & 100

**Walton av, 2385** (11:3188), ws, 90.1 n 184th, 13.11x96.5, 3-sty & b bk dwg; Abr Wendel, 234 E 202, to Daisy D Estler, 1488 Bushwick av, Bklyn; mtg \$4,000; Sept30; Oct1'18 (R S \$3).

O C & 100

**Washington av, 1097** (9:2388), ws, 72.6 n 166th, 24.2x105, except part for av, 2-sty fr dwg; August H Daum, individ & as EXR Kath or Katherina Daum, to John G Daum, 1748 Fillmore; mtg \$3,100; July30; Sept30 '18 (R S 50c).

250

**Washington av, 1097**; August H Daum, 580 Van Nest av, et al, heirs Hy & Kath-aria Daum, to John G Daum, 1748 Fill-more; QC; mtg \$3,100; July18; Sept30'18 (R S 50c).

nom



**Washington av, 2100** (11:3049), es, 232.6 s Fletcher or 182d, 17.6x70x17.9x73, 2-sty fr dwg; U S Trust Co of N Y, TRSTE Emma B Hendricks, to John Gallen, 4327 3 av; Oct1; Oct2'18 (R S \$5). 5,000

**Webb av, 2440** (11:3219), es, 198 n Park-view pl, runs n34.7x17.4x100x10.5x34.7 xw100 to beg, 5-sty bk tnt; Oids Holding Corp'n to Alex Thern, 698 Eagle av; mtg \$35,000; Sept30; Oct1'18 (R S \$12,500). O C & 100

**Westchester av, nwc Bergen av; see Bergen av, 595-9.**

**Wheeler av, 1214** (14:3772), es, 150 n Westchester av, 40x100; Dora Schlesinger, 940 E 180, to Robt Ruscher, 721 Tinton av; mtg \$18,750; Oct3'18 (R S \$8). O C & 100

**Whitlock av, 910** (10:2733), es, 100 n Tiffany, 25x132.6x25x134.2, 3-sty bk tnt; West Mercer Corp'n to Saml Neimann, 586 Fox; B&S; mtg \$6,000; Sept26; Sept27'18 (R S \$2). O C & 100

**Willis av, 443-5** (9:2307), ws, 25 n 145th, 49.10x106x49.9x106, 2-5-sty bk tnts & str; Theo K McCarthy, ref, to Theo Baumeister, 532 W 150, pff; FORECLOS Sept26; Sept27; Oct1'18 (R S 50c). 100

**3D av, 3890** (11:2929), es, 119 s 172d, runs e125x19xw25x18xw100 to av xs27 to beg, 4-sty bk tnt & str; Jos Powers, 440 S 5 av, Mt Vernon, NY, to Chas Blair, 261 Berry, Bklyn; mtg \$14,000; Sept20; Sept30 '18. nom

**3D av, 3890** (11:2929), es, 119 s 172d, runs e125x19xw25x18xw100 to av xs27 to beg, 4-sty bk tnt & str; Frank Mucha to Jos Powers, 440 S 5 av, Mt Vernon, NY; mtg \$14,000; Sept12; Oct2'18 (R S \$2). 100

**Plot** (18:5312) begins at centre of stone fence distant 125 n from ne lot Saml Nelson, runs w220 to a st on map I F Myers prop xn30 xe220 xs30 to beg; Tommaso Rotonello, 224 E 146, to Salvatore Tuccile, 750 Westchester av; ½ pt; mtg \$1,000; Sept27; Sept30'18 (R S 50c). nom

**Interior lot** (9:2529), begins 200 s 169th & 100 e University av, runs s94.8xe83.11xn 49.9xw91.11 to beg, vacant; also 208TH ST (12:3338), ns, extends from Rochambeau av to Bainbridge av, 200x25, vacant; Thos Donnelly to Kath V Donnelly, 597 Hudson; AL; Feb25'15; Oct3'18. nom

**Plot** (18:5312), begins at cl stone fence distant 125 n from n cor Saml Nelson's lot, runs w 220 to a st laid down on map prop formerly S F Meyer xn170xe221xs180 to beg; Jas Flaherty, 1144 Edison av, to Salvatore Tuccile, 750 Westchester av, & Tommaso Rotonello, 224 E 146; mtg \$1,000; Sept27'18 (R S \$2.50). O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Ritter pl, 811** (11:2969); consent to discharge of assign of rents; Hy Young, 125 W 115, to Anthony Av Realty Co; Mar22; Oct2'18. nom

**Ritter pl, 811** (11:2969), ns, 96.4 e Union av, 50x102; assign rents to extent of \$2, 119.37; Ritter Constn Co, 1219 Vyse av, to Bronx Co Constn Co, 400 E 150; Oct1; Oct2'18. nom

**Tilden st** (16:4658 & 4670), sec Barnes av, runs s44.7 to ss 211th xe291.4xn50.5 to ns 211th xw226.8xn25 to ns 211th xw77.6 to beg; re mtg; Metropolitan Life Ins Co to Gun Hill Realty Co, 165 Bway; Mar18; Oct3'18. nom

**Tilden st** (16:4658 & 4670), ss, at cl Barnes av, runs e386xn25 to cl Tilden xw 386xs25 to beg; re mtg; Otis H Cutler, Suffern, NY, & ano to Gun Hill Realty Co, 165 Bway; July17'17; Oct3'18. nom

**Tilden st** (16:4670), sec Barnes av, runs s19.7 to cl 211th xe294.8xn25.2 to ns 211th xw226.8xn25 to Tilden xw77.6 to beg; re mtg; Otis H Cutler, Suffern, NY, to Gun Hill Realty Co, 165 Bway; June30; Oct3'18. nom

**156TH st E, nwc 3 av; see 3 av, nwc 156th.**

**Barnes av** (16:4670), es, 19.7 s Tilden, runs — 25 to ss 211th xe291.4xn25.2 to cl 211th xw294.8 to beg; re mtg; Ella Decker to Gun Hill Realty Co, 165 Bway; June12 '16; Oct3'18. nom

**Barnes av, sec Tilden; see Tilden, sec Barnes av.**

**Bergen av, 601-3** (9:2362), ws, 100 s 152d as on map East Melrose, 50x100, 2-sty fr dwg & 1 & 2-sty fr rear stable; re mtg; Central Savings Bank to Sophie G Lehmaier, 295 Lafayette; Oct1; Oct2'18, 10,000

**Gun Hill rd** (16:4630), sec Holland av, runs e30.11 to cl Holland av xs515.4xw30 to ws Holland av xe257.1 to beg; re mtg; Hy L Dyer, TRSTE Geo Jones, 16 W 50, to Gun Hill Realty Co, 165 Bway; Oct3'18. nom

**Gun Hill rd** (16:4631), ss, at cl Holland av, runs e30.11 to es Holland av xs512xw 30 to cl Holland av xn515.4 to beg; re mtg; Francis G Crawford, Plainfield, NJ, to Gun Hill Realty Co, 165 Bway; Jan31'16, Oct3'18. nom

**Gun Hill rd** (16:4658), ns, at ss Tilden if prolonged, runs e1056xn25xw114.9 to rd xe63.9 to beg; re mtg; Frank Hedley, Yonkers, NY, to Gun Hill Realty Co, 165 Bway; July20'17; Oct3'18. nom

**Holland av, cl at ss Gun Hill rd; see Gun Hill rd, ss, at cl Holland av.**

**Holland av, sec Gun Hill rd; see Gun Hill rd, sec Holland av.**

**Washington av, 1097** (9:2388), ws, 72.6 n 166th, 24.2x105, except part for av; consent to sale of above; August H Daum et al to John G Daum, 1748 Fillmore; July25; Sept30'18. nom

**3D av, 3007-9** (9:2376), ws, 51.5 s 156th, 51.5x72.6x—x65; consent to 3d track; Hy Lerch (owner) to Manhattan Railway Co; mtg \$5,500; Aug19; Oct2'18 (R S \$1). 752

**3D av, 3007-9; consent to 3d track; John Lerch & ano, TRSTES Chas A Freutel (mtgees), to same; Sept3; Oct2'18. nom**

**3D av, 3397** (9:2371), ws, 123 n 166th, 26.6x198.4x24.6x201.1; consent to 3d track; Georgina Daab, 1092 Wash av (owner), to Manhattan Railway Co; Aug23; Oct1'18 (R S \$1). 850

**3D av, 3397** (9:2371); Eliz K Dooling, mtgee, to same; Sept27; Oct1'18. nom

**3D av, 3397; same, mtgee, to same; Sept27; Oct1'18. nom**

**3D av** (9:2378), nwc 156th, 25.2x110.2x 25.1x107.11; consent to 3d track; Chas H Finan (owner) to Manhattan Railway Co; Aug23; Oct2'18 (R S \$2). 2,000

**3D av, 4760** (11:3033), es, 85 n 189th, 20x 95; consent to 3d track; Harry Mayer, New Rochelle, NY (owners) to Manhattan Railway Co; Aug19; Oct1'18 (R S 50c). 160

## LEASES.

### Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**Bank st, 108-10; see Greenwich, 760-2.**

**Exterior st, at 73d & 74th sts, see 73d at Exterior st.**

**Greenwich st, 408-10** (1:217), nwc Hubert, 53.4x82.4, all, lessee to make alterations to cost \$14,000; Robt A Livingston, Jr, to Stephen B Soheld, 326 West; 21yf July1'18; June20; Oct2'18, taxes & c 3,000

**Greenwich st, 408-10** (1:217), nwc Hubert, 53.4x82.4, all; Stephen B Soheld to Citizens Warehouse Co; 20 8-12yf Nov1'18; Oct2'18. 12,000

**Greenwich st, 760-2** (2:634); also BANK ST, 108-10; sur Ls rec Mar1'18; J J Archbold Forwarders, Inc, to Greenwich Associates, Inc; AT; Sept6; Oct1'18. nom

**Hubert st, nwc Greenwich; see Greenwich, 408-10.**

**17TH st, 301 W** (3:741), 2d fl e; Coffey Realty Co to L Manvice Berman, 301 W 17; 5yf Apr1'18; Mar25; Sept28'18. 780 & 840

**18TH st, 54 W** (3:819), str fl & pt b; J G McGrory, 621 Bway, to Fredk Haims, 173 Bway, & 8 Cortlandt; Tyf Nov1'18; Aug28; Sept27'18. 3,600

**21ST st, 114 W** (3:796), all; Marie C Hartung, of Wyckoff, NJ, to Abr Nussdorf, 2975 W 31, Bklyn; 5 7-12yf Oct1'18; Sept10; Sept27'18. 1,800

**24TH st, 446 W** (3:721), ss, 300 e 10 av, 20x80; assign Ls dated May1'08; Mary A Duffy, 446 W 24, individ & EXTRX Jas J Duffy, to Harriet Hartog, 290 Park av; AT; Apr22; Oct3'18. nom

**25TH st, 342 E** (3:930), ground fl & fl above; Frank Slips, 342 E 25, to Edmund S Roberts; 3yf May1'18; 3y ren; Apr12; Sept27'18. 1,260

**29TH st, 151 E** (3:885), all; Adelina L Clapp, at West Englewood, NJ, to Peter Wohliert, 1175 Clay av; 3yf Sept1'18; Aug12; Sept27'18. 1,200

**31ST st E, nwc Madison av; see Madison av, 136-46.**

**31ST st, 11 W** (3:833), str fl & pt b; Henry A Collins, Jr, to Fredk Haims, 606 W 137; 8yf Nov1'18; Aug19; Sept27'18. 3,000 & 3,250

**37TH st, 550-4 W** (3:708), all; 914 Simpson St Realty Co to David Biegel, 13 W 116, & Theo Israel, 74 W 108; from Oct1 '18 to Apr30'27; Sept25; Sept30'18. 5,650

**42D st, 261 W** (4:1014), 1st fl above grade fl; Thos Kelly to Henry I Wachtel, 220 W 110; 5yf Dec1'18; Dec6'17; Oct1'18. 1,500

**46TH st, 548-50 W** (4:1074), ss, 150 e 11 av, 50x100.5, all; Hannah Schorn, widow, of Weehawken, NJ, to Gustave B Schorn, of Kings Woods, Weehawken, NJ, & Walter H Brower, of Ridgewood, NJ, firm Schorn & Brower; 10yf May1'18; 10y ren; Apr12; Oct2'18; 6% upon total cash capital invested & paid by party 1st pt in purchase of above over & above mtgs & cost of new bldgs, &c. 1,260

**46TH st, 548-50 W** (4:1074); assign Ls dated Apr12'18; Walter H Brower, of Ridgewood, NJ, to Louis E Beckman, — Poplar st, Douglaston, LI; ½ pt; AT; Sept3; Oct3'18. nom

**46TH st, 548-50 W** (4:1074); assign Ls dated May7'18; Walter H Brower, of Ridgewood, NJ, to Louis E Beckman, — Poplar st, Douglaston, LI; ½ pt; AT; Sept3; Oct3'18. O C & 100

**56TH st, 146 W** (4:1008), 3-sty bldg, all; Stanislaus P M C Deridder, of Oscanawana-Hudson, NY, to Max Marshon, 146 E 59; 5yf Oct15'18; Sept17; Sept27'18. 2,500 to 2,700

**73D st E** (5:1485), also 74TH ST E & EXTERIOR ST; sur Ls; 50y from Oct1'06 & dated Apr15'07; State Commission in Lunacy & State Hospital Commission & People of State N Y to City of N Y; AT; Sept19'18; Sept30'18.

**74TH st E at Exterior st; see 73d E, at Exterior st.**

**110TH st, 251 E** (6:1660), all; Teresina Sorgi, 251 E 110, to Israel Bendremer & Jake I Weinstein, both at 99 E 111, firm Bendremer & Weinstein; 5yf Nov1'18; 5y ren; Sept20; Sept27'18. 960

**119TH st, 153-5 E** (6:1768), ns, 60 e Lex av, 44x100.11; also 120TH ST, 142-50 E, see Lex av, 111.9x100.11; assign two leases rec Aug31'18, & AT to lease rec Sept4'18, made by party 1st pt to Nathan Socol on same prop; Klosk Contracting Co to Elm-Ereo Corp'n, 61 Park Row; Sept27; Sept28'18. O C & 100

**120TH st, 142-50 E; see 119th, 153-5 E.**

**125TH st, 213-23 E** (6:1790), ns, 155 e 3 av, 100x100.11; assign Ls rec Nov9'17; Nathan Pillot & Chas H Sullivan to Rose Pillot, 952 Kelly; Mar7; Oct2'18. nom

**125TH st, 213-23 E; assign Ls rec Nov9 '17; Rose Pillot to Jacob Klein, 129 Steuben Bklyn; Sept19; Oct2'18. nom**

**126TH st, 80-2 W** (6:1723), coat room & coat room privileges at "The Ellsmere"; N Taubenfeld, Inc, a corp'n, 82 W 126, to Jacob Gladstone, 153 E Houston; 1yf Sept15'18; Sept28; Sept30'18. 300

**Bowery, 262 & 262½** (2:507), all; Anna W Hornthal & Estate of Sarah Weissman; to Anna M Dwyer, 1225 Mad av; ext Ls; 5yf Oct1'18; July15; Sept27'18. 3,500

**Bowery, 265** (2:427), all; Morris Glucksmann, 95 W 119, to Harry Greenberg, 279 Broome; 7½y & 15 days from Oct15'18; Oct2'18. 2,100

**Broadway, 1587-9** (4:1019), str & b; Silk Realty Co to St James Bakery & Restaurant, Inc, 628 W 181; from Sept27'18 to Nov30'28, with ext to July31'36 at \$21,000 & 10% of gross receipts in excess of \$210,000; Sept25; Sept30'18; 10% of gross receipts in excess of \$180,000 & 210,000 & per annum 18,000 to 21,000.

**Lexington av, see 120th; see 119th, 153-5 E.**

**Madison av, 136-46** (3:861), nwc 31st, 6th loft; Geo Backer Holding Corp'n to The Robbins Dress Co, 136-46 Mad av; 5yf Feb1'17; Apr6'16; Oct2'18. 11,260

**Madison av, 136-46** (3:861), 6th loft; assign Ls dated Apr6'16; Robbins Dress Co to Saul & Seel Singer, firm Singer Bros, 11 E 26; Sept27; Oct3'18. nom

**Pier 18, E R (part of)** (1:73), known as stands Nos 42 & 43, with right of way &c; Independent Wholesale Fish Dealers' Assn to Frank F West Co, at Fulton Fish Market; 10yf Nov1'18; 10y ren at \$1,083.60; Aug2; Oct1'18. 960

**Pier 18, E R (part of)** (1:73), known as stands Nos 40 & 41, with right of way &c; Independent Wholesale Fish Dealers' Assn to I W Robbins & Son, at Fulton Fish Market; 10yf Nov1'18; 10y ren at \$1,625.40; Aug2; Oct1'18. 1,440

**Pier 18, E R (part of)** (1:73), known as stand No 38, with right of way &c; Independent Wholesale Fish Dealers' Assn to Jane Sandiford, 151 Yaphank st, B of Q; 10yf Nov1'18; 10y ren at \$541.80; Aug2; Oct1'18. 430

**Pier 18, E R (part of)** (1:73), known as stand No 36, with right of way &c; Independent Wholesale Fish Dealers' Assn to J H Skidmore, at Fulton Fish Market; 10yf Nov1'18; 10y ren at \$541.80; Aug2; Oct1'18. 430

**Pier 18, E R (part of)** (1:73), known as stands Nos 34 & 35, with right of way &c; Independent Wholesale Fish Dealers' Assn to Mortimer L Sullivan & Co, at Fulton Fish Market; 10yf Nov1'18; 10y ren at \$1,625.40; Aug2; Oct1'18. 1,440

## LEASES.

### Borough of Bronx.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**Hoffman st, 2505-9** (11:3067); agmt as to release from lease dated July3'18; August Amadio with Pinnacle Realty Co; Sept30; Oct1'18. nom

**138TH st, 410-12 E** (9:2282), 2d fl; Mary J McNamara to Quong Nam, 36 Pell; 10yf Jan1'18; Nov19'17; Sept27'18. 2,000

**169TH st, 271 E** (11:2785), ground fl; Mabel M Gordon, 271 E 169, to Nathan B Jacobson, 271 E 169; 2yf June1'18; 3y renewal; June3; Sept27'18. 480

**180TH st, 532 E** (11:3061), str & c; Olds Holding Corp'n to Santi Moving & Express Co, 542 E 180; 5yf Oct1'18; Sept27; Oct1'18. 660

**180TH st, 935 E** (11:3128); assign Ls; Moses Rosenman, 927 E 180, to Saml Rosenberg, 933 E 181; Oct1; Oct2'18. nom

**183D st, 541 E** (11:3002), nec Bathgate av, str; Stephen Theobald to Sigmund J Eller, 2292 Bathgate av; 5yf Sept1'18; Aug31; Sept30'18. 1,440

**Bathgate av, nec 183d; see 183d, 541 E.**

**Grand Blvd & Concourse, 2306-12** (11:3159), es, 47.5 n 183d, 100x34; asn Ls; P A Butter Market Inc, 2418 8 av, to Nshan S Zakian, 320 W 179; Sept23; Sept30'18. 4,500

**Hoe av, 1057** (10:2743), str No 4; Ess Ess Realty Co to Jos Schatten, 1057 Hoe av; 3yf Oct1'18; Aug29; Oct1'18. 1,700 & 1,800

**Watson av, 2047** (14:3800), all of upper fl; Nathan Kaskel to David Mutterperl or Merrell, 2047 Watson av; 2yf Apr1'18; Mar25; Sept30'18. 283

**Webster av, 1818-24** (11:2900), all; Wm A Waite Corp'n, 1818 Webster av, to Saml B Steinmetz, 931 Fox; 15yf July1'18; June14; Oct1'18. 8,000 & 8,500

**Webster av, 2333-5** (11:3024), 4 bldgs; Ignatz Roth to Lina Moskovitz, 1742 Bathgate av; 3yf Dec1'18; Aug14; Sept30'18. 11,000

**White Plains av, 4700** (17:5112), all; Wm J Diamond to Jos Testa, 4700 White Plains av; 5yf Oct1'17; Mar2'16; Oct1'18. 1,500 & 1,800

**Willow av, 82-98** (10:2584), all; Ignatz Rosenbaum, 70 Lenox av, & ano, to successors to Grossman Bros & Rosenbaum, 82-98 Willow av; 10yf Sept1'18; Sept20; Oct2'18. 6,500

**Plot** (9:2497), begins 284.4 w Exterior & 747.8 n 150th, runs w105 xn79.4xe105xs79.4 to beg; all; Noonan Bldg Material Co to Proctor & Gamble Distributing Co, 100 Broad; 12yf Mar1'18; Jan17; Sept30'18. 6,300

## MORTGAGES.

### Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**Attorney st, 109-11; see Rivington, 179.**

**Bank st, 108-10; see Greenwich, 760-2.**

**Clinton st, 195-7; see East Bway, 216-8.**

**Division st, 205-7; see East Bway, 216-8.**

**East Broadway, 216-8** (1:285), nwc Clinton (Nos 195-7), 52.2x— to ss Division (Nos 205-205½ & 207); pr mtg \$124,000; Oct2'18; installs, 4½ yrs or sooner, 6%; Harris Sheddinsky, at Far Rockaway, B of Q, to Ray Celler, 61 W 94. 4,500



**Essex st, 40** (1:311); ext of mtg for \$26,500 to June 12 '21, 5%; Aug 20; Oct 2 '18; Louise Benzinger of New Brighton, B of R (daughter Louis Benziger, decd), with Dora Berman, 55 W 110 (R S \$13.25). nom

**Franklin st, 160**; see Hudson, 112.  
**Front st, 340**; see Water, 643-5.  
**Greenwich st, 760-2** (2:634), ws, 82 s Bank, runs w33.6xsw25.3xns58 to ss Bank (Nos 108-110) xw31.3xss88.5xse41.10 x again se34 to st xne35 to beg; PM; pr mtg \$45,000; Oct 1 '18; due Apr 1 '20, 6%; Anthony J & Jos J Coccaro, firm A J Coccaro & Co, to Greenwich Associates, Inc, 26 W 31. 3,500

**Hudson st, 112** (1:189); also FRANKLIN ST, 160; ext of two mtgs for \$5,000 & \$4,000 respectively to Sept 24 '23, 5½%; Sept 24; Sept 30 '18; Emigrant Indust Savings Bank with Emma J Storey, 11A South Elliott pl, Bklyn (R S \$4.50). nom

**Mercer st, 114**; see Bway, 543.  
**Mercer st, 246** (2:532), sec 3d (No 8), 25x 100; PM; Sept 30; Oct 2 '18; 5y or sooner, 5%; Ambrose Realty Co to Windham Realization Co, 111 Bway. 24,000

**Rivington st, 179** (2:348), swc Attorney (Nos 109-111); estoppel certf; Sept 30 '18; Lewis Kresner, owner, certifies that mtg for \$10,000 rec Sept 24 '14 & amt to be extended is a 2d lien for that amount.

**Walker st, 89** (1:195); agmt modifying mtg rec Aug 15 '18 as to improvements to be made, &c; Sept 27; Sept 28 '18; Mutual Life Ins Co of N Y with Mosul Realty Corp, 38 Park row. nom

**Water st, 643-5** (1:243), ss, 200 e Gouverneur, runs s70xe—xs—to ns Front (No 340) xe30.4xn70xe—xn70 to Water xw50 to beg; pr mtg \$10,000; Oct 1; Oct 2 '18; 3y6%; Isidore & Jacob Kauffman, 314 S 5, Bklyn, to Emily S Crow, 101 W 78. 6,500

**3D st, 8 W**; see Mercer, 246.  
**STH st, 39 E** (2:560), ns, 115.10 e University pl, 25x93.11; leasehold; AT; Sept 10; Sept 30 '18; 3y6%; Louisa Streicher, 523 E 118, to Kate Schluesser, 33 Clark st, Paterson, NJ (& consent by Trustees of Sailors Snug Harbor). 2,000

**21ST st, 334 W**; see 62d, 26 E.

**23D st, 564-8 W**; see 11 av, 170-80.

**28TH st, 38 E** (3:857), ss, 233.4 e Mad av, 20.10x84; Sept 27 '18; 3y½%; Carrie C Fussell to Bowery Savgs Bank, at 128 Bowery. 17,000

**29TH st, 111-3 W** (3:805), ns, 150 w 6 av, 41.8x68.10x42.5x76.11; PM; pr mtg \$40,000; Dec 17 '17; Sept 30 '18; 1y—; 111-113 West 29th St, Inc, to Edw D Ellis at Poultney, Vt. 40,000

**30TH st, 100 W**; see 62d, 26 E.

**39TH st, 355-9 W**; see 9 av, 524-6.

**46TH st, 606 W** (4:1093), ss, 125 w 11 av, 25x100.11; PM; Sept 17; Oct 3 '18; due Sept 25 '21, 5½%; Christian Wollersen, 518 W 46, to Florence H Bradford, at Concord, Mass. 8,000

**54TH st, 318-24 E**; see 62d, 26 E.

**55TH st, 400 E**; see 62d, 26 E.

**55TH st, 513-25 W** (4:1084), ss, 200 w 10 av, 200x200.10 to ss 56th (Nos 512-26); Sept 30; Oct 2 '18; 5y6%; Chapwin Realty Corp to N Y Title & Mtg Co. 65,000

**55TH st, 513-25 W**; also 56TH ST, 512-26 W; certf as to mtg \$65,000; Sept 30; Oct 2 '18; same to same.

**56TH st, 365 W** (4:1047); ext af mtg for \$10,000 to July 1 '21, 5%; Aug 1; Oct 3 '18; Martha E Coman with Ida L Bradley (Eisele) & Edw Keller, both at 365 W 56. nom

**56TH st, 512-26 W**; see 55th, 513-25 W.

**62D st, 26 E** (5:1376), ss, 22 w Mad av, 18x 100.5; also 54TH ST, 318-24 E (5:1346), ss, 200 e 2 av, 96.4x100.5; also 21ST ST, 334 W (3:744), ss, 300 e 9 av, 25x92; also 1ST AV, 994-1000 (5:1366), sec 55th (No 400), 100.5x94; also 3D AV, 785-7 (5:1322), es, 62 s 49th, 39x100x irreg; also 3D AV, 2112 (6:1643), ws, 90.7 s 116th, 21.3x100; also 3D AV, 2108 (6:1643), ws, 133.1 s 116th, 21x100; also 6TH AV, 495-9 (3:805), swc 30th (No 100), 69.2x51.4; also 3D AV, 1594 (5:1518), ws, 73 n 89th, 26x100; also 1ST AV, 1439-43 (5:1449), swc 75th (Nos 338-40), 72.4x100; also 3D AV, 1596 (5:1518), ws, 99 n 89th, 26x100; also property at Rye, NY, & Woodside, LI; ½ pt; PM; June 26; Sept 27 '18; 3y5%; Richd Riker Son Corp to Saml Riker, son, of Richd Riker, decd, 565 Park av. 9,000

**72D st, 165-9 E**; see 3 av, 1250.

**73D st, 273 W** (4:1165); ext of mtg for \$18,000 to Sept 20 '21, 5%; Sept 20; Oct 2 '18; Emigrant Indust Savgs Bank with Service Realty Co, 7 E 42 (R S \$9). nom

**74TH st, 55 W** (4:1027); ext of mtg for \$19,000 to Jan 1 '20, 5%; Dec 21 '16; Oct 3 '18; N Y Life Ins Co with Kath Walker, 55 W 74. nom

**75TH st, 338-40 E**; see 62d, 26 E.

**76TH st, 103 W** (4:1148), ns, 25 w Col av, 18x102.2; Oct 1 '18; 3y5%; Margt A Redington, 344 W 56, to Union Sq Savgs Bank, 20 Union sq. 6,000

**78TH st, 100 W**; see Col av, 376.

**84TH st, 324-6 W** (4:1245), ss, 250 w West End av, 33x102.2; pr mtg \$150,000; Sept 30; Oct 1 '18; installs, \$750 monthly, 6%; Eugene C Harding Realty Co, 324 W 84, to Ryzo Realty Co, 299 Bway. 26,000

**84TH st, 324-6 W**; certf as to mtg \$26,000; Sept 30; Oct 1 '18; same to same.

**98TH st, 319-21 W**; see Riverside dr, 260.

**113TH st, 618 W** (7:1895), ss, 194.6 e Riverside dr, 20x100.11; pr mtg \$15,000; Sept 23; Sept 27 '18; due Oct 21 '18; 6%; Leila B Havens, at Red Hook, NY, to Harold J Roig, 344 W 72. 2,000

**114TH st, 226 E** (6:1663), ss, 287.10 e 3 av, 16.8x100.11; PM; Sept 28; Sept 30 '18; 4y or sooner, 5%; Francesco M Ferrari to Leo G Rosenblatt, 650 West End av, 4,900

**115TH st, 3 E** (6:1621); ext of mtg for \$19,500 to Sept 25 '23, 5%; Sept 25; Oct 2 '18; Emigrant Indust Savgs Bank with Edmund D Broderick, 1382 Lex av (R S \$9.75). nom

**128TH st, 207 W** (7:1934), ns, 116.8 w 7 av, 16.8x99.11; PM; Sept 28; Oct 1 '18; 3y or sooner, 5½%; Herman Goldberg, 2328 7 av, to Jerome J Hanauer, of White Plains, NY. 3,500

**137TH st, 204 W** (7:1942), ss, 118 w 7 av, 18x99.11; PM; Sept 18; Oct 3 '18; due & int as per bond; Jos M Moron to John P Leo, 529 W 142. 8,000

**137TH st, 213 W** (7:2023), ns, 193 w 7 av, 19x99.11; Sept 18; Oct 1 '18; due & int as per bond; Jas Glenn to John P Leo, 529 W 142. 7,500

**138TH st, 219-219½ W** (7:2024), ns, 214.6 w 7 av, 32x99.11; PM; Oct 1 '18; 5y5%; Peter Dahl, 112 W 100, to Miriam Williams, 76 Bowne av, Flushing, B of Q. 5,000

**139TH st, 253 W** (7:2025); ext of mtg for \$8,000 to Sept 21 '21, 5%; Sept 12; Sept 23 '18; Equitable Life Assur Soc of U S with Chas B Burnham, 144 W 136 (R S \$4). nom

**140TH st, 171 W** (7:2009); ext of mtg for \$9,000 to Aug 15 '23, 5%; Sept 18; Oct 2 '18; Emigrant Indust Savgs Bank with Little Mount Zion Baptist Church, 171 W 140 (R S \$4.50). nom

**142D st, 603-9 W**; see Bway, 3880-8.

**144TH st, 560 W**; see Bway, 3880-8.

**162D st, 565-7 W**; see Bway, 3880-8.

**175TH st, 561-3 W** (8:2133), ns, 200 e St Nicholas av, 50x112.9; PM; pr mtg \$50,000; Sept 30; Oct 2 '18; installs, \$500 quarterly, 6%; Service Realty Co, 7 E 42, to Geo H Budke, 561 W 175. 15,000

**178TH st, 657 W** (8:2163), ns, 112.6 w Wadsworth av, 12.6x100; PM; Sept 27; Sept 28 '18; due Nov 1 '19 or sooner, 5½%; Rinaldo S Walker, 600 W 139, to Bway Savgs Instn, 5-7 Park pl. 4,000

**180TH st, 875 W**; see Haven av, 325.

**191ST st, 604 W** (8:2169), ss, 100 w St Nicholas av, 50x100; PM; pr mtg \$38,000; Oct 1; Oct 2 '18; due Sept 21 or sooner, 5%; Olds Holding Corp to Herman Feldmann, 45 Myrtle av, Edgewater, NJ, et al. 4,000

**191ST st, 606 W** (8:2169), ss, 150 w St Nicholas av, 50x100; PM; pr mtg \$35,000; Oct 1; Oct 2 '18; due Sept 21 or sooner, 5½%; Olds Holding Corp to Herman Feldmann, 45 Myrtle av, Edgewater, NJ, et al. 7,000

**Av A, 1657** (5:1567); ext of mtg for \$18,500 to May 1 '21, 5½%; May 1; Oct 2 '18; Mary C Ridder, 11 W 81, & ano, trstes will Hedwig A Hoenninger, et al, with Fanny Fischl, 447 E 87 (R S \$9.25). nom

**Av B, 181** (2:394), es, 58.11 n 11th, 17.2x 71; pr mtg \$8,500; Sept 19; Oct 1 '18; due Oct 1 '19, 6%; Hannah & Rose B Greenberg, 952 Trinity av, to Gustav Hohman, 530 Manhattan av. 200

**Broadway, 456** (1:232), es, 30 s Grand, 25x100; PM; Sept 30; Oct 2 '18; 5y or sooner, 5%; Ambrose Realty Co to Windham Realization Co, 111 Bway. 15,000

**Broadway, 543** (2:498), ws, abt 150 n Spring, 25x200 to es Mercer (No 114); PM; Sept 30; Oct 2 '18; 5y or sooner, 5%; Ambrose Realty Co to Windham Realization Co, 111 Bway. 85,000

**Broadway, 3880-8** (8:2122), nec 162d (Nos 565-7), 99.11x100; also 144TH ST, 560 W (7:2075), ss, 100 e Bway, 100x99.11; also 142D ST, 603-9 W (7:2089), ss, 100 w Bway, 100x99.11; Sept 30; Oct 2 '18; due Apr 30 '19, 6%; Nason Realty Co to Jacob Rosenthal, 530 West End av. 30,000

**Broadway, 3880-8**, nec 162d (Nos 565-7); also 144TH ST, 560 W; also 142D ST, 605 W; certf as to assign rents & mtg \$30,000; Sept 30; Oct 2 '18; same to same.

**Columbus av, 376** (4:1149), swc 78th (No 100), 25.8x105.5x25.8x106.1; PM; Sept 27; Sept 30 '18; due Sept 30 '21, 5½%; Roseff Realty Corp to Republic of Panama at City of Panama in Republic of Panama. 28,000

**Haven av, 325** (8:2177), nec 180th (No 875), 129.1x92.7x125x125; pr mtg \$—; Sept 25; Sept 27 '18; demand, 6%; Winter & Wilkes, Inc, to Louis S Moscovitz, 590 W 147. 8,000

**Haven av, 325**, nec 180th (No 875); certf as to mtg \$8,000; Sept 25; Sept 27 '18; same to same.

**Manhattan av, 109** (7:1840), ws, 73.11 n 104th, 18x50; PM; Oct 1 '18; due & int as per bond; Oak Tree, a corp, to Lawyers Mtg Co. 6,750

**Riverside dr, 260** (7:1888), es, 106.10 s 99th, runs e130.11xsl100.11 to ns 98th (Nos 319-21) xw96.11 to dr xnl06.5 to beg; PM; pr mtg \$—; Sept 27; Oct 1 '18; 3y6%; Winter Realities, Inc, to Henry F Abeel, of White Plains, NY, exr Geo Abeel. 27,500

**St Nicholas av, 953-7** (8:2108); ext of two mtgs for \$15,000 & 3,500 respectively to Sept 26 '21, 5%; Sept 26; Oct 2 '18; Emigrant Indust Savgs Bank with Olivia E Lake-land, 42 Beauvoir av, Summit, NJ (R S \$9.25). nom

**1ST av, 994-1000**; see 62d, 26 E.

**1ST av, 1439-43**; see 62d, 26 E.

**1ST av, 2321** (6:1795); ext of mtg for \$14,000 to Oct 21 '21, 5%; Sept 13; Oct 2 '18; Emigrant Indust Savgs Bank with Aron Schrage, 2321 1 av (R S \$7). nom

**2D av, 1067** (5:1830), ws, 50 n 56th, 25x 75; PM; Oct 1 '18; 5y5%; Myrtle B Lynch to Ollie Scheuer, 801 West End av. 18,000

**3D av, 785-7**; see 62d, 26 E.

**3D av, 1250** (5:1407), nwc 72d (Nos 165-9), 27.2x100; PM; Oct 1; Oct 2 '18; 5y5%; Dimitrios J Theophilatos to Crimmins Realty Co, 624 Mad av. 40,000

**3D av, 1594**; see 62d, 26 E.

**3D av, 1596**; see 62d, 26 E.

**3D av, 2108**; see 62d, 26 E.

**3D av, 2112**; see 62d, 26 E.

**5TH av, 162** (3:823), nws, 63.6 n 21st, 27x120, with AT to 10 ft alley from ss 22d; PM; Oct 1; Oct 2 '18; due Dec 1 '21, 5%; Titus Blatter & Co, 880 Bway, to Central Savgs Bank, 157 4 av. 60,000

**5TH av, 162**; PM; pr mtg \$60,000; Oct 1; Oct 2 '18; due June 1 '20, 5%; same to Markham Realty Corp, 31 Nassau. 35,000

**5TH av, 257** (3:858), es, 74.2 n 28th, 24.7 x100; PM; Sept 30; Oct 2 '18; 5y or sooner, 5%; Ambrose Realty Co to Windham Realization Co, 111 Bway. 70,000

**5TH av, 2036** (6:1723), ws, 40.10 s 126th, 20x85; ½ pt; pr mtg \$—; July 23; Oct 2 '18; installs, \$50 monthly, 6%; Max Levitt to Katie Stamper, 2920 W 5, Bklyn. 3,000

**6TH av, 495-9**; see 62d, 26 E.

**6TH av, 759** (4:996), ws, 25.5 n 43d, 25x 75; Oct 2 '18; 3y5½%; Louis V O'Donohue, at San Remo Hotel, Central Park W & 74th, & Isabella O'Donohue Amy, 48 W 70, heirs Jas O'Donohue, to Blanche E Plaut, 270 West End av. 25,000

**8TH av, 391-3** (3:753), ws, 84.9 s 30th, 42x70; pr mtg \$29,400; Oct 1; Oct 2 '18; due Apr 1 '19, 6%; Elysee Realty Co to Hopkins Security Co. 2,400

**8TH av, 391-3**; certf as to mtg \$2,400; Oct 1; Oct 2 '18; same to same.

**9TH av, 188** (3:745), ses, at cl bet 21st & 22d, runs n20xse71xsw20xnw71 to beg; leasehold; June 24; Oct 2 '18; 3y5½%; John B Robinson, of Paris, France, & Jas P Eadie, N Y, exrs Kath E Moore, to Isabella Wells, 222 W 23. 4,000

**9TH av, 524-6** (3:763), nec 39th (Nos 355-9), 37.2x irreg x74.1x100; consolidation & ext of two mtgs for \$25,000 & \$5,000, total \$30,000 to Sept 26 '21, 6%; Sept 26; Sept 30 '18; Union Sq Savgs Bank, 20 Union sq, with Louise Arras, 443 9th, Bklyn, et al, exrs Caroline Arras & et al (R S \$15). nom

**11TH av, 170-80** (3:694), sec 23d (Nos 564-8), 98.9x125, the land; sub to a Ls; ext of mtg for \$50,000 to Jan 1 '21, 5%; Jan 2; Oct 2 '18; Martin Taylor, at St James, LI, trste will John K Stewart, with Wm S Moore, of Santa Barbara, Cal, et al. / nom

**11TH av, 170-80** (3:694), sec 23d (Nos 564-8); duplicate of above; ext of mtg for \$50,000 to Jan 1 '21, 5%; Jan 2; Oct 2 '18; same with same. nom

**Chattel mtg & notes** (misc); certf as to mtg \$1,567.34; Aug 28; Sept 28 '18; Kohn Delivery Contracting Co, 540 W 24, to Auto Car Sales Co.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**East Broadway, 204** (1:285); Winfield S Holt, trste for Camilla S Hoyt, will Gould Hoyt, to Winfield S Hoyt, 54 W 56, & ano, trstes as above; (A) Cary & Carroll, 59 Wali (\$21,000, July 25 '07); Sept 28 '18. nom

**Forsyth st, 68** (1:306); Fanny Burstein to Burstein Holding Co, 299 Bway; (A) Max Monfried, 299 Bway (\$6,000, Aug 2 '12); Sept 28 '18. O C & 100

**Franklin st, 96-8** (1:178); 1-7 pt; Chas K Billings, sub trste will Jas M Billings, for Jeannie F Seymour, at New Haven, Conn, to Julius H Seymour, 225 W 86, & ano, exrs & Jeannie F Seymour; (A) J H Seymour, 233 Bway (\$15,000, April 4 '03); Oct 1 '18. an int of 10,000

**Greenwich st, 760-2** (2:634); also BANK ST, 108 & 110; Greenwich Associates Inc to Saml Goldstein, 1668 47th, Bklyn; (A) Jonas & N, 115 Bway (\$3,500, Oct 1 '18); Oct 2 '18. O C & 100

**Perry st** (2:621), ss, 160 w 4th, 20x94.10; Walter E Maynard, 114 E 40 et al, trstes Effingham Maynard, to Anna M Steeneck, 50 Bank, & ano; (A) Salter & S, 140 Nassau (\$9,000, Sept 1 '15); Oct 3 '18. nom

**Washington st, 260** (1:131); City Real Estate Co to Lewis S Wolff; (A) Geller, R & H, 22 Exch pl (\$20,000, Dec 1 '09); Oct 3 '18. 100

**4TH st, 323 W** (2:615); Jas a Trowbridge, trste will Theodora P Trowbridge, to Title Guar & T Co (\$8,500, April 7 '12); Oct 3 '18. 8,500

**7TH st, 279-81 E** (2:377), Herbert L Cellar to Henriette Levy, 61 W 94; (A) A Fred Silverstone, 150 Nassau (\$5,000, Jan 21 '11); Oct 2 '18. nom

**8TH st E** (2:560), ns, 90.10 e University pl, 25x93.11; leasehold; Ethel McDavitt of Newfoundland, NJ, to Margt H Kilpatrick, 18 Buckingham st, Rochester, NY; (A) Lawyers Title & T Co (two mtgs, each \$3,500, Jan 16, 1896 & Nov 25, 1898); Sept 30 '18. an int of 4,000

**11TH st, 238 W** (2:613); Bertha B Ferguson, 130 North Bway, Irvington-on-Hudson, NY, to Bank for Savgs of Ossining, at Ossining, NY; (A) Jos A Greene, 217 Main st, Ossining, NY (\$9,000, Oct 10 '10); Sept 27 '18. nom

**16TH st, 602-4 E** (3:933); Justin L Miner, 58 W 57, to Paula T von Bernuth, 315 W 88; (A) Stotesbury & Miner, 55 Liberty (\$3,000, July 14 '08); Sept 30 '18. 100

**16TH st, 602-4 E** (3:933); Justin L Miner, 58 W 57, to Paula T von Bernuth, 315 W 88; (A) Stotesbury & Miner, 55 Liberty (\$6,000, July 14 '08); Sept 30 '18. 100

**18TH st, 423 E** (3:950); Jas H Cruikshank to Chas Wynne, 321 S 4 av, Mt Vernon, NY; (A) N Y Title & Mtg Co (\$6,000, Sept 19 '18); AT to ext of \$500; Sept 27 '18. O C & 100

**33D st, 217 W** (3:783); Wm Lustgarten & Co to Chas O C Hennessy, 38 Park Row, trste in bankruptcy of Tax Lien Co of N Y, bankrupt (\$2,000, June 6 '18); Oct 1 '18. nom

**47TH st, 331 E** (5:1340); Aaron Stern & ano, sub-trstes of Centennial Lodge No.



**61ST st, 207 W** (4:1153); Chas K Billings, sub trste Jas M Billings, for Jeannie F Seymour, at New Haven, Conn, to Julius H Seymour, 225 W 86, & ano, exrs & Jeannie F Seymour; (A) J H Seymour, 233 Bway (\$15,000 (now \$11,000), Dec27'06); Oct1'18. 11,000

**62D st, 245 E** (5:1417); Chas G Darragh, 45 W 55, to Lincoln Trust Co, 204 5 av; collateral for note \$500; (A) Edwards, O'L & G, 20 Nassau (\$24,000 (now \$19,800), Apr 22'01); Oct2'18. nom

**66TH st, 2 E** (5:1380); Lee J Perrin, special gdn Chaloner B Schley, to Edith T Schley, of Colorado Springs, Col, gdn Chaloner B Schley; (A) Simpson, T & B, 62 Cedar (\$—, Sept12'18); Oct1'18. nom

**66TH st, 6 E** (5:1380); Lee J Perrin, special gdn Turner Schley, to Edith T Schley, of Colorado Springs, Col, gdn Turner Schley; (A) Simpson, T & B, 62 Cedar (\$—, Sept12'18); Oct1'18. nom

**66TH st, 108 E** (5:1400); Lee J Perrin, special gdn Grant B Schley, 2d, to Edith T Schley, of Colorado Springs, Col, gdn Grant B Schley, 2d; (A) Simpson, T & B, 62 Cedar (\$—, Sept12'18); Oct1'18. nom

**72D st W** (4:1125), ns, 150 e Col av, 25x 102.2; Wilhelm Knauth, 205 Major av, Arrochar, B of R, to Oscar L Gubelman, at West Orange, NJ, or 120 Bway, NY (\$25,000, Oct1'15); Oct1'18. nom

**82D st, 202-4 W** (4:1229); Robt W De Forest to Title Guar & T Co (\$27,000, Aug 5'15); Sept28'18. omitted

**84TH st W** (4:1245), ss, 250 w West End av, 33x102.2; Julius Tishman, 838 West End av, to Henry Tishman, 316 W 112; (A) Herman Gottlieb, 299 Bway (\$35,000, Aug 20'14); Oct1'18. O C & 100

**85TH st, 228-30 E** (5:1530); The Church Mission of Deaf Mutes to N Y Title & Mtg Co (\$15,000, Aug21'12); Oct2'18. O C & 100

**86TH st, 11 W** (4:1200); Ella J Harrington (O'Brien), B of Q, to Alice O'Brien, 665 Samuel st, Far Rockaway, B of Q (\$20,000, Oct21'08); Sept27'18. nom

**93D st, 175 E** (5:1522); Sir Lea Corp to Florence Israel, 99 Nassau; (A) Strasbourger & S, 74 Bway (\$20,000, July7, 1898); Sept30'18. nom

**94TH st, 272 W** (4:1241); Lawyers Title & T Co to Chas G Moller; (A) Emmet & P, 52 Wall (\$15,000, Oct4'09); Oct3'18. 15,000

**101ST st, 303 E** (6:1673); Jakob Bonifer, exr Katharina Bonifer, to Jakob Bonifer & Anna, his wife, 118 85th st, Woodhaven, B of Q, as joint tenants; (A) Adam Christmann, Jr, 931 Bway, Bklyn (\$5,000, July1 '15); Oct3'18. nom

**113TH st, 549-51 W** (7:1885); Abel King & Isaac Schorsch to Viola L Jones, 500 West End av; (A) A J Spiro, 135 Bway (\$3,000, May27'16); Oct3'18. 100

**121ST st, 218-20 E** (6:1785); Chas K Billings, sub trste Jas M Billings, for Jeannie F Seymour, at New Haven, Conn, to Julius H Seymour, 225 W 86, & ano, exrs & Jeannie F Seymour; (A) J H Seymour, 233 Bway (\$26,000, Aug9, 1893); Oct1'18. an int of 11,500

**146TH st, 602-4 W** (7:2092); Emma & Alice Dabour to Chas E Potts, 170 Rugby rd, Bklyn; (A) Title Guar & T Co (\$5,000, Jan8'12); Oct2'18. 5,000

**146TH st, 602-4 W**; same to same; (A) same (\$2,000, Mar31'15); Oct2'18. 2,000

**146TH st W** (7:2092), ss, 100 w Bway, 50x 99.11; Bertha Goldfrank et al, exrs, & C, Max Goldfrank, to Lawyers Mtg Co (\$50,000, Dec22'08); Oct2'18. 50,000

**155TH st, 474-6 W** (8:2108); Martin M Stone & ano to Josephine Myers, 600 W 113; (A) Saul Bernstein, 149 Bway (\$10,000 (now \$5,500), Nov 21'13, reads 1918); Sept30'18. 5,500

**155TH st, 506 W** (8:2156); Title Guar & T Co to Herman Finck, 317 E 123; (A) Title Guar & T Co (\$5,000 (now \$4,500), Aug9, 1894); Oct3'18. 4,500

**155TH st, 506 W** (8:2156) (corrects & confirms as n rec June8'17); Herman Finck to Louise K Finck, 317 E 123; (A) same (same mtg); Oct3'18. nom

**Av C, 150** (2:379); Wm C Orr, exr Grace Lee Smidt, to Mary E Blodgett, 5 E 62; (A) Wm C Orr, 51 Chambers (\$20,000, July12 '09); Sept27'18. 16,159.97

**Bowery, 11** (1:289); American Mtg Co to Robt C Sands, 140 W 57; (A) Bowers & Sands, 31 Nassau (\$20,000, Jan31'11); Oct 3'18. nom

**Bowery, 290** (2:521); Lionel Realty Co to Lionel Jaeger, 65 4th st, New Dorp, B of R; (A) Aaron H Schwarz, 130 Fulton (\$5,000, Mar6'09); Oct1'18. nom

**Broadway** (4:1236), sec 89th, 100.8x61.9x 102.5x80.6; City Investing Co, 165 Bway, to Harry Raymond, 392 Mad av; (A) Parker, D & W, 34 Nassau (\$100,000 (now \$70,000), Mar24'15); Oct2'18. O C & 100

**Haven av, 86** (8:2139); Emanuel M Juster to Rose Juster, 1932 Crotona Pkway, Bronx; AT; (A) Otto Schullinger, 176 Bway (\$20,000, Apr13'17); Sept28'18. O C & 100

**Hillside av** (8:2170), ss, 250 e Bway, 50x 200; John C McEachen, exr Jos C Schrader, to Morris Berger, 108 W 111; (A) Emily E Schrader, nwc 74th & Central Park W (\$3,500, Jan18'09); Oct1'18. nom

**Hillside av** (8:2170); same prop; Morris Berger to Emily E Schrader, nwc 74th & Central Park W (same mtg); Oct1'18. nom

**Lexington av, 1992** (6:1770); Title Guar & T Co to Annie Hopfensack on Wilson st at Hartsdale, NY; (A) Title Guar & T Co (\$5,000, Sept24'12); Oct2'18. 4,000

**Madison av, 1455** (6:1606); Lionel Realty Co to Lionel Jaeger, 65 4th, New Dorp, B of R; (A) Aaron H Schwarz, 130 Fulton (\$3,000, Jan15'12); Oct1'18. 100

**Madison av, 1714-S** (6:1619); N Y Trust Co to Gibraltar Mtg Co, 52 Wm; (A) M S & I S Isaacs, 52 Wm (\$20,000, Nov13'12); Oct3'18. O C & 100

**St Nicholas av** (8:2124), es, 54.1 n 167th, 26.2x122.3x25x114.3; Chas K Billings, sub-trste will Jas M Billings for Jeannie F Seymour at New Haven, Conn, to Julius H Seymour, 225 W 86, & ano, exrs, & Jennie F Seymour; (A) J H Seymour, 233 Bway (\$3,500, Jan13, 1899); Oct1'18. 3,500

**St Nicholas av** (8:2108), es, 101.8 s 159th, 25.5x118.5x25x123.1; Lewis H Nash, trste will Lewis Hallock, to Lawyers Mtg Co; (A) Title Guar & T Co (\$18,000, Jan24'18); Oct3'18. 18,000

**1ST av, 1106½** (5:1455); Alfred & Harry Bleyer to Title Guar & T Co (\$10,000, Sept 29'15); Sept30'18. 10,000

**3D av, 1058** (5:1397); Magdalena Lohbauer, 1966 University av, Bronx, to Emil N Sorgenfrei, 512 Morris Park av, Bronx; (A) Westchester Av Bank, 1060 So Blvd, Bronx (\$5,000, Sept28'07); Sept27'18. 5,000

**7TH av, 187-185 & part 183** (3:796), sec 21st; Selma V P Levy & ano to Sara Bernhopf, 216 W 100; AT; (A) Elisman, L C & L, 135 Bway (\$27,000, July8'10); Oct2'18. O C & 100

**11TH av, 660-72** (4:1077); also 48TH ST, 559 W; Wm Lustgarten & Co to Chas O'C Hennessy, 38 Park Row, trste in bankruptcy of the Tax Lien Co of N Y, bankrupt (\$2,500, Aug31'18); Oct1'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**Bleecker st** (2:589), es, 83.8 s Cornelia, runs e66xs8.8xe34xs12.3xw100 to es Bleecker xn20.11 to beg; Marie & Chas Siebert to Bridget M McDonald, 132 W 96; (A) Harry Edwards, 52 William; Sept9'09; Oct 3'18. 2,000

**Chrystie st, 7S** (1:305); Solomon & Eva Rosenberg, Ferndale, NY, to Rose Boskey, 70 Lenox av; (A) Brown, Boskey & Braun, 299 Bway; Apr15'12; Oct2'18. 1,000

**Downing st, 57** (2:528); Jos & Clotilda Rovegno to Natalie & Amelia Mahgini, 90 Oliver; (A) Michl A Rofrano, 198 Bway; Dec1'11; Oct3'18. 5,000

**Franklin st** (1:189), nwc Varick, 123x 102x irreg; David S & Mary A Walton to Bank for Savgs in City N Y; (A) Cadwalader, W & T, 40 Wall; July8'10; Oct 3'18. 40,000

**Spring st, 158** (2:487); Lizzie Meagher to Winthrop Parker, 102 W 93; (A) W Parker, 206 Bway; Nov20, 1900; Oct1'18. 2,000

**Thompson st, 62** (2:488); Lawrence J & Ellen Agrad Callanan to Dry Dock Savgs Instn; (A) F Tichenor, 38 Park Row; Sept 24'08; Sept30'18. 20,000

**14TH st, 46 E** (2:565); Frederic E & Alice Gibert, Biarritz, France, to Title Guar & Trust Co; Jan26'11; Sept30'18. 12,000

**22D st, 332 W** (3:745); Anna, wife Raymond S Wood, 322 W 57, to Wm Emery, 109 W 68; (A) R M Newman, 37 Liberty; Oct3'17; Oct3'18. 200

**24TH st, 257 W** (3:774); Hy J & Margt Heidenis to Bowery Savgs Bank; (A) S S Terry, 66 Bway; Feb16'01; Sept30'18. 7,000

**25TH st, 38 E** (3:85); Carrie C Fussell to Wm N Harte & Central Union Trust Co of N Y, trstes under deed of trust; (A) N Y Title & Mtg Co, 135 Bway; Aug2'15; Sept27'18. 15,000

**36TH st W** (3:837), ss, 270 e 6 av, 20x 98.9; ½ part; Joanna I wife Robt A Gordon of Bklyn to Eagle Ins Co, 79 Pall Mall, London, Eng; (A) Sullivan & C, 49 Wall; Feb11'05; Sept30'18. 10,000

**39TH st, 144 E** (3:894); Sarah Cooper Hewitt & Eleanor G Hewitt, Ridgewood Manor, Passaic, NJ, to Arthur Curtiss James, 39 E 69; (A) Edmund Coffin, 34 Pine; Apr11'18; Oct1'18. 22,500

**40TH st E** (5:1333), ns, 100 e 2 av, 50x 112x54.9x134.4; John Riffel to Anne M O'Gorman; (A) Geller, R & Horan, 22 Exch pl; May25'16; Oct3'18. 40,000

**45TH st, 132-4 W** (4:997); 132 West 45th St Realty Co on premises, to Union Sq Savgs Bank, 20 Union sq; (A) S P Nash, 31 Pine; Sept25'16; Sept28'18. 5,000

**71ST st, 322 W** (4:1182); Margaret McKeon of Roseville, SI, to Gotham Mort Co, 38 Park Row; (A) G Y Bauchle, 38 Park Row; Nov28'11; Sept30'18. 2,500

**78TH st E** (5:1472), ss, 210.3 e 1 av, 26.3 x102.2; Morris & Annie Gerrits, 30 E 134, to District No 1, I O of Benai Berith, by Maurice P Danielson, pres, & Bernard Kaplan, secy; (A) Adolph L Sanger, 115 Bway; Apr28, 1887; Oct1'18. 4,000

**81ST st E** (5:1510), ns, 88 w Lex av, 17x 102.2; R Emory Warfield to Isidor Sperling; (A) A F Schaefer, 55 Liberty; Apr1'12; Oct 2'18. 1,750

**84TH st W** (4:1245), ss, 250 w West End av, 33x102.2; Eugene C Harding Realty Co to Henry Tishman, 404 W 116; (A) Stoddard & Mark, 128 Bway; Aug19'14; Oct1'18. 35,500

**85TH st E** (5:1530), ss, 354.6 e 3 av, 50x 102.2; Union American M E Church of East 85th Street in City N Y to N Y Title & Mort Co; Aug20'12; Oct2'18. 15,000

**87TH st, 153 E** (5:1516); Kate K Kenney, 172 E 70, to Clifford V Smith, 660 E 164; (A) Brooks & Momand, 115 Bway; Feb4 '15; Sept30'18. 775

**95TH st E** (5:1557), ss, 488 e 2 av, 40x 100.8; Isaacs Realty Co to Cath A Anton; (A) W A Mayou, 55 Liberty; Nov18'08; Sept 30'18. 30,000

**98TH st, 310-21 W**; see Riverside dr, 260. **106TH st W** (7:1861), ns, 200.6 w Col av, 24.6x100.11; Elko Realty Co to Martha S Kraemer, 353 W 85; (A) Morton Stein, 63 Wall; Sept27'18. —

**113TH st, 322 W** (7:1847); Michl & Esther Quinlivan, on premises, to Hannah wife Patk Quinlivan, decd; (A) Patk J O'Beirne, 132 Nassau; Feb1'14; Sept28'18. 3,000

**114TH st, 226 E** (6:1663); Leo G & Dellie C Rosenblatt to Hy L Calman; (A) Lawyers T & T Co; Mar29, 1897; Sept30'18. 5,000

**114TH st, 609 W** (7:1896); Heathcote Holding Co to Abel King, 148 E 65, & ano; (A) Morrison & S, 320 Bway; Sept1'11; Oct1'18. 40,000

**120TH st E** (6:1817), ns, 98 e Pleasant av, 25x100.11; Julius Hammel, 406 W 43, to David Doctorow, 714 Fairmount pl, Bronx; Apr20'16; Oct1'18. 650

**122D st, 414-18 E** (6:1809); Wm Rogers & Paul Schmidt to Jos Ziskine, 3384 Richmond ter, B of R; (A) T A Keppler, 233 Bway; Mar17'17; Oct1'18. 960

**122D st, 414-18 E**; Sam Feur, 101 1 av, & Mathilde Luger, 88 Sheriff, to Martha Heldt; (A) S A Cotto, 95 Liberty; Aug 14'17; Oct1'18. 1,000

**125TH st W** (7:1910), ns, 322.6 w Lenox av, 38.9x99.11; Robert Reid Co to Jno D Beals; (A) Beals & Nicholson, 203 Bway; Apr15'08; Oct2'18. 49,000

**137TH st W** (7:1942), ss, 118 w 7 av, 18x 99.11; Chas E Picken to Guardian Life Ins Co of America; (A) Dulon & Roe, 41 Park Row; Aug10, 1897; Sept27'18. 12,000

**146TH st, 602-4 W** (7:2092); Chas D & Ada D Ward, 702 St Nicholas av, to Chas E Potts, 170 Rugby rd, Bklyn; (A) Title Guar & T Co; Mar30'15; Oct2'18. 2,000

**146TH st, 602-4 W** (7:2092); Chas D & Ada D Ward to Chas E Potts, 170 Rugby rd, Bklyn; (A) Duff & Brown Co, 1715 Amst av; Jan6'12; Oct2'18. 5,000

**191ST st W** (8:2169), ss, 100 w St Nicholas av, 50x100; 191st St Constn Co to Fredk von Ronn; (A) W M Wechsler, 165 Bway; May10'12; Oct3'18. 12,500

**Broadway, 2124** (4:1166); Danl & Amelia Katz to Jas A Trowbridge; (A) Title Guar & T Co; May3'04; Oct3'18. 8,000

**Columbus av** (4:1149), swc 78th, 25x106.1 x25x105.5; Benj Loewenthal to John A Brown, Jr, Newtown, Delaware Co, Pa; (A) Lawyers Title & T Co; June29'03; Oct 1'18. 54,000

**Lexington av, 415** (5:1293); Fanny J. Percy A & Eliz Kirkwood, Oyster Bay, LI, to Isidor H Kempner; (A) M Merwin, 299 Bway; Sept7'16; Sept30'18. 9,000

**Riverside dr, 260**; see Riverside dr, es, 106.10 s 99th.

**Riverside dr** (7:1888), es, 106.10 s 99th, runs e130.11x100.11 to ns 98th xw96.11 to nec 98th xnl06.5 to beg; Hy F Abeel, exr, White Plains, NY, to Land Estates, Inc, 135 Bway; (A) N Y Title & Mtg Co; June 15'18; Oct1'18. 24,003.37

**1ST av, 935** (5:1347); Wm & Katie Polak to Simon Dannenberg, 860 Riverside dr; (A) Lawyers T & T Co; May4'09; Sept 30'18. 3,000

## MORTGAGES.

### Borough of Bronx.

SEPT. 27, 28, 30, OCT. 1, 2 & 3.

**Clinton pl, 54** (11:3207), ss, 50 w Grand av, 25x100; pr mtg \$4,000; Sept27; Sept28 '18; installs, 6%; Carl L Leonhardt to Harris Mandelbaum, 12 W 87, & ano. 500

**Clinton pl, 54**; ext of \$4,000 mtg to Sept 27'21 at 6%; Sept27; Sept28'18; Richd Pollicke with Carl A Leonhardt, 2473 Davidson av. nom

**Faile st, 896** (10:2761B), es, 250 n Seneca av, 25x100; PM; pr mtg \$4,000; Oct2; Oct 3'18; 3y6%; John F Sweeney, 896 Faile, to Fredk Hirschhorn, 171 E 83. 2,200

**Faile st, 912** (10:2761B), es, 425 n Seneca av, 25x100; PM; pr mtg \$—; Sept30; Oct 1'18; installs, 6%; John A Leissler to Fredk McCarthy, 879 E 162. 1,500

**Fox st** (10:2684), ns, 191.3 e Av St John, 40.7x125; pr mtg \$29,000; Sept9; Oct3'18; due & c as per bond; Utopia Realty Co, 2650 Bway, to Fanny Greenebaum, 823 West End av. 4,000

**Fox st** (10:2684); same prop; certf as to above mtg; Sept9; Oct3'18; same to same.

**Glover st** (15:3971), es, 100 n Lyon av, 50x130, except part for st; Aug1; Sept30 '18; 5y½%; Antonio Rotundo, 2349 Lorillard pl, to North Side Mtg Corp, 391 E 149. 3,500

**Hoffman st** (11:3067), ws, 80.4 s Fordham rd, 80.8x100.7; Sept30; Oct1'18; 5y6%; Frank La Greca, 2505 Hoffman, to Pinnacle Realty Co, 3671 Bway. 10,650

**Newman st, ws, 575 n 150th**; see Newman, es, 200 s 150th.

**Newman st** (14:3475 & 3457), es, 200 s 150th on map Jos Husson, 25x—; also NEWMAN ST, ws, 575 n 150th, 25x100; Sept 21; Oct3'18; 3y6%; Porter Realty & Development Co to Josephine F B Porter, 84 Field Point rd, Greenwich, Conn. 4,500

**Newman st** (14:3457 & 3475); same prop; certf as to above mtg; Sept21; Oct3'18; same to same.

**Senbury pl** (11:2977), es, 140 s 172d, 45x 100; PM; pr mtg \$29,000; Sept26; Oct1'18; due Mar30'23, 6%; Denwood Realty Co, 401 E 152, to Harry N Baruch, 550 E 16, Bklyn. 6,000

**Senbury pl** (11:2977), es, 230 s 172d, 45x 100; PM; pr mtg \$29,000; Sept26; Oct1'18; due Mar30'23, 6%; Denwood Realty Co, 401 E 152, to Harry N Baruch, 550 E 16, Bklyn. 6,000

**Simpson st, 906** (10:2723), es, 50 n Barretto, 75x105; PM; pr mtg \$56,500; Oct1; Oct3'18; 4y6%; Louis Bochner, 314 E 4, & Jacob Lippmann, 1137 Flatbush av, Bklyn, to Esther Weinstein, 1295 Mad av. 8,000

**137TH st, 338 E** (9:2299); ext of \$7,500 mtg to Sept27'21 at 4½%; Sept27; Oct2'18; Emigrant Indust Savgs Bank with Paul Schnitzler, 401 E 139. nom



**140TH st, 741 E** (10:2570); ext of \$2,145 mtg to June 20, at 6%; Sept 26; Oct 31; Simon Badt & ano with Silvestro Chirico, 520 E 142, et al. nom

**141ST st E** (9:2315), ns, 117.8 e 3 av, 75x 50; pr mtg \$26,089.34; Sept 28; Sept 30; 18; demand, 6%; John D Helmke to Hy W Helmke, 329 Alex av. 1,229.11

**154TH st E** (9:2403), ns, 124.6 e Courtland av, 24.6x100.10; ext of \$1,000 mtg to Apr 21 '18 at int as per bond; Sept 25; Sept 28 '18; Alfred Raabe, 363 E 156, with Max Soskin, 595 Beech ter. nom

**156TH st E, nwc Cauldwell av**; see Cauldwell av, nwc 156th.

**158TH st, 653-5 E**; see Cauldwell av, 800.

**169TH st, 1046 E** (10:2694), ss, 110.11 e Prospect av, runs 857.11xne64.10 to 169th xw18.9 to beg; pr mtg \$2,700; Sept 27; Sept 28 '18; 3y6%; Matilda Cahn, 1234 Boston rd, to Max Seemann, 619 E 152. 1,000

**169TH st E** (10:2694), ss, 19 w Stebbins av, 17x79.10x19.6x80; PM; Oct 2; Oct 31 '18; 3y 5½%; Sparta Realty Co to Wm Okin, 115 Spruce, Newark, NJ. 3,500

**173D st E, sec Vyse av**; see Vyse av, sec 173d.

**175TH st E, sec Walton av**; see Walton av, sec 175th.

**180TH st, 935 E** (11:3128), str Ls; Oct 1; Oct 2 '18; installs, 6%; Saml Rosenberg, 933 E 181, to Moses Rosenberg, 927 E 180. 7,500

**192D st W, swc Jerome av**; see Jerome av, swc 192d.

**192D st W, swc Jerome av**; see Jerome av, swc 192d.

**202D st, 230 E** (12:3307), ss, 413 e Marion av, 25x100; Sept 27; Sept 28 '18; due &c as per bond; Lester P Nelson to Gustav Wein, 967 Trinity av. 2,000

**218TH st E** (16:4665), ss, 405 w Barnes av, map Wakefield, 25x114; PM; Sept 30; Oct 1 '18; due June 1 '23, 6%; Jas D Boyd, 827 E 223, to Michl Brennan, Bronx River Inn, Woodlawn, NY. 4,000

**225TH st E** (17:4872), ns, 406.11 e Paulding av, 25x109; Aug 19; Oct 3 '18; 3y6%; Thos Lyon to Olivia Hedin, 3400 Barker av. 3,000

**227TH st, 739 E** (17:4841), ns, 50x114; PM; Oct 1; Oct 2 '18; 4y6%; Frederica G Weirauch to Theresa C La Morte, 739 E 227, & ano. 1,800

**235TH st E** (12:3397), ns, 146.1 w Webster av, 25x100; Sept 27; Sept 28 '18; 3y5½%; Chas J Johnson, 521 E 235, to North Side Savgs Bank, 3230 3 av. 3,500

**Barnes av, 1510** (15:4054), es, 95 n Morris Park av, 25x95; pr mtg \$3,000; Sept 26; Sept 27 '18; due as per bond, 6%; Chas J Howe to Irene Keating, 1969 Clinton av. 500

**Bassford av** (11:3050), ws, 115.4 s 183d, 24.8x40; PM; pr mtg \$4,000; Sept 25; Sept 27 '18; 3y6%; Concetta Pascale to Fannie Peller, 2259 Bassford av. 2,200

**Bergen av** (9:2362), nwc Westchester av, 132.5x100x200.5x120.10; PM; Oct 1 '18; 6y 6%; B F Keith's N Y Theatres Co, 1564 Bway, to Samson Lachman, 313 W 106, & ano, tenants by the entirety. 150,000

**Bergen av** (9:2362), ws, 100 s 152d on map East Melrose, 50x100; PM; Oct 1; Oct 2 '18; 3y6%; B F Keith's N Y Theatres Co, 1564 Bway, to Sophie G Lehmaier, 906 West End av. 20,000

**Bergen av** (9:2362), nwc Westchester av; same prop; PM; pr mtg \$—; Oct 1 '18; installs, 6%; same to same. 100,000

**Brook av, 1526** (11:2895), es, 250 n 171st, 25x100.11; Sept 27; Oct 1 '18; 5y5%; Emma D Gardner, Howard Beach, LI, to Burlock E Rabell, exr Carrie Westerfield, 60 Hamilton ter. 9,500

**Cauldwell av, 800** (10:2630), nec 158th (Nos 653-5), 74.11x55; PM; pr mtg \$16,500; Sept 30; Oct 1 '18; 1y6%; Odell St Realty Co to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & ano. 1,250

**Cauldwell av** (10:2625), nwc 156th, runs n200xw100x150xw17.6 to st xel17.6 to beg; ext of \$15,000 mtg to Sept 1 '21 at 5½%; Sept 23; Sept 27 '18; Hobart Realties Corp, 217 Bway, to Armado Bldg Co, 63 Park row. nom

**Cedar av, 1822** (11:2881), es, 190 n from swc of blk formed by junction of Sedgwick av & Cedar av, runs e — to Sedgwick av x n40.3xw145.5 to Cedar av xs35 to beg; Sept 27; Sept 28 '18; 3y6%; Ida Bammann, 64 87th, Bklyn, to Chas Dochtermann, 48 St Marks pl. 6,000

**Cedar av, 1824** (11:2881), es, 225 n from swc Sedgwick & Cedar avs, 25x159.8 to ws Sedgwick av x28.9x145.1; pr mtg \$—; Sept 27; Sept 28 '18; 3y6%; Ida Bammann, 64 87th, Bklyn, to Chas Dochtermann, 48 St Marks pl. 4,000

**Clinton av, 1988** (11:3093), es, 120 s 179th, 25x100; PM; pr mtg \$5,500; Sept 28; Sept 30 '18; 3y6%; 1988 Clinton Ave Inc, 233 Bway, to Wm C Bergen, 130 W 180. 1,400

**Davidson av, es, abt 307 s 192d**; see Jerome av, ws, 316 s 192d.

**Davidson av** (11:2862), ws, 175 n 177th, 25x99; PM; Sept 20; Sept 27 '18; installs, 6%; John Massimino to Cath Rosenstein, 508 St Nicholas av. 1,600

**Grant av, 960** (9:2446), es, 235.6 e 163d, 20x95; pr mtg \$7,000; Oct 1; Oct 2 '18; due Apr 1 '20, 6%; Jacob & Max Price, doing business as Price Bros, 2509 7 av, to Saml Barnett, 1022 Gibson pl, Far Rockaway, NY. 1,000

**Grand av** (11:3199), es, 84.11 s Fordham rd, 64.7x103.11x36.1x100; ext of \$4,000 mtg to Sept 2 '20 at 6%; Sept 6; Sept 28 '18; Geo Mueller, 300 W 49, to Muller Constn Co, 3140 Decatur av. nom

**Heath av** (11:3240), es, 349.3 s Kingsbridge rd, 21x75.7x48.7x90; PM; pr mtg \$6,000; Sept 30 '18; 3y6%; Geo Darby, 3019 Kingsbridge ter, to Arndt H Olsen, 2706 Heath av. 1,000

**Jackson av, 738** (10:2645), es, 108.9 s 156th, 18.9x37.6; Oct 1; Oct 2 '18; 3y5½%; Marie Gercken, 738 Jackson av, to Hy E Diemer, 706 Westchester av. 3,000

**Jerome av** (11:3202), ws, 223.1 n 192d, 63 x121.3x62.11x121; cert as to payment of \$500 on a/c of mtg for \$6,000; Sept 10; Sept 30 '18; Saran Grossman to Fredk G E Glenz et al. —

**Jerome av** (11:3201), swc 192d, 5 plots, total frontage on av 386.4x irreg; 5 certis as to 5 mtgs \$6,000 each; Aug 30; Oct 2 '18; Jerome Barnard Associates to N Y Title & Mtg Co. —

**Jerome av** (11:3201), swc 192d, 66x82.2x 66.1x78.6; Aug 30; Oct 1 '18; 3y6%; Jerome Barnard Associates, a corp, 115 Bway, to N Y Title & Mtg Co. 6,000

**Jerome av** (11:3201), ws, 66 s 192d, 85x 86.11x39.2x82.2; Aug 30; Oct 1 '18; 3y6%; Jerome Barnard Associates, a corp, 115 Bway, to N Y Title & Mtg Co. 6,000

**Jerome av** (11:3201), ws, 151 s 192d, runs w 86.11xsl4.11xsw78.2xcl21.9 to av xns5 to beg; Aug 30; Oct 1 '18; 3y6%; Jerome Barnard Associates, a corp, 115 Bway, to N Y Title & Mtg Co. 6,000

**Jerome av** (11:3201), ws, 236 s 192d, 80x 160.5x89.3x121.9; Aug 30; Oct 1 '18; 3y6%; Jerome Barnard Associates, a corp, 115 Bway, to N Y Title & Mtg Co. 6,000

**Jerome av** (11:3201), ws, 316 s 192d, runs s70.4xw21.9 to es Davidson av xns9.9xcl0.5 xne48.10xcl60.5 to beg; Aug 30; Oct 1 '18; 3y 6%; Jerome Barnard Associates, a corp, 115 Bway, to N Y Title & Mtg Co. 6,000

**Kingsbridge rd W, 84** (11:3215), ss, 346.9 w Grand av, runs s86.2xcl25.5x30xw97.1 to University av (No 2624), x—150.11 to beg; PM; Sept 26; Oct 2 '18; 3y5%; Wm M Moore Holding Co to U S Savgs Bank, 606 Mad av. 10,000

**Mahan av, es, 100 n Roberts av**; see Roberts av, ns, 50 w Mahan av.

**Mahan av, nwc Roberts av**; see Roberts av, ns, 50 w Mahan av.

**Morris av, 1269-71** (9:2450), ws, 147 s 169th, 75.2x100; pr mtg \$46,500; Sept 26; Sept 27 '18; installs, 6%; Vermilyea Realty Co, 3879 10 av, to Jacob D Levy, 435 Convent av. 6,000

**Morris av, 1269-71** (9:2450), ws, 147 s 169th, 75.2x100; cert as to mtg \$6,000; Sept 26; Sept 27 '18; Vermilyea Realty Co to Jacob D Levy, 435 Convent av. —

**Morris av, 1277-9** (9:2450), ws, 72 s 169th, 75x100; cert as to mtg \$6,000; Sept 26; Sept 27 '18; Vermilyea Realty Co to Jacob D Levy, 435 Convent av. —

**Morris av, 1277-9** (9:2450), ws, 72 s 169th, 75x100; pr mtg \$47,000; Sept 26; Sept 27 '18; installs, 6%; Vermilyea Realty Co, 3879 10 av, to Jacob D Levy, 435 Convent av. 6,000

**Netherland av** (13:3426), cl abt 1125 s Cuthbert la, runs sl20xcl15.6xnl19.2vw99.6 to beg; Sept 27; Oct 2 '18; installs, 6%; Delia Trainor to Bronx Security & Brokerage Co, 258 E 138. 210

**Pelham Bay Park** (18:5651), ns, at ws L I Sound, 290.6 to es Pelham rd x150x273.3 x—, with all title to riparian rights, &c; PM; pr mtg \$10,000; Oct 1; Oct 2 '18; due Jan 20 '21, 6%; Lyman E Warren, 1457 Bway, to Marjorie B Rambeau, 112 Riverside dr. 12,000

**Pelham rd, es**; see Pelham Bay Park, ns, at ws L I Sound.

**Pilgrim av, 1952** (15:4233), es, 75 n Millred pl, 25x95; Sept 25; Sept 27 '18; 3y6%; Wm J Jackson to Leon Hublitz, 1952 Pilgrim av. 285

**Roberts av, nwc Mahan av**; see Roberts av, ns, 50 w Mahan av.

**Roberts av** (15:4176 & 4177), ns, 50 w Mahan av, 25x100; also ROBERTS AV, nwc Mahan av, 50x100; also MAHAN AV, es, 100 n Roberts av, 25x100; Sept 26; Sept 27 '18; 2y6%; Abr M Van Praag, to Greenwick Bank of City N Y, 135 William, 2,000

**Rosedale av, 1541** (15:3913), ws, 25x100.5 x25x104, except part for av; PM; Sept 30; Oct 1 '18; installs, 6%; Kath A Mahoney, 1430 Lafayette, to Eliz Steinmetz, 2155 Daly av. 500

**Sedgwick av, ws, abt 225 n Cedar av**; see Cedar av, 1824.

**Sedgwick av, ws, abt 190 n Cedar av**; see Cedar av, 1822.

**South Oak dr** (16:4597), ss, 58.10 w Holland av, 31x124.9x25x106.1; PM; pr mtg \$4,000; Sept 30; Oct 1 '18; due Nov 1 '21, 6%; Simira Mascia, 804 So Oak dr, to Osmond Realty Corp, 30 Pine. 725

**Southern blvd** (11:2977), ws, 375 n Jennings, 37.6x100; ext of \$33,000 mtg to Jan 1 '19 at 5½%; Sept 30; Oct 2 '18; Andw Wilson, trste Chas E Fleming, with Anna Majewski, 574 E 141, & ano. nom

**Teller av, 1338** (11:2782), es, 332.5 s 169th, 16.8x81.11x16.8x82; Sept 26; Sept 27 '18; 3y5%; Frank Liss, 1338 Teller av, to Leopold Tropp, 1153 41st, Bklyn. 5,000

**Tinton av, 816** (10:2666), es, 143.9 n 158th, 18.6x100; Aug 13; Sept 27 '18; due &c as per bond; Cahite Dahlmeyer to Chas F Moody, 43 Bond, Bklyn. 744

**Townsend av** (11:2844), ws, 50 n 171st, 50x100; PM; Sept 30; Oct 1 '18; 5y5½%; Kathleen E Wright to Catherina Franchetti, 17 E 172. 2,500

**Trinity av, 1006** (10:2639), es, 107 s 165th, 18.9x100; Sept 26; Sept 27 '18; due Nov 1 '21, 6%; Mary C Wallace, 1010 Trinity av, to North Side Savgs Bank, 3230 3 av. 3,500

**Union av, 1165** (10:2672), ws, 71.3 n Home, 43.7x91.1x45.9x91.1; pr mtg \$27,250; Sept 30; Oct 3 '18; due Apr 1 '23, 6%; Pincus D Epstein, 1431 Mad av, to Wilker Realty Co, 1281 Franklin av. 4,750

**University av, 2624**; see Kingsbridge rd W, 84.

**Vyse av** (11:2996), sec 173d, 35x100; PM; Sept 30; Oct 1 '18; 5y5%; Cath Hoyne, 2130 La Fontaine av, to Edwin B Meeks, trste Jos W Meeks, 66 W 47. 27,500

**Walton av** (11:2822), sec 175th, 190x100; given to secure promissory note for \$15,000; Sept 16; Oct 3 '18; due &c as per bond; Jas Bradley to Jeremiah W Davern, 47 Clinton, Plattsburgh, NY. 15,000

**Washington av, 1385** (11:2901), ws, 103.8 s 170th, 20.9x150, except part for av; PM; Sept 24; Sept 28 '18; 3y6%; Jacob Litzky, 1412 Wash av, to Wolf Grabelsky, 565 E 178. 3,000

**Washington av** (11:3049), es, 232.6 s Fletcher or 182d, 17.6x70x17.9x73; PM; Oct 1; Oct 2 '18; 3y5%; John Gallen to U S Trust Co of N Y, 45 Wall, trste Emma B Hendricks. 4,000

**Westchester av, 707** (10:2645); ext of \$18,000 mtg to June 5 '21 at 5½%; Sept 27; Oct 1 '18; U S Savgs Bank with David Schlesinger, 940 E 180. nom

**Whitlock av** (10:2735), ws, 438.6 n Barretto, 38.6x100; pr mtg \$12,000; Sept 30; Oct 1 '18; 4y6%; Anna McCarthy, 879 E 162, to Clementine Dreshfield, 54 E 59. 8,000

**Webb av** (11:3219), es, 198 n Parkview pl, runs n34.7xnl7.4xcl100xsl0.5x34.7xw100 to beg; PM; pr mtg \$35,000; Sept 30; Oct 1 '18; due Apr 1 '21, 6%; Alex Thern, 698 Eagle av, to Olds Holding Corp, 217 Bway. 10,000

**Westchester av, nwc Bergen av**; see Bergen av, nwc Westchester av.

**Whitlock av, 910** (10:2733), es, 100 n Tiffany, 25x132.6x25x134.2; PM; pr mtg \$6,000; Sept 26; Sept 27 '18; due &c as per bond; Saml Neimann to West Mercer Corp, 30 E 42. 800

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

SEPT. 26, 27, 28, 30, OCT. 1 & 2.

**Faile st, 961** (10:2746); Rebecca Wolf to Louis Epstein, 819 Manida; (A) Wm Weintraub, 299 Bway (\$2,500, May 18 '14); Oct 2 '18. 1,250

**Meade st, 639** (15:4024); Agnes W Forbes & ano to Cath H Naughton, 210 E 31; (A) N Heisterhagen, 1504 Bryant av (\$3,000, Sept 12 '05); Sept 28 '18. 3,000

**Clinton pl, 54** (11:3207); Harris Mandelbaum, 12 W 87, & ano to Richd Policke, 352 E 125; (A) Title Guar & T Co (\$5,000, Oct 3 '12); Sept 28 '18. O C & 100

**Seabury pl** (11:2977), es, 230 s 172d, 45x 100; Morris Rosenfield, 953 Tiffany, & ano, to Abe Kodzieson, 631 Putnam av, Bklyn; (A) May & J, 15 Park Row (\$6,000, May 29 '13); filed & discharged Oct 1 '18. nom

**141ST st, 490 E** (9:2285); Julius H Zieser, Bklyn, to Lena Levy, 1884 7 av; (A) J H Zieser, 217 Bway (\$3,500, July 9 '18); Sept 30 '18. nom

**141ST st, 515 E** (9:2322), ns, 229.11 w 3 av, 20.1x100; August Belmont, trste for Eliz A Morgan, to Hamilton Morgan; (A) Lord, D & L, 120 Bway (\$2,000, Aug 24, 1894); Sept 28 '18. nom

**141ST st, 515 E**; August Belmont, gdn Frederic H Morgan, to Frederic H Morgan, Hampton, Va; (A) Chas S Davison, 60 Wall (\$2,000, Aug 24, 1894); Sept 28 '18. nom

**141ST st, 515 E** (9:2322), ns, 229.11 w 3 av, 20.1x100; Mary M Irvin & ano, exrs, &c, Richd Irvin, to August Belmont, trste for Eliz A Morgan; (A) Lord, D & L, 120 Bway (\$2,000, Aug 24, 1894); Sept 28 '18. nom

**141ST st, 515 E**; August Belmont & ano, exrs Hamilton Morgan, to same as gdn Frederic H Morgan; (A) same (\$2,000, Aug 24, 1894); Sept 28 '18. nom

**151ST st E** (9:2411), ns, 375 w Courtlandt av, 25x116.6x25x116.5; Aline C Lyons & ano exrs Magdalena Cadwell, to Frances M King, —; (A) Harry Steinbock, 586 Morris av (\$3,200, Aug 17, 1899); Sept 30 '18. 3,000

**154TH st E** (9:2400), ss, 225 e Courtlandt av, 50x100; Guaranteed Mtg Co to Robt B Suckley, Rhinebeck, NY, trste Thos H Suckley; (A) Guaranteed Mtg Co, 200 Bway (\$36,000, July 18 '16); Sept 30 '18. 35,000

**167TH st, 826 E** (10:2680); Harry Schlenoff to Newat Realty Co, 200 Bway; (A) P D Shapiro, 119 Nassau (\$5,000, Sept 13 '18); Oct 2 '18. nom

**173D st, 380 E** (11:2888); Siegfried Landau, 1575 3 av, to Aaron Brand, 1510 Crotona Park E & ano; (A) S N Tuckman, 320 Bway (\$5,300, Feb 1 '18; Sept 26 '18). 100

**176TH st, 712 E** (11:2949); Hy Morgen-thau Co to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$10,900, Oct 1 '17); Sept 26 '18. O C & 100

**185TH st, 448 E** (11:3039); Augustine Muller, 1700 Anthony av, to Marie L Lederer, 164 W 78; (A) Wm T Matthies, 506 E 175 (\$250, Feb 25 '11); Sept 27 '18. 250

**Alexander av, 127** (9:2309); Ida W Lenthion, trste H D Ward, to Hy T Rivera, on West Bway, Woodmere, LI; ¼ pt; (A) John C Thomas, 120 Bway (\$24,000, Feb 15, 1893); Oct 1 '18. nom

**Alexander av, 127**; same to Nellie W de R Sinkerston, 127 Reid av, Port Washington, LI; ¼ pt; (A) same (\$24,000, Feb 15, 1893); Oct 1 '18. nom

**Av St John, 986** (10:2684); Hy Morgen-thau Co to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$9,000, Dec 31 '17); Sept 26 '18. O C & 100

**Bryant av** (11:2999), es, 350 s Jennings, 25x100; Lawyers Mtg Co to Amy W Ayres, Westport, Conn, & ano; (A) Cary & C, 59 Wall (\$5,500, June 15 '16); Oct 2 '18. 5,500

**Bryant av** (11:2999); same prop; Amy W Ayres to Decatur M Sawyer, 84 Llewellyn rd, Montclair, NJ; AT; (A) same (\$5,500, June 15 '16); Oct 2 '18. 4,500



**Cauldwell av** (10:2625), nwc 156th, 200x 100x irreg; Regina Hyman, B of Q, NY, to Hobart Realities Corp'n, 217 Bway; (A) N Y Title & Mtg Co (\$15,000, June 6'18); Sept 27'18. 2,000

**Cauldwell av** (10:2625); same prop; Hobart Realities Corp'n to Wm M Sperry, Cranford, NJ; (A) same (\$15,000, June 6'18); Sept 27'18. 2,000

**Concord av** (10:2579), ws, 197.6 n 147th, 19.6x100; Clara Olsen, admtrix Katie Semm, to Clara Olsen, 813 5 av, College Point, LI; (A) Wm Klein, 221 13th, College Point, LI (\$2,000, July 25'08); Oct 2'18. 2,000

**Creston av** (11:3166), sec Fordham rd, 101x72x133x50.6; Title Guar & T Co to Philipp Specht, 294 Court, Bklyn; (A) Salter & S, 140 Nassau; 2 assigns (\$2,000, Feb 16'17, & \$2,000, Dec 13'17); Sept 26'18. 4,000

**Jackson av, 600-2** (10:2642); Title Guar & T Co to Workmen's Circle, 175 East Bway; (A) Title Guar & T Co (\$41,000, Dec 20'11); Sept 28'18. 24,000

**Popham av** (11:2877), ws, 256.3 s Palisade pl, 50x128.1x50.5x135.8; Saml L Hewlett & ano, trste Stephen R Hewlett, to Adolph Becker, 352 E 140; (A) Title Guar & T Co (\$2,000, July 2'12); Sept 26'18. 2,000

**Prospect av, 601** (10:2674); Saml L Snyder, 1054 Lowell, to E J Robert Estate, Inc, 116 Nassau; (A) Louis Rosenberg, 116 Nassau (\$7,000, May 28'18); Sept 27'18. 2,000

**Prospect av, 974** (10:2690); Guaranteed Mtg Co to Robt B Suckley, Rhinebeck, NY, trste Thos H Suckley; (A) Guaranteed Mtg Co, 200 Bway (\$22,000, June 24'05); Sept 30'18. 22,000

**Ryer av** (11:3158), ws, 200.8 s 183d, 18.11 x75.5; Manhattan Mtg Co to Sue Van Riper, 270 Convent av; (A) Carrington & P, 200 Bway (\$3,000, Sept 1'11); Oct 1'18. 2,600

**Stebbins av, 885-93** (10:2696); Rose M Bohling, 331 34th, Woodcliff, NJ, to Maria M Bohling, 1007 So Blvd; (A) M Gollubier, 115 Bway (\$18,000, Jan 29'14); Oct 1'18. nom

**Tiebout av, 2483** (11:3148); Hy Morgen-thau Co, 30 E 42, to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$11,000, Feb 26'18); Sept 26'18. 1,500

**Union av, 529** (10:2582); Title Guar & T Co to Workmen's Circle, 175 East Bway; (A) Title Guar & T Co (\$20,000, Mar 31'15); Sept 28'18. 18,500

**Vyse av** (11:3128), swc 181st, 25x100; Robt J Moorehead, 311 E 200, to Florence M Smith, 954 E 181; (A) Title Guar & T Co (\$1,000, Oct 16'15); Sept 30'18. 1,000

**Willis av, 124** (9:2278); Fredk W Hotten-roth, 2429 Grand Blvd & concourse, to Margt Nealis, 235 E 57; (A) F W Hotten-roth, 261 Bway (\$1,500, Sept 16'14); Sept 26'18. 1,500

**5TH av** (17:4988), ws, 300 n Nelson av, 50x100, Edenwald; Eugenia Alicona, 1968 3 av, to Castranza Brigante, 237 E 107 (\$500, Aug 29'16); Oct 1'18. nom

**Lots 378 & 388** (15:4194), map 473 lots Haight Estate; Richd E Pollock, 352 E 125, to Anna Peidl, on Sharroth rd, Pleasant Plains, SI; (A) Helen S Leube, 3011 Westchester av (\$2,800, Sept 23'13); Sept 26'18. 1,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

SEPT. 26, 27, 28, 30, OCT. 1 & 2.

**Casanova st** (10:2767), es, 182 s Eastern Blvd, 25x100; Jos Lisanti, 2704 8 av, to Rosa Lisanti, 291 W 142; (A) M Vierno, 308 E 115; May 19'14; Oct 1'18. 345

**Elsmere pl, 776** (11:2955); Augusta Gray to Title Guar & T Co; June 21'12; Sept 27'18. 2,000

**Faile st, 96S** (10:2761); Fred McCarthy to Minerva L Macy, 139 Pelham rd, New Rochelle, NY; (A) Title Guar & T Co; Dec 11'17; Sept 30'18. 650

**Seabury pl** (11:2977), es, 230 s 172d, 45x 100; Angel Constn Co to Abr Kodziesen, 631 Putnam av, Bklyn; (A) May & J, 13 Park Row; May 29'13; Oct 1'18. 6,000

**Tiffany st, 106S-70** (10:2717); Cornelius G Kolff to Mary Kaufman, 945 E 163, & ano; (A) Eisman, L C & L, 135 Bway; Feb 1'18; Oct 2'18. 700

**137TH st E** (9:2282), ns, 737.6 e Willis av, 18.3x75; Ellen M Duncan to Jas B McLaughlin & ano, firm McLaughlin Bros, —; (A) H M Greene, 280 Bway; Nov 8'06; Oct 2'18. 3,000

**141ST st, 515 E** (9:2222); Chas Neundorff to Frederic H Morgan, Hampton, Va; (A) C S Davidson, 60 Wall; Aug 21, 1894; Sept 28'18. 2,000

**151ST st E** (9:2411), ns, 375 w Courtlandt av, 25 x 116.6 x 25 x 116.5; Cornelius Breitenbach to Jas B Kilshelmer & ano, exrs Frances M King; (A) Dutton & K, 198 Bway; Aug 17, 1899; Sept 30'18. 3,200

**169TH st, 625 E** (11:2933); Thos McCarthy to Albt Engel, 203 State, Rochester, NY; (A) Title Guar & T Co; Aug 22'12; Sept 26'18. 1,000

**169TH st E** (10:2694), ss, 110.11 e Prospect av, runs s57.11xne54.10 to st xw18.9 to beg; Matilda Cahn to Bronx Security & Brokerage Co, 258 E 138; (A) Lawyers Title & T Co; Jan 21; Sept 28'18. 600

**175TH st E** (11:2948), sws, lot 8, map Fairmount, 25x150; John H Gratacap to Irving S Rushworth, —; (A) E J Martin, 507 Tremont av E; June 1, 1896; Oct 1'18. 2,500

**191ST st E** (12:3273), ns, lots 259 & 260, map Union Hill, Powell Farm, 104.5x158x 101x158.6; Pasquale Gargiulo to Ethel M Prichard & ano, —; (A) U S Title Guar & I Co, 160 Bway; May 16'05; Oct 2'18. 6,000

**216TH st E** (\*), ns, 30 w Bronxwood av, 25x89, Wakefield; Vincenzo Pizzo, 210 For-syth, to Vito Ricci, 361 E 150; (A) Lawyers Title & T Co; Aug 19'15; Sept 27'18. 1,300

**230TH st E** (\*), ss, e ½ lot 549, map Wakefield, 50x114; Stanislaus Domalewski, 744 E 230, to Mathilda L Sheldon, 123 N 10 av, Mt Vernon, NY; (A) Jos L Zoetzel, 4102 White Plains av; Sept 26'12; Oct 1'18. 2,300

**230TH st, 415 E** (12:3393); Carrie Fallo-witz to Podgur Realty Co; (A) Strauss & S, 27 Cedar; Mar 26'13; discharged by order of court dated Sept 26'18; Oct 1'18. 2,000

**Bathgate av** (11:3044), es, 54 n 178th, 18x84.9, except part for av; Saml Marcus to Clara de Hirsch Home for Working Girls, —; (A) Wise & S, 15 William; Sept 27'06; Sept 30'18. 5,000

**Clay av** (11:2887), es, 1047.6 n 169th as in 1903, 41x98; Sikora Realty Corp'n, 9 9 av, L I City, to John Dvorsky, 654 Acad-emy st, Astoria, LI; May 27'16; Sept 27'18. 5,000

**Creston av** (12:3318), ws, 244.9 n 196th, 50x100.4; Padula Realty Corp'n, 291 E 143, to Simon M Goldsmith, 302 Convent av; (A) Harry Schiebert, 3273 3 av; Aug 1'16; Sept 30'18. 5,500

**Findlay av** (9:2434), ws, 224 n 166th, 38 x100; Tully Bldg Co to Abel King, —, & ano; (A) Title Guar & T Co; Apr 3'16; Sept 26'18. 3,000

**Forest av, 785**; see Westchester av, nws, 99.11 ne Jackson av. 5,000

**Grand Blvd & concourse** (11:3165), ws, 514.11 s 188th, 50 x 78.2 x 50 x 78.7; Rocky Crest Realty Co, 1511 3 av, to Regina Hy-man; (A) Title Guar & T Co; Oct 17'17; Oct 2'18. 3,500

**Hughes av, 2371** (11:3073); John Maresca to Thos McLure, —; (A) Title Guar & T Co; June 22'10; Oct 2'18. 2,000

**Jackson av, 738** (10:2645); Wilhelmina C Ehrsam to Diedrich O Gercken, 738 Jackson av; (A) Lawyers Title & T Co; Nov 26'09; Oct 2'18. 5,500

**Jerome av** (11:3201), ws, 317.6 n 190th, 386.4 to 192d x73.5x irreg to Davidson av; also JEROME AV (11:3202), nwc 192d, 286.1x159.2x irreg; Arthur W Saunders to Lilly W Barney; (A) N Y Title & Mtg Co; Jan 28'05; Oct 1'18. 55,000

**Jerome av, nwc 192d**; see Jerome av, ws, 317.6 n 190th. 5,000

**Matthews av** (\*), ws, 150 n Van Nest av, 25x100; Estelle Stephens, 1717 Mat-thews av, to Anna Klett, 1717 Matthews av; (A) Jas H Goggin, 280 Bway; May 19'15; Oct 2'18. 500

**Olinville av** (\*), es, 94.11 n Adeo av, 30x 95.4 to cl Elliott av, 31.5x104.6; John F Gavagan, Bklyn, to Eleanor Taber, —; (A) C P Hallock, 999 E 180; May 1'15; Sept 27'18. 1,000

**Pelham Bay Park** (18:5651), ns, at ws L I Sound, 290.6 to Pelham rd x150x273.3 x—; Evelyn Randall to Jas A Trowbridge; (A) Title Guar & T Co; Oct 8'08; Oct 2'18. 5,000

**Quimby av** (\*), ss, lots 336 & 337, map Laconia Park, 50x114; Chas Bowman to Wm J Boyd, at Ames, Col; (A) Title Guar & T Co; May 26'14; Sept 26'18. 1,100

**Sedgwick av** (11:2881), ws, 238.9 n from sec Sedgwick av & Cedar, runs w31.2 to Cedar x50xcl59.8 to Sedgwick av x557.6 to beg; Ida Bammann to Herman O Muller & ano, exrs Hy Buck, Bklyn; (A) Lawyers Title & T Co; Feb 18'10; Sept 28'18. 12,000

**South Oak dr** (16:4598), ss, 25 w Wallace av, 25x98.1x25x98.5; Corti Bldg Co to Jen-nie Sealy, 1700 Holland av; (A) Title Guar & T Co; Mar 7'13; Sept 26'18. 1,000

**Union av** (10:2679), sec 166th, 93.11x41.8; Fredk J Feuerbach, 506 E 87, to Jos N Courtade, 526 E 87; (A) John C Hoennin-ger, 5 Beekman; Oct 1'15; Oct 2'18. 5,000

**Union av, 1165** (10:2672); Wilker Realty Co to Hy J Reehl & ano, —; (A) Bur-ger & B, 233 Bway; Jan 1'18; Oct 2'18. 3,500

**Webster av, 1414** (11:2896); Congrega-tion Ezras Israel Anshei, Bronx, to Alois L Ernst, 250 W 103; (A) Jacob Freeman, 99 Nassau; Jan 20'14; Oct 1'18. 2,000

**Westchester av** (10:2645), nws, 99.11 ne Jackson av, 28.10x85.1x29.11x67.7; also FOREST AV, 785 (10:2646); M B W Realty Co to Stella Baruth, 929 Gates av, Bklyn; (A) Title Guar & T Co; Sept 18'16; Sept 28'18. 2,750

**Whitlock av** (10:2735), ws, 438.6 n Bar-retto, 38.6x100; Wolf Burland to Sarah Curley, —; (A) Title Guar & T Co; July 1'10; Oct 1'18. 4,500

**Lot 10** (\*), blk 63, map Morris Park; John E Downing, Bklyn, to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July 28'13; Sept 27'18. 500

**Lots 10 to 13** (\*), blk 28, map Morris Park; August Spindler, Jersey City, NJ, to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July 25'13; Sept 27'18. 3,220

**Lots 123 to 127** (\*), map 163 lots Mary J Radway; Philipp Freudenmacher, 327 E 154, to Warren B Sammis, at Huntington, LI; (A) W E Sammis, 1 Liberty; Sept 17'13; Sept 27'18. 2,500

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceed-ings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the de-cedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty re-gardless of mortgages or other liens. The information comprises the name of de-cedent, date of death, location of property,

block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Allen, Frank S.**—Mar 4'18 (Sept 27'18)—HOUSTON ST, 89, 91 & 95 W (2:516-20-22), swc West Bway (No 486), 75x48.10, 3-5-sty bk tnts & str; No 89 \$23,000, & Nos 91 & 95 each \$13,000, total \$49,000.

**Armstrong, Jas.**—May 18'17 (Sept 23'18)—55TH ST, 74 E (5:1290-41), 16.8x100.5, 4-sty & b stn dwg, \$45,000.

**Campbell, Wm R.**—Apr 3'17 (Sept 25'18)—ADRIAN AV, 3 (8:2215-272), 40x80, 2-sty fr dwg, \$6,000.

**Curtis, Jeremiah W.**—Mar 19'17 (Sept 24'18)—53D ST, 1 E (5:1289-5), 25x100.5, 4-sty & b stn dwg & office bldg, \$100,000.

**Dochterman, Anna C.**—Feb 7'18 (Sept 23'18)—47TH ST, 343 E (5:1340-22 ½), 18x50.3, 4-sty bk tnt & str; ½ pt of \$7,000, less 15%.

**Dwight, Fredk A.**—Sept 30'16 (Sept 25'18)—PARK AV, 891 (5:1413-4), 26x100x25.6 x—, 4-sty bk & stn dwg, \$87,500.

**Gafney, Michl.**—Feb 16'18 (Sept 20'18)—1ST AV, 198 (2:440-1), nec 12th, 24x73, 5-sty bk tnt, \$33,000.

**1ST AV, 200** (2:440-2), 23.11x73, 5-sty bk tnt, \$20,000.

**12TH ST, 405 E** (2:440-57), 27x47.11, 5-sty bk tnt, \$14,000.

**BROOME ST, 143** (2:341-42), sec Ridge (Nos 34-6), 20x60, 2-3 & 4-sty bk tnt, \$14,000.

**MULBERRY ST, 239** (2:495-30), 26.7x99.2, 5-sty bk tnt & 5-sty bk tnt on rear, \$27,000.

**MOTT ST, 285-7** (2:509-29-30), 2 lots, each 20x90.6, 2-3-sty bk & stn tnts, each \$12,000.

**PRINCE ST, 23-5** (2:508-49-50), 2 lots, each 20.9x70 & 20.7x68.3, 2-4-sty bk & stn tnts, each \$12,000.

**23D ST, 505 W** (3:695-32), 20x54, 3-sty bk tnt, \$12,000.

**WASHINGTON ST, 827** (2:644-33), leasehold, \$500.

**WASHINGTON ST, 829** (2:644-35), leasehold, \$600.

**WASHINGTON ST, 828** (2:644-34), leasehold, \$500.

**WASHINGTON ST, 830** (2:644-36), leasehold, \$550.

**Isley, Wm C.**—Nov 21'17 (Sept 21'18)—124TH ST, 178-80 E (6:1772-41), 30.11x 100.11, 2-sty bk factory; this property is sub to 10 yr Ls from Aug 1'13 at \$2,200 & agmt to pay further \$1,250 per annum to secure conveyance to Held Co of N Y at end of term for \$44,026.89; \$29,500.

**Kahrs, Henry.**—May 18'18 (Sept 27'18)—3D AV, 1452 (5:1511-34), 25.6x102.2, 4-sty bk & stn tnt & str, \$32,000.

**Lammers, Margt.**—Dec 4'15 (Sept 24'18)—JANE ST, 79 (2:642-67), 3-sty & b stn dwg, \$10,000.

**WASHINGTON ST, 780-2** (2:641-17-18), 52.8 x63, 2-5-sty bk tnts & str, \$45,000.

**Moore, Rufus E.**—Mar 29'18 (Sept 24'18)—88TH ST, 38 W (4:1201-49), 22x100, 4-sty stn & bk dwg, \$25,000.

**Moran, D Comyn.**—Apr 4'18 (Sept 25'18)—3D AV, 1107 (5:1419-46), 25.5x100.5, 5-sty bk tnt & str; 1-12 pt of \$25,000, less 15%.

**3D AV, 1109** (5:1419-45), sec 65th, 25.5x 100.5, 5-sty bk lodging house & str; 1-12 pt of \$35,000, less 15%.

**65TH ST, 204 E** (5:1419-44), 25x100.5, 5-sty bk tnt & str; 1-12 pt of \$18,000, less 15%.

**114TH ST, 350 E** (6:1685-34), 25x100.11, 6-sty bk tnt & str; 1-9 pt of \$20,000, less 15%.

**127TH ST, 233 E** (6:1792-14 ½), 16.8x99.11, 3-sty bk & stn dwg, all of, \$5,000.

**Moriath, Caroline.**—Apr 22'18 (Sept 27'18)—137TH ST, 125 W (7:2006-17), 25x99.11, 5-sty bk & stn tnt, \$18,000.

**Stone, Richd F.**—July 7'17 (Sept 26'18)—AMSTERDAM AV, 1988 (8:2117-38), 33.4 x150, 3-sty fr tnt & str; ½ pt of \$30,000.

**159TH ST, 508-10 W** (8:2117-30-31), 33.4x 99.11, 2-3-sty fr dwgs; ¼ pt of \$10,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversed Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending Oct. 4, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

**Bleecker st, 350** (\*), es, 54 s Charles, 17x 69.10x15.4x69.10, 2-sty bk tnt & str; due, \$6,134.78; T&C, \$353.50; Henrietta W A Hoffmann. 1,000

**Pike st, 50** (\*), ws, 73.1 n Monroe, 26.10 x85.11x27x85.11, 6-sty bk tnt & str; due, \$21,037.73; T&C, \$385; Wm H Hind. 18,000

**Morningside dr** (\*), ws, 100.11 n 116th, 11 inches x50, vacant; partition; Trstes of Columbia University in City N Y. 300

**94TH st, 130 W** (\*), ns, 392 e Amst av, 20x100.8, 3-sty & b bk dwg; due, \$10,969.05; T&C, \$414.25; N Y Savings Bank. 10,000



**Wadsworth av, 61 (\*)**, nec 176th, 24.11x 100, vacant; due, \$11,646.33; T&c, \$460; Arthur S Gaynor et al, 11,000

HENRY BRADY.

**Dyckman st, 295 (\*)**, ns, 350 w Prescott av, 25x100, 1-sty fr str; due, \$3,954.78; T&c, \$59; Wm A Gage et al, exrs., 1,000

**Ridge st, 79 (\*)**, ws, 124.11 n Delancey, runs w—xslxw—xn25xe73xs24.9 to beg, 5-sty bk tnt & str & 4-sty bk loft bldg in rear; due, \$18,281.22; T&c, \$445.15; Christine G Openhym et al trste, 17,500

**S3D st, 121 W (\*)**, ns, 198.8 w Col av, 16.4x102.2, 3-sty stn tnt & str; due, \$11,267.38; T&c, \$305; Edgerton L Winthrop, Jr, trste, 10,000

**163D st, 320 E (\*)**, ss, 387.6 e 2 av, 37.6x 100.11, 6-sty bk tnt & str; due, \$29,373.80; T&c, \$870.20; Lawyers Mtg Co, 29,500

**164TH st, 451 W**, ns, 300 e Ams av, 50x 104, vacant; adj Oct17.

**Manhattan av, 60**, es, 30 s 103d, 35.5x95, 5-sty bk tnt; due, \$26,693.76; T&c, \$1,306.58; Elted Corp., 30,000

**Riverside dr, 222- (\*)**, nec 94th, runs n76 xe30.4xn1xe68xn25.2xe50 xs100.8xw139.9 to beg, 7-sty bk tnt; due, \$303,649.25; T&c, \$10,973.30; Albany Savings Bank, 290,000

**St Nicholas av, 191 (\*)**, ws, 115.7 s 120th, 31.8x83.6x27x71.11, 5-sty stn tnt & str; due, \$23,051.88; T&c, \$330.95; United States Fire Ins Co, 20,000

ARTHUR C. SHERIDAN.

**Chrystie st, 195-7 (\*)**, ws, 100.1 s Stanton, runs s50.3xw185.1xn4xw10.10xn49.5xe 196 to beg, 9-sty bk loft & str bldg; due, \$171,657.68; T&c, \$353.30; N Y Life Ins Co, 100,000

**102D st, 171 W (\*)**, ns, 275 e Amst av, 25 x96.8x25x96.10, 5-sty bk tnt; due, \$21,253.65; T&c, \$983.20; Cath Ernest, 19,500

**113TH st, 333 E (\*)**, ns, 275 w 1 av, 25x 100.10, 4-sty bk tnt & str; due, \$11,091.81; T&c, \$310.80; Jos F Park, 10,000

**Lexington av, 1606 (\*)**, ws, 51.2 s 102d, 16.7x75, 3-sty & b bk dwg; due, \$6,603.70; T&c, \$173.25; Soc for the Relief of Poor Widows with Small Children, 6,000

Total ..... \$573,800  
Corresponding week 1917..... 337,200  
Jan. 1, 1918 to date.....21,331,838  
Corresponding period 1917.....28,297,350

### Bronx.

The following are the sales that have taken place during the week ending Oct. 4, 1918, at the Bronx Salesrooms, 3208-10 Third av.

ARTHUR C. SHERIDAN.

**Crotona av, 2323 (\*)**, ws, 350 n 183d, 37.6 x80, 4-sty bk tnt; due, \$17,262.70; T&c, \$1,194.39; Jeanette F Bonner, 16,000

JOSEPH P. DAY.

**135TH st, 280 E (\*)**, ss, 100 e Lincoln av, 25x100, 4-sty bk tnt; due, \$5,210.67; T&c, \$165; Mutual Life Ins Co of N Y, 5,000

**182D st (\*)**, ns, 98.7 w Cambreling av, lots 35 & 40, blk 3085, —, vacant; due, \$789.68; T&c, \$—; Denis J McDonald, 500

**Bathgate av, 2086 (\*)**, es, 64.7 s 180th, 16.10x69.11, 2-sty & b fr dwg; due, \$4,493.37; T&c, \$145.90; Commonwealth Savings Bank of N Y, 4,000

**Holland av, 1659 (\*)**, ws, 200 s Van Nest av, 25.2x100; due, \$4,191.68; T&c, \$768.22; Fredk A Southworth, trste, 2,000

**White Plains av, 3427 (\*)**, ws, 250.7 n 209th, 50x100.7x50x105; due, \$14,043.93; T&c, \$1,500; Sebastiano Tronto et al, 12,000

GEORGE PRICE.

**Webster av, 3064 (\*)**, sec 202d (Nos 400-8), 25x100, 1 & 2-sty fr dwg & str; due, \$5,996.68; T&c, \$187.95; City Real Estates Co, 5,400

JAMES J. DONOVAN.

**138TH st, 622 E**, ss, 276.11 w Cypress av, 25x100, 4-sty bk tnt; Sheriff's sale of all right, title, &c; B Creptow, 750

**153D st, 347 E (\*)**, ns, 100 w Courtlandt av, 25x100, 3-sty fr tnt & str; due, \$3,457.50; T&c, \$349.04; Emma Unger, 3,800

Total ..... \$49,450  
Corresponding week 1917..... 33,350  
Jan. 1, 1918 to date.....4,678,394  
Corresponding period 1917.....6,668,709

### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

#### OCT. 5.

No Legal Sales advertised for this day.

#### OCT. 7.

**130TH ST, 209-11 W**, ns, 125 w 7 av, 40.6x99.11, 2-1-sty bk dwgs; N Y Soc for the Relief of Widows & Orphans of Medical Men—Isaac Newtown et al; Chas H Dilley (A), 56 Wall; Powell F Orlinton (R); due, \$19,568.73; T&c, \$224.20; Samuel Goldsticker.

#### OCT. 8.

**119TH ST, 117 E**, ns, 164.10 e Park av, 24.9x 100.10, 5-sty bk tnt & str; Wm Lighte—Herman Brand et al; F P Trautmann (A), 132 Nassau; Chas L Hoffman (R); due, \$22,126.55; T&c, \$2,375.95; Henry Brady.

**127TH ST, 19 E**, ns, 228.9 e 5 av, 18.9x99.11, 4-sty stn tnt; Chas F Steinbach—Louise Cleveland et al; Dunn & Daly (A), 261 Bway; John H Rogan (R); due, \$12,080.37; T&c, \$247.45; Henry Brady.

**136TH ST, 219 W**, ns, 235 w 7 av, 16x99.11, 3-sty & b stn dwg N Y Life Ins & Trust Co, exr—Sadie Frolichstein et al; Emmet & Parish (A), 52 Wall; Francis W Pollock (R); due, \$10,102.07; T&c, \$315; Joseph P Day.

**AV A, 310-4**, nec 19th (Nos 501-3), 66.1x94.10, 3-4 & 1-5-sty bk tnts & str; Equitable Life Assur Soc of U S—Nathan Koppel et al; Alexander & Green (A), 120 Bway; Edmund L Durkin (R); due, \$28,381.99; T&c, \$587.75; Samuel Marx.

#### OCT. 9.

**39TH ST, 234-40 W**, s s, 380.2 e 8 av, 68.9x98.9, 4-4-sty bk tnts; Bowery Savgs Bank—Chas J Nunan et al; Cadwalader, Wickersham & Taft (A), 40 Wall—Leslie S Lockhart (R); due, \$79,067.98; T&c, \$2,551.36; Joseph P Day.

**MADISON AV, 1698**, ws, 101.1 s 113th, 25x100, 5-sty bk tnt & str; Henry F Hottorff—Elise Ruckert et al; H H Holbert (A), 1511 3 av; Chas S Guggenheimer (R); due, \$5,889.68; T&c, \$1,200; sub to 1st mtg of \$17,000; Joseph P Day.

**3D AV, 818**, swc 24th (Nos 166-8), 24.8x84, 4-sty bk hotel; Dry Dock Savgs Inst—Henry D Schutte et al; Frank M Tichenor (A), 38 Park Row; Wm R Maloney (R); due, \$36,355.70; T&c, \$1,172.61; Joseph P Day.

#### OCT. 10.

**111TH ST, 304-6 W**, ss, 110 w 8 av, 37.6x106.2, 6-sty bk tnt; Presbyterian Hospital in City N Y—Harry Schiff et al; De Forest Bros (A), 30 Broad; Jos D Kelly (R); due, \$45,107.43; T&c, \$979.83; Henry Brady.

**124TH ST, 122 W**, s s, 225 w Lenox av, 18.9x 100.11, 4-sty stn tnt; Sadie V Brady—Godfrey E Trott et al; Timothy Davenport (A), 92 William; Jno V Judge (R); due, \$13,566.70; T&c, \$153.80; Henry Brady.

**124TH ST, 124 W**, s s, 243.9 w Lenox av, 18.9x 100.11, 4-sty stn tnt & str Timothy Davenport et al, exrs—Jno A Bloom et al; Ira H Brainard (A), 92 William; Jno V Judge (R); due, \$13,295.40; T&c, \$155.80; Henry Brady.

**124TH ST, 126 W**, ss, 262.6 w Lenox av, 18.9x 100.11, 4-sty stn tnt & str; Robt A Chambers—Godfrey E Trott et al; Timothy Davenport (A), 92 William; Jno V Judge (R); due, \$12,763.92; T&c, \$153.80; Henry Brady.

**1ST AV, 2039**, ws, 50.11 n 105th, 25x100, 6-sty bk tnt & str; Mary W Lillie—Bernard Bloom et al; Holmes, Rogers & Carpenter (A), 20 Broad; Wm H Ford (R); due, \$21,589.56; T&c, \$2,056.50; Joseph P Day.

**6TH AV, 250**, nec 16th (No 57), 29.10x65, 4-sty bk str; 16TH ST, 55 W, ns, 65 e 6 av, 30x 92, 10-sty bk loft & str bldg; Virginia I Stern—Max Kurzkrok et al; Edgar H Rosenstock (A), 2 Rector; Abr Greenberg (R); due, \$254,533.32; T&c, \$1,132.80; Samuel Marx.

#### OCT. 11.

**13TH ST, 635 E**, ns, 392.6 e Av B, 27x103.3, 5-sty bk tnt & str; Julia Ballerstein—Eleanor Schleifer et al; Alex Appel (A), 27 Cedar; Arthur B Graham (R); due, \$21,878.88; T&c, \$284.40; Henry Brady.

#### OCT. 12.

No Legal Sales advertised for this day.

#### OCT. 14.

**OLIVER ST, 100-2**, es, 55 n South, 40x50, 6-sty bk tnt & str; Henry B Closson et al, trstes—Jno Richichi et al; Albert S Wright (A); Chas H Bailey (R); due, \$25,257.34; T&c, \$783.00; Herbert Sherman.

**24TH ST, 139 E**, n s, 326 w 3 av, 22x98.9, 1 & 2-sty bldg; 24TH ST, 141 E, ns, 304 w 3 av, 22x 98.9, 1 & 2-sty bk bldg; 68TH ST, 310-2 W, ss, 200 w West End av, 50x100.5, 2-sty bk garage; 68TH ST, 314-28 W, ss, 250 w West End av, 180.1x101.8x164.2x100.5, 2-sty bk garage; 74TH ST, 305 W, ns, 130 w West End av, 24x66x24x 65.1, 5-sty & b bk dwg; Sheriff's Sale of all right, title, &c, which Wm Bradley had on June 26, 1918, or since; Deiches & Goldwater (A), 271 Bway; Wavid H Knott, sheriff; Henry Brady.

**24TH ST, 141 E**, see 24th st, 139 E.

**68TH ST, 310-28 W**, see 24th st, 139 E.

**74TH ST, 305 W**, see 24th st, 139 E.

**74TH ST, 319 W**, see Ams av, 308.

**AMSTERDAM AV, 308**, ws, 104.4 n 74th, 25x 100, 5-sty stn tnt & str; AMSTERDAM AV, 310, ws, 129.4 n 74th st, 25x100, 5-sty stn tnt & str; BROADWAY, 2130-4, sec 75th (Nos 200-14), 52.2x212 to Amst av (Nos 312-6), x50x 196.9, 1-sty bk str; BROADWAY, 2124-6, es, 104.6 s 75th, 52.3x81.7x50x96.9, 2-sty bk str & 3-sty bk tnt & str; 74TH ST, 319 W, ns, 299.6 w West End av, 25.6x71.8x25.6x72.9, 4-sty & b bk dwg; Sheriff's Sale of all right, title, &c, of Frank Bradley had on July 11, 1918, or since; Deiches & Goldwater (A), 271 Bway; David H Knott, sheriff; Henry Brady.

**AMSTERDAM AV, 310-6**, see Ams av, 308.

**BROADWAY, 2130-4**, see Ams av, 308.

**BROADWAY, 2124-6**, see Ams av, 308.

### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

#### OCT. 5 & 7.

No Legal Sales advertised for these days.

#### OCT. 8.

**DALY AV, 2086**, es, 100.10 s 180th, runs s 36.4xe 100.10xn11.1xw—xn25xw92.11 to beg, 4-sty bk tnt; Alex Kunzig—Marie Krabo et al; A H Vitale (A), 1932 Arthur av; Saml W Phillips (R); due, \$3,565.48; T&c, \$1,132.65; sub to mtg of \$18,000; Joseph & Co.

**SEDGWICK AV, 2268**, es, 289.7 n 183d, 40.11x 120.9x40.8x126.3, 3-sty fr dwg; Roman Catholic Orphan Asylum in City N Y—Eugene J Quin et al; Edw H Daly (A), 52 Wall; Francis Pollock (R); due, \$15,602.03; T&c, \$839.85; Chas A Berrian.

#### OCT. 9.

**FORDHAM RD, E**, swc Crotona av, 52.1x204.7x 89.2x209.5, vacant; N Y Title & Mtg Co—Jefferson M Levy et al; Morris A Hulet (A), 135 Bway; Wm G Keir (R); due, \$9,654.32; T&c, \$—; James J Donovan.

#### OCT. 10.

No Legal Sales advertised for this day.

#### OCT. 11.

**169TH ST, 930 E**, ss, 66.11 e Fox, 18.6x58.5x 22.10x71.9, 3-sty fr tnt & str; Gertrude L Maring—Anna E Green et al; Morris A Hulet (A), 55 Liberty; Myron Sulzberger (R); due, \$6,531.41; T&c, \$60; Joseph P Day.

#### OCT. 12.

No Legal Sales advertised for this day.

#### OCT. 14.

**FREEMAN ST, 829**, ns, 71 e Prospect av, 17.2x 34.11x18.5x42.3, 3-sty bk tnt; Smith William—West Farms Constn Co et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$3,864.81; T&c, \$96; Jas L Wells Co.

**FREEMAN ST, 827**, ns, 57.7 e Prospect av, 13.5 x42.3x42.11x61.9, 3-sty bk tnt; Alice Couldock—West Farms Constn Co et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$4,385.57; T&c, \$96; James L Wells Co.

### FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

### Manhattan.

#### SEPT. 28.

**1ST ST, 58**; Julius Zweig—Maud B Barclay et al; Hersfeld, Sweedler & Mundy (A).

#### SEPT. 30.

**147TH ST, 510-2 W**; Maimie F Cohen et al—Fred Howe et al; H M Belling (A).

**LEXINGTON AV, nwc 103d, 100.11x30**; Excelsior Savgs Bank of City N Y—Richard I Epstein, exr, et al; H Swain (A).

**7TH AV, sec 114th, 50.5x100**; Seamen's Bank for Savgs in City N Y—Frida Heidelburger et al; Cadwalader, Wickersham & Taft (A).

#### OCT. 1.

**1ST AV, es, 25.11 n 106th, 75x238x irreg**; also 106TH ST, ns, 263 e 1 av, 25x100.11, except parts released; Excelsior Savgs Bank of City N Y—Rose Solomon et al; H Swain (A).

#### OCT. 2.

**E BROADWAY, 16**; also CATHERINE ST, 7-9; Ida Hillson—Blanche Schlang et al; C Eno (A).

**41ST ST, ns, 85 e 3 av, 20x98.9**; Harmon W Hendricks—Minnie Hagner et al; S Riker, Jr (A).

**12TH ST, 125 E**; Milton A Rauh—David Galewski et al; M Dammann (A).

**12TH ST, 125 E**; Milton A Rauh—Charles Galewski et al; M Dammann (A).

**3D AV, swc 120th, 25x108.3**; N Y Trust Co, trste—Patk Lenihan et al; amended; F A Snow (A).

#### OCT. 3.

**13TH ST, ns, 333.6 e Av A, 37.5x103.3**; N Y Life Ins Co et al—City Boroughs Realty Co et al; Cary & Carroll (A).

#### OCT. 4.

**ATTORNEY ST, 41**; Louis S Walter et al—Jos Kisselstein et al; amended; J H Lack (A).

**69TH ST, ns, 185 e Columbus av, 20x100**; Windham Realization Co, Inc—Jno G Van Horne et al; amended; Alexander & Green (A).

### Bronx.

#### SEPT. 27.

**MORRIS AV, 648-54**; Excelsior Savgs Bank of City N Y—Bruno B Saloschin et al; H Swain (A).

**OLINVILLE AV, es, 192.9 n Adea av, 50x74.4**; Susan Murray Bain—Bronx Boro Builders, Inc, et al; A Bell (A).

#### SEPT. 28.

**167TH ST, ss, 50 w Ogden av, 25x100**; Mary H Weight—Arthur Schmidt et al; Williamson & Bell (A).

**178TH ST, E**, nec Honeywell av, 24.9x88.6; Wm Herz—Geo F Knepper et al; Wolf & Kohn (A).

**LOT 22**, map Penfield prop at South Mount Vernon; Frank C Mayhew—Sarah E Mapes; R Hickox (A).

#### SEPT. 30.

**139TH ST, ns, 181.6 e Alex av, 25x100**; Ellen Kearns—Jas Mangan et al; H C Knoepfel (A).

**174TH ST, ws, 126.3 s Westchester av, 50x100**; Cora Belle Langfield, as admtrx—Cogswell-Taylor Impv Co; H C Knoepfel (A).

**PARK AV, sec 172d, 34.5x95**; Helen F Ormiston et al, as extrx—Minnie Zimmerman et al; Carrington & Pierce (A).

**SOUTHERN BLVD, es, 325 n Barretto, 75x100**; Edwin H Smith et al—Hunts Point Garage Co, Inc, et al; O E Davis (A).

**3D AV, sec 144th, 91.9x104.5**; Wm T Bernhart, as trste—Rudolph A Hoffmann et al; H C Knoepfel (A).

**LOTS 286-287**, map of Gleason prop, 24th Ward; Cora Belle Langfield, as admtrx—Cogswell-Taylor Impv Co; H C Knoepfel (A).

#### OCT. 1.

**CORLEAR AV, es, 25 n 234th, 27.5x114.1**; Evelyn Chase—Mary E Leddy Day et al; H L Brant (A).

**WEBSTER AV, swc 183d, 100x200**; Edgar S Appleby et al—Bernhard Bloch et al; Cannon & Cannon (A).

**WILLIS AV, ws, 75 s 136th, 25x100**; Margt Nector Maginnis—Harry Walls et al; H Swain (A).

#### OCT. 2.

**224TH ST, ns, 155 w Bronxwood av, 25x114**; Frances Lippper—Jno W Stevenson; M Sulzberger (A).

**BROOK AV, ws, 24.9 n 142d, 24.9x90**; A Mitchell Palmer as alien property custodian—Magdalena Kraker et al; A C Cox, Jr (A).

**WALTON AV, es, 102.9 n Tremont**



JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 27.  
101ST ST, 313 E; Jno A Brann—Annie M Christie et al; Jos Fennelly (A); Jas A Lynch (R); due. ....11,165.72  
48TH ST, ns, 150 w 10 av, 25x100.5; Central Savgs Bank in City N Y—Caroline Meyer; Amend & Amend (A); Jos D Kelly (R); due. ....14,565.83  
SEPT. 28.  
CONVENT AV, 322; Hyman Sonn et al—Jno V Schaefer, Jr; Kurzman & Frank (A); Henry A Brann, Jr (R); due. ....16,597.77  
SEPT. 30.  
No Judgments in Foreclosure Suits filed this day.  
OCT. 1.  
NEW ST, nwc Beaver, 100x30.3xirreg; Agnes E O'Donnell—Ivan L C Gooding et al; Hirsh, Newman & Reass (A); Elek J Ludvigh (R); due. ....163,456.11  
OCT. 2.  
No Judgments in Foreclosure Suits filed this day.  
OCT. 3.  
E BROADWAY, 204; Winfield S Hoyt—Sheppard H Sapiro; Cary & Carroll (A); Richard R Costello (R); due...20,479.65

Bronx.

SEPT. 27.  
FREEMAN ST, swc Stebbins av, 28x65; Paul L Loewenwarter et al—Jno A Thulman et al; A Lipton (A); W P Schoen (R); due. ....15,826.00  
SEPT. 28.  
UNION AV, 851; Cecelia M Steinert—Clarence W Giesen et al; O E Davis (A); J H Hayes (R); due..... 5,296.35  
SEPT. 30.  
KINGSBRIDGE RD, nec of Kingsbridge ter, 99.4x71.4; Ruth B Moran—Matilda Edelstein et al; Hirsch & Newman (A); E Neumann (R); due....12,909.28  
CHISHOLM ST, es, 215 s Jennings, 20x 100; Guaranteed Mtg Co N Y—Wm H Aird et al; Carrington & Pierce (A); C M O'Keeffe (R); due..... 1,291.12  
OCT. 1.  
No Judgments in Foreclosure Suits filed this day.  
OCT. 2.  
FREEMAN ST, ns, 98.6 e Union av, 20 x86.7; Cornelius Schouten—Frieda Lichtman et al; A & H Bloch (A); J P Morrissey (R); due..... 4,003.81  
LONGFELLOW AV, w s, 182.2 n 167th, 25x100; Madeleine W Macy—Seymour Realty Co et al; L Strucke (A); T M Riehle (R); due. ....14,922.90

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

SEPT. 28.  
No Lis Pendens filed this day.  
SEPT. 30.  
No Lis Pendens filed this day.  
OCT. 1.  
94TH ST, 163 E; Gertrude Borchard—Flora Schachno et al; action to set aside conveyance; Katz & Sommerich (A).  
OCT. 2.  
No Lis Pendens filed this day.  
OCT. 3.  
No Lis Pendens filed this day.  
OCT. 4.  
90TH ST, ns, 308 w Central Park W, 17x100.8; Noah W Taussig—Fannie P Markwell; action to appoint committee, &c; Feiner & Maass (A).

Bronx.

SEPT. 27.  
No Lis Pendens filed this day.  
SEPT. 28.  
No Lis Pendens filed this day.  
SEPT. 30.  
RICHARDSON AV, 4737-9; Oppenheim, Collins & Co—Clarence A Sparks et al; action to set aside conveyance; J J Phelan (A).  
OCT. 1.  
LOT 133, blk 2765, sec 10, on tax map; Harry Zirinsky—Emilio Di Nardo et al; action to foreclose transfer of tax lien; M M Helfgott (A).  
OCT. 2.  
No Lis Pendens filed this day.  
OCT. 3.  
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

SEPT. 28.  
25TH ST, 543 W; Ostrander Fire Brick Co—Progressive Smelting & Metal Corp of State N Y; Bergen & Lindeman, Inc (50). .... 446.24

SEPT. 30.

51ST ST, 25 W; Alex Anderson—Trustees of Columbia College; Harry G Walker; renewal (52)..... 985.63  
73D ST, 105 E; City Kalameln Co, Inc Peter F Rothermel, Jr, trste; Duffy & Collins, Inc (51)..... 100.00

OCT. 1.

BROADWAY, 2531; Standard Metal Furling & Lathing Co—95th St & Broadway Corp & Kennedy Theatres, Inc (1)..... 1,779.28  
1ST AV, 1334; David Pearlman—Pauline & Gustav Pick & Laurence Ritchie (2) 105.00

OCT. 2.

No Mechanics Liens filed this day.

OCT. 3.

ARDEN ST, 2; Hyman Trosky—Ulrika Realty Corp (3)..... 75.00  
LAIGHT ST, 34, & VESTRY ST, 13; Isodor Yellin—Jno Fleming & Jno Fleming Est; Nathan Leibowitz (6)... 1,000.00  
27TH ST, 49 to 55 W; Craven Steam Boiler Works, Inc—Metropolitan Life Ins Co—N Y War Camp Community Service (4). .... 1,462.00  
AV B, 329 to 333; Nathan Guttman—Augustus N Hand et al; Thos J Fanning (5). .... 844.00

OCT. 4.

34TH ST, ss, 38 w 9 av, 60x98.9; Benj Daitzman—Goodwest Realty Co & H Porter & Co (8)..... 80.00  
100TH ST, 55 E; Morris German—B Yanover, Saml Greenberg & Abr Sonken (10). .... 59.80  
BOWERY, 165-9; Wolf Mandelbloom—Est Henry C Miner, Inc, & Antonio Maiori (7)..... 350.00  
BOWERY, 50-50½; also ELIZABETH St, 24-6; Isaac Klinghoffer—Atlantic Garden Realty Corp & Korons Theatre Corp (9)..... 439.00

Bronx.

SEPT. 27.  
TREMONT AV, 508-14 E; Giovanni Russon—Caroline B Gent, Fredk Boss, Charlotte Boss & Robt Boss (20)..... 592.82  
SEPT. 28.  
143D ST, 548 E; Baron & Steinberg—Saml Horowitz & Jacob Horowitz; Saml Horowitz (22). .... 80.00  
TREMONT AV, 508-14 E; James Glammetto—Caroline B Gent; Fredk Boss, Charlotte Boss & Robt Boss (21).... 135.00

SEPT. 30.

No Mechanics Liens filed this day.

OCT. 1.

No Mechanics Liens filed this day.

OCT. 2.

BROOK AV, 459; Pierce, Butler & Pierce Mfg Corp—Jos Brandt & David Marshack (1) ..... 287.77

OCT. 3.

232D ST, 1037 E; Jacob Levy—Lorillard Bldg Co (2). .... 393.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

SEPT. 28.  
No Satisfied Mechanics' Liens filed this day.  
SEPT. 30.  
No Satisfied Mechanics' Liens filed this day.  
OCT. 1.  
56TH ST, 18 E; Frank Hansle—Est Josephine E Leeds et al; Aug27'18.. 15.00  
128TH ST, 305 W; Chas Kurson—Geo Heinlein et al; Dec20'17..... 30.75  
128TH ST, 305-7 W; Doud Lumber Co—same; Jan31'18 ..... 70.74  
LENOX AV, 168; Benj Kornblum—Hamilton Court Realty Co, Inc, et al; Feb20'17 ..... 25.25  
OCT. 2.  
42D ST, 261 W; Hughes & Hughes—Patk Tracy et al; Aug24'18..... 1,257.00  
138TH ST, 120-30 W; Richard Tsmirian—Metropolitan Baptist Church et al; Sept1'16; canceled ..... 48.00

OCT. 3.

2D ST, 274-80 E; Josiah P Le Fiore—Israel Orphan Asylum et al; Jan31'18, 1,871.00  
2D ST, 274-80 E; Callahan, Kingsley Co, Inc—Israel Orphan Asylum et al; Jan17'18. .... 464.00  
22D ST, 332 W; Hoerner & Co—Anna Wood et al; Oct24'17. .... 196.00  
173D ST, ns, 163 w Amst av; Jas Connors—Mrs S Wachsmann et al; June 4'18; cancelled. .... 228.00

OCT. 4.

No Satisfied Mechanics Liens filed this day.

Bronx.

SEPT. 27.  
No Satisfied Mechanics Liens filed this day.  
SEPT. 28.  
No Satisfied Mechanics' Liens filed this day.  
SEPT. 30.  
No Satisfied Mechanics Liens filed this day.  
OCT. 1.  
No Satisfied Mechanics Liens filed this day.  
OCT. 2.  
No Satisfied Mechanics Liens filed this day.

OCT. 3.

No Satisfied Mechanics' Liens filed this day.

1Discharged by deposit.  
2Discharged by bond.  
3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

SEPT. 26.  
BARKER-SHAPIRO CO; Hodupp, Poole & Co, Inc; \$346.20; A A Hoffmann.  
SEPT. 27.  
DR C OTTO & CO; GESELLSCHAFT MIT BEHRANKER HAFTUNG & OTTO COKING CO, Inc; Thos C Clarke; \$395,200; H Remington.  
SAME; G F McKay; \$450,000; H Remington.  
CLARK, Noah F; Fred W Bartlett; \$7,848.83; Kendall & Herzog.  
SEPT. 28 & 30.  
No Attachments filed these days.  
OCT. 1.  
BAUTER, CLYDE, EARL & ROY; Prime Fish Co, Inc; \$880; Burston & Levy.  
WEATHERLY, Stuart; Richmond Rochester; \$2,590.65; A S Andrews.  
OCT. 2.  
No Attachments filed this day.

CHattel MORTGAGES.  
AFFECTING REAL ESTATE.

Manhattan.

SEPT. 27, 28, 30, OCT, 1, 2 & 3.  
McLean, W J. 510-4 W 34th..Raisler Heating Co. ....(R) 450.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan and Bronx.

SEPT. 27.  
No Building Loan Contracts filed this day.  
SEPT. 28.  
No Building Loan Contracts filed this day.  
SEPT. 30.  
No Building Loan Contracts filed this day.  
OCT. 1.  
No Building Loan Contracts filed this day.  
OCT. 2.  
No Building Loan Contracts filed this day.  
OCT. 3.  
No Building Loan Contracts filed this day.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

No Plans filed for New Construction Work for week ending Oct. 4.

Bronx.

MISCELLANEOUS.

WEIGAND PL & 180TH ST, N. Y. U. Campus, 4-1-sty fr barracks, 120x43, 1-1-sty fr latrine, 37x75; \$60,000; (o) N. Y. University for U. S. Gov., 180th & University av; (a) Geo. Malcolm, 8 W 40th (—).

STABLES AND GARAGES.

WESTCHESTER AV, n s, 55.9 w Rogers pl, 1-sty bk garage, 62x55.5, slag rf; \$40,000; (o) Est. of Geo. F. Johnson, Fred Johnson, 149 E 42d, exr; (a) John J. Dunnigan, 391 E 149th (158).

BELMONT AV, e s, 108 s 189th, 1-sty bk stable, 30x22; \$1,000; (o) Frank Perrella, 2470 Belmont av; (a) H. G. Steinmetz, 1007 E 180th (157).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

EAST BROADWAY, 9, new columns & girders to 5-sty bk str & lofts; \$1,200; (o) Wm. B. Beekman Est, Chas. K. Beekman, trustee, 52 William; (a) H. Hupfau, 7 E 42d (1890).



GRAND ST, 431½, ext stairs, new bulkhead & skylight, partition to 4-sty bk str & loft; \$450; (o) Sidney S. Conger, 401 Grand; (a) Max Muller, 115 Nassau (1909).

GREENWICH ST, 235, enclose stairs to 5-sty bk str & shop; \$1,000; (o) S. Chas. Welsh, 215 Bway; (a) Alex. S. Traub, 255 Greenwich (1906).

HOUSTON ST, 175-77 E, remove wall, new columns & girders, excavate yard, concrete arches to 4-sty bk str & tnt; \$7,000; (o) Saml. Ershowsky, on prem; (a) Louis A. Sheinart, 194 Bowery (1901).

LEWIS ST, 191, new bk piers & steel beams to 3-sty bk loft & blacksmith shop; \$250; (o) Jacob Feldstein, on prem; (a) Horenburger & Bardes, 122 Bowery (1885).

MERCER ST, 149, f. p. vestibule, halls & stairs, new fire-escape to 3½-sty bk factory & lofts; \$1,800; (o) Est of Geo. Ponsot, Coudert Bros., exrs., 2 Rector; (a) Ellwood Williams, Westbury, N. Y. (1898).

NEW BOWERY, 48, new elevator to 7-sty bk str; \$100; (o) D. Milano, English st, Fort Lee, N. J.; (a) Acie Elevator Co., Albert I. Schiff, 3 Lisenard (1893).

WASHINGTON PL, 133, 3-sty & basement stair hall ext, rebuild chimneys, remove beams, new dumbwaiter shaft, cut openings to 4 & 3-sty bk dwgs; \$2,400; (o) Francis L. Kidd, care Alfred C. Jopling, 32 Liberty; (a) Paul Chalfin, 597 5 av (1908).

WATER ST, 640-42, remove partitions, stairs, front wall on 1st sty, new beams, bk piers, steel girders, stairs to 5-sty bk tnt; \$5,000; (o) Jas. Halvey, 641 Water; (a) Louis A. Sheinart, 194 Bowery (1899).

28TH ST, 30 E, 1-sty add to 4-sty bk str & office; \$800; (o) Salvatore Masella, prem; (a) M. J. Harrison, World Bldg. (1889).

28TH ST, 445 W, new toilet compartments & fixtures, remove partitions to 5-sty bk str & tnt; \$250; (o) Colin M. Eadie, 191 9 av; (a) Albert E. Straker, 191 9 av (1905).

29TH ST, 230-2 E, new bk dumbwaiter shaft to 6-sty bk tnt; \$350; (o) Carmelo Leto, 232 E 29th; (a) Jas. H. Knubel, 305 W 43d (1903).

30TH ST, 224-30 W, extend stairs to 4-sty bk lofts; \$500; (o) Chas. Mayer, 796 6 av; (a) J. M. Felson, 1133 Bway (1884).

42D ST, 47 W, & 6th av, 736-44, install stairs to 6-sty f. p. str & office; \$200; (o) Est of Eugene A. Hoffman, Inc., Wm. H. Harris, Pres., 258 Bway; (a) Jno. H. Scheier, 25 W 42d (1888).

47TH ST, 231-37 E, new f. p. stairs & enclosure to 5-sty f. p. garage; \$200; (o) J. P. Morgan, 23 Wall; (a) Horenburger & Bardes, 122 Bowery (1886).

48TH ST, 151 W, new partitions, tile floors, bathrooms to 4-sty bk dwg; \$1,000; (o) Nelson Smith, prem; (a) Jno. C. W. Ruhl, 3207 Hull av (1892).

53D ST, 65 E, remove stoop, new electric wiring, bathrooms, rearrange partitions, decorations to 5-sty bk dwg; \$2,000; (o) Robt. W. Goellet, 9 W 17th; (a) Jos. E. Casale, 569 5 av (1881).

57TH ST, 471 W, new steel stairs to 4-sty school; \$500; (o) Free Industrial School for Crippled Children, Walter Scott, Pres., on prem; (a) Chas B. Meyers, 1 Union sq (1896).

70TH & 71ST ST, Madison av & Park av, the blk, erect reinforced concrete ash tanks to 5-sty bk hospital; \$2,000; (o) Presbyterian Hospital, Mr. Slean, Pres. Board of Mgrs., 70th & Madison av; (a) Moore & Landsiedel, 148th & 3 av (1895).

85TH ST, 510-12, E, remove partitions, cover ceiling with metal to 1 & 2-sty bk stable; \$250; (o) Hyman Harkovy, 510 East 85th; (a) Jacob Fisher, 25 Av A (1911).

119TH ST, 149 W, rearrange all floors to 3-sty bk dwg; \$2,000; (o) Amer. Realty Co., Jos. E. Mautner, Pres., 299 Bway; (a) Saml. Cohen, 32 Union sq (1891).

125TH ST, 332 W, new partitions, remove wall, iron columns, beams, new show windows to 5-sty bk str & tnt; \$1,500; (o) Edw. Nicholson, 320 W 125th, Pres. Roanoke Realty Co.; (a) Jos. C. Cocker, 2017 5 av (1882).

BROADWAY, s w c 60th, marquise added, steel plate rf to 3-sty bk theatre; \$2,500; (o) Mascot Amusement Co., Marcus Loew, Pres., 1493 Bway; (a) Thos. W. Lamb, 644 8 av (1900).

BROADWAY, 687-89, new skylight, remove rf blocks to 6-sty str & lofts; \$400; (o) Jos. T. Tower, Millbrook, Dutchess County, N. Y.; (a) Henry G. Otto, 156 5 av (1904).

BROADWAY, 51-53, cut doors, f. p. doors, steel shutters, new stairs to 6 & 5-sty bk office; \$3,000; (o), No. 51, Est of Maria L. Campbell, care Cruikshank & Sons, 149 Bway, No. 53, Robt. W. Goellet, 9 W 15th; (a) Renwick, Aspinwall & Tucker, 8 W 40th (1912).

LEXINGTON AV, 374-90, new partitions to 11-sty f. p. warehouse; \$500; (o) Manhattan Storage Warehouse, Thos. L. Wells, Pres., 124 East 42d; (a) Louis E. Ordwein, 2078 Vyse av, Bronx (1913).

MADISON AV, 1248, remove partitions, plumbing fixtures, cut opening to 5-sty bk tnt; \$900; (o) Central Union Trust Co., trustee est Hugh J. Grant; (a) E. M. Hinkle, 28 E 49th (1907).

MADISON AV, 1-9, 24th st, 2-30 E, remove partitions, ext, new strs, girders, change doors to windows, new entrance to 12-sty & tower f. p. bank & office; \$50,000; (o) Metropolitan Life Insurance Co., Jno. R. Hegeman, Pres., 1 Madison av; (a) D. E. Wald, 1 Madison av (1910).

3D AV, 1464-66, new ladder to 3-sty bk dwg & str; \$200; (o) Jacob & Wm. Scholle Est, 5 Nassau, Albert W. Scholle et al, trustees, 5 Nassau; (a) Gronenberg & Leuchtag, 303 5 av (1887).

3D AV, 2356, remove show window, new steel doors, trap doors to 3-sty bk str & lofts; \$500; (o) Anna F. Cooper, Belmar, N. J., H. H. Snedeker, Agt., 129 Beech, East Orange, N. J.; (a) Frank Hausle, 81 E 125th (1897).

5TH AV, 718, new str front to 6-sty bk dwg & room & str; \$1,000; (o) Est. Chas. A. Baudouine, Jno. F. Baudouine, exr., 1181 Bway; (a) Henry O. Chapman, 334 5 av (1894).

7TH AV, 152, new entrance to 4-sty bk str & tnt; \$150; (o) Wm. L. Albro, 118 W 76th; (a) Robt. A. Fash, 163 W 20th (1902).

Bronx.

FULTON AV, s w c 169th, 3-sty bk ext, 18x7, for elevator shaft, new elevator & partitions to 3-sty bk hospital; \$15,000; (o) Bronx Hospital, Inc., Dr. Alex Goldman, on prem, Pres.; (a) Louis A. Abramson, 220 5 av (221).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
cl—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indiv—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.



# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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No. 2639

New York, October 12, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

OCT. 4, 5, 7, 8, 9 & 10.

**Charles st, 80-2** (2:620-56-57), ss, 175 e Bleecker, 50x95, 2-5-sty stn tnts; Wm F Gorman of Bklyn to Louis H Meht of Rahway, NJ; mtg \$63,500 & AL; May26'16; Oct 4'18; A\$22,000-50,000 (R S \$1). nom

**Division st, 2-8**; see Bowery, 1-7.  
**East Broadway, 165** (1:284-28), ss, abt 25 e Rutgers, 26.1x100, 7-sty bk office bldg, 1-sty ext; Jas R Kingsley to American Bonding Co of Baltimore, Md, at 84 Wm st, N Y C; Oct9; Oct10'18; A\$39,000-56,500. nom

**Forsyth st, 91-3**; see Grand, 270.  
**Grand st, 270** (2:418-22), nwc Forsyth (Nos 91-3), 25.1x75, 3-sty bk & fr tnt & str; Frances Lautenberg to Dorothy Kornblum, 213 W 49; B&S & CaG; Oct1; Oct4'18; A\$40,000-48,000 (R S 50c). nom

**Grand st, 361** (1:311-14), ss, 50 e Essex, 16.8x70.9, 4-sty stn tnt & str; Frances Lautenberg to Dorothy Kornblum, 213 W 49; B&S & CaG; Oct1; Oct4'18; A\$17,000-21,500 (R S 50c). nom

**Grand st, 581** (1:265-34), ss, 76.1 w Corlears, 17.1x80.6x15.4x72.7, 5-sty bk tnt & str; Sarah G Starkman to Spotswood D Bowers, 521 Park av, & Wm C Bowers, 49 W 57, & Arthur Coppell at Tenafly, NJ EXRS John M Bowers; mtg \$8,500 & AL; Sept10; Oct4'18; A\$4,500-6,000 (R S 50c). nom

**Grand st, 581**; Range Realty Co & Pendant Realty Co, both at 74 E 92, to same; QC; mtg \$8,500 & AL; Sept20; Oct4'18. nom

**Hester st, 57** (1:310-37), ns, 63.6 e Ludlow, 24x75, 5-sty bk tnt & str; Carrie Block, 272 Manhattan av, to Alice Schlimmer, 400 W 152; AL; May22; Oct10'18; A\$21,500-28,000 (R S \$1). O C & 100

**Lafayette st, 204** (formerly 190 Elm st) (2:482-35), ws, abt 135 n Broome, 21.3x 100, 2 & 3-sty bk factory; Howard Konkling, at Providence, RI, to Thos Harper, 32 Leggett av, Woodhaven, B of Q; AL; Oct 10'18; A\$18,000-18,500 (R S \$16). O C & 100  
**Ludlow st, 117** (2:410-22), ws, 174.8 s Rivington, 25x87.6x24.11x87.6, 6-sty bk tnt & str; Isaac Adler of Bklyn to Louis Shulsky Co at 146 Av D; mtg \$25,750 & AL; Oct1; Oct4'18; A\$17,000-29,000 (R S \$2.50). O C & 100

**Mercer st, 114**; see Bway, 543.  
**Mercer st, 246** (2:532-8), sec 3d (No 8), 25x100, 6-sty bk loft & str bldg; Ambrose Realty Co to Estate of Charles Frederick Hoffman, a corp, 258 Bway; B&S; mtg \$24,000; Oct2; Oct8'18; A\$38,000-56,000. O C & 100

**Nassau st, 64-6** (62-4) (1:67-25), es, abt 50 s John, 52.10x98.10, ns, x51.6x20.6 on ss & runs n along rear 7xse79.6, 2-5-sty bk loft & str bldg; Mary E Mortimer et al, heirs, &c, Richd Mortimer, Jr, to Eleanor J Mortimer, also an heir, & all at Tuxedo Park, NY; ½ pt, being AT which Richd Mortimer, Jr, deed, had in above; QC; July22; Oct10'18; A\$310,000-330,000. nom

**New st, 2**; see Wall, 9-11.

**Old st, 10-12**; see Water, 74-6.  
**Pearl st, 88-90** (1:30-9), ss, 174.2 e Coenties sl, runs s139.9 to ns Water (Nos 54-6) x51.10x141.4 to Pearl xw52.2 to beg, 5-sty bk storage; Cecelia C d'Andigne, of Paris, France, & ano, to Bklyn Terminal Co, 104 Pearl; AL; Sept4; Oct8'18; A\$60,000-85,000 (R S \$90). O C & 100

**Pine st, 83** (1:39-11), sws, 47.4 w Water, 20.4x40.2x20.2x40.2, 5-sty bk loft & str bldg; Stonemor Realty Co to Elvira F Selgas, 112 McDonough, Bklyn; mtg \$12,000; Sept25; Oct4'18; A\$10,000-13,000 (R S \$8.50). O C & 100

**Roosevelt st, 98** (1:111-16), es, 53.3 n Cherry, runs n21.7xe41.5xe24xw20.3xn3.1x w20.2 to beg, 3-sty bk tnt & str; Jennie Golden to Anna S Molloy, 3 James sl; AL; Nov6'16; Oct9'18; A\$5,000-6,000. nom

**Wall st, 9-11** (1:23-16), sec New (No 2), 56.11x56.8x52.6x65.7, 9-sty bk office & str bldg; Mary E Mortimer et al, heirs, &c, Richd Mortimer, Jr, to Eleanor J Mortimer, also an heir & all at Tuxedo Park,

## The INDEX to the Manhattan and Bronx Record and Guide

JANUARY TO JUNE, 1918

FOR VOL. CI.

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This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00  
Record & Guide Co.

NY; ½ pt, being AT which Richd Mortimer, deed, had in above; QC; July22; Oct10'18; A\$710,000-750,000. nom

**Water st, 54-6**; see Pearl, 88-90.

**Water st, 74-6** (1:31-41), nec Old sl (Nos 10-12), bounded w by old sl 45.5 sx Water 47.7 ex land of Fox (now of Stevens) 63.8 nx land of Falconer 24.4 runs s22xw22.5 to Old sl, 2-5-sty bk office & str bldg; Maurice Bouvier to Atlantic & Pacific Steamship Co, 10-12 Hanover sq; QC; mtg \$35,000 & AL; Oct4; Oct9'18; A\$60,000-75,000. nom

**Water st, 344** (1:110-35), ns, abt 155 e Roosevelt, 19.10x63.3x19.11x62.7, 4-sty bk tnt & str; Jennie Golden to Anna S Molloy, 3 James sl; AL; Nov6'16; Oct9'18; A\$5,500-7,500. nom

**3D st, 8 W**; see Mercer, 246.

**8TH st, 367 E** (2:391-56), ns, 189.6 e Av B, 24.9x93.4, 6-sty bk loft & str bldg; Harry Schneider to Morris Schneider, both at 214 S 3d, Bklyn; ½ pt; AL; Sept4; Oct 5'18; A\$14,000-29,000 (R S 50c). O C & 100

**11TH st, 57-9 E** (2:563-46), ns, 302.9 w Bway, 54x103.3, 10-sty bk loft & str bldg; U S Trust Co of N Y to Directors Realty Holding Co, 128 Bway; B&S; Oct3; Oct9'18; A\$48,000-130,000 (R S \$117.50). O C & 100

**11TH st, 57-9 E**; Directors Realty Holding Co to S Morrill Banner, at White Plains, NY; B&S; mtg \$100,000; Oct9'18 (R S \$30). O C & 100

**12TH st, 49 E**; see Bway, 825-825½.

**14TH st, 300 E** (2:455-7), sec 2 av (No 228), 33x51.6, 7-sty bk office & str bldg; Schuyler E Day, ref, to Wm F Morgan, Jr, 52 W 9, EXR & TRSTE Ellen R Morgan, plff; FORECLOS Sept17; Oct9; Oct10'18; A\$32,000-48,000 (R S \$50). 50,000

**20TH st, 239 W** (3:770-19), ns, abt 300 e S av, 26.8x73.7x26.8x74.3, es, 6-sty bk tnt; Saml Rosenthal to Benl Rosenthal, 301 Broome; mtg \$26,000; Sept30; Oct8'18; A\$20,000-28,000 (R S \$1). nom

**22D st, 2-6 E**; see 5 av, 157-65.

**24TH st, 240-2 E**; see 2 av, 411-5.

**25TH st, 406-S E** (3:956-49-50), ss, 112 e 1 av, 38x98.9, 2-4-sty bk tnts, 2-sty ext; Julius Fischman or Fishman to Bertha H Waxman, 299 Bway; mtg \$17,250 & AL; July13; Oct7'18; A\$13,000-20,000 (R S \$1). O C & 100

**29TH st, 130-2 W** (3:804-57), ss, 360 w 6 av, 40x98.9, 12-sty bk loft & str bldg; Rande Realty Corp to Everett Jacobs, 526 5 av; AL; Oct8; Oct9'18; A\$59,000-164,000 (R S 50c). O C & 100

**29TH st, 230-2 E** (3:909-38), ss, 168 w 2 av, 40x98.9, 6-sty bk tnt & str; Carmelo Leto to Antonio Capace, 230 E 29; mtg \$40,000 & AL; Sept26; Oct8'18; A\$20,500-53,000 (R S \$1). nom

**35TH st, 133 E** (3:891-20), ns, 40 w Lex av, 20x74, 4-sty & b stn dwg; Mary S Shepard of Bklyn to David R Daly, 183 Lex av; B&S & CaG; mtg \$23,500 & AL; Aug 19; Oct4'18; A\$26,200-34,000 (R S \$2.50). nom

**46TH st, 149 W** (4:999-11), ns, 250 e 7 av, 18.9x100.5, 4-sty bk tnt & str; Winfield A Huppuch, of Hudson Falls, NY, & ano, EXRS Susie A Hill, to Celia C Kerr & Lillie A R Kerr, each 7-30 int, both at 465 West End av; Louise Lippincott, 1331 65th, Oaklane, Phila, Pa, 6-30 pt; Kate M Dodge, at Asbury Park, NJ, 6-30 pt; Jennie Kerr, 2-30 pt, & Florence K Maguigan, 2-30 pt, both at Sellers st, Bywood, Upper Darby, Delaware Co, Pa; Sept26; Oct5'18; A\$34,000-35,000 (R S \$50). 50,000

**46TH st, 149 W**; Kate M Dodge, of Asbury Park, NJ, to Celia C & Lillie A R Kerr, both at 465 West End av, each 7-120 pts; Louise Lippincott, 1331 65th st, Phila, Pa, 6-120 pts; Jennie Kerr & Florence K Maguigan, both at Sellers st, Bywood, Upper Darby, Pa, each 2-120 pts; AT; B&S; Sept30; Oct5'18 (R S \$10). nom

**46TH st, 535 W** (4:1075-12), ns, 275 e 11 av, 25x100.4, 4-sty bk tnt & str & 2-sty fr rear tnt; Chas Kass to A Leopold Auerbach, 375 West End av, & Jos S Auerbach, 151 W 86; mtg \$10,000 & AL; Oct4; Oct5'18; A\$10,000-14,000 (R S \$5.50). O C & 100

**46TH st, 537 W** (4:1075-11), ns, 250 e 11 av, 25x100.4, 2-sty bk tnt & str & 2-sty fr rear tnt; Caroline Haslop to A Leopold Auerbach, 375 West End av, & Jos S Auerbach, 151 W 86; Oct3; Oct5'18; A\$10,000-11,000 (R S \$16). O C & 100

**46TH st, 539 W**; see 46th, 541 W.

**46TH st, 541 W** (4:1075-9), ns, 200 e 11 av, 25x100.4, 2-sty bk tnt & 2-sty bk rear tnt; A\$10,000-11,000; also 46TH ST, 539 W (4:1075-10), ns, 225 e 11 av, 25x100.4, 2-sty bk tnt & str & 2-sty bk rear tnt; A\$10,000-11,000; John H Kliegl to A Leopold Auerbach, 375 West End av, & Jos S Auerbach, 151 W 86; Oct3; Oct4'18 (R S \$28). O C & 100

**52D st, 123-5 E** (5:1307-9), ns, 205.9 e Park av, 42x100.5, 4-sty & b stn home & 2-sty bk rear laundry; St Zita's Home for Friendless Women of City N Y to Helen E Duchemin, 930 St Nicholas av; Oct1; Oct 4'18; A exempt-exempt (R S \$75). 75,000

**52D st, 123-5 E**; Helen E Duchemin to National Board of the Young Women's Christian Associations of the U S of A, 600 Lex av; Oct1; Oct4'18. O C & 100

**86TH st, 524 E** (5:1582-41), ss, 279 e Av A, 28x102.2, 4-sty bk tnt; Isidor Wolff, 98 Columbia, to Saml Schwartz, 36 W 111; QC; Sept1; Oct10'18; A\$10,000-19,500. nom

**86TH st, 524 E**; Saml Schwartz, 36 W 111, to Saml Backer, 449 E 86; Sept1; Oct 10'18 (R S \$13.50). O C & 100

**86TH st, 243 W** (4:1248-13), ns, 480 w West End av, 20x100.8, 4-sty & b bk dwg; Alice S Wiggins to Mary S Gate, Eliz S James & Alex Stobo, all at 343 W 86; B&S; mtg \$15,000 & AL; Aug1; Oct4'18; A\$27,500-30,000. nom

**94TH st, 139 W** (4:1225-16½), ns, 392 e Ams av, 20x100.8, 3-sty & b bk dwg; John J O'Connell, ref, to N Y Savings Bank, 81 8 av, plff; FORECLOS Oct7; Oct7; Oct8'18; A\$14,500-18,000 (R S \$10). 10,000

**94TH st W**, nec Riverside dr; see Riverside dr, 222.



97TH st, 235A E (6:1647-20), ns, 100 w 2 av, 25x100.11, 5-sty bk tnt & str; Chas Blair, 261 Berry, Bklyn, to Martha Goldberg, 542 Hinsdale, Bklyn; mtg \$9,700; Oct7; Oct10'18; A\$7,000-10,500 (R S 50c).

101ST st, 136 E (6:1628-60), ss, 92.4 w Lex av, 17x100.11, 3-sty & b bk dwg; Jos Daraio to Emma Daraio, his wife, both at 136 E 101; ½ pt; AT; mtg \$3,000 & AL; Sept4; Oct7'18; A\$5,500-7,000 (R S \$1). nom

102D st, 330-2 E (6:1673-34), ss, 175 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Lincoln Trust Co to 37 West 19th St Realty Co, 35 Nassau; B&S; Sept30; Oct4'18; A\$9,000-33,000 (R S \$27). O C & 100

102D st, 204 W (7:1873-38), ss, 175 e Bway, 20.1 to former cl x— to cl blk x— 100.11, 2-sty bk garage; Jas Bradley, 316 W 105, to Wm J Beamish, 662 Park pl, Bklyn; mtg \$28,000; Oct3; Oct4'18; A\$25,000-10,000 (R S \$6). 6,000

105TH st, 251 E (6:1655-20), ns, 94 w 2 av, runs n24.5x60.6x17.6x26.6x100.11 to st xe26 to beg, 5-sty bk tnt & str; Yetta Katz, of Bklyn, to Isaac Adler, 544 Bedford av, Bklyn; mtg \$16,000; Oct1; Oct5'18; A\$7,300-18,000 (R S \$1). nom

105TH st, 251 E; Isaac Adler, of Bklyn, to Dora Schoenfeld, 75 Delancey; AL; Oct3; Oct5'18 (R S \$1). O C & 100

106TH st, 156 E (6:1633-50), ss, 70 e Lex av, 25x80.11, 5-sty bk tnt & str; Clara C Disbrow to Theo T Brinckerhoff, 363 Edgecombe av; Loretta Brinckerhoff, 474 W 158, & Mabel Cafferty, 465 W 157; AL; Oct3; Oct4'18; A\$10,500-19,500 (R S 50c). nom

113TH st, 117 W; see St Nicholas av, 60.

114TH st, 121 E (6:1642-8), ns, 160 e Park av, 15x100.11, 3-sty & b stn dwg; Wm Linden, 634 11th, Bklyn, & ano, TRSTES will Wm B White, to Howard P B White, 811 Porter st, Richmond, Va; B&S; Aug 19; Oct10'18; A\$4,800-6,000. nom

114TH st, 122 W; see St Nicholas av, 60.

118TH st, 322 E (6:1689-40), ss, 300 e 2 av, 25x100.11, 5-sty stn tnt; Maria Lorenzo to Nicholas Nassey, 320 E 118; mtg \$14,000; Oct4; Oct5'18; A\$7,000-16,500 (R S \$2.50). nom

119TH st, 117 E (6:1768-8), ns, 164.10 e Park av, 24.9x100.10, 5-sty bk tnt & str; Chas L Hoffman, ref, to Wm Lighte, 41 W 91, plff; FORECLOS Oct8; Oct9'18; A\$7,900-20,500 (R S \$10). 10,000

119TH st, 149 W (7:1904-9½), ns, 185 e 7 av, 20x100.11, 3-sty & b stn dwg; Walter C White, of Township of Ocean, NJ, to Amer Realty Co, 299 Bway; mtg \$21,500; Sept25; Oct8'18; A\$8,800-11,000 (R S \$1). O C & 100

120TH st, 123-5 E (6:1769-12-13), ns, 265 e Park av, 49.11x100.10x50x100.10, 2-5-sty bk tnts; Sophie Mayer to City Real Estate Co, 176 Bway; mtg \$30,000 & AL; Oct7; Oct8'18; A\$16,000-31,000 (R S \$1). nom

120TH st, 316 E (6:1796-45), ss, 216.6 e 2 av, 19.6x100.11, 3-sty & b stn dwg; Orella D Brown et al, TRSTES will Robt I Brown, to Matteo Guarino & Carmela, his wife, tenants by entirety, ½ pt, Salvatore Criscione & Maria, his wife, tenants by entirety, ½ pt, & Salvatore Gulinio, ½ pt, all at 214-6 1 av; Oct1; Oct9'18; A\$5,300-6,000 (R S \$7.50). 7,500

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & str; Hubbard & Peixotto, Inc, to Bway Savgs Instn, 5-7 Park pl; mtg \$28,000; Oct1; Oct5'18; A\$13,000-22,000 (R S 50c). nom

126TH st, 243 W (7:1932-16½), ns, 391.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Michl Scanlon to Mary Scanlon, his daughter-in-law, 243 W 126; mtg \$3,000; Oct5; Oct8'18; A\$6,000-7,000. nom

129TH st, 214 W (7:1934-40½), ss, 167 w 7 av, 17x99.11, 3-sty & b stn dwg; Albt G Hanauer, 207 W 128, to Jerome J Hanauer, of White Plains, NY; ½ pt; Oct8; Oct9'18; A\$4,700-6,800 (R S \$3.50). O C & 100

129TH st, 254 W (7:1934-37), ss, 169.4 e 8 av, 22.2x99.11, 4-sty & b stn tnt; Milton S Hoffman to Helen McMahon, 649 Jersey av, Jersey City, NJ; B&S; AL; Nov26'17; Oct5'18; A\$6,200-12,500. nom

129TH st, 261-3 W (7:1935-5), ns, 100 e 8 av, 50x99.11, 6-sty bk tnt; Julius Grossman, at Far Rockaway, LI, to Ilwood Holding Corp, 47 W 34; mtg \$39,000 & AL; Oct4; Oct5'18; A\$17,000-66,000 (R S \$8). nom

130TH st, 209-11 W (7:1936-25½-26), ns, 125 w 7 av, 40.6x99.11, 2-4-sty bk dwgs; Powell F Crichton, ref, to N Y Soc for the Relief of Widows & Orphans of Medical Men, 17 W 43, plff; Oct7; Oct8; Oct10'18; A\$11,100-19,000 (R S \$16). 16,000

130TH st, 517 W (7:1985-19), ns, 279.4 w Ams av, runs ne64.10 to former cl Byrd xnw5xne121xw22.5xsw120.11xse4.11xsw78.3 to st xe28.2 to beg, 2-sty fr rear bldg; Arthur W Corse, 178 W 94, to Harvey J Laffer, 661 West End av; AT & B&S; mtg \$5,000; Oct9'18; A\$10,000-10,500 (R S \$1). nom

131ST st, 64 W (6:1728-64), ss, 185.4 e Lenox av, 16.8x99.11, 3-sty & b stn dwg; Classic Realty Corp to Martin Graham, 156 W 35; sub to PM mtg \$3,500; Oct3; Oct4'18; A\$3,600-5,000 (R S \$5). O C & 100

131ST st, 64 W; Martin Graham to Solomon S Riley, 156 W 35; mtg \$3,500; Oct3; Oct4'18. O C & 100

137TH st, 219 W (7:1942-22), ns, 235 w 7 av, 16x99.11, 3-sty & b stn dwg; Francis W Pollock, ref, to N Y Life Ins & Trust Co, 52 Wall, EXR Wm A Smith, plff; foreclosed & drawn Oct8; Oct10'18; A\$4,400-6,500 (R S \$9). 9,000

137TH st, 204 W (7:1942-38½), ss, 118 w 7 av, 18x99.11, 3-sty & b stn dwg; Guardian Life Ins Co of America to John P Leo, 529 W 142; B&S & CaG; Sept18; Oct4'18; A\$5,000-7,800 (R S \$9). O C & 100

137TH st, 204 W; John P Leo to Jos M Moran, 204 W 137; B&S & CaG; sub to PM mtg \$8,000 & AL; Sept18; Oct4'18 (R S \$9). O C & 100

139TH st, 624-6 W (7:2087-46), ss, 300 w Bway, 50x99.11, 5-sty bk tnt; A\$30,000-63,000; also 139TH ST, 628-30 W (7:2087-48), ss, 350 w Bway, 50x99.11, 5-sty bk tnt; \$30,000-63,000; Belmont Realty Corp to Martin H Cohen, 531 W 143; mtg \$100,000 & AL; Oct2; Oct8'18 (R S \$12). O C & 2,000

139TH st, 628-30 W; see 139th, 624-6 W.

161ST st, 519 W (8:2120-50), ns, 300.6 w Ams av, 50x99.11, 4-sty bk garage; James Bradley, 316 W 105, to Alex Carmichel, 311 W 76; mtg \$45,000; Oct3; Oct4'18; A\$20,000-60,000 (R S \$7). 7,000

165TH st, 546 W (8:2122-82), ss, 180.9 e Bway, 20.1x117.1x20x118.11, 5-sty bk tnt; Jas H Cruikshank to Chas E Haskell, 227 Main st, Orange, NJ; mtg \$18,000 & AL; Oct7; Oct9'18; A\$9,500-21,000. nom

166TH st, 553-5 W; see St Nicholas av, nec 166.

183D st, 551 W; see Audubon av, 360.

186TH st, 600 W; see St Nicholas av, 1509-15.

191ST st, 559-61 W; see 191st, 563-5 W.

191ST st, 563-5 W (8:2161-122), ns, 150 e St Nicholas av, 50x100, 6-sty bk tnt; A\$16,000-58,000; also 191ST ST, 559-61 W (8:2161-120), ns, 200 e St Nicholas av, 50x100, 6-sty bk tnt; A\$16,000-58,000; G M Holding Corp to 100 West 142d St Corp, 320 Bway; mtg \$117,000 & AL; Oct9; Oct10'18 (R S \$20). nom

Audubon av, 360 (8:2154-88), nwc 183d (No 551), 74.11x25, 2-sty bk office & str bldg; Henry F Koster of Pleasantville, N Y, to Asa W Young, 139 N Bway, White Plains, NY, & Edw E Young, 934 Paulding st, Peekskill, NY; mtg \$14,000; Sept28; Oct4'18; A\$14,000-21,000 (R S \$11). O C & 100

Bowery, 1-7 (1:289-1), nec Division (Nos 2-8), 69.7x71.8x36.1x94, including alley on e, 4-sty bk lodging house & str; Mary E Mortimer et al, heirs, &c, Richd Mortimer, Jr, to Eleanor J Mortimer, also an heir, all at Tuxedo Park, NY; ½ pt, being AT which Richd Mortimer, Jr, decd, had in above; QC; July22; Oct10'18; A\$80,000-91,000. nom

Broadway, 456 (1:232-11), es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Ambrose Realty Co to Estate of Charles Frederick Hoffman, a corp, 258 Bway, B&S; mtg \$15,000; Oct2; Oct5'18; A\$45,000-51,000. O C & 100

Broadway, 543 (2:498-17), ws, abt 150 n Spring, 25x200 to es Mercer (No 114), 10-sty bk & stn loft & str bldg; Ambrose Realty Co to Estate of Charles Frederick Hoffman, a corp, 258 Bway; B&S; mtg \$85,000; Oct2; Oct5'18; A\$73,000-175,000. O C & 100

Broadway, 825-825½ (2:564-20), ws, 49.2 n 12th, runs n46xw100.7xse61.1 to ns 12th (No 49) xel1.6x31xet1 to beg, 5 & 6-sty bk & stn hotel St George; Mary E Mortimer et al, heirs, &c, Richd Mortimer, Jr, to Eleanor J Mortimer, also an heir, & all at Tuxedo Park, NY; all RT&I which Richd Mortimer, Jr, decd, had in above; ½ pt; QC; July22; Oct10'18; A\$127,000-135,000. nom

Broadway, 935-9; see 5 av, 157-65.

Edgecombe av, 281 (7:2053-14), ws, 229.10 n 145th, 129.11x100, 6-sty bk tnt; Wm L O'Connell to Winter Realities, Inc; mtg \$140,000 & PM mtg \$50,000 & AL; Sept30; Oct8'18; A\$65,000-190,000 (R S \$60). O C & 100

Lenox av, 325 (7:1911-31), ws, 45.5 n 126th, 27x103, 5-sty bk tnt & str; Maria C Langschmidt to Caroline Langschmidt, reads Lachschmidt (?), both at 201 W 132; mtg \$30,000; Jan5'14; Oct4'18; A\$22,000-36,000. nom

Lenox av, 371 (7:1913-34), ws, 52 s 129th, 24.11x35.6, with AT to alley on n, 4-sty bk tnt & str; Fannie E D Story, 322 W 106, individ & EXTRX Julia D J de Vado will Mrs Wm C Story, to Florence G Finch, 322 W 106; B&S; Sept24; Oct4'18; A\$8,000-11,000 (R S \$10). 10,000

Lexington av, 1606 (6:1629-58), ws, 51.2 s 102d, 16.7x75, 3-sty & b bk dwg; Archibald E Baxter, ref, to Society for the Relief of Poor Widows with Small Children, a corp, 114 E 65, plff; FORECLOS Oct3; Oct7'18; A\$5,500-7,500 (R S \$6.50). 6,000

Riverside dr, 222 (4:1253-1), nec 94th, runs el39.9xnl100.8xw50x25.2xw68xsl.01½x w30.4 to dr xs76 to beg, 7-sty bk tnt; Thos W Churchill, ref, to Albany Savgs Bank, at Albany, NY, plff; FORECLOS Oct1; Oct7; Oct8'18; A\$175,000-310,000 (R S \$290). 290,000

St Nicholas av, 60 (7:1823-18), nec 113th (No 117), 118.5x144.2x100.11x82.3, 7-sty bk tnt & str; A\$90,000-210,000; also ST NICHOLAS AV, 66-72 (7:1823-47), sec 114th (No 122), 118.5x69.2x100.11x131.2, 7-sty bk tnt & str; A\$90,000-215,000; Clements Realty Corp, 70 E 77, to E R A Realty Co, 135 Bway; mtg \$385,000 & AL; Oct1; Oct4'18 (R S \$20). O C & 100

St Nicholas av, 66-72; see St Nicholas av, 60.

St Nicholas av (8:2124-24), nec 166th (Nos 553-5), 26.2x65.6x25x57.7, 4-sty bk tnt & str; Anthony F Koelble, 3148 Perry av, Bronx, to 37 West 19th St Realty Co at 35 Nassau; mtg \$19,000 & AL; Sept28; Oct4'18; A\$20,000-27,000 (R S \$1). O C & 100

St Nicholas av, 1509-15 (8:2166-44), swc 186th (No 600), 100x100, 6-sty bk tnt & str; Normar Real Estate Corp to Malex Realty Corp, 170 Bway; B&S & CaG; mtg \$175,000 & AL; Sept30; Oct4'18; A\$62,000-180,000. nom

St Nicholas av, 1509-15, swc 186th (No 600); Malex Realty Corp to Gall Realty Corp, 60 Bway; mtg \$174,000 & AL; Oct1; Oct4'18 (R S \$12). O C & 100

2D av, 228; see 14th, 300 E.

2D av, 411-5 (3:904-27-29), swc 24th (Nos 240-2), 74x97.1, 4-5-sty bk tnt & str; Matthew P Doyle, 671 Dawson, Bronx, to N Y Life Ins Co, plff; FORECLOS Aug7; Sept28; Oct4'18; A\$55,200-68,000 (R S \$40). 40,000

2D av, 1468 (5:1451-50), es, 27.2 s 77th, 25x88.8x25x88.7, 5-sty stn tnt & str; Saml Weil et al, EXRS Jonas Weil, to Bertha Kahn, 421 E 82; ½ pt; AL; Sept25; Oct4'18; A\$13,000-22,000. O C & 50

2D av, 1468; Bernhard Mayer to same; ½ pt; B&S; AL; Sept25; Oct4'18. O C & 50

2D av, 1468 (5:1451-50), es, 27.2 s 77th, 25x88.8x25x88.7, 5-sty stn tnt & str; Bertha Kahn to Bernhard Mayer, 41 E 72; ½ pt; B&S; AL; Sept25; Oct8'18; A\$13,000-22,000. O C & 50

2D av, 1468; same to Saml Weil, 222 Lenox av; Benj J Weil, 21 E 82; Louis V Weil, 52 E 75, EXRS Jonas Weil; ½ pt; Sept25; Oct8'18. O C & 50

2D av, 1988 (6:1674-3), es, 50.10 n 102d, 25x74.10x25.1x74.10, 5-sty bk tnt & str; Ezra C Starr, 328 E 14, to Lillian Schonzeit, 163 Rodney, Bklyn; AL; Sept25; Oct5'18; A\$8,400-16,000. nom

5TH av, 157-65 (3:850-75), sec 22d (Nos 2-6), runs el11.2 to Broadway (Nos 935-9) xse8.10xw37x again w103.11 to 5 av xn75.8 to beg; also strip adj on s, runs e from 5 av, 55.6xsel19.5x— to av xn0.3 to beg, 6-sty stn loft & str bldg; Mary E Mortimer et al, heirs, &c, Richd Mortimer, Jr, to Eleanor J Mortimer, also an heir, & all at Tuxedo Park, NY; all RT&I which Richd Mortimer, Jr, decd, had in above; ½ pt; QC; July22; Oct10'18; A\$550,000-625,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Dyckman st & Sherman av; see 126th, 181 W.

Eldridge st, 204-6 (2:416), es, 176.6 n Rivington, 48.11x88.6; assign rents to ext of \$2,600 notes; Jayemell Realty Co to Sterling Holding Corp, 299 Bway; mtg \$—; Oct3; Oct10'18. nom

35TH st W, nwc 9 av; see 9 av, 451.

39TH st, 109 E (3:875), ns, 155 e Park av, 25x98.8, 4-sty & b bk dwg; certf as to payment of transfer tax for \$650; Jas A Wendell, as Deputy Comptroller of State N Y, to Don H Bacon, as EXR Mary E Bacon, late of Florida; Oct4; Oct8'18. appraisal 50,000

119TH st, 303 W; see 126th, 181 W.

124TH st, 246-8 W; see 126th, 181 W.

124TH st, 267-9 W; see 126th, 181 W.

125TH st, 144-53 E; see 126th, 181 W.

125TH st, 319 W; see 126th, 181 W.

126TH st, 179 W; see 126th, 181 W.

126TH st, 181 W (misc), \$36,000; also 126TH ST, 179 W, \$19,500; also 119TH ST, 303 W, \$15,500; also 125TH ST, 319 W, \$30,000; also 125TH ST, 144-53 E, \$126,500; also BROADWAY & BENNETT AV, \$15,000; also SHERMAN AV & DYCKMAN ST, \$16,000; also 124TH ST, 246-8 W, \$80,000; also 124TH ST, 267-9 W, \$62,500; also 2 LOTS at Queens, LI, \$750; the EXRS & TRSTES agree not to sell any of above parcels for less than gross amounts set forth; also agmt as to settlement of estate & accounts; also as to mtgs on 319 W 125th & Bway, 5221-7, & 126th, 181 W; also as to leases, re-conveyance, &c; also to conduct business at 268-70 W 125; also at Bway & 110th, with allowances for counsel fees, disbursements, &c; Matilda Weisbecker, widow, et al, heirs & Chas Weisbecker, decd, & Arthur Weisbecker et al, EXRS Chas Weisbecker, et al, with Corp of Chas Weisbecker; Mar13; Oct9'18. nom

Bennett av & Broadway; see 126th, 181 W.

Broadway & Bennett av; see 126th, 181 W.

Sherman av & Dyckman; see 126th, 181 W.

3D av, 1930 (6:1634), ws, 73.11 n 106th, 27x83; consent to 3d track; Mary L Cassidy, 328 W 83, to Manhattan Railway Co & ano; mtg \$20,000; July20; Oct4'18 (R S \$150). 1,325

3D av, 1930; consent to 3d track; N Y Life Ins & Trust Co, mtgee, to same; mtg \$22,000; Oct3; Oct4'18. O C & 100

9TH av, 451 (3:733), nwc 35th, 24.9x80; consent to 3d track; Caroline Beck of Hasbrouck Heights, NJ, et al, heirs Geo P Wagner et al to Manhattan Railway Co & ano; May8; Oct4'18 (R S 50c). 315.57

Power of atty (misc); Geo B Hodgman, Jr, to Geo B Hodgman, his father, 399 Park av; Sept3; Oct8'18.

Power of atty (misc); Ianthe D Vignier, of Lily Vale, County of Chautauque, NY, to Julius M Lowenstein, 11 W 90; Nov20'11; Oct7'18.

Power of atty (misc); Jas Martin White, of Balrduddy, near Dundee, Scotland, to John Larkin & David Elder; Aug9; Oct7'18.

Assignment of entire legney (misc) given under will of Effingham Maynard, 2d, dated July10'18; Nellie C M Taylor, 680 Park av, to U S Fidelity & Guaranty Co, 47 Cedar; Oct9; Oct10'18. nom

## WILLS.

### Borough of Manhattan.

7TH st, 212-4 E (2:389-24), ss, abt 215 w Av C, —x—, 6-sty bk tnt & str; A\$30,000-58,000; also 7TH ST, 234 E (2:376-9), ss, abt 85 e Av C, —x—, 5-sty bk tnt & str; A\$12,000-18,000; Morris L Miltzer Est, Saml Miltzer, EXR, 246 Rivington; (A) Chas Newman, 51 Chambers, Filed Sept 27'18.



73D st, 114 W (4:1144-38½), ss, abt 140 w Col av, —x—, 4-sty & b bk dwg; A\$19,500-25,000; Jac C Nicoll Est, Francis C Jones, EXR, 33 W 67; (A) Harris & Towne, 258 Bway. Filed Aug21'18.

83D st, 3-5 W (4:1197-27-28), ns, abt 110 w Central Park W, 2-4-sty & b stn dwgs; A\$35,000-50,000; Ferdinand B Hauck Est; (A) Thos F Grace, 2 Wall. Filed July9'18.

94TH st, 175 W (4:1225-4½), ns, abt 85 e Ams av, —x—, 4-sty stn tnt; A\$12,500-21,500; John F Dunn Est; (A) E M Hawkins, 25 Pine. Filed Sept6'18.

119TH st, 354 W (7:1945-55), ss, abt 100 w Manhattan av, —x—, 5-sty bk tnt; A\$9,000-21,000; Eliz Kerschoffer Est; (A) Irving Katz, 15 Wall. Filed Aug21'18.

123D st, 8 W (6:1721-23), ss, abt 135 w Mt Morris av, —x—, 3-sty & b stn dwg; A\$8,000-9,500; also 127TH ST, 277-9 W (7:1933-5-6), ns, abt 100 e 8 av, —x—, 2-4-sty bk tnts; A\$19,000-31,000; also 128TH ST, 139-41 W (7:1913-9-10), ns, abt 170 e 7 av, —x—, 2-4-sty bk & stn tnts; A\$17,500-32,000; also LENOX AV, 158 (6:1601-69), sec 113th (No 74), —x—, 5-sty bk tnt & str; A\$39,500-55,000; John J McGrath Est, U S Trust Co, EXR, 45 Wall; (A) Stewart & Shearer, 45 Wall. Filed Sept4'18.

Morningside av, 67 (7:1947-61), sec 121st (No 364), —x—, 5-sty bk tnt; A\$29,000-55,000; Simon Friedenstein Est; (A) G H Hyde, 41 Park Row. Filed Sept11'18.

## CONVEYANCES.

### Borough of Bronx.

OCT. 4, 5, 7, 8, 9 & 10.

Canal pl, ws, 466.3 s 144th; see Park av, es, 491.3 s 144th.

Canal pl, ws, abt 491.3 s 144th; see Park av, es, 491.3 s 144th.

Charlotte st, 1533-5 (11:2966), ws, 575 n 170th, runs w54x107.3 to ses Boston rd (No 1510) xne54.3 to Charlotte xsl11.9 to beg, vacant; Annie Baer & ano, Astoria, LL, to Markstone Realty Co, 505 E 171; mtg \$55,000; Oct4; Oct7'18 (R S \$15).

Coster st, 630 (10:2766), es, 460 s Spofford av, 20x100, 2-sty bk dwg; Vincent Greubel, EXR Anna C Bagger, to Hudwill Corp'n, 7 W 45; mtg \$4,500; Oct3; Oct8'18 (R S \$1).

Dawson st, 694; see Leggett av, 900.

Fairmount pl, 735 (11:2951), ns, 40 e Clinton av, runs n125x50x25xw12.6xsl100 xw28.6 to beg, 2-sty & a fr dwg; Gustav A Schroeder, 3079 Decatur av, by John McNulty, GDN, to Jos M Seider, 1950 Wash av; AT; mtg \$6,000; Sept30; Oct9'18 (R S 50c).

Fairmount pl, 735; Chas H Schroeder to same; QC; mtg \$6,000; Sept30; Oct9'18 (R S \$1).

Fairmount pl, 735; Schroeder Bldg & Constn Co to same; ½ pt; mtg \$5,000; Sept 30; Oct9'18 (R S \$1).

Garfield st, sec Mead; see Mead, sec Garfield.

Jennings st, 831 (11:2964), ns, 66.7 w Stebbins av, 16.8x100, 2-sty & b fr dwg; Angelica Coleman, 831 Jennings, et al, heirs Victor J Merrill, to Mary E Merrill, widow, 831 Jennings; AT; mtg \$3,300; Sept 30; Oct7'18 (R S \$2).

Mead st (15:4026), sec Garfield, 25x100; Rubin Stillman et al to Carlo Frallicard, 600 Meade; mtg \$3,500; Oct3; Oct4'18 (R S \$1).

Ritter pl, 511 (11:2969), ns, 66.4 e Union av, 50x102, 5-sty bk tnt; Pauline Levy & ano, EXTRX, &c, Isaac Levy, 310 Convent av, to Ritter Constn Co, 1219 Vyse av; mtg \$45,850; Oct1; Oct4'18 (R S \$4.50).

135TH st, 250 E (9:2310), ss, 10 e Lincoln av, 25x100, 4-sty bk tnt; Algernon S Norton, ref, to Mutual Life Ins Co, 34 Nassau, plff; FORECLOS Oct9; Oct9; Oct10'18 (R S \$5).

135TH st, 384 E; see Willis av, 153.

139TH st, 602 E (10:2551), ss, 440.3 e St Anns av, 37.6x100, 5-sty bk tnt; Gussie Zeiger, EXTRX Karoline Rothschild, to Gussie Zeiger, 1714 Bathgate av; Oct8'18.

151ST st E, nve Courtlandt av; see Courtlandt av, 615-7.

153D st, 347 E (9:2413), ns, 100 w Courtlandt av, 25x100, 3-sty fr tnt & str; Matthew C Griffin, ref, to Emma Unger, 3154 Decatur av, plff; FORECLOS Oct2; Oct4; Oct8'18 (R S \$4).

156TH st, 953 E (10:2708), ns, 25 e Kelly, 25x100, 2-sty & b fr dwg; Fredk Johnson et al, TRSTES under deed of trust, to Gussie Rosen, 727 E 158; mtg \$6,000; Sept 30; Oct9'18 (R S \$1.50).

157TH st, 532 E; see St Anns av, 755.

157TH st, 490-2 E (9:2369), ss, 84.9 e Wash av, 47.10x95, 2-2-sty fr dwgs; Jas C Warren, 3291 Decatur av, to Jos Lehman, 225 W 86; mtg \$8,500; June12; Oct8'18.

165TH st E, nve Grand blvd & concourse; see Grand blvd & concourse, 1049.

175TH st E, sec Walton av; see Walton av, sec 175th.

176TH st, 811 E (11:2954), ns, 465.4 e Prospect av, 50x144.11x50x144.2, 2-sty & a fr dwg; Otto H Beckmann to Elise H Beckmann, 811 E 176; mtg \$—; Aug26; Oct5'18 (R S \$2).

176TH st E, nec Crotona Pkway; see Crotona Pkway, 1872-86.

202D st, 400-8 E; see Webster av, 3064.

208TH st E (12:3326), ws, 6.10 n Steuben av, 25x100, vacant; John Miller to Matthew F Norton, 98 E 208; mtg \$1,550; Oct2; Oct 4'18 (R S 50c).

211TH st E (16:4660), ns, 186 e Carlisle pl, 26.10x151.11x25x161.6, except plot in rear 25x10; Raffaele Cossa, 3550 Holland av, to Luigi Della Greca, 768 E 213; Aug24; Oct5'18 (R S \$1).

220TH st E (16:4667), ss, 205 e White Plains av, 50x114, Wakefield; Hermine R Hall to Mary Tompkins, Noroton Heights, Conn; B&S; AL; Oct9; Oct10'18 (R S 60c).

238TH st, 239 E (12:3379), ns, 380 e Keppler av, 40x100, 2-sty & a fr dwg; also 238TH ST E (12:3369), ns, 360 e Keppler av, 20x100, vacant; Sadie L Kirby, of Grant Co, New Mexico, to Patk M Burke, 434 Central Park W; mtg \$3,000; July29; Oct10'18 (R S \$1).

238TH st, 239 E; Patk M Burke to Carl Lazer, 647 W 184, & John Fechner, same address; mtg \$3,000; Sept2; Oct10'18 (R S \$2).

238TH st E, ns, 360 e Keppler av; see 238th, 239 E.

Bathgate av, 2086 (11:3045), es, 64.7 s 180th, 16.10x69.11, 2-sty & b fr dwg; Chas J Leslie, ref, to Commonwealth Savgs Bank, 2007 Anns av, plff; FORECLOS Oct 2; Oct8; Oct9'18.

Boston rd (11:3139 & 3141), ses, 152.3 n 177th, runs n47.4xse31.6xe65xne30xse54.3xs 203.2 to Bronx River xs47.6xw306.6xw64 to beg, except part for rd, 2-sty fr str; Cornelia E McCormack, 888 E 176, to Allenby Realty Corp'n, 448 E 167; mtg \$10,000; Oct3; Oct4'18 (R S \$5).

Boston rd (16:4430), ws, 189.7 sw Cruger av, runs sw61.6xw82.11xn25xe5xn25xe85.2 to beg, except part for Boston rd; Marie Wauer to Sabella Malango, 1726 Mad av; Oct1; Oct7'18 (R S \$2).

Boston rd, 1510; see Charlotte 1533-5.

Briggs av, 2769 (12:3301), ws, 280 n 196th, 20x94.10x20x94.6, 3-sty & b bk dwg; Ely Neumann, ref, to Jas A Benedict, Katonah, NY, plff; FORECLOS Sept4; Sept16; Oct 10'18 (R S \$7.50).

Brook av, 1217 (9:2394), ws, 96 s 168th, 25x35.5x25x35.1, vacant; Mary or May Geller, 362 E 156, to Mary F Byrns, 140 E 79; mtg \$750; Oct2; Oct4'18 (R S \$2).

Brook av, 1219 (9:2394), ws, 71 s 168th, 30x71, 3-sty fr tnt; D H Jackson Co to Wm Steinberg, 19 W 36; AL; Aug17; Oct10'18 (R S 50c).

Cleveland av (17:5116), ns, 133 e White Plains blvd, 50x132 x 50x138; Geo Slavin, New London, Conn, to Henry C Heiser, 773 Cranford av; July7; Oct10'18 (R S \$2.50).

Courtlandt av, 582 (9:2397), es, 92.5 n 150th, 26x100, 5-sty bk tnt & str; Deborah or Toby Oppenheim, 217 W 83, to Gussie Oppenheim or Vogel, 217 W 83; AT; Sept27; Oct4'18 (R S \$1).

Courtlandt av, 615-7 (9:2411), nwc 151st, 50x100, 3-sty bk & fr tnt & str & 4-sty bk tnt & str; Isaac Lowenfeld Realty Corp'n to County Bldg Corp'n, 370 E 149; mtg \$23,250; Oct7; Oct9'18 (R S \$7).

Crosby av (18:5338), sec Waterbury av, 50x100; Chas Delli Bovi, 421 E 122, to Hudson P Rose Co, 7 W 45; Sept25; Oct4'18 (R S \$2).

Crotona Pkway, 1872-86 (11:2985), nec 176th, 110.9x95.3x100x44.5, 5-sty bk tnt & str; Jas L Van Sant, on Woodcrest av, White Plains, NY, to Jas M Craig, Ridge-wood, NJ; mtg \$65,000; Oct5; Oct8'18 (R S \$30).

Eastchester rd (15:4221), es, 51.6 s Rhinelander av, 51.6x100, except part for Eastchester rd; Francis J Maguire, 2100 Eastchester rd, to Gertrude E Henkel, 2100 Eastchester rd; mtg \$4,500; July9'17; Oct 9'18.

Forest av, 1122 (10:2661), es, 196 s Home, runs e107.3xns57xe49.11xsl17xw157.3xn60 to beg, 2-sty & b fr dwg & 1sty fr rear shop; Hartley G Pelletier, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Aug30; Sept27; Oct4'18 (R S \$12).

Franklin av, 1251-3 (10:2612), ws, 114 n of tangent point directly n 168th, runs n 77.3 to point 343.10 s 169th xw161.6xs75xe 138.2 to beg, 5-sty bk tnt; County Bldg Corp'n, 370 E 149, to Isaac Lowenfeld Realty Corp'n, 37 Liberty; mtg \$67,050; Oct 7; Oct10'18 (R S \$16).

Grand blvd & concourse, 1049 (9:2472), nwc 165th, 102.11x72.6x102.11x74, 5-sty bk tnt; Gertrude Boecher to August Boecher, 1160 West Farms rd; mtg \$83,000; Mar7; Oct7'18 (R S \$15).

Heath av (11:3239), ws, 159 s Kingsbridge rd, 50.9x115.5x50x124.2, vacant; John Doolan, 1604 University av, to Rose H Doolan, 1604 University av; mtg \$3,000; Sept28; Oct10'18.

Hoe av, 1540 (11:2989), es, 375 s 173d, 25x100, 2-sty & b fr dwg; Geo B Hitchcock, Bogota, NJ, to Canebrake Realty Co, 35 Nassau; mtg \$5,200; Sept27; Oct9'18 (R S \$2).

Hughes av, 2139 (11:3070), ws, 179.8 s Oak Tree pl, 16.8x95, 2-sty fr dwg; J's W Meyer et al to Carl Maurer, 2139 Hughes av; mtg \$2,500; Oct4; Oct5'18 (R S \$2.50).

Jackson av, 699 (10:2635), ws, 235.6 s 156th, 18.1x73.10x18.1x73.11, 3-sty fr tnt; Harris Auerbach, 699 Jackson av, to Emil Mandler, 760 Tinton av; mtg \$6,000; Oct9; Oct10'18 (R S \$1).

Lampart av, 65 (18:5561), ss, 250 w Ft Schuyler rd, 25x100; Hudson P Rose Co, 7 W 45, to Chas Obermeyer, on 1st st, Ken-til, NJ; mtg \$3,000; Oct7; Oct8'18 (R S \$5).

Leggett av, 900 (10:2686), swc Dawson (No 694), 25.1x91.11x25.1x90, 5-sty bk tnt & str; Baruch H Schnur to Bella S Schnur, 1800 7 av; AL; Sept24; Oct4'18 (R S \$18).

Minneford av (18:5648), es, 21 s Terrace pt, 25x100; City Island Homes, Inc, 14 Wall, to Maria S Hutchinson, City Island, NY; Oct8; Oct9'18 (R S \$4).

Mohegan av, 2080 (11:3123), es, 183 s 180th as on map East Tremont, 25x150, except part for Mohegan av, 3-sty fr tnt; Felicitia Corrado to Ferdinand Lanza, 950 E 180; mtg \$4,500; Sept30; Oct7'18 (R S \$1.50).

Moshulu Pkway, nec Webster av; see Webster av, nec Moshulu Pkway.

Park av (proposed) (9:2340), es, 491.3 s 144th, 75x223.6 to Canal pl, vacant; also PARK AV (9:2340), es, 466.3 s 144th, 25x 233.6 to ws Canal pl, vacant; Wilhelm Knauth, 205 Major av, Arrocher, S I, to Oscar L Gubelman, West Orange, NJ; B&S; Aug31; Oct10'18 (R S \$3.50).

Park av, es, 466.3 s 144th; see Park av, es, 491.3 s 144th.

Ryer av, 2034 (11:3149), es, 184.4 n Burnside av, 23.8x95.4x18x95, 2-sty fr dwg; Rudolph Kanze to Louisa E Kanze, 2043 Ryer av; mtg \$3,000; Apr2; Oct9'18 (R S \$1).

St Anns av, 525-7 (9:2275), ws, 49.11 n 148th, 33.4x99.4, 2-2-sty & b fr dwgs; Jas A Edwards, ref, to Danl Schatz, 516 E 88, plff; FORECLOS Aug7; Aug14; Oct7'18 (R S \$4).

St Anns av, 749 (9:2360), ws, 105 n 156th, runs n25xw100xs20.9xsl6xe84.7 to beg, 5-sty bk tnt; Chas Dahlem to Geo Sieghardt, 409 E 85; QC; Sept30; Oct7'18 (R S 50c).

St Anns av, 753 (9:2360), swc 157th (No 532), 25x100, 5-sty bk tnt & str; Chas Dahlem to Max Sieghardt, 818 E 165; QC; Sept30; Oct7'18 (R S 50c).

St Marys av (17:5133), sec Westchester av, 50x100; Bronxdale Realty Co, 503 5 av, to Jos E Marx, 790 Riverside dr; July17; Oct9'18 (R S 50c).

St Raymonds av (15:4002), ns, 125 w Benson av, 25x100, except part for St Raymonds av, Wm Springstead to John E Jockle, 1740 Taylor av; mtg \$2,500; Oct 9'18 (R S \$3).

Saratoga av, nec Stillwell av; see Stillwell av, nec Saratoga av.

Sedgwick av (9:2538 & 11:2880), es, 425.9 n Undercliff av, runs e90.9xsse75.9 to Undercliff av xne50xw85xw100 to Sedgwick av xs50 to beg, vacant; also UNDERCLIFF AV, nws, 152.2 n Washington Bridge, 69.1x 146.2x46.6x149; Fredk C Callen, 115 Vanderbilt av, Bklyn, to Hy D Downs, 162 W 54; July10'15; Aug6'18 (R S \$9); corrects error in issue Aug 10 as to description of 2d parcel.

Southern blvd, 883 (10:2722), ws, 225 s Darretto, 50x105, 5-sty bk tnt & str; Utility Realty Co to Hy Morgenthau Co, 30 E 42; B&S & CaG; Oct8; Oct9'18.

Stillwell av (15:4219), nec Saratoga av, 75x100; Rosolia Tornatore & Carmela, wife Pietro Gaeta, to Adolph Hierseman, 700 E 136; mtg \$3,000; Oct7; Oct8'18 (R S \$4.50).

Quimby av, 2244 (14:3693), ss, 316.1 w Havemeyer av, 25x103.1; Queen Mab Co, 60 Wall, to Sophie E O'Leary, 2244 Quimby av; Sept30; Oct4'18 (R S \$3.50).

Tinton av, 844 (10:2667), es, 40.9 n 160th, 20.3x92, 2-sty & b fr dwg; Otto A Klocker to Ernst Scholz, 844 Tinton av; ½ pt; mtg \$4,000; Sept30; Oct4'18 (R S \$2).

Trinity av, 708 (10:2636), es, 54 s 153th, 51x98.6x51x98.7, 6-sty bk tnt & str; Harjo Realty Corp'n to Harris Schwartz, 920 Av St John; B&S & CaG; June14; Oct5'18 (R S \$2).

Union av, 778-80 (10:2676), es, 66.2 s Westchester av, 50x117.2x50.5x123.7, 5-sty bk tnt; Michl Scanlon to Mary Scanlon, his daughter-in-law, 243 W 126; mtg \$38,000; Oct5; Oct8'18.

Valentine av, 2220 (11:3145), es, 39.8 n 182d, 16.8x63x16.8x61.9, 2-sty & b bk dwg; Shetland Co, 61 Bway, to Rose Janner, 1383 Clay av; B&S & CaG; mtg \$4,000; Sept18; Oct7'18 (R S 50c).

Walton av (11:2822), sec 175th, 199x100, vacant; Jas Bradley, 316 W 105, to Wm J Loy, at Rutledgeale, Pa; mtg \$—; Oct 3; Oct5'18.

Waterbury av, sec Crosby av; see Crosby av, sec Waterbury av.

Webster av, 3064 (12:3330), sec 202d (Nos 400-8), 25x100, 1 & 2-sty fr dwg & str; Saml S Koenig, ref, to Bond & Mtg Guar Co, 175 Remsen, Bklyn; FORECLOS Oct2; Oct8; Oct9'18 (R S \$5.50).

Webster av, 3064 (12:3330), nec Moshulu Pkway, 75x122.5x170.3x206.4, vacant; Carl Ehlerman, Jr, ref, to Noah C Rogers, 32 E 64; mtg \$5,000; FORECLOS June11; Sept 27; Oct4'18 (R S \$8).

Westchester av, sec St Marys av; see St Marys av, sec Westchester av.

White Plains rd (14:3733), es, 457.9 s Watson av, 100x110.9; Peter Gorman to Bond & Mtg Guar Co, 196 Montague, Bklyn; Oct4; Oct7'18 (R S 50c).

Willis av, 153 (9:2297), swc 135th (No 384), 25x81.6, 5-sty bk tnt & str; Annie A Smith, 557 Walton av, to Jessie L Stainback, same address; Sept26; Oct3'18 (R S \$1).

3D av, 4072-4 (11:2930), es, 100.1 s 175th, 38x108.8x34.7x110, 6-sty bk tnt & str; Hattie Portman, 67 St Nicholas av, to Gertrude London, 174 E 116; AL; Sept30; Oct4'18 (R S \$5.50).

3D av, 4141 (11:2923), ws, 83.2 s 176th as on map Upper Morrisania, 27x96, 3-sty fr tnt & str; also AT to strip begins FORDHAM AV (11:2923), ws, 110.1 s Mott av on said map, runs n27xe2.2 to ws 3 av as legally opened xs27xw2.1 to beg, together known as 4141 3 av; Agnes A Blackburn to Robt D Tape, 62 Meadow la, New Rochelle, NY; mtg \$6,000; Feb23'15; Oct8'18 (R S 50c).

Plot (10:2610) begins 144.11 w Fulton av & 95.8 s 169th, runs es54x6.7xw7.5xn46.9 to beg; Jacob Siegel to John Eichler Brewing Co, 3582 3 av; June6; Oct10'18 (R S 50c).



**All Real Estate** (11:3200, 3201, 3203, 3204, 3213), devised under will Fredk W Devoe, situate in Borough of Bronx; Geo A Meyer & ano, EXRS & TRSTES to Fredk W Devoe, to Harriet E Devoe, 59 Park av, & Sarah A Dodson, 2505 Davidson av, joint tenants; May9; Oct10'18. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Boston rd** (11:3139 & 3141), ses, 152.3 n 177th, runs n47.4xe31.6xe65xne30xe54.5xs 203.2 to Bronx River xs47.6xwn306.6xwn64 to beg; re judgmt; Caroline G Storey, 45 Meadow la, New Rochelle, NY, & ano, EXRS Lavinia M Tree, to Cornelia E McCormack, 888 E 176; Aug27; Oct4'18. 1,000

**Heath av, 2717** (11:3239), ws, abt 320 s Kingsbridge rd, —x—, 2-sty & a fr dwg; re mtg; Anna E Hogenauer & ano to Chas J Redifer, 2717 Heath av; Oct4; Oct5'18. 4,500

**Old West Farms rd** (10:2754 & 11:2993, 3006, 3007, 3013, 3014, 3015, 3018, 3019 & 3021), from Westchester av to Boston rd; order of court & petition appointing Jos V McKee, Bernard Carr & Edw D Dowling as Comrs of Estimate & Assessment; Oct 2; Oct7'18.

**Verio av** (12:3385), ws, 128.1 n 236th, 36.6x144.3x32.1x128.11, vacant; re mtg; Rose Masterson to John L O'Hara, 396 Bedford Park blvd; Aug26; Oct10'18. nom

**Worth av** (11:2890), bet 174th & 175th; re easements as to light & air; Dora L Klamroth to Matilda McGrath, —; May 17; Oct10'18. nom

**Power of atty**; Wm C Weiler to Wilhelmmina Weiler, 233 W 15; July5; Oct8'18. —

## LEASES.

### Borough of Manhattan.

OCT. 4, 5, 7, 8, 9 & 10.

**Clinton st, 154** (2:346-38), es, 100 n Grand, all; City N Y to Louis I Cherry, 412 Grand; 10yf July1'16; July13'16; Oct4'18. 1,826

**3D st, 108-12 W** (2:540), all; Rector & Co of St Clements Church to West 3d St Garage Co, 108-112 W 3; 20yf Oct1'16; 10y ren; Aug3'16; Oct5'18. taxes & c & 1,400 to 1,700

**4TH st, 66-8 E** (2:459), cloak rooms in Manhattan Lyceum; Benedonn, Perles & Co to Saml Hazan, 85 Delancey; 3y & 4 days f May1'18; Apr13; Oct4'18. 500

**4TH st, 187-9 E**; see Av A, 58.

**6TH st, 511 E** (2:402); asn Ls rec May1, 1899; Maria A Boehrer (Buhler) to Jeanette Litzinger, 333 E 21; mtg \$5,600; Oct 8; Oct9'18. O C & 100

**7TH st, 45 E**; see 2 av, 119.

**11TH st, 525-7 E** (2:405), all; Harry Kessler to Fannie Sobel, 1308 Union av, & ano; from Oct1'18 to Apr30'38; Sept30; Oct5'18. 6,000

**22D st W, sec 11 av**; see 11 av, sec 22d.

**24TH st, 440 W** (3:721), ss, 360 & 10 av, 14.8x30; sur Ls dated Nov1'09; Annie J Smith, 440 W 24, to Margt V C MacNutt, 823 Park av; Oct1; Oct7'18. 150

**28TH st, 42 E** (3:857); assign Ls & AT to mtg on same rec May20'18; Frank J Duffy to Frank P Hynes, Jr, 43-7 W 32; QC; Sept28; Oct5'18. nom

**38TH st, 402 W**; see 9 av, 503-5.

**51ST st, 12 W** (5:1266); consent to asn Ls dated Mar1'07; Trustees of Columbia University consent to asn by Kate T Davison, 690 Park av, to Caroline T Kissel, 12 E 55; Sept19; Oct9'18. nom

**51ST st, 12 W**; asn above Ls rec Sept1 '08; Kate T Davison to Caroline T Kissel at Morristown, NJ; Sept19; Oct9'18, 12,000

**111TH st, 16-30 W** (6:1594), all; John Volz, 1211 Mad av, to Jos Jovans, 217 W 111; from Nov1'18 to Sept30'21; Oct3; Oct 7'18. 20,000

**Av A, 58** (2:400), nec 4th (Nos 187-9), all; Wm W Astor to Max Rosenthal, 1 W 92; 20yf Feb1'19; Oct15'17; Oct4'18. taxes, & c, & 2,500

**Lenox av, 471** (7:1918), n str & b; Sol Block, 69 W 107, to Alko Pampas, 471 Lenox av; from — to Oct1'21; Aug4 '16; Oct8'18. 1,080

**Lenox av, 471**; assign above Ls; Alko I or N Pampas to Rachel Frantzman, 471 Lenox av; Feb21'17; Oct 8'18. nom

**1ST av, 1464** (5:1449), str & b; Louis Perlman, 337 E 82, to Mariett Miller, 1447 1 av; 3yf Oct15'18; 1y ren; Oct1; Oct9'18. 1,500

**2D av, 109** (2:462), str on stoop fl (with option to rent within 1 11-12 yrs from date the b str for an additional \$840 per annum); Josephine Hirschberg, of Woodcliff, NJ, to Morris Harrison, 469 Schenk av, Bklyn; 5 11-12yf June1'18; May14; Oct 7'18. 1,400 & 1,200

**2D av, 119** (2:463), nwc 7th (No 45), cor str & front b; Louise F Kreusser et al, TRSTES will Ferdinand Ehrhart, to Bernard Cohen, 117 2 av; 5yf Oct 1'18; 2 rens of 5 yrs each at \$2,700; Sept25; Oct9'18. 2,500

**9TH av, 503-5** (3:735); also 38TH ST, 402 W; asn Ls rec Sept25'17; Morris Watzky to Joseph Stern, 412 W 39th; ½ pt; AT; Oct2; Oct9'18. nom

**11TH av** (3:693), sec 22d, —x—; sur Ls dated Mar12'07; Michl F Farley et al to New York Berger Co, 156 11 av; AT; Oct3; Oct10'18. nom

**Pier 18, E R (part of)** (1:73), & known as stand 37, with rights of way & c; Independent Wholesale Fish Dealers' Assn to Rich F Hall, 443 Halsey, Bklyn; 10yf Nov 1'18; 10 yr ren at \$541.80; Aug2; Oct7'18. 480

**Pier (new) 24, N R** (1:184), at foot of Franklin st, with wharfage rights, & c; City N Y, by Comrs of Docks, to Central-Hudson Steamboat Co, at Pier (new) 24, N R; ext Ls 10yf Feb1'19; Sept19; Oct7'18, 37,724.39

## LEASES.

### Borough of Bronx.

OCT. 4, 5, 7, 8, 9 & 10.

**Franklin av, 1251-3** (10:2612), all; Isaac Lowenfeld Realty Corp & ano, 37 Liberty, to Jacob Berlin, 865 Fox; 4y10½ mos from Oct15'18; Oct9; Oct10'18. 9,750

**Morris av, 516** (9:2329); asn Ls; Chas Petraglia & ano to Chas Petraglia, 2168 Arthur av, & Andrew Libertone, 22 St Nicholas pl; Oct1; Oct9'18. nom

**3D av, 4072** (11:2930), all; Hattie Portman to Bessie Brandwein, 3999 3 av; 3yf Sept1'18; Aug30; Oct7'18. 4,300

## MORTGAGES.

### Borough of Manhattan.

OCT. 4, 5, 7, 8, 9 & 10.

**City Hall pl, 25** (1:80); additional chattels on 1st & 3d flrs; supplemental to mtg or deed of trust to secure 1st mtg bonds for \$400,000 & rec June19'11; Sept17; Oct 5'18; due & int as per bond; Mail & Express Co to Bankers Trust Co. nom

**Grand st, 182** (misc); certf as to chattel mtg \$7,000; Oct7; Oct8'18; Premier Snap Fastener Co to Isaac Blumberg & ano. —

**Lafayette st, 204** (formerly 180 Elm st) (2:482), ws, abt 135 n Broome, 21.3x100; PM; Oct10'10; 3y5%; Thos Harper, 32 Legget av, Woodhaven, B of Q, to Howard Conkling, at Providence, RI. 11,000

**Pearl st, 126** (1:31), es, 188.3 from Old slip, 25.8x74.4x23.8x76.6, ss; ext of mtg for \$19,000 to Aug3'23, 5%; Sept27; Oct9'18; Chas A Robinson, 52 Winter st, Portland, Me, & ano, trstes for Chas A Robinson, will Agnes H Robinson, with Geo Grasser, 126 Pearl. nom

**Spring st, 376** (2:579); ext of mtg for \$4,000 to Sept25'23, 6%; Sept25; Oct8'18; Lawyers Title & T Co with Jos C & Wm H Forbes (R S \$2). nom

**West st, 420** (2:637); ext of mtg for \$12,500 to Oct1'23, 5½% & 5%; Oct1; Oct4'18; Excelsior Savings Bank with Jos Roth, 338 3d st, Jersey City, NJ, & Isidore Yarmark, 276 Grand, N Y C. nom

**4TH st, 323 W** (2:615); ext of mtg for \$6,000 to Oct3'21; 5½%; Oct3; Oct4'18; Title Guar & T Co with Edw C Bohde, 105 W 43 (R S \$3). nom

**11TH st, 57-9 E** (2:563), ns, 302.9 W Bway, 54x103.3; PM; Oct8; Oct9'18; 5y or sooner, 5% until reduced to \$80,000 & then 4½%; Directors Realty Holding Co to U S Trust Co of N Y, 45 Wall. 100,000

**11TH st, 539 E** (2:405), ns, 470.6 se Av A, 25x100.6; also 11TH ST, 541 E (2:405), ns, 150.6 av B, 20x103.3; pr mtg \$19,500; Sept20; Oct7'18; due Sept30'19, 6%; Clara W Neumegen to Morland Mtg Co, 120 Bway. 3,000

**11TH st, 541 E**; see 11th, 539 E.

**21ST st, 516 W** (3:692); ext of mtg for \$11,000 to July27'21, 5½%; Sept26; Oct8'18; General Theological Seminary of the P E Church in U S, 175 9 av, with Baker & Williams, 512 Washington (R S \$5.50). nom

**21ST st, 518-24 W** (3:692); ext of mtg for \$35,000 to Sept23'21, 5½%; Sept26; Oct 8'18; General Theological Seminary of the P E Church in U S, 175 9 av, with Baker & Williams, 512 Washington (R S \$17.50). nom

**21ST st, 516-24 W**; certf by party 2d pt as to two exts of mtgs for \$11,000 & \$35,000 respectively as above; Sept14; Oct8'18; same with same. —

**25TH st, 280 W**; see 8 av, 292.

**26TH st, 55-7 W**; see 6 av, 430-4.

**34TH st, 357 W** (3:758), ns, 156.4 & 9 av, 18.7x98.9; pr mtg \$18,350; Sept25; Oct5'18; due & int as per bond; Remainder Realty Co to Jennie Wood, 690 6 av. 3,600

**36TH st, 58 W** (3:837), ss, 270 & 6 av, 20x 98.9; Oct3; Oct10'18; due & int as per bond; Adrian H Muller & Cath V, his wife, Joanna M Gordon & Julia B Fottler to Title Guar & T Co. 15,000

**39TH st, 141-7 E** (3:895), ns, 190 w 3 av, 70.10x98.9; Oct8; Oct10'18; 5y5%; No 143 East 39th St Co to Bklyn Savgs Bank, at 141 Pierrepont, Bklyn. 15,000

**39TH st, 141-7 E**; certf as to mtg \$15,000; Oct8; Oct10'18; same to same. —

**39TH st, 141-7 E** (3:895), ns, 190 w 3 av, 70.10x98.9; ext of mtg for \$330,000 to Oct 8'23, 5%; Oct8; Oct9'18; Brooklyn Savings Bank of Bklyn with 143 E 39th St Co, Inc (R S \$165). nom

**46TH st, 149 W** (4:999), ns, 250 & 7 av, 18.9x100.5; PM; Sept20; Oct5'18; due Oct 2'23, 6%; Lillie A R & Celia C Kerr, NY; Jennie Kerr & Florence K Maguigan, both of Bywood, Upper Darby, Del Co, Pa, & Louise Lippincott, of Oaklane, Phila, Pa, to Wilson Marshall, at Marina Park, Bridgeport, Conn, & ano, trstes will Alfred Marshall, decd. 18,090

**47TH st, 5 E** (5:1283), ns, 150 & 5 av, 25x 100.5; pr mtg \$125,000; also 49TH ST, 153-5 W (4:1002), ns, 145.10 & 7 av, 41.8x100.4; pr mtg \$50,000; Oct7; Oct8'18; installs, \$1,388.89 monthly or sooner, 6%; Islebrook Estates, Inc, to 210 West 56th St Co, 135 Bway. 25,000

**47TH st, 5 E**; also 49TH ST, 153-5 W; certf as to mtg \$25,000; Oct5; Oct8'18; same to same. —

**49TH st, 153-5 W**; see 47th, 5 E.

**51ST st, 208 E** (5:1324), ss, 105.6 & 3 av, 19.6x100.5; Oct9; Oct10'18; 3y5%; Theresa C Graham, 208 E 51, to Annie F, Mary T & Ellen V Fagan, 209 Congress, Bklyn. 2,500

**55TH st, 423-39 W** (4:1065); ext of mtg for \$325,000 to Nov15'23, 5%; Oct4'18; Relda Realty Corp with Seamens Bank for Savings, 76 Wall (R S \$162.50). nom

**66TH st, 42 E** (5:1380); ext of mtg for \$59,000 to Oct27'23, 5%; Oct3; Oct4'18; Jackson Realty Co with Seamens Bank for Savings (R S \$29.50). nom

**66TH st, 42 E**; ext of mtg for \$46,000 to Oct27'23, 5%; Oct3; Oct4'18; Jackson Realty Co with Seamens Bank for Savings (R S \$23). nom

**66TH st, 251 W**; see West End av, 140.

**75TH st, 304 E** (5:1449), ss, 125 & 2 av, 25x102.2; pr mtg \$6,500; Oct4'18; due Jan 1'22, 6%; The Central Verein of N Y City, Inc, to Kate Leppig, 101 Av A. 3,000

**75TH st, 304 E**; certf as to mtg \$3,000; Oct4'18; same to same. —

**84TH st, 163 E** (misc); certf as to mtg \$—; Sept19; Oct4'18; Package Delivery Co to Sarah A Robinson. —

**86TH st, 524 E** (5:1582), ss, 279 & Av A, 28x102.2; PM; Sept1; Oct10'18; 5y5%; Saml Backer, 449 E 86, to Saml Schwartz, 36 W 111. 9,000

**88TH st, 307-11 W** (4:1250), ns, 100 w West End av, 56x100.8; bldg loan; pr mtg \$—; Oct4; Oct5'18; installs, 6%; Lucania Realty Corp to 915 West End Av Corp, 601 W 115. 11,000

**88TH st, 307-11 W**; certf as to mtg \$11,000; Oct4; Oct5'18; same to same. —

**89TH st, 329 W** (4:1250), ns, 373 w West End av, 20x irreg x22x75.8; ext of mtg for \$10,000 to Oct1'21, 5½%; Oct1; Oct8'18; Bankers Trust Co, 16 Wall, with Felix Wilkes, 329 W 89 (R S \$5). nom

**97TH st, 148 W** (7:1851), ss, 350.6 & Ams av, 16.2x100.11; Oct 9; Oct10'18; installs, \$84 monthly 6%; Anna J Johnson to Bank Clerks' Co-Operative B & L Assn, 60 Beaver. 8,400

**102D st, 330 E** (6:1673), ss, 175 w 1 av, 37.6x100.11; Oct3; Oct4'18; due Oct1'21, 5½%; 37 West 19th St Realty Co to Lincoln Trust Co, 204 5 av. 23,000

**102D st, 330 E** (6:1673), ss, 175 w 1 av, 37.6x100.11; pr mtg \$23,000; Oct3; Oct8'18; due Oct1'21 or sooner, 6%; 37 West 19th St Realty Co, at 35 Nassau, to Olga Frey, 15 E 10. 4,000

**111TH st, 216-8 W** (7:1826), ss, 300 w 7 av, 50x100.11; Oct2; Oct4'18; 3y6%; Belmart Realty Corp to Martin H Cohen, 531 W 143. 9,000

**111TH st, 216-8 W**; certf as to mtg \$9,000; Oct2; Oct4'18; same to same. —

**112TH st, 328-32 E** (6:1683), ss, 325 & 2 av, 75x100.10; pr mtg \$—; Oct1; Oct4'18; 3y6%; Alessandra wife Lawrence Cioffi, 247 E 111, to Alfonso Celentano, 3080 Villa av, Bronx. 2,375

**113TH st, 117 W**; see St Nicholas av, 60.

**114TH st, 122 W**; see St Nicholas av, 60.

**120TH st, 316 E** (6:1796), ss, 216.6 & 2 av, 19.6x100.11; PM; Oct1; Oct9'18; 5y5%; Matteo Guarino, Salvatore Criscione & Salvatore Gulino to Orella D Brown, 162 W 76, et al, trstes will Robt I Brown. 4,500

**129TH st, 261-3 W** (7:1935), ns, 100 & 8 av, 50x99.11; pr mtg \$89,000; Oct4; Oct5'18, due Oct1'20, 6%; Ilwood Holding Corp, 47 W 34, to Anna Zadina, 434 E 70, & ano. 12,000

**129TH st, 261-3 W**; certf as to mtg \$12,000; Oct4; Oct5'18; same to same. —

**131ST st, 64 W** (6:1728), ss, 185.4 & Lenox av, 16.8x99.11; PM; Oct3; Oct4'18; due Oct1 '21, 5½%; Martin Graham, 156 W 35, to Classic Realty Corp, 600 W 181. 3,500

**135TH st, 312 W**; see West End av, 140.

**145TH st, 227-9 W** (7:2031), ss, 350 w 7 av, 40x99.11; ext of mtg for \$35,000 to Apr 18'23, 5½%; Aug5; Oct4'18; Grand Investing Co, Chas Geiger & Sol Braverman with Mary W Pell & Charlotte M Willets, nom

**151ST st, 446 W** (7:2065); ext of mtg for \$16,000 to Jan21'21, 5%; Jan31; Oct10'18; Lawyers Title & T Co & ano, trstes with Augustus Schuck et al, exrs & c Fredk Schuck. nom

**166TH st, 553-5 W**; see St Nicholas av, 1124-30.

**191ST st, 606 W** (8:2169); ext of mtg for \$35,000 to Aug1'21, 5½%; Sept19; Oct5'18; Columbia Trust Co, 60 Bway, trste will Geo W Crossman, for Herman S Crossman, with Herman Feldmann, 45 Myrtle av, Edgewater, NJ, & Anna Geithe, 606 W 191st, et al, individ & exrs & c Henry Feldmann (R S \$17.50). nom

**Av B, 53** (2:386); ext of mtg for \$42,000 to Apr20'21, 5½%; May14; Oct8'18; Mary, wife Hugh C Murray, at Mt Kisco, NY, with Philadelphia Trust Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Cox, will Alex Brown (R S \$21). nom

**Edgecombe av, 190** (7:2051), ws, 353.4 s 145th, 16.8x100; Oct8; Oct10'18; 2y from date of delivery of deed from Tallman to Sniderman, 5½%; Heyman Sniderman, 209 W 148, to Millie B Tallman, 199 Edgecombe av. 1,000

**Edgecombe av, 281** (7:2053), ws, 229.10 n 145th, 129.11x100; PM; pr mtg \$140,000; Sept30; Oct8'18; due Oct1'24, 6%; Winter Realities, Inc, to Wm L O'Connell, 281 Edgecombe av. 50,000

**Lenox av, 371** (7:1913), ws, 52 s 129th, 24.11x35.6; with AT to ally on n; PM; Sept 24; Oct4'18; 3y, int as per bond; Florence G Finch, 322 W 106, to Stella S Housman, 755 Park av et al, exrs & trstes Max E Bernheimer. 6,000

**Lenox av, 371** (7:1913), ws, 52 s 129th, 24.11x35.6; PM; pr mtg \$6,000; Oct3; Oct4 '18; 1y, int as per bond; Florence G Finch, 322 W 106, to Chas B Barkley at Hotel Plaza, 59th & 5th av. 1,000



Lenox av, 371; PM; pr mtg \$7,000; Oct3; Oct4'18; due Feb1'19 or sooner, 6%; same to Elmarie Corp, 35 Nassau. 3,000

Lexington av, 2137 (6:1777), es, 59.11 s 123th, 20x60; Oct9; Oct10'18; 3y or sooner, 6%; Henrietta Barnett to Rebecca Beckert, 77 W 94. 2,000

Madison av, 257, Flushing, B of Q (misc); certf as to mtg \$5,500; Aug27; Oct4'18; George Ketchum Realty Co, Inc, to Mary E Strong. —

Pinehurst av (8:2177), es, 100 n 180th, 75 x102.4x75x101.7; ext of mtg for \$12,500 to Aug21, 6%; Sept17; Oct4'18; Church Pension Fund with Julia E Peck, 128 Cottage av, Mt Vernon, NY (R S \$6.25). nom

St Nicholas av, 60 (7:1823), nec 113th (No 117), 118.5x144.2x100.11x82.3; also ST NICHOLAS AV, 66-72 (7:1823), sec 114th (No 122), 118.5x69.2x100.11x131.2; pr mtg \$—; Oct3; Oct5'18; due Jan20'19, 6%; E R A Realty Co to Jacob Rosenthal, 530 West End av. 12,000

St Nicholas av, 60, nec 113th (No 117); also ST NICHOLAS AV, 66-72, sec 114th (No 122); certf to assign rents or mtg \$12,000; Oct3; Oct5'18; same to same. —

St Nicholas av, 66-72; see St Nicholas av, 60. —

St Nicholas av, 60 (7:1823), nec 113th (No 117), 118.5x144.2x100.11x82.3; also ST NICHOLAS AV, 66-72 (7:1823), sec 114th (No 122), 118.5x69.2x100.11x131.2; PM to extent of \$8,000 & balance as security for performance of covenants in two leases; pr mtg \$385,000; Oct1; Oct4'18; 3y6% on \$8,000 & 4% on \$6,666.66; E R A Realty Co, 135 Bway, to Clements Realty Corp, 70 E 77. 14,666.66

St Nicholas av, 66-72; see St Nicholas av, 60. —

St Nicholas av, 1124-30 (8:2124), nec 166th (Nos 553-5), runs n104.9xe84.1xs50xe 5xs50 to 166th xw57.7 to beg; Sept30; Oct4'18; due Oct1'21, 5%; 37 West 19th St Realty Co to Lincoln Trust Co, 204 5 av. 66,500

St Nicholas av, 1124-30, nec 166th (Nos 553-5); certf as to mtg \$66,500; Sept30; Oct4'18; same to same. —

West End av, 140 (4:1158), nec 66th (No 251), 25.5x100; pr mtg \$5,000 & sub to life annuity of \$360 to Jane A Denton; also 135TH ST, 312 W (7:1959), ss, 175 w 8 av, 25x99.1; sub to life annuity of \$— to same; also sub to pr mtg \$2,000; Oct5; Oct8'18; due Jan1'22 or sooner, 6%; Harvey R Denton & Millie E, his wife, 47 W 52, to Henry M Sanders, 9 E 39. 4,000

West End av, 206 (4:1161); ext of mtg for \$20,000 to Jan20'24, 5% to Jan20'19, & then 5½%; Sept11; Oct5'18; Rita Stein, 14 Bushnell pl, Mt Vernon, NY, with Montague S Marks, 527 W 110 (R S \$10). nom

1ST av, 2209 (6:1635); ext of mtg for \$10,500 to Oct4'21, 5½%; Sept24; Oct4'18; Title Guar & T Co with Lena Laino, 2209 1 av, individ & et al, exrs, &c, Caterina Laino. nom

25 av, 146S (5:1451-50), es, 27.2 s 77th, 25x88.8x25x88.7; ext of mtg for \$14,000 to Jun21'21, 5%; Sept25; Oct4'18; Rebecca V Von Inten, 1 W 72, extr Frank Wallach, with Bertha Kahn, 421 E 82 (R S \$7). nom

6TH av, 430-4 (3:828), nec 26th (Nos 55-7), 74x100; ext of mtg for \$125,000 to Nov15'23, 4½ & 4%; Oct7; Oct10'18; Harriet G Coogan with Seamens Bank for Savgs, 76 Wall (R S \$62.50). nom

6TH av, 430-4 (3:828), nec 26th (Nos 55-7); two exts of mtgs for \$25,000 each to Nov15'23, 5%; Oct7; Oct10'18; Harriet G Coogan with Seamens Bank for Savgs, 76 Wall (R S \$12.50 on each). nom

8TH av, 202 (3:774), es, 27.4 s 25th, 22x 62; also 25TH ST, 280 W, ss, 62 e 8 av, 19x49.4; agmt as to mtg to secure legacies; Sept30; Oct9'18; due as per bond, 5%; Chas A Runk & ano, exrs Caroline M Hertsell, to Louise F Runk et al. 10,000

8TH av, 2262 (7:1927), es, 125 s 122d, 24.3x100; pr mtg \$—; Oct3; Oct5'18; 2y 6%; Chas Petroll, 15 E 184, to Chas Schroeder, 130 Edgecombe av. 5,000

Certf (misc) as to mtg \$—; Sept3; Oct9'18; Newman Hardware Co, Inc, at Brewster, NY, to Julia T Newman. —

Certificate (misc) as to mtg \$—; Sept 14; Oct10'18; C & H Drop Forge Co to Clucker, Hixson & Co. —

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

OCT. 4, 5, 7, 8, 9 & 10.

Arden st (8:2174), es, 161 n Nagle av, 27x110; N S & J Corp, 103 Park av, to Julius Stuzin, 865 E 172, Bronx; (A) Lewis S Marx, 42 Bway (\$3,500, June30'15); Oct 8'18. 3,500

Arden st (8:2174); same prop; Julius Stuzin to Jacob R Schiff, 18 E 120; (A) same (same mtg). nom

Arden st (8:2174); same prop; Jacob R Schiff to Martha Hensle, 91 Fletcher av, Mt Vernon, NY; (A) same (same mtg, now \$2,500); Oct8'18. nom

Cooper sq, 33 (2:461); Rose Goldstein, 75 Manhattan av, Bklyn, to Isaac Daniel, 4501 4 av, Bklyn (\$3,000, Feb15'18); Oct7'18. 3,000

Clinton st, 80-2 (2:348); also ATTORNEY ST, 97-103; Gustav Grossman et al, trstes for Louisa E Smith, will Martin Grossman, to Louis Wendel, Jr, 341 W 51, trste will Martin Grossman, for Louisa E Smith; AT in prior int of \$75,000; (A) Wendel, E & R, 277 Bway; Oct4'18 (\$142,000, Feb1'18); Oct4'18. nom

Eldridge st, 198 (2:416); Eliz D Miller et al, trstes will Eliz Herdtfelder, to August P G Herdtfelder, 426 E 188, Bronx, ¼ pt; (A) Thompson, K & W, 256 Bway (\$30,000 (now \$28,000), April'05); Oct9'18. 7,131.17

Eldridge st, 234 (2:417); Eliz D Miller et al, trstes will Eliz Herdtfelder, to August P G Herdtfelder, 426 E 188, Bronx; (A) Thompson, K & W, 256 Bway; ¼ pt (\$22,000 (now \$20,000), April'05); Oct9'18. 5,035.83

Rivington st, 239 (2:338); Empire Trust Co, trste for Ida M W Lentilhon et al, to Lawyers Mtg Co; (A) Chas Carow, 63 Washington av, Bklyn (\$15,000, June20'05); Oct4'18. 13,090

Rivington st, 239; Lawyers Mtg Co to Mary Fertig, 1632 46th, Bklyn; (same mtg, now \$13,000); Oct4'18. 13,000

Van Corlear pl (8:2215), es, 563.1 sw 227th, 40.11 to prolongation of cl of Jacobus pl x95.6x40x84.9; John G Hilliard, of Bklyn, to Theresa H Feibel, 967 Mad av; (A) Title Guar & T Co (\$600, Nov8'06); Oct 7'18. nom

Wooster st, 243-5 (2:533); N Y Title & Mtg Co to Corp of the Relief of Widows & Children of Clergymen of the P E Church in State N Y, c/o Union Trust Co, 80 Bway; (A) N Y Title & Mtg Co (\$5,000, Sept20'18); Oct7'18. 5,000

5TH st, 606-8 E (2:387); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Geraldine F Ade, gdn Wm T Ade, at Tuxedo Park, NY; (A) Lawyers Mtg Co (\$38,000 (now \$36,000), Nov7'06); Oct10'18. nom

18TH st, 3-5 W (3:820); S Stroock & Co, 11 E 26, to Jos Stroock, — Grand av, Newburgh, NY, & Louis H Stroock, 525 West End av; (A) Stroock & S, 141 Bway (\$180,000 (now \$110,000), May18, 1896); Oct4'18. O C & 100

20TH st, 329 to 333 E (3:926); Kath W Sewall, individ & extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$44,000 (now \$42,000), May 18'14); Oct9'18. an int of 5,000

21ST st, 261-3 W (3:771); Chas H Chapman et al, exrs Mariana W Chapman, to Charlotte C Turner, 28 Monroe pl, Bklyn; (A) Wilson M Powell, 7 Wall (\$155,000 (now \$140,000), Feb5'09); Oct4'18. an int of 2,000

21ST st, 261-3 W (3:771); same to Chas H Chapman, Pleasantville, NY; (A) same (same mtg); Oct9'18. an int of 2,000

21ST st, 261-3 W (3:771); same to Mary W Chapman, at Port Washington, LI; (A) same (same mtg); Oct9'18. an int of 2,000

21ST st, 261-3 W (3:771); same to A Wright Chapman at Port Washington, LI; (A) same (same mtg); Oct9'18. an int of 2,000

21ST st, 261-3 W (3:771); same to Howard Chapman, 95 Hope st, Stamford, Conn; (A) same (same mtg); Oct9'18. an int of 2,000

26TH st, 436 W (3:723); Wilton Holding Corp to Mamie Klein, 230 w 99; (A) N Y Title & Mtg Co (\$12,000, Sept23'18); Oct7'18. 12,000

39TH st E (3:895), ns, 190 w 3 av, 70.10x 98.9; N Y Trust Co to City Mtg Co, 15 Wall; (A) Lawyers Title & T Co (\$330,000, Nov 30'17); Oct9'18. nom

39TH st E (3:895), same prop; City Mtg Co to Brooklyn Savings Bank, 141 Pierre-point, Bklyn; (A) same (same mtg); Oct9'18. 330,000

44TH st, 300 E (5:1336); Mary M Pringie, of Biarritz, France, to Anthony Reipschlag, 669 11 av, exr Louise Reipschlag; (A) Lawyers Title & T Co (\$7,000, Oct30'06); Oct8'18. 7,000

49TH st, 405-7 W (4:1059); Kath W Sewall, extr Wm G Sewall to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$20,000, May25, 1885); Oct9'18. an int of 5,000

51ST st, 412-4 E (5:1362); Kath W Sewall, individ & extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$37,000 (now \$33,000), Feb8'07); Oct9'18. an int of 9,100

51ST st, 33 W (5:1267); Hosmer J Barrett, 718'5 av, to Wm L Condit, 624 Bloomfield st, Hoboken, NJ; (A) Lawyers Title & T Co (\$325,000, June5'14); Oct4'18. O C & 100

51ST st, 33 W; Wm L Condit, at Hoboken, NJ, to Mabel R Sherman, 261 Central Park W; (A) same (same mtg); Oct4'18. O C & 100

51ST st, 33 W; Wm L Condit & ano, exrs Mabel R Sherman, to Land Estates, Inc, 135 Bway; (A) Lawyers Title & T Co (\$325,000, June5'14); Oct4'18. O C & 125,000

55TH st W (4:1084), ns 200 w 10 av, 200 x200 to ss 56th; N Y Title & Mtg Co to Bowery Savgs Bank, 123 Bowery; (A) N Y Title & Mtg Co (\$65,000, Oct—'18); Oct 4'18. 65,000

74TH st, 106 W (4:1145); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$10,000, Sept19'18); Oct4'18. 10,000

75TH st, 324-6 E (5:1449); Robt L Redfield & ano, gdns Howard P B White, to Howard P B White, 811 Porter st, Richmond, Va; (A) Robt L Redfield, 35 Nassau (\$6,000, Dec30'04); Oct10'18. nom

79TH st, 425 E (5:1559); Kath W Sewall, individ & extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$7,000, Oct30, 1899); Oct9'18. 7,000

87TH st, 110 W (4:1218); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Geraldine F Ade, gdn Wm T Ade, at Tuxedo Park, NY; (A) Lawyers Mtg Co (\$10,000 (now \$9,500), Feb18'09); Oct10'18. nom

94TH st, 66 W (4:1207); N Y Title & Mtg Co to Church Mission to Deaf Mutes, office at 45 Cotton Exchange; (A) N Y Title & Mtg Co (\$15,000, Mar4'18); Oct4'18. 15,000

97TH st, 103 E (6:1625); Saml J Cohn to Bertha Cohn, 250 E 33; (A) Title Guar & T Co (\$15,000, May6, 1898); Oct7'18. 10,500

100TH st, 309 W (7:1889); 137th West 89th St Corp to Mary Strange at South Beach, Conn; (A) Hardy, S & W, 165 Bway (\$10,000, Aug5'18); Oct10'18. nom

104TH st, 109-11 E (6:1632); Kath W Sewall, extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$35,000 (now \$34,500), June10'15); Oct9'18. an int of 1,300

108TH st, 15 W (7:1844); Kath W Sewall, individ & extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$55,000 (now \$50,000), May14'07); Oct9'18. an int of 10,750

115TH st, 108 W (7:1824); Olds Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (\$1,500, June20'18); Oct4'18. nom

115TH st, 9 E (6:1621); Wilson Holding Corp to Geo J Grossman, 38 De Kalb av, White Plains, NY; (A) N Y Title & Mtg Co (\$13,000, Sept25'18); Oct10'18. O C & 100

115TH st, 9 E (6:1621); Geo J Grossman & ano to N Y Title & Mtg Co as collateral for note \$5,000 (same mtg); Oct10'18. 5,000

115TH st, 9 E (6:1621); N Y Title & Mtg Co to Corp for the Relief of Widows & Children of Clergymen of the P E Church in State N Y, 80 Bway, as collateral for note \$5,000; (A) N Y Title & Mtg Co (same mtg); Oct10'18. 5,000

144TH st, 251 & 253 W (7:2050); Wilson M Powell & ano, exrs Wilson M Powell, decd, to Marjorie D Morse, 408 West Moreland av, Chestnut Hill, Phila, Pa; (A) Wilson M Powell, 7 Wall (\$32,000, June 21'18); Oct9'18. an int of 15,316.53

144TH st, 251-3 W (7:2030); same to Wilson M Powell, 130 E 70, & ano, exrs Wilson M Powell, decd; (A) same (same mtg); Oct9'18. an int of 16,683.47

144TH st, 251-3 W (7:2030); same to Helen Van Voorhis, 11 W 37; (A) same (same mtg); Oct9'18. an int of 2,000

144TH st, 251-3 W (7:2030); same to Caroline A Middlebrook, 115 E 53; (A) same (same mtg); Oct9'18. an int of 8,927.74

144TH st, 251-3 W (7:2030); same to Rachel H Powell, 490 West End av; (A) same (same mtg); Oct9'18. an int of 1,206.40

144TH st, 251-3 W (7:2030); same to Wilson M Powell, 130 E 70, trste Wilson M Powell, to Elsie P Ingraham; (A) same (same mtg); Oct9'18. an int of 1,413.76

144TH st, 251-3 W (7:2030); same to Wilson M Powell, 130 E 70; (A) same (same mtg); Oct9'18. an int of 3,135.57

146TH st, 267 W (7:2032); Kath W Sewall, extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$16,000, May22'08); Oct9'18. an int of 1,722.02

150TH st, 465-9 W (7:2065); Alphonse H Kursheedt, 12 W 44, & ano, trstes will Frederic A Kursheedt, to Mary L McMahon, 503 W 148; (A) Geo L Donnellan, 38 Park Row (\$60,000, July3'09); Oct4'18. 40,000

150TH st, 506-8 W (7:2081); Kath W Sewall, extr Wm G Sewall, to Kath W Sewall, 29 E 77; (A) Wilson M Powell, 7 Wall (\$50,000, Jan5'16); Oct9'18. an int of 1,227.17

178TH st W (8:2152), 100 w Ams av, 57x 100; Belmont Realty Corp to Edna C Meyers, 527 W 143; (A) Martin H Cohen, 3521 Bway; (A) Martin H Cohen, 3521 Bway (\$7,000, Oct16'15); Oct4'18. nom

178TH st W (8:2152), ns, 157 w Ams av, 43x100; Belmont Realty Corp to Edna C Meyers, 527 W 143; (A) Martin H Cohen, 3521 Bway (\$5,000, Oct16'15); Oct4'18. nom

Av A, 81 (2:433); Jos Stroock, — Grand av, Newburgh, NY, to Mark E Stroock, 1000 Park av; (A) Stroock & S, 141 Bway (\$15,000, Aug3'08); Oct4'18. nom

Amsterdam av, 803 (7:1854); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Geraldine F Ade, gdn of Wm T Ade, at Tuxedo Park, NY; (A) Lawyers Mtg Co (\$27,000 (now \$26,000), June1'10); Oct10'18. nom

Convent av, 480-2 (7:2066); Olds Holding Corp, 217 Bway, to Abr Davis, 241 W 113, & ano; (A) J M Zieser, 217 Bway (\$3,000, July2'18); Oct4'18. nom

Fort Washington av (8:2137), sec 162d, 102.2x151.11; Gustavus A Walker, 324 So Bway, Tarrytown, NY, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau (\$25,000 (now \$15,000), April'14); Oct4'18. O C & 100

Morningside av E, 35 (7:1944); Eliz D Miller et al, trstes will Eliz Herdtfelder, to August P G Herdtfelder, 426 E 188, Bronx; (A) Thompson, K & W, 256 Bway (\$21,000, July12'06); Oct9'18. an int of 4,428.72

Old Broadway, 12-14 (7:1982); Hewitt Coburn, Jr, of Hartford, Conn, to Ada E Coburn, 315 W 98; (A) Beals & N, 1 Mad av (\$6,867, Aug1'17); Oct10'18. nom

Old Broadway, 16-18 (7:1982); Hewitt Coburn, Jr, of Hartford, Conn, to Ada E Coburn, 315 W 98; (A) Beals & N, 1 Mad av (\$4,000, Aug1'17); Oct10'18. nom

West End av, 140 (4:1186); Equitable Life Assur Soc of U S to Henry M Sanders, 9 E 39; (A) Lawyers Title & T Co (\$12,000, Sept4, 1888); Oct8'18. 5,000

West End av, 367 (4:1186); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Geraldine F Ade, gdn of Wm T Ade, at Tuxedo Park, NY; (A) Lawyers Mtg Co (\$27,000 (now \$22,000), Oct31'11); Oct10'18. nom



2D av, 215 (2:469); also 13TH ST, 249 & 249 1/2 E; August Eimer, 190 Riverside dr, to Wm Harres, 37 Hausman av, Castleton, B of R; (A) Rose & Paskus, 128 Bway (\$51,500 (now \$50,000), Nov30'06); Oct8 '18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

OCT. 4, 5, 7, 8, 9 & 10.

Beekman st, 63-5 (1:94); S Fredericka Curtis to Robt W Todd & Ada A Shethar, 520 Park av, & Ella B Nast, Larchmont, NY, trstes will Mary S Todd; (A) Todd & St John, 266 Bway; Feb1'03; Oct10'18. 5,055  
Broome st, 453-5 (2:474); Wm E & Florence B Billings to Chas K Billings, New Haven, Conn; (A) Julius H Seymour, 27 William; Mar25'05; Oct7'18. 2,125

Broome st, 453-5 (2:474); also MERCER ST, 57; Chas K & Mary E A Billings & Wm E & Florence B Billings to the Windham Realization Co, 111 Bway; (A) Title Guar & T Co; Mar17'03; Oct4'18. 140,000  
Grand st, 581-585 (1:265); Range Realty Co to Philip Bachrach, 1239 Mad av; Dec 15'13; Oct4'18. 6,500

Grand st (2:326), ns, 100 e Lewis, 25x100; Andrew J Provost of Bklyn to Eversley Childs, Setauket, NY; (A) Title Guar & T Co; Dec30'16; Oct9'18. 4,000

Hamilton pl (7:2075), nwc 143d, runs w 90.2 to point 600 from es Bway xn99.11 to cl blk xel32.7 to nws Hamilton pl xsw108.6 to beg; Herbert Oppenheimer to Ernest E Weiskotten, 202 W 103; (A) Kantrowitz & Esberg, 320 Bway; Jan 16'08; Oct 8'18. 25,000

Orchard st, 144 (2:411); also RIVINGTON ST, 86; Isidor & Rosa Singer to Mabel W Hill, 257 W 86; (A) Fredk T Hill, 56 Wall; Aug13'13; Oct9'18. 6,000

Stanton st, 192 (2:345); Jonas Cohen to F Wm & Josephine T Heide, 68 W 94; (A) Amend & A, 119 Nassau; Apr6'14; Oct7'18. 6,000

Stanton st (2:325), nwc Mangin, 40x70; Ogden Brower & Howard E White, trstes will John L Brower, to Jas A Trowbridge, of Newton, Conn; (A) Title Guar & T Co; Feb24'16; Oct7'18. 10,000

4TH st E (2:373), ss, 164.9 e Av C, 18.9x 96; Chebra Bikur Cholum Benai Israel Anshei Baranoff to Ahawath Schloma Benevolent Soc; (A) Lawyers T & T Co; Jan25; Oct4'18. 500

5TH st, 506-8 E (2:387); Friederieke Hoffmann to Martin Marks, Paterson, NJ; (A) Lese & Connolly, 35 Nassau; Sept28'05; Oct7'18. 13,000

11TH st, 274 W (2:622); Louisa L Jeremiah to Chas A Runk & Wm A Pratt, exrs will Caroline M Hertzell; (A) C A Runk, 237 Bway; Junel, 1889; Oct9'18. 2,500

46TH st, 535 W (4:1075); Chas & Katharina Kass to Emigrant Indust Savgs Bank; (A) Amend & A, 119 Nassau; July 11'12; Oct7'18. 10,000

50TH st, 424 E (5:1361); Mary Neuburger to Walter M Seward, Triplet, Brunswick Co, Va; (A) Title Guar & T Co; Sept16'08; Oct5'18. 7,000

52D st W (5:1265), ns, 225 w 5 av, 25x 100.5; Mary L Seton, Tuxedo Park, NY, to N Y Life Ins & Trust Co, 52 Wall; (A) Emmet & Parish, 52 Wall; Apr 14'13; Oct 8'18. 95,000

58TH st, 5 W (5:1274); Caroline L Foley to Harry R Baltz, individ, Haverford, Pa, & Mina B Gustine, Phila, Pa, & Harry R Baltz, as exr & trste will Maria M Baltz; (A) Title Guar & T Co, 176 Bway; Mar3'08; Oct7'18. 75,000

60TH st, 213 E (5:1421); Solomon Frankel & Saml Werner to John L Goldberg, Morris & Harry Freudenheim & Louis F Levy, exrs & trstes will Morris Goldberg; (A) Eisman & Levy, 135 Bway; Nov2'06; Oct5'18. 11,000

83D st, 4 W (4:1196); Belle B Bates to Sarah J Rust; (A) N Y Title & Mtg Co, 135 Bway; Feb18'15; Oct 10'18. 14,500

84TH st, 153 W (4:1215); Helen R, wife Herman Kloninger, to United States Trust Co; (A) Schwartz & K, 299 Bway; Nov21, 1899; Oct8'18. 29,000

97TH st, 148 W (7:1851); Anna J Johnson to Lawyers Title & T Co as admr C T A will C Burrows Greene, Jos Tyroler, Ernest E Johnson, Stroudsburg, Pa, & Ferguson Bros & Forshay, N Y C, & Security Trust Co, Stroudsburg, Pa; (A) Title Guar & T Co; May18'10; Oct10'18. 14,000

128TH st E (6:1792), ss, 123.9 e 3 av, 37.6x 99.11; Jacques Pachetau, Calistoga, Nape Co, Cal, to Otto Huber, 134 E 58; (A) Rabe & K, 258 Bway; Dec19'11; Oct7'18. 10,000

Av A, 40-51 (2:431); Adolph Weiss, 51 Av A, to Jacob Fisher, 931 Fox, Bronx; (A) Sol H Eisler, 261 Bway; Mar28'16; Oct 7'18. 3,000

Amsterdam av (7:1965); sec 125th, 25.2x 100; Richd A & Gretchen Henriquez, Jeannette & Luz Henriquez, of N Y City, & Maria Carolina Henriquez, Clara Amelia de los Dolores Henriquez de Cardona, of Havana, Cuba, to Simon M Goldsmith, 302 Convent av; (A) Albt Zimmermann, 206 Bway; Sept 1'17; Oct7'18. 2,500

Broadway, 543 (2:498); also MERCER ST, 114; John W Stevens Bldg Co; (A) Title Guar & Trust Co; Oct29'03; Oct4'18. 250,000

Broadway (7:1982), nec Manhattan, 112.7 x98.4x100.1x47.2; also COLUMBUS AV (4:1218), nwc 87th, 100.8x25; Maria Carolina Henriquez, Clara H de Castellanos, Maria Amelia de Los Dolores Henriquez de Cardona, Chas L & Jeannette Henriquez, Geo

A & Luz Henriquez & Richd Antonio & Gretchen Henriquez, to Simon M Goldsmith; (A) Albt Zimmermann, 206 Bway; Aug28'15; Oct7'18. 12,000

Broadway (7:1982), nec Manhattan, 112.7 x98.4x100.1x47.2; also COLUMBUS AV (4:1218), nwc 87th, 100.8x25; Maria Carolina Henriquez, Clara H de Castellanos, Maria Amelia de Los Dolores Henriquez de Cardona, Chas L & Jeannette Henriquiz, Geo A & Luz Henriques & Richard Antonio & Gretchen Henriquez to Simon M Goldsmith; (A) Albert Zimmermann, 206 Bway; Aug28'15; Oct7'18. 12,000

Edgecombe av (7:2053), ws, 229 Co n 145th, 129.11x100; Jos H Davis Bldg Co to Ernest A Limberg; (A) N Y Title & Mtg Co; Aug4'09; Oct7'18. 27,500

Lexington av, 2137 (6:1777); Moses & Carrie A Barnett to B Walter Barnett; (A) Title Guar & T Co, 176 Bway; Mar10, 1899; Oct10'18. 8,000

Lexington av (5:1301), between 46th & 47th, 12-sty building, leasehold, with all rents, tolls, issues & profits thereof, all lands, bldgs, machinery, fixtures, leases, &c; Merchants & Manfrs Exchange of New York to the Columbia Trust Co; (A) Keener & Lewis, 115 Bway; Feb1'10; Oct9'18. gold bonds 350,000

Lexington av (5:1411), ws, 34.2 n 76th, 17x72.10; Geo O Sayer to Frances H Zabriskie, successor trste will Sarah J Zabriskie, decd; court order; (A) for petition, Isaac P Hubbard, 132 Nassau; Oct 15'10; Oct8'18. 14,000

Northern av (8:2177), swc 179th, 80x 125; also NORTHERN AV, nwc 178th, 105x 75; Henry Van Arsdale, Newark, NJ, to Harris Maran; (A) Louis Manheim, 302 Bway; Oct2'16; Oct5'18. 12,000

St Nicholas av (8:2124), nec 166th (No 555 W), 25x57.7x25x65.6; Anthony F Koelbe to Jacob Marx, 170 W 74; (A) Title Guar & T Co, 176 Bway; Oct22'07; Oct4'18. 5,000

1ST av (6:1694), sec 101st, 100.11x50; Morris Mufson to Moses Goodman & Harry Hirsh; (A) Moses Goodman, 287 Bway; Nov1'08; Oct10'18. 20,000

2D av, 1174 (5:1436); Mary Dunphy to Saml Harris, 314 W 100, & Seamon Sylvester, 230 W 99; (A) Meyers & S, 299 Bway; June23'13; Oct10'18. 3,000

## MORTGAGES.

### Borough of Bronx.

OCT. 4, 5, 7, 8, 9 & 10.

Beck st, 566 (10:2684), ss, 200 w Av St John, 100x125; pr mtg \$95,000; Oct1; Oct 10'18; due Apr1'19, 6%; Benaben Realty Corpn to Max Hirsch, 553 W 187. 10,000

Beck st, 566-82 (10:2684); sobrn agmt; Oct1; Oct10'18; Benaben Realty Corpn & John H Stoutenburgh & Ekin Holding Co with Max Hirsch, 553 W 187. nom

Beck st, 582 (10:2684), ss, 100 w Av St John, 100x125; pr mtg \$93,000; Oct1; Oct 10'18; due Apr1'19, 6%; Benaben Realty Corpn to Max Hirsch, 553 W 187. 10,000

Beck st, 582 (10:2684), ss, 100 w Av St John, 100x125; also BECK ST, 566, ss, 200 w Av St John, 100x125; certf as to two mtgs \$10,000 each; Oct1; Oct10'18; Benaben Realty Corpn to Max Hirsch. —

Seefeld st W (18:5627), ss, 300 w Main, 50x108.3, City Island; Oct4; Oct5'18; 2y6%; Wm J Bush, Cliffside Park, NJ, to Peter Hauck, Palisade Park, NJ. 3,000

149TH st, 309 E (9:2331); ext of \$6,000 mtg to Oct7'21 at 5 1/2%; Oct3; Oct7'18; Lawrence D Frank et al, trstes Jos L Hallander, with Raffaele Fiorella, —. nom

150TH st E, see Morris av; see Morris av, sec 150th. —

163D st, 657 E (10:2632), ns, 150 w Trinitity av, 18.9x50; pr mtg \$2,300; Sept30; Oct 4'18; due, &c, as per bond; Despina A Caludes to Anna Pekowsky, 1295 Mad av. 500

167TH st E, see Teller av; see Teller av, sec 167. —

175TH st W, sws, at nws University av; see University av, nws, at sws 175th. —

176TH st E, nec Crotona Pkway; see Crotona Pkway, 1880. —

179TH st, 774 E (11:3106), ss, 112.9 e Prospect av, 37.6x78.11x37.6x79; pr mtg \$16,000; Oct1; Oct4'18; 3y6%; Peter Schwing, 68 East End av, to Andrew Riedell, 254 Eldert, Bklyn. 2,500

204TH st E, swc Perry; see Perry, swc 204TH. —

211TH st E (16:4660), ns, 186 e Carlisle pl, 26.10x151.11x25x161.6, except plot in rear 25x10; PM; Aug24; Oct5'18; 3y5%; Luigi Della Greca, 768 E 213, to Raffaele Cossa, 3550 Holland av. 600

235TH st E (17:4840), ss, 185.7 e Carpenter av, 20.4x114.6; ext of \$2,000 mtg to Sept21'21, at 5 1/2%; Sept11; Oct5'18; Nannie K Lane with Eva Krupin (R S \$1). nom

Boston rd (16:4430), ws, 189.7 sw Cruger av, runs sw51.6xw82.11xn25x65xn25x85.2 to beg, except part for Boston rd; PM; Oct1; Oct7'18; 3y6%; Sabella Malango to Marie Wauer, 1534 Bryant av. 1,100

Bronx blvd, ses, 400 sw 240th; see Jerome av, 1259. —

Cromwell av, ws, abt 95 s 160th; see Jerome av, 1259. —

Crotona Pkway, 1880 (11:2985), nec 176th, 110.9 x 95.3 x 100x44.5; PM; pr mtg \$65,000; Oct5; Oct8'18; 3y6%; Jas M Craig, Ridgewood, NJ, to Jas L Van Sant, on Woodcrest av, White Plains, NY. 15,000

Fordham rd W (11:3199), ses, 144.11 w Jerome av, 23.8x100x18.4x114.11; agmt cancelling subordination clause in mtg Tor \$4,500; Oct2; Oct8'18; Hy A Schutte, 14 West Fordham rd; Mary E Douglas, 275 Rich av, Mt Vernon, NY, & Mary D Well-ling, 2261 University av, with John Farrell, at Custom House, Bowling Green, NY. nom

Heath av, 2717 (11:3239), ws, 315.9 s Kingsbridge rd, 25.1x101.4x25x103.4; Oct 4; Oct5'18; installs, 6%; Chas J Redifer to Railroad Co-Oper B & L Assn, 103 Park av. 3,000

Jerome av, 1259 (11:2855), ws, 95 s 169th, runs w191 to es Cromwell av xs28.3xe57.7xs 0.10xel20 to av xn25.10 to beg; Oct2; Oct 5'18; due &c as per bond; Ida Mesch, Bklyn, to Lillie M Bopp, Freeport, LI. 4,500

Jerome av, 1259 (11:2855); also BRONX BLVD (15:5075), ses, 400 sw 240th, 50x100, except part for Bronx blvd; pr mtg \$4,500; Oct2; Oct5'18; 4y6%; same to Ida A Wabst, 3301 Cruger av. 1,450

Lampart av, 65 (18:5561), ss, 250 w Ft Schuyler rd, 25x100; PM; pr mtg \$—; Oct7; Oct8'18; 3y5%; Chas Obermeyer, on 1st st, Kenvil, NJ, to Hudson P Rose Co, 7 W 45. 1,000

Longfellow av, 1142 (10:2758), nes, 195.6 n Westchester av, runs nel19.8xn27.10xnw 26.10xw130.2 to av xs44 to beg; PM; pr mtg \$32,000; Oct1; Oct4'18; installs, 6%; Louis Zahn, 1047 Kelly, to Emanuel Acker, 127 E 113. 5,000

Minnieford av (18:5648), es, 21 s Terrace pt, 25x100; PM; Oct3; Oct9'18; 5y—%; Marie S Hutchinson to City Island Homes Inc, 14 Wall. 3,300

Morris av (9:2331), sec 150th, 50x70x50x 70.3, except part for av; Jan18; Oct10'18; due as per bond, 5%; Pasquale A Riche to Ralph Polcini, 328 E 150. 20,000

Perry av, 3078 (12:3333), swc 204th, 100x 30; Oct7'18; due &c as per bond; Anna E Green to Catholic Women's Benevolent Legion, 949 Bway. 10,000

Quimby av, 2244 (14:3693), ss, 316.1 w Havemeyer av, 25x103.1; PM; pr mtg \$—; Sept30; Oct4'18; 3y5 1/2%; Sophie E O'Leary, 2244 Quimby av, to Queen Mab Co, 63 Wall. 2,000

St Peters av (Union av) (15:3094), sws, 33.6 nw St Raymond av, 75x100, Westches-ter; Oct3; Oct4'18; demand, 6%; Emma Meyer, Bklyn, to Lion Brewery, 104 W 108. 1,500

Southern blvd, 883 (10:2722); ext of \$37,-000 mtg to Oct1'22; 5 1/2%; Sept24; Oct7'18; City of N Y Ins Co with Utility Realty Co (R S \$18.50). nom

Southern blvd (11:2977), ws, 375 n Jen-nings, 37.6x100; pr mtg \$27,600; Sept1; Oct 7'18; 3y6%; Anna & Mariana E Majewski to Augusta Majewski, 2022 Mulliner av. 1,400

Southern blvd (11:2981), es, 143.8 n Jen-nings, 18.8x100; pr mtg \$4,900; Sept18; Oct 7'18; due Sept18'20, 6%; Augusta J Eck, New Haven, Conn, to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY. 4,000

Southern blvd (11:2981), es, 143.8 n Jen-nings, 18.8x100; pr mtg \$4,000; Sept19; Oct 7'18; due Mar19'20, 6%; same to Alex H Lane, 51 Rex, Phila, Pa. 2,800

Southern blvd (10:2735), es, 325 n Bar-retto, 75x100; leasehold; Ls recorded as mtg to secure deposit of \$6,000, recording tax of \$30 paid; July22; Oct5'18; 10y 4%; Hunts Point Garage Co to Jacob Bernstein 34 Hayes av, Bridgeport, Conn. —

Southern blvd (10:2735); same prop; agmt as to guarantee of payment of above; July22; Oct3'18; David Lazar et al with same. nom

Teller av (misc), sec 167th, motion pic- ture theares &c; certf as to chattel mtg \$3,000 & lease; Oct7; Oct9'18; Richwall Company, Inc, to Arthur H Rolnick. —

Tinton av (10:2667), es, 40.9 n 160th, 20.3 x92; pr mtg \$4,000; Sept30; Oct4'18; 3y6%; Ernst Scholz to Hugo Schneider, 818 Mt Prospect av, Newark, NJ. 1,700

Union av, 948-50 (10:2678), es, 108.10 n 163d, 2 lots, each 41.7x125; 2 PM mtgs, each \$3,000; 2 pr mtgs \$25,000 each; Oct1; Oct4 '18; installs, 6%; Denwood Realty Co to Marie Bock, 1380 Lex av. 6,000

University av (11:2878 & 2877), nws, 182.7 ne 174th, 82.7x100; agmt consolidating 2 mtgs; Nov28'17; Oct10'18; Lees Tract Corpn, 149 Church, with B F Constn Co, 600 W 181. nom

University av (11:2877 & 2875), nws, at sws 175th, runs sw100 xnw 100 xne 102 xse 51.10 to 175th xs51.10 to beg; agmt con- solidating 2 mtgs; Nov28'17; Oct10'18; Lees Tract Corpn, 149 Church, with B F Constn Co, 600 W 181. nom

Valentine av, 2220 (11:3145); ext of \$3,-000 mtg to Oct5'21 at 5%; Oct5; Oct7'18; Bankers Trust Co, trste Moritz Cohn, with Rose Jasser, 1383 Clay av. nom

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

OCT. 3, 4, 5, 7, 8 & 9.

Aldus st, 952 (10:2742); Lionel Realty Co to Lionel Jaeger, 65 4th, New Dorp, St; (A) A H Schwartz, 130 Fulton (\$7,500, May 12'16); Oct4'18. nom

Beck st, 771 (10:2708); Thos Reilly to Barney Hellman, 924 Kelly; (A) J Blue-stein, 771 Beck (\$6,000, May6'01); Oct3'18. 5,000

Charlotte st, 1503 (11:2966); Chas K Billings, trste Jas M Billings, to Julius H Seymour, 225 W 86, & ano, exr Jeannie F Seymour; (A) J H Seymour, 233 Bway (\$23,000, Junell'07); Oct3'18. 23,000

Enile st, 912 (10:2761B); Newburgh Sav- ings Bank to Title Guar & T Co (\$4,500, July29'08); Oct3'18. 4,500

Lorillard pl (11:3056), ws, 21.4 s 183th, 25x95; Geo V Edwards, Riverhead, LI, & ano, exrs Jas Wal, to Susan V Edwards, Riverhead, LI; (A) Geo V Edwards, 2429 Lorillard pl (\$3,000, Mar27'11); Oct7'18. nom



**Manida st** (10:2740), ws, 458.1 s Garrison av., 25x100; Theo Fishberg to Pincus Glantz, 859 Manida; AT; (A) Lawyers Title & T Co (\$6,000, Dec3'08); Oct4'18.

**Minford pl** (11:2967-2977), ws, 241.9 n 172d, 33.7x100; N Y Investors Corp to Title Guar & T Co (\$16,500, Apr21'10); Oct 8'18.

**144TH st, 483 E** (9:2289); Geo H Schults, Jr, 420 College av, to Fred J Dreyer, 710 Park av, Weehawken, NJ; (A) Geo H Lunbach, Palisade, NJ (\$1,500, Jan2'07); Oct7'18.

**149TH st, 309 E** (9:2331); Sigmund J Spieher to Lawrence D Frank, 166 W 87, et al, trstes Jos L Hollander; (A) Lawyers Title & T Co (\$6,000, Sept8'15); Oct 7'18.

**154TH st E** (9:2413), ss, 250 w Courtlandt av, 25x100; May K Smith to Marie Kuhlman, 915 Castle Point ter, Hoboken, NJ; (A) Salter & S, 140 Nassau (\$10,000, Oct7'18); Oct7'18.

**156TH st E** (10:2624), ss, 90 e Eagle av, 37.6x100; Belle E Nevins, Northport, LI, to Clara S Da Silva, 181 Sylvan, Rutherford, NJ; (A) W C French, 41 Park Row (\$2,500, Jan2'14); Oct3'18.

**169TH st E** (10:2718), sws, 63.5 nw Fox, 30x67.2x irreg; Isabella Wilson to Jas A Benedict, Katonah, NY; (A) J H Robertson, 63 Wall (\$2,200, Jan11'11); Oct4'18.

**178TH st, 1187 E** (15:3909); Geo C Conklin, exr Sarah S Conklin, to Geo C Conklin, at Ferris, Cal; (A) McGuire, H & S, 16 Exch pl (\$4,000, Dec6'13); Oct4'18.

**214TH st, 826 E** (16:4672); Wm H Weygandt, 47 Patchen av, Bklyn, to Hy Reiss, 811 E 155; (A) Title Guar & T Co (\$2,500, Mar8'07); Oct4'18.

**217TH st, 1018 E** (16:4699); Anna Mengelle to Geo Fink, 298 E 149; (A) John A Klein, 120 Bway (\$1,000, Aug5'18); Oct9'18.

**226TH st, 827 E** (17:4851); Jane H M Lynskey et al to Rudolf Schilt, 453 E 119; (A) Title Guar & T Co (\$4,000, Dec 17'06); Oct7'18.

**Anthony av, 2060** (11:3156); Alice Garvey, admtrx Jane Smith, to Alice Garvey, 575 3 av; (A) E D Dowling, 280 Bway (\$3,800, Jan15, 1897); Oct9'18.

**Baker av, 609** (15:4026); Geo C Conklin, exr Sarah S Conklin, to Geo C Conklin, individ, at Ferris, Cal; (A) McGuire, H & S, 16 Exch pl (\$3,500, Feb15'16); Oct4'18.

**Crotona Pkway, 1880** (11:2985); Jas L Van Sant, on Woodcrest av, White Plains, NY, to Mary E Patten, 235 W 75; (A) Pressinger & N (60 Wall (\$5,000, Oct5'18); Oct 8'18.

**Ellis av** (14:3821), ss, 300 w Havemeyer av, 50x108, Unionport; Smith A Brooker, Richmondville, NY, to Margaret Schmitt, 2216 Ellis av; (A) A & C E Hally, 2069 Westchester av (\$2,000, Mar31'11); Oct9'18.

**Findlay av** (9:2434), ws, 186 n 166th, 38x 100; Tully Bldg Co to Chas H Muller, at Noken, Pa; (A) Hy W Kiralfy, 391 E 149; (\$1,500, Sept3'18); Oct4'18.

**Findlay av** (9:2434 & 2438), nwc 166th, 300x100.1x irreg to College av, Star Holding Co to John L Thomas, 200 W 125; (A) Arthur Knox, 198 Bway (\$25,000, June3 '14); Oct9'18.

**Fordham rd, 14 W** (11:3199); Digmore Holding Co to Mary E Douglas, 275 Rich av, Mt Vernon, NY, & ano; (A) E J Welling, 2261 University av (\$4,500, Jan10 '18); Oct8'18.

**Fordham rd, 14 W** (11:3199); Mary E Douglas & ano to John Farrell, 2261 University av; (A) same (\$4,500, Jan10'18); Oct8'18.

**Fulton av** (11:2931), es, 437 n 169th, 28x 211; Leslie F Randall, 41 Meadow la, New Rochelle, NY, to Wm H Thompson, 1335 Wash av; (A) W Stebbins Smith, 462 E 167; Oct8'18.

**Gleason av, 2012** (14:3802); Geo C Conklin, exr Sarah S Conklin, to Geo C Conklin, at Ferris, Cal; (A) McGuire, H & S, 16 Exch pl (\$4,000, May26'10); Oct4'18.

**Hughes av, 2318** (11:3087); Gustave Grossman, trste Martin Grossman, to Louis Wendel, Jr, 341 W 51, trste same; (A) Wendel, E & R, 277 Bway (\$5,500, Sept16 '12); Oct4'18.

**Hughes av** (11:3070), ws, 179.8 s Oak Tree pl, 16.8x95; Sarah Gregory, 420 W 146, et al, to Jacob Hager, 1163 Forest av; (A) Title Guar & T Co (\$2,500, Mar 19, 1900); Oct8'18.

**Hull av** (12:3347), ws, 111.7 n 207th, 50x 100; Vincent Greubel, exr Anna C Bagger, to Marie Gleim, 299 E 157; (A) Frees & McE, 3029 3 av (\$2,000, Dec1'13); filed & discharged Oct4'18.

**Intervale av** (10:2705), nec 165th, 34.3x 97.10x27.4x100; Bertha Heller & ano, gdns Wilhelm H Diekmann & ano, to Wilhelm H Diekmann, Paynesville, Minn; (A) Rabe & K, 258 Bway (\$10,000, Aug28'06); Oct 3'18.

**Intervale av** (10:2705), nec 165th, 34.3x 97.10x27.4x100; Wilhelm H Diekmann & ano, Paynesville, Minn, to John H Heidgerd, 142 W 122; (A) Rabe & K, 258 Bway (\$10,000, Aug28'06); Oct4'18.

**Morris Park av, 617** (15:4011); Rosalie G Bloodgood to Title Guar & T Co (\$3,500, Sept16'15); Oct4'18.

**Morris av, 645** (9:2442); Saml C Martin, White Plains, NY, to L Lawrence Schweitzer, 1233 College av (\$1,000, Oct21'12); Oct 4'18.

**Quimby av** (14:3693), ss, 291.1 w Havemeyer av, 2 lots, each 25x103.1; 2 assigns; Central Mtg Co to Clara V Wattenberg, Bretton Hall, Bway & 86th; (A) Title Guar & T Co (2 at \$3,000 each, May1'12); Oct 4'18.

**St Raymonds av, 2424** (15:3979); Geo C Conklin, exr Sarah S Conklin, to Geo C Conklin, at Ferris, Cal; (A) McGuire, H & S, 16 Exch pl (\$3,500, Oct19'09); Oct4'18.

**Sheridan av** (9:2455-2461), nwc 164th, 222.11x40x220.8x61; Central Union Trust Co of N Y, trste Jason Rogers, to Central Union Trust Co of N Y, 80 Bway; (A) Joline, L & R, 64 Wall (\$19,500, June28'05); Oct4'18.

**Stebbins av, 1237** (10:2694); Jakob Bonifer, exr Katharina Bonifer, to Jakob Bonifer, 118 85th, Woodhaven, NY; (A) Adam Christmann, Jr, 931 Bway, Bklyn (\$4,000, Jan20'16); Oct8'18.

**Valentine av** (12:3309), nwc 203d, 126.8 x37.8; Title Guar & T Co to Henriette Pirnie, 373 Sterling pl, Bklyn; (A) Title Guar & T Co (\$5,000, May25'18); Oct9'18.

**Webb av, 2440** (11:3219); Olds Holding Corp to Maurice Ginsberg, 1890 Crotona Pkway, & ano; (A) H Gottlieb, 299 Bway (\$10,000, Sept30'18); Oct3'18.

**Westchester av, 1115** (10:2690); John B Harrison, exr Julia Moore, to Stephen Parker, 1497 Putnam av, Bklyn; (A) Title Guar & T Co (\$5,000, Feb5'07); Oct3'18.

**Whitlock av, 859-61** (10:2732); A Mitchell Palmer, as Allen Property Custodian, to Josephine F Burghard, 1 E 93; (A) E M Burghard, 111 Bway (2 mtgs, each \$8,999; Sept9'08); Oct3'18.

**Lots 98, 99 & 116 to 119** (14:3733), map M Schrenkelsen; Title Guar & T Co to City Real Estate Co, 176 Bway; (A) Title Guar & T Co; assign 2 mtgs (\$1,207.50, Jan17'16, & \$227.50, Jan17'16); Oct7'18.

**Lot 200** (15:4035), map portion Hunt Estate; Susan V Edwards, Riverhead, LI, to Geo V Edwards, Riverhead, LI; (A) Geo V Edwards, 2429 Lorillard pl (\$3,000, Nov14 '05); Oct7'18.

**Lots 50 & 51** (10:2624), map Ursuline Convent; Lazarus Yersky, 2 W 120, to Louis Salkowitz, 108 E 4 (\$3,000, May26 '08); Oct3'18.

**Lots 64, 83 & 124** (14:3457 & 3475), map Jos Husson; Josephine F B Porter to Greenwich Trust Co, Greenwich, Conn; (A) Lawyers Title & T Co (\$4,500, Sept21'15); Oct3'18.

**Lots 240 & 241** (18:5384), map W A & H C Mapes, near Westchester Village; Mary Schuh to Irene L Walker, 2537 Poplar; (A) R E Walker, 2537 Poplar (\$1,000, Jan3'12); Oct8'18.

**Lots 129 & 130** (11:3091), map property S Cambreling et al; Ottilie Siedler to Peter Sinnott, 967 E 165; (A) Hy W Kiralfy, 391 E 149 (\$1,500, Jan2'12); Oct4'18.

**Lots 142 & 143** (16:4428), map Joel Wolfe Estate; Minnie Heck to Anna Nelson, 61 E 125 (\$2,500, Sept15'14); Oct4'18.

**Plot 8** (11:2906), map Central Morrisania, 25x50; Phebe A Bremer, 612 Ridge-wood rd, Maplewood, NJ, to Jacob H Silverstein, 1950 Wash av, & ano; (A) O Englander, 302 Bway (\$5,000, Oct1'12); Oct 4'18.

**Plot 15** (15:4261) begins 740 e White Plains rd at point 895 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Edw Reischmann, Bklyn, to Martha Reischmann, 123 Woodbine, Bklyn; (A) Wood, C & S, 63 Wall (\$3,500, Nov15 '06); Oct7'18.

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

OCT. 3, 4, 5, 7, 8 & 9.

**Faille st, 1049** (10:2749); Amelia Kranin to Saml Weinstein, 331 Madison; (A) Title Guar & T Co; Feb20'17; Oct4'18.

**Faille st** (10:2746), ws, 109 s Aldus, 46x 100x irreg; Morris Weinstein to Kovacs Constn Co, 293 Alex av; (A) Morrison & S, 320 Bway; May18'14; Oct9'18.

**Fox st** (10:2713), ws, 48.7 n 167th, 40x 115x12reg; J C Gaffney Constn Co, 299 Bway; Tiffany, to Derm Realty Co, 299 Bway; (A) Herman Gottlieb, 299 Bway; Jan31'16; Oct9'18.

**Fox st** (10:2684), ns, 191.8 e Av St John, 40.7x125; Maze Realty Co to Fanny Grenebaum; (A) W H Watson, 224 E 152; Nov29 '11; Oct3'18.

**Main st** (18:5645), es, 200 n Ditmars, 60 x100, City Island; John W Miller to Wm D Dayton, 311 City Island av; (A) Title Guar & T Co; Apr4'12; Oct5'18.

**St Owens pl** (\*), ss, lots 35 to 39, map So Vernon Park, 125x100; Chas A Mullen to Jas A S Mullen, at Cambridge, Md; (A) H G Chapin, 55 Liberty; Sept5'09; Oct4'18.

**136TH st, 309 E** (9:2312); Harris Linowitz to Delia Fleming, —; (A) N Hy W Schutt, 229 Bway; July6'06; Oct3'18.

**156TH st** (10:2628), ss, 50 e Cauldwell av, 16.8x100; Pauline Berg, 917 University av, to Harlem Savgs Bank, 124 E 125; (A) R Mapelsden, 237 Bway; May19'03; Oct 7'18.

**158TH st, 315-7 E** (9:2418); Thos J Bunt et al to Margt Knox, —; (A) Title Guar & T Co; Apr9'10; Oct7'18.

**169TH st** (10:2694), ss, 19 w Stebbins av, 17x79.10x19.6x80; Clara Jacobson to Danl F Schwarz; (A) Title Guar & T Co; Apr23'07; Oct7'18.

**179TH st, 774 E** (11:3106); Peter Schwing, 68 East End av, to Andw Riedell, 254 El- dert, Bklyn; (A) H F Raabe, 80 Vander- veer, Bklyn; Oct1'15; Oct4'18.

**198TH st, 15 E** (12:3319); Mary J Mc- Leod, 15 E 198, to Fredk W Schmidt, 341 St Anns av; (A) Sonneborn & Co, 393 E 200; Oct4'18.

**198TH st E** (11:3295), ss, 30.8 w Bain- bridge av, 50x98; Emma Michel to Title Guar & T Co; Sept25'09; Oct5'18.

**223D st, E** (\*), ns, w 75 ft of lot 316, inap Wakefield, 75x114; John Lynch to John Bussing, Jr, 205 Lincoln av, Mt Vernon, NY; (A) Harry V Morgan, 39 Prospect av, Mt Vernon, NY; July12'07; Oct8'18.

**225TH st E** (\*), sec Barnes av, 105x111; Michl Josweak, Yonkers, NY, to Jas B Kilsheimer & ano, exr Frances M King; (A) Title Guar & T Co; June30'09; Oct3'18.

**225TH st E** (\*), ns, 406.11 e Paulding av, 25x109; Thos Lyons to Anna G Bald- win, —; (A) Thos A Maloney, 293 Lenox av; Aug19'10; discharged by court order dated Sept27'18; Oct7'18.

**Arthur av, 2119** (11:3062); Herman Lankenau to Bernhard Dhem, 731 Tremont av; (A) C A Furthman, 3 av & 148th; Dec 12'16; Oct4'18.

**Brook av** (9:2396), swc 169th, 40x100; Diedrich Eggers to Herman Lange, —; (A) Lawyers Title & T Co; Dec21'14; Oct 8'18.

**Hull av** (12:3347), ws, 111.7 n 207th, 50x 100; Emma C Zeidler to Marie Gleim, —; (A) Frees & McE, 3029 3 av; Dec 1'13; Oct4'18.

**Jackson av, 632-4** (10:2643); Cath Gail- lagher to Lavinia McStorer, 4376 Martha av; (A) Williamson & Bryan, 2796 3d av; 2 at \$1,000 each; May18'11; Oct3'15.

**Jerome av, 1259** (11:2855); Chas A Wach- ter, Bklyn, to Wm C Weiler, 233 W 15; (A) Title Guar & T Co; Apr16'13; Oct8'18.

**Longfellow av, 1142** (10:2758); Meyer Goetz & Emanuel Acker to Jos Kandell; (A) Isidor Auerbach, —; Aug17'15; Oct 3'18.

**Pelham Bay Park** (18:5651), ns, at ws L I Sound, 290.6 to es Pelham rd x150x 273.3x—; also all title to riparian rights, &c; Marjorie B Rambeau, at Pelham Manor, to Charlotte S McVickar, Larch- mont, NY; (A) Title Guar & T Co; July 20'17; Oct7'18.

**Perry av, 3078** (12:3333), swc 204th 30x100; Anna E Green to Eliz Beach; (A) Lawyers Title & T Co; Feb24'09; Oct 8'18.

**Quimby av, 2244-6** (14:3693); Glebe Con- stn Co to Alfred W Wattenberg, exr C V Wattenberg; (A) Title Guar & T Co; May 1'12; 2 at \$3,000; Oct5'18.

**Richardson av** (\*), nws, 200 n 240th, 25x100, Washingtonville; Saml B Hutch- ings, 780 E 163, to Eliza Magee, widow, 780 E 163; (A) S B Hutchings, 780 E 163; June19'11; Oct9'18.

**St Anns av, 751** (9:2360); Mathilde Reich- enberg to John Miller & ano, exrs Ferdin- and A Sieghardt; (A) Kelly & P, 565 Tremont av; Oct1'06; Oct4'18.

**Southern blvd** (11:2981), es, 143.8 n Jen- nings, 18.8x100; Jas Burns to Walter W Taylor, 1191 Boston rd; (A) De La Mare & M, 140 Nassau; May28'06; Oct7'18.

**Southern blvd** (11:2981); same prop; Augusta J Eck to same; (A) same; Mar 1'11; Oct7'18.

**Stebbins av, 1279** (11:2979); Jos Sonsin Co to Esther Bochner, 287 E 7, & ano; (A) S A Langfur, 299 Bway; Mar27'15; Oct3'18.

**Teller av, 1360** (10:2782); Christina Hans- son to Louise Winkler, 318 E 128, & ano; (A) Schaefer & Son, 763 Courtlandt av; Nov4'15; Oct3'18.

**Union av, 948-50** (10:2678); Marie Bock to Harlem Savgs Bank, 124 E 125; (A) E S Clinch, 41 Park Row; 2 at \$3,000 each; Aug9'10; Oct3'18.

**Valentine av, 2220** (11:3145); Martha F Schorer to John J Cox, —; (A) Deane & C, 15 Park Row; July15'06; discharged by order of court dated Oct4'18.

**Lot 12** (\*), blk 65, map Morris Park; Benj P Youngerman to Mutual Life Ins Co; (A) Lawyers Title & T Co; July28'13; Oct 3'18.

**Lot 34** (\*), blk 24, map Morris Park; An- thony F Melillo to Mutual Life Ins Co; (A) Lawyers Title & T Co; July25'13; Oct3'18.

**Lots 95 & 96** (11:2872), map Upland Realty Co; Eliz Gerhardt to Bond & Mtg Guar Co; (A) Title Guar & T Co; Aug9'15; Oct3'18.

**Lot 500** (\*), map Gleason prop; Annie Roberts to Michl Wopler, 678 Hatch av, Woodhaven, LI; (A) W E Sammis, 1 Lib- erty; Sept24'13; Oct3'18.

**Lots 61 & 62** (15:4219), map 327 lots Hunter Estate; Rosalia Tornatore, 814 Courtlandt av, to Carmela Gaeta, —; (A) Title Guar & T Co; Nov5'13; Oct8'18.

**Lot 63** (15:4219), same map; same to same; (A) same; June4'13; Oct8'18.

**Lot 439** (\*), map Washingtonville; Chas Stoll to Boletta Melby, —; (A) Frank Abate, 4622 Garden pl; Apr 1'07; Oct8'18.

**Lots 234 to 238, 341 to 345 & 667 & 668** (\*), map Eliz R B King, City Island; Anna L Thwaite to Mary E Walters; (A) Frees & McE, 3029 3 av; Sept4'06; Oct4'18.

**Lots 71 & 72** (\*), map 370 lots McGraw Estate; Rosina Franz to Chas A Buhler, —; (A) Chas Brandt, 189 2 av; Jan6 '10; Oct7'18.

**Lot 114** (\*), map Estate Bradish John- son; John A Voorhies, 1926 Lex av, to Estate Bradish Johnson, Islip, LI; (A) Title Guar & T Co; July27'15; Oct7'18.

**Lots 116 to 119** (\*), map Martin Schren- kelsen; Peter Gorman, Sommerville, NJ, to City Real Estate Co, —; (A) Title Guar & T Co; Jan17'16; Oct7'18.



**Lot 159** (11:2861), map Moss Estate; Antonio Munforti to Jesse D Ehrlich, —; (A) Lawyers Title & T Co; Nov25'13; Oct 7'18. 840

**Lot 262** (11:2994), map sec A Vyse Estate; Walburga Briegel to Louis Meyer, —; (A) W F Bell, 1075 Virginia av; Nov17'03; discharged by court order dated Oct1'18; Oct7'18. 3,500

**Plot (\*)** begins 195 w White Plains rd at point 625 n along same from Morris Park av, runs n25xw100x25x100 to beg, with right of way over strip to Morris Park av; Andw G Anderson to Cyrus Hitchcock, East Orange, NJ; (A) H S Ogden, 82 Beaver; June17'05; Oct4'18. 3,000

**Property in mtg** recorded June8'17 in L 1809, mp 188, Westchester Co; Edenswald Nelson to Eastchester Savgs Bank, of Mt Vernon, NY; certf from Register of West Co that said mtg was discharged of record on June14'18; Oct8'18.

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

**Britton, Jas.**—Dec15'17 (Oct4'18)—21ST ST, 210-12 E (3:901-52), 40x92, 6-sty bk & stn tnt & str; ½ pt of \$55,000.

**LEWIS ST, 104** (2:330-41), 25x100, 5-sty bk & stn tnt; ½ pt of \$23,000.

**Conway, Bridget.**—Feb25'17 (Sept30'18)—78TH ST, 413 E (5:1473-10), 25x102.2, 4-sty bk tnt, \$12,000.

**Fuechsel, Edw A.**—Aug8'15 (Oct4'18)—152D ST, 545 W (7:2084-9½), 15.6x99.11, 3-sty bk & stn dwg, \$10,500.

**Gress, Marie M.**—May12'18 (Sept30'18)—72D ST, 444 E (5:1466-27½), 16.8x75, 3-sty & b stn dwg, \$7,000.

**Millard, Julia T H.**—Feb5'18 (Sept28'18)—WATER ST, 341 (1:110-23), 24.9x80, 5-sty bk tnt; ½ pt of \$8,000; also SOUTH ST, 180 (1:110-14), 23x71.8, 4-sty bk loft bldg; ½ pt of \$10,000, or if taken as one plot \$20,000 for whole of both parcels.

**Nelson, Sara C.**—June29'18 (Apr10'18)—134TH ST, 14 W (6:1731-46), 25x99.11, 5-sty stn tnt, \$13,000.

**LENEX AV, 420** (6:1729-1), 17x85, 2 & 3-sty bk & stn tnt & str, \$16,000.

**Pfeiff, Chas.**—Dec1'17 (Oct1'18)—85TH ST, 433 E (5:1565-16), 16x102.2, 3-sty bk dwg, \$8,000.

**Schmidt, Fredk W.**—Sept19'15 (Oct2'18)—22D ST, 317 W (3:746-27), 21x100, 4-sty stn dwg, \$21,000.

**Van Tassel, Amelia.**—Jan11'18 (Sept30'18)—119TH ST, 130 W (7:1903-48), 20x100.11, 3-sty bk dwg; ½ pt of \$12,000.

**Walker, Henry F.**—Aug13'17 (Oct4'18)—55TH ST, 18 W (5:1270-48), 20x100.5, 5-sty bk dwg, \$76,500.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisised Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 11, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

#### HENRY BRADY.

**13TH st, 635 E** (\*), ns, 392.6 e Av B, 27x103.3, 5-sty bk tnt & str; due, \$21,878.88; T&c, \$284.40; Julia Ballerstein. 12,000

**111TH st, 304-6 W**, ss, 110 w 8 av, 37.6x106.2, 6-sty bk tnt; adj Nov11.

**119TH st, 117 E** (\*), ns, 164.10 e Park av, 24.9x100.10, 5-sty bk tnt & str; due, \$22,126.55; T&c, \$2,375.95; Wm Lighte. 10,000

**126TH st, 19 E** (\*), ns, 228.9 e 5 av, 18.9x99.11, 4-sty stn tnt & str, due, \$12,080.37; T&c, \$247.45; Chas F Steinbach. 12,000

#### SAMUEL GOLDSTICKER.

**130TH st, 209-11 W** (\*), ns, 125 w 7 av, 40.6x99.11, 2-4-sty bk dwgs; due, \$19,568.73; T&c, \$224.20; N Y Soc for the Relief of Widows & Orphans of Medical Men. 16,000

#### SAMUEL MARX.

**6TH av, 260** (\*), nec 16th (No 57), 29.10x65, 4-sty bk str; also 16TH ST, 55 W, ns, 65 e 6 av, 30x92, 10-sty bk loft & str bldg; due, \$254,533.32; T&c, \$1,132.50; Virginia I Stern. 150,000

### JOSEPH P. DAY.

**24TH st, 206-14 E**, ss, abt 100 e 3 av, 122x98.9, 1-sty bk garage (exr sale); Chelsea Realty Co. 75,000

**30TH st, 234-40 W** (\*), ss, 380.2 e 8 av, 68.9x98.9, 4-4-sty bk tnts; due, \$79,067.98; T&c, \$2,551.36; Bowery Savgs Bank. 82,000

**136TH st, 219 W** (\*), ns, 235 w 7 av, 16x99.11, 3-sty & b stn dwg; due, \$10,102.07; T&c, \$315; N Y Life Ins & Trust Co, exr. 9,000

**Madison av, 1698** (\*), ws, 101.10 s 113th, 25x100, 5-sty bk tnt & str; due, \$5,889.68; T&c, \$1,200; sub to 1st mtg \$17,000; Henry F Holtorf. 19,955

**1ST av, 2039** (\*), ws, 50.11 n 105th, 25x100, 6-sty bk tnt & str; due, \$21,589.56; T&c, \$2,056.50; Mary W Lillie. 23,000

**3D av, 318** (\*), swc 24th (Nos 166-8), 24.8x84, 4-sty bk hotel; due, \$36,355.70; T&c, \$1,172.61; Dry Dock Savgs Instn. 30,000

Total ..... \$437,955  
Corresponding week 1917..... 978,842  
Jan. 1, 1918 to date..... 21,769,793  
Corresponding period 1917..... 29,276,192

### Bronx.

The following are the sales that have taken place during the week ending Oct. 11, 1918, at the Bronx Salesrooms, 3208-10 3d av.

#### CHARLES A. BERRIAN.

**Sedgwick av, 2268** (\*), es, 289.7 n 183d, 40.11x120.9x40.8x126.3, 3-sty fr dwg; due, \$15,602.03; T&c, \$839.85; Roman Catholic Orphan Asylum in City N Y. 10,000

#### JAMES J. DONOVAN.

**Fordham rd E**, swc Crotona av, 52.1x204.7x89.2x209.5, vacant; due, \$9,654.32; T&c, \$—; N Y Title & Mtg Co; withdrawn.

#### JOSEPH & CO.

**Daly av, 2056** (\*), es, 100.10 s 180th, runs s36.4x100.10x11.1xw—x25xw22.11 to beg, 4-sty bk tnt; due, \$3,565.48; T&c, \$1,132.65; sub to mtg of \$18,000; Alex Kunzig. 21,000

#### JOSEPH P. DAY.

**169TH st, 930 E**, ss, 66.11 e Fox, 18.6x58.5x22.10x71.9, 3-sty fr tnt & str; due, \$6,531.41; T&c, \$60; Chas J Towet. 6,600

Total ..... \$31,000  
Corresponding week 1917..... 67,981  
Jan. 1, 1918 to date..... 4,709,394  
Corresponding period 1917..... 6,736,690

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

**OCT. 12.**  
No Legal Sales advertised for this day.

**OCT. 14.**  
**OLIVER ST, 100-2**, es, 55 n South, 40x50, 6-sty bk tnt & str; Henry B Closson et al, trstes; Jno Richichi et al; Albert S Wright (A); Chas H Bailey (R); due, \$25,257.34; T&c, \$783.00; Herbert Sherman.

**24TH ST, 139 E**, n s, 326 w 3 av, 22x98.9, 1 & 2-sty bldg; **24TH ST, 141 E**, ns, 304 w 3 av, 22x98.9, 1 & 2-sty bk bldg; **68TH ST, 310-2 W**, ss, 200 w West End av, 50x100.5, 2-sty bk garage; **68TH ST, 314-28 W**, ss, 250 w West End av, 180.1x101.8x164.2x100.3, 2-sty bk garage; **74TH ST, 305 W**, ns, 130 w West End av, 24x66x24x65.1, 5-sty & b bk dwg; Sheriff's Sale of all right, title, &c, which Wm Bradley had on June 26, 1918, or since; Delches & Goldwater (A). 271 Bway; David H Knott, sheriff; Henry Brady.

**24TH ST, 141 E**, see 24th st, 139 E.  
**68TH ST, 310-28 W**, see 24th st, 139 E.  
**74TH ST, 305 W**, see 24th st, 139 E.  
**74TH ST, 319 W**, see Ams av, 308.

**AMSTERDAM AV, 308**, ws, 104.4 n 74th, 25x100, 5-sty stn tnt & str; **AMSTERDAM AV, 310**, ws, 129.4 n 74th st, 25x100, 5-sty stn tnt & str; **BROADWAY, 2130-4**, sec 75th (Nos 200-14), 52.2x212 to Amst av (Nos 312-6), x50x196.9, 1-sty bk str; **BROADWAY, 2124-6**, es, 104.6 s 75th, 52.3x81.7x50x96.9, 2-sty bk str & 3-sty bk tnt & str; **74TH ST, 319 W**, ns, 299.6 w West End av, 25.6x71.8x25.6x72.9, 4-sty & b bk dwg; Sheriff's Sale of all right, title, &c, of Frank Bradley had on July 11, 1918, or since; Delches & Goldwater (A). 271 Bway; David H Knott, sheriff; Henry Brady.

**AMSTERDAM AV, 310-6**, see Ams av, 308.  
**BROADWAY, 2130-4**, see Ams av, 308.  
**BROADWAY, 2124-6**, see Ams av, 308.

**OCT. 15.**  
**39TH ST, 212 W**, ss, 125.6 w 7 av, 20.6x98.9, 3-sty stn tnt & str; Thos McClure et al—Midtown Holding Corp et al; Stoddard & Mark (A). 128 Bway; Justus W Smith (R); due, \$26,240.93; T&c, \$413.12; Joseph P Day.

**61ST ST, 211 W**, ns, 200 e West End av, 25x100.5, vacant; Metropolitan Savgs Bank—Lina Zoccano et al; A S & W Hutchins (A). 81 Zoccano; Wm O Hubbard (R); due, \$10,281.02; T&c, \$247.75; Joseph P Day.

**133D ST, 526 W**, ss, 292.6 w Amst av, 17.6x99.11, 4-sty bk tnt; Margt L V Shepard, trustee—D H Jackson Co et al; Jno V Irwin (A). 203 Bway; Jno G Dyer (R); due, \$8,730.24; T&c, \$205.10; Henry Brady.

**141ST ST, 269 W**, ns, 150 e 8 av, 25x99.11, 4-sty bk tnt & str; Lottie Schlissel et al, exrs—Clementine Rothmiller et al; Lachman & Goldsmith (A). 35 Nassau; Herbert R Limburg (R); due, \$15,682.26; T&c, \$350.40; Joseph P Day.

**AV A, 310-4**, nec 19th (Nos 501-3), 66.1x94.10, 3-4 & 1-5-sty bk tnts & str; Equitable Life Assur Soc of U S—Nathan Koppel et al; Alexander & Green (A). 120 Bway; Edmund L Durkin (R); due, \$28,381.99; T&c, \$587.75; Samuel Marx.

**MADISON AV, 1570**, ws, 81.11 s 106th, 19x100, 5-sty bk tnt & str; Esther Jerkowski—Louis P Holzwasser et al; Ernst, Fox & Cane (A). 31 Liberty; Wm Weiss (R); due, \$17,162.11; T&c, \$791.17; J H Mayers.

**MADISON AV, 1574**, ws, 43.11 s 106th, 19x100, 5-sty bk tnt & str; Albert G Morganstern—Rae G Holzwasser et al; Action 1; Wolf & Kohn (A). 203 Bway; Harold H Herts (R); due, \$17,062.42; T&c, \$450; J H Mayers.

**MADISON AV, 1576**, ws, 24.11 s 106th, 19x100, 5-sty bk tnt & str; same—same; Action 2; same (A); same (R); due, \$17,072.47; T&c, \$450 J H Mayers.

**OCT. 16.**  
**SUFFOLK ST, 118**, es, 76 s Rivington, 24x75, 5-sty bk tnt & str; Ella V Eldredge—Louis Cohen et al; Thompson & Fuller (A). 165 Bway; Lester M Friedman (R); due, \$16,972.03; T&c, \$607.59; Arthur C Sheridan.

**6TH AV, 877**, ws, 100.4 s 50th, 25x100, 5-sty stn tnt & str; Louis Stirn—Max Stirn et al; Jno G Snyder (A). 256 Bway; Jno J O'Connell (R); partition; Bryan L Kennelly, Inc.

**OCT. 17.**  
**124TH ST, 122 W**, ss, 225 w Lenox av, 18.9x100.11, 4-sty stn tnt; Sadie V Brady—Godfrey E Trott et al; Timothy Davenport (A). 92 William; Jno V Judge (R); due, \$13,036.70; T&c, \$153.80; Henry Brady.

**124TH ST, 124 W**, ss, 243.9 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Timothy Davenport et al, exrs—Jno A Bloom et al; Ira H Brainerd (A). 92 William; Jno V Judge (R); due, \$13,295.40; T&c, \$155.80; Henry Brady.

**124TH ST, 126 W**, ss, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Robt A Chambers—Godfrey E Trott et al; Timothy Davenport (A). 92 William; Jno V Judge (R); due, \$12,763.92; T&c, \$153.80; Henry Brady.

**164TH ST, 451 W**, ns, 300 e Amst av, 50x104, vacant; Mutual Life Ins Co of N Y—Chas Geiger et al; Freck L Allen (A). 55 Cedar; Alfred H Townley (R); due, \$12,342.55; T&c, \$409.42; Henry Brady.

**OCT. 18, 19 & 21.**  
No Legal Sales advertised for these days.

### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

**OCT. 12.**  
No Legal Sales advertised for this day.

**OCT. 14.**  
**FREEMAN ST, 829**, ns, 71 e Prospect av, 17.2x34.11x18.5x22.3, 3-sty bk tnt; Smith Williamson, exr—West Farms Constn Co et al; Williamson & Bell (A). 364 Alexander av; Chas E Moore (R); due, \$3,864.81; T&c, \$96; Jas L Wells Co.

**FREEMAN ST, 827**, ns, 57.7 e Prospect av, 13.5x42.3x21.1x64.9, 3-sty bk tnt; Alice Coudcock—West Farms Constn Co et al; Williamson & Bell (A). 364 Alexander av; Chas E Moore (R); due, \$4,385.57; T&c, \$96; James L Wells Co.

**OCT. 15.**  
No Legal Sales advertised for this day.

**OCT. 16.**  
**HOME ST, 725**, ns, 40 e Jackson av, 38.1x100, 5-sty bk tnt; Maiden La Savgs Bank—Emilie Walther et al; Eugene G Kremer (A). 100 Bway; Stanleigh P Friedman (R); due, \$23,872.02; T&c, \$—; Joseph P Day.

**BATHGATE AV, 1991**, ws, 112.6 s 179th, 37.6x100, 5-sty bk tnt; Geo W Kuehler et al—Mary E John et al; Alfred J Amend (A). 119 Nassau; Frank J Coyle (R); due, \$6,070.39; T&c, \$477.85; Henry Brady.

**CROTONA AV, 1844**, es, 50 s 176th, 41.4x80x41.3x80, 5-sty bk tnt; Fannie C Browning—Fanny Speciner et al; Dean, Tracy & Stanfield (A). 160 Bway; Geo A Steves (R); due, \$26,512.50; T&c, \$440; Joseph P Day.

**PROSPECT AV, 607-9**, swc 151st (No 840), 37.6x100, 5-sty bk tnt & str; Louise Booss—Belmont Realty Corp et al; Dutton & Kilsheimer (A). 198 Bway; C B Plante (R); due, \$35,745.14; T&c, \$8.70; Samuel Goldsticker.

**OCT. 17, 18, 19 & 21.**  
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 5.**  
**11TH AV**, ws, 75.3 s 52d, 25.1x100; Henry A Smith—Rosina Hagerdon et al; A Smith (A).

**OCT. 7.**  
**ELDRIDGE ST, 173**; Wm P Douglas, exr—Bernard Siegel et al; Scott, Gerard & Bowers (A).

**27TH ST, 40 & 42 W**; District Hldg Corp—Cleveland Hldg Co, Inc, et al; Alger & Coughlan (A).

**102D ST, 330 E**; Lincoln Trust Co—Malwins Schleicher et al; Middlebrook & Borland (A).

**OCT. 8.**  
**BROOME ST**, swc Norfolk, 25x75; Edmund J Levine, exr—Jos Price et al; R H Raphael (A).

**SPRING ST**, swc Renwick, 25x75; Harold D Lund—Avis S Birdsall et al; LBoehm (A).

**OCT. 9.**  
**119TH ST, 437-9 E**; Gladys A Watkins—Loretta Corp et al; H Pegram (A).

**129TH ST, 310 W**; Geo Vassar, Jr, et al—Elizabeth Galbraith et al; amended; Fletcher, McCutchen & Brown (A).



**OCT. 10.**  
BEDFORD ST, swc Leroy 40x78; Emigrant Indus Savgs Bank—Fredk Rabbe et al; R E & E J O'Gorman (A).

**Bronx.**

**OCT. 4.**  
INWOOD AV, es, 129.11 n Clark pl, 50x239.5; Jno S Appleby—Harry L Toplitz et al; Cannon & Cannon (A).  
**LOT 23**, map prop belonging to Neill Est, 24th Ward; Chas E Gleason et al as exrs—Frank L Bacon et al; Williamson & Bell (A).

**OCT. 5.**  
TREMONT AV, swc St Lawrence av, 49.8x112; Amelia Orth—Eliz L Kronemeyer et al; E A Acker (A).

**OCT. 7.**  
154TH ST, E, ns, 150 e Courtlandt av, 25x100; Mary Estella Smith—Saml J Linn et al; R H Bergman (A).

**OCT. 8.**  
3D AV, nec 189th, 85x96; Emigrant Indus Savgs Bank—Margt L Shea et al; R & E J O'Gorman (A).

**OCT. 9.**  
EASTERN BLVD, sec Ft Schuyler rd, —x—, plot contains 26 acres; Oliver DeLancey Coster et al as exrs—Estates Development Co et al; Cardozo & Nathan (A).  
**LOTS 4 & 5**, blk A, map of Lester Park; Chas F King—Frank McGarry et al; C P Hallock (A).

**OCT. 10.**  
JEROME AV, es, 150 n Bedford Park blvd, 75x100; Edw J Schaeffler—Anne Gully et al; Holden & Cavanaugh (A).  
WEBSTER AV, ws, 251.1 n 197th, 47.3x126.7; Bernard Grob et al—Jacob H Koch et al; H Dominitz (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**OCT. 4.**  
LAFAYETTE ST, 208; Women's Hospital in State of N Y—Claudia B Molinari et al; Chas N Talbot (A); Fred M Ahern (R); due. ....17,629.48  
**126TH ST**, ns, 92.9 e 3 av, 16x99.11;  
**126TH ST**, ns, 140.9 e 3 av, 16x99.11;  
**126TH ST**, ns, 156.9 e 3 av, 16x99.11;  
Jno E Roosevelt et al—Loretta Corp et al; Roosevelt & Kobbe (A); Israel F Zinovoy (R); due. ....12,207.39

**OCT. 5.**  
No Judgments in Foreclosure Suits filed this day.

**OCT. 7.**  
131ST ST, 2 E; Chas M Cauldwell—Loretta Corp et al; Harold Swain (A); Jno F Couch (R); due. ....3,777.67

**OCT. 8.**  
2D AV, ses, 98.9 ne 40th, 24.8x100; Felix Lorch et al—Aaron Lewis et al; Frank M Tichenor (A); Alfred H Townley (R); due. ....19,495.95  
**129TH ST**, 132 W; Geo W Dunn et al—Elias S Peck et al; Wm A Daly (A); Timothy A Leavy (R); due. ....23,181.87

**OCT. 9.**  
25TH ST, 114-6 E; Alice H Reimer—Braender Bldg & Constn Co, Inc; Smith & Bowman (A); Michael J Egan (R); due. ....13,514.00  
**113TH ST**, ns, 75 w Park av, 25x100.11; Jonas E Reinthaler—Loretta Corp et al; Dean, Tracy & Stanfield (A); Phoenix Ingraham (R); due. ....11,741.80  
**120TH ST**, 56 E; Margaret A Howard—Myron Butler; Geller, Rolston & Horan (A); Herman Joseph (R); due. ....23,543.05

**Bronx.**

**OCT. 4.**  
HALL PL, ses, 77.1 sw 167th, 32.4x48.6; Julia C S Grant—Emma Guttfleish et al; R H Koehler (A); T G Price (R); due. ....3,174.20

**OCT. 5.**  
214TH ST, 740 E; Saul Domroe—Nicola Parrotta et al; A Cianchetti (A); D Quinn (R); due. ....7,834.29

**OCT. 7.**  
151ST ST, ns, 350.3 e Morris av, 43.6x92; Margt Nealis, as extrx—Benenson Realty Co et al; F W Hottenroth (A); H G Pelletier (R); due. ....6,879.69

**OCT. 8.**  
FT SCHUYLER RD, nec Pilgrim av, 25x100; Minnie Hummel—Lilly Barroi et al; L E French (A); M M Fertig (R); due. ....9,026.25

**OCT. 9.**  
BRYANT AV, es, 350 s Jennings, 25x100; Decatur M Sawyer et al—Frida Wattenberg et al; Cary & Carroll (A); I J P Adlerman (R); due. ....4,598.89

**OCT. 10.**  
No Judgments in Foreclosure Suits filed this day.

**LIS PENDENS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**OCT. 5.**  
No Lis Pendens filed this day.

**OCT. 7.**  
GREENE ST, 69; Jos Wolf, Inc—Geo W Sutton; action to reform lease, &c; Weschler & Kohn (A).

**OCT. 8.**  
HOUSTON ST, W, ns, 188.6 w Bedford, 25x112.8x25.11x119.7; Louis A Stiles et al—Umberto Sardella et al; specific performance; Weismann & Hertz (A).  
WATER ST, 569-71, & SOUTH ST, 288-90; Helen Flack—Maria T Thompson et al; H Swain (A).  
34TH ST, 212 E; Thos R Langford—Jacob L Bock; sheriff's sale; J A Foley (A).  
**OCT. 9.**  
No Lis Pendens filed this day.  
**OCT. 10.**  
93D ST, ns, 189.2 e 5 av, 20.6x100.8; Jno T Keresey—Mary D Keresey; specific performance; Burgess & W B O'Connor (A).

**Bronx.**

No Lis Pendens filed for week ending Oct. 10.

**MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**OCT. 5.**  
100TH ST, 55 E; Morris German—B Yanover, Saml Greenberg & Abr Senken .....59.80  
LEXINGTON AV, 321; Danl J Clune—Irene L Boesch .....172.00  
**OCT. 7.**  
COLUMBUS AV, 785; Alberene Stone Co—Netto Realty Corp; Harry Birdsell (13) .....46.80  
**OCT. 8.**  
60TH ST, 137 E; Chas Butterworth—Walter B Weidler; Frank E Winston (18) .....193.32  
63D ST, 112 & 114 E; Jandous Electric Equipment Co—Abr C Cox, Julia G E Cannon & W W Hunter; Jas C Mack Co, Inc (14) .....455.00  
95TH ST, swc Bway, 125x162.6x125x164.7; Peter Clark—95th St & Bway Corp; Kennedy Theatres Inc (16) ..50.95  
124TH ST, 507 & 509 W; Liberty Painting & Cont Co—Anna M Pelzer Jr; Anna M Pelzer (15) .....76.00  
4TH AV, 467 & 469; Elias Roth—Mary T & Eliz V Cockroft; Abr Cohen (17) ..287.50  
**OCT. 9.**  
126TH ST, 402-4 W; Jacob Fisher—Anton Lieber Est, Harry Savage & Savage Okun Garage Co (19) .....85.00  
BROADWAY, 603; Lucks Bros—Wellis & Newton & J F Walsh, Inc; renewal (20) .....100.00  
**OCT. 10.**  
61ST ST, 217 E; Hudson Wood Working Co—C P Wyckoff; Dunn & Sheridan (21) .....120.00  
112TH ST, 328 E; Gold & Silderout Iron Works, Inc—Alex W Laurence Ciofi; Harry Davis (23) .....264.00  
133D ST, 63 E; C O Alberga & Co—Robt J Cummings (22) .....113.00

**Bronx.**

**OCT. 4.**  
No Mechanics Liens filed this day.  
**OCT. 5.**  
No Mechanics Liens filed this day.  
**OCT. 7.**  
155TH ST, nec Union av, 25x98.6; David Brandt, Inc—August Gareiss & Barbara Gareiss; August Gareiss (3) ....862.50  
**OCT. 8.**  
No Mechanics' Liens filed this day.  
**OCT. 9.**  
PLOT bet 174th, 177th, Bronx River & N Y, Westchester & Boston R R, —x—, 10 acres; Thos C Edmonds Co—Wm Waldorf Astor, Jno Jacob Astor & Astor Est, Bronx Exposition Co, Amos M Baber, Harry F McGarvie & Exposition Catering Co (4) .....225.00  
**OCT. 10.**  
No Mechanics' Liens filed this day.

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**OCT. 5.**  
77TH ST, 219-23 W; J Portman & Co—77th St Realty Corp et al; Jan 13'18 .....945.00  
**OCT. 7.**  
128TH ST, 305-307 W; Jas McLaughlin Co—Geo Heinlein et al; Dec22'17; cancelled .....39.00  
6TH AV, 326, & BROADWAY, 1261; Metal Tile Constn Co, Inc—Lucius Trowbridge Martin et al; Oct30'17....207.00  
NASSAU ST, 140; Hecla Iron Works—Chas W Hall et al; June5'02; canceled. ....24,255.92  
**OCT. 8.**  
2D ST, 274 E; A B C Iron Works—Israel Orphan Asylum et al; Jan16'18. 101.00  
**OCT. 9.**  
No Satisfied Mechanics Liens filed this day.  
**OCT. 10.**  
5TH ST, 530 E; Jacob Borowik—Theresa Rheinhardt et al; May1'18...160.00  
BROADWAY, nec 54th; Henry Maurer & Son, Inc—Ford Motor Co et al; Sept10'18, .....2,404.54  
SAME PROP; Jno P Kane Co—same; Sept11'18, .....2,028.42  
SAME PROP; Colonial Sand & Stone Co—same; Sept12'18, .....1,695.01  
SAME PROP; Tisdale Lumber Co—same; Aug27'18, .....1,719.52

**Bronx.**

**OCT. 4.**  
RITTER PL, 811; Israel Rauch—Chas S Levy et al; Mar2'18.....00.00  
**OCT. 5.**  
No Satisfied Mechanics Liens filed this day.  
**OCT. 7.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 8.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 9.**  
No Satisfied Mechanics Liens filed this day.  
**OCT. 10.**  
ALEXANDER AV, 270; M L Rohman, Inc—Ida Daniels et al; Aug1'18.....143.05

**CHATTEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Borough of Manhattan.**

OCT. 4, 5, 7, 8, 9 & 10.

Cinguegani, Giuseppe, 613 E 11th..E Esposito .....540.00  
Finnerty, J J C, 112-4 E 63d..Pierce, Butler & Pierce Mfg Co .....549.64  
Weisser, Louis, 414 West st..Davey Constn Co, .....3,000.00

**Bronx.**

No Chattel Mortgages filed for week ending Oct. 10.

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender; the second that of the Borrower.

**Manhattan.**

**OCT. 5.**  
88TH ST, W, ns, 100 w West End av, 56x100.8; 915 West End Av Corp; loans Lucania Realty Corp to make alts; 4 payments.....11,000.00

**Bronx.**

No Building Loan Contracts filed for week ending Oct. 10.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**STABLES AND GARAGES.**

16TH ST, 415-23 W, 1-sty bk garage, 125x92, rubberized rf; \$10,000; (o) Hencken Realty Co, Henry Hencken, Pres., 543 W 28th; (a) Theo. F. Price, 543 W 28th (148).

**Bronx.**

**DWELLINGS.**

PALISADE AV, w s, 400 n Independence av, 2-sty tile dwg, 81x27.4, tile rf, concrete slab floors, concrete beams, fireproof; \$30,000; (o) Eurana de Bobula, 10 E 43d; (a) Titus de Bobula, 10 E 43d (159).

**PLANS FILED FOR ALTERATIONS**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

BROOME ST, 461-63, strengthen beams to 5-sty bk str & lofts; \$75; (o) Thomas B. Walker, 299 Bway; (a) Jno. B. Snook Sons, 261 Bway (1955).

CATHERINE ST, 15, new beams, raise front & side walls, stairs, windows to 5-sty bk str & storage; \$5,000; (o) Frank D. White, on prem; (a) Henry Regelman, 133 7th (1950).

COLUMBUS CIRCLE, 2, remove partitions, new show windows, stairs to 7-sty bk str & office; \$2,000; (o) Veronica Realty Corp., Lawrence J. O'Reilly, Pres., 253 W 58th; (a) Chas. E. Birge, 29 W 34th (1920).

DYCKMAN ST, 100, divide str into 4, remove wall, new columns & girders, toilet, str front to 2-sty bk str & tnt; \$3,500; (o) Jno. Fitzpatrick, on prem; (a) Moore & Landsiedel, 148th & 3 av (1942).

MACDOUGAL ST, 133, change window to door, partition to 4-sty bk str & studio apts; \$700; (o) Jennie Bellardi, 135 Macdougall, & Mary Conti, Beach 145th, Rockaway Park, L. I.; (a) Geo. Cram Cook, 139 Macdougall (1941).

MONROE ST, 6, remove stairs, f. p. ceiling to 5-sty bk tnt; \$100; (o) Condeloro Gatto, 66 Catherine; (a) Frederick Musty, 1798 E 2d, Bklyn (1938).



NASSAU ST, 90, install stand pipe system, tank, bk walls, steel beams to 8-sty f. p. str, lofts & office; \$5,000; (o) Guylo Armony, 90 Nassau; (a) Randolph H. Almiroth, 220 5 av (1936).

PIKE ST, 2-4, remove stairs & partitions, new show window to 8-sty f. p. str & factory; \$500; (o) Catherine De Puyster, 52 William, & N. Y. Historical Society, 170 Central Park W; (a) Chas. M. Straub, 147 4 av (1943).

READE ST, 142½, new floor, hoistway, stairs, toilets to 2-sty f. p. refrigerating plant; \$2,500; (o) Anna S. Wilner, 133 W 12th; (a) Sommerfeld & Steckler, 31 Union sq (1915).

RIVINGTON ST, 150, remove column, new beams to 5-sty bk str & tnt; \$500; (o) Max Green, on prem; (a) Jacob Fisher, 25 Av A (1928).

WARREN ST, 48, extend stairs to 5-sty bk factory; \$350; (o) Wm. C. Winslow, 156 Bway; (a) Frederick Ebeling, 13-21 Park Row (1926).

WASHINGTON ST, 193-95, cut opening in wall, iron beams, f. p. doors to 4 & 5-sty bk str & lofts; \$200; (o) est Harlan P. Smith, Cornelmott Smith, trst, 256 W 52; (a) Max Cohn, 458 Linwood, Bklyn (1929).

WASHINGTON ST, 427, new pier to 3-sty bk storage; \$250; (o) Elizabeth B. Howell, 2807 Summit blvd, Spokane, Wash., E. H. Ludlow & Co., agents, 149 Bway; (a) Wm. H. Ludwig, 801 Eastern pkwy, Bklyn (1946).

WATER ST, 630, remove all partitions, reinforce floors, elevator, new pier to 5-sty bk str & tnt; \$5,000; (o) Alphons L. Gosselin, 233 Bway; (a) Jas. P. Whiskeman, 30 E 42d (1936).

WHITE ST, 46, new elec elevator, partitions to 5-sty bk str & lofts; \$450; (o) Wm. R. Walker, 29 Bway; (a) J. O. Whitenack, 231 W 18th (1919).

WORTH ST, 33-5-7, cut openings in wall to 5-sty bk str, office & lofts; \$600; (o) N. Y. Real Estate Assn., Geo. P. Slade, Treas., 309 Bway; (a) Jas. J. F. Gavigan, Grand Central Terminal (1951).

19TH ST, 206 E, f. p. partitions to 5-sty bk factory; \$1,000; (o) Nellie W. Marks, 206 E 19th; (a) Louis Gardner, 35 Goerck (1925).

33D ST, 38-40 W, erect platform, stairs to 6-sty bk str, office & lofts; \$100; (o) Waldorf Realty Co., Jno. S. Forgeston, Pres., 38-40 W 33d; (a) Nathan Segal, 577 8 av (1957).

34TH ST, 133 E, remove stairs, f. p. door, cut opening, remove stoop, new entrance, partitions to 5-sty bk str, office & tnt; \$1,500; (o) Le Mont M. Bowers, 127 E 34th; (a) Jno. A. Hamilton, 32 Bway (1948).

38TH ST, 8-16 W, 1-sty add, extend elevator shaft, new rf, windows, stairs to 12-sty f. p. str & lofts; \$8,000; (o) Jos. J. Steindler, 9 E 40th; (a) Edw. Necarsulmer, 507 5 av (1934).

42D ST, 103 W, remove piers, new window to 4-sty bk str & office; \$250; (o) Genl. Land Co., Inc., Walter Halman, Pres., 17 W 42d; (a) Jno. H. Scheier, 25 W 42d (1937).

46TH ST, 339-41 E, 1-sty ext, remove stairs, bk wall, new floor, water closets to 4-sty bk factory; \$1,000; (o) Coco Cola Bottling Co., on prem, Chas. E. Cullpepper, Pres; (a) Walter B. Wills, Inc., 1181 Myrtle av, Bklyn (1952).

49TH ST, 64 W, new partitions to 4-sty bk dwg; \$200; (o) Jno. Dau, 74 W 50th; (a) Otto A. Staudt, 566 Rogers av, Bklyn (1922).

53D ST, 162 W, erect partitions to 9-sty warehouse; \$500; (o) Manhattan Storage Warehouse, Thos. L. Wells, Pres, 124 E 42d; (a) Louis E. Ordwein, 2078 Vyse av (1923).

55TH ST, 647 W, construct bk wall to 1-sty bk garage; \$1,000; (o) Thos. J. Patterson, 637 W 55th; (a) Geo. M. Pollard, 347 5 av (1924).

56TH ST, 512 W, new str front, stairs, toilets, flue to 3-sty bk stable & storage; \$2,000; (o) Chapwin Realty Corp., A. S. Doying, Pres, 32 Liberty; (a) Sommerfeld & Steckler, 31 Union sq (1933).

59TH ST, 207 E, steel rf to 2-sty bk str; \$500; (o) Jno. Grammas, 207 E 59th; (a) Saml. Levingson, 101 Park av (1918).

72D ST, 516 E, new tank, steel beams to 5-sty bk tnt; \$350; (o) Est Godfrey Knoche, 2324 University av, Henry Seib, exr; (a) Jno. H. Knubel, 305 W 43d (1940).

98TH ST, 200 W, new water closet compt to 5-sty bk tnt; \$500; (o) Est. Chas. J. Gunther, Chas. J. Gunther, exr., 24 W 127th; (a) Jno. Brandt, 271 W 125th (1958).

111TH ST, 137 W, remove stoop, new partitions, bathrooms to 4-sty bk dwg; \$2,000; (o) Jno. J. Aaron, 87 Nassau; (a) Louis A. Sheinart, 194 Bowery (1953).

114TH ST, 226 E, rearrange rooms, bathroom, closets, new window to 3-sty bk dwg; \$1,000; (o) Francesco M. Ferrari, 2112 2 av; (a) Mariano Di Miceli, 241 E 108th (1951).

143D ST, 246 W, remove partitions, new beams, ext, fire-escape to 3-sty bk str & tnt; \$2,500; (o) Evan Willoughby, 244 W 143d; (a) H. G. Dangler, 215 Montague, Bklyn (1945).

181ST ST, 601 W, remove show windows, partitions, new fronts, elevator shaft, stairs, partitions to 5-sty bk bank, str & apts; \$2,000; (o) Corn Exchange Bank, 13 William; (a) S. Edson Gage, 28 E 49th (1914).

BROADWAY, 1587, new str front, partitions, kitchen fixtures to 5-sty bk str & office; \$3,000; (o) Silk Realty Co., S. J. Jacobs, Pres, care architect; (a) Chas. N. Winston, 148th & 3 av (1927).

BROADWAY, 1989, remove stairs to 2-sty bk str & storage; \$200; (o) Hamilton Carhartt, Detroit, Mich.; (a) Jno. H. Knubel, 305 W 43d (1931).

BROADWAY, 2569-79, construct platform to 7-sty f. p. theatre, str & office; \$50; (o) The 97th St. & Broadway Realty Co., Wm. Fox, Pres., 126 W 46th; (a) Frank Hausle, 2571 Bway (1944).

BROADWAY, 1572-76, remove stairs, install str, dumbwaiter, entrance to 2-sty bk str & rest; \$2,000; (o) Thos. F. Murtha, 55 Liberty; (a) Jno. H. Scheier, 25 W 42d (1939).

5TH AV, 511, cut door, concrete floor, partitions, window to 16-sty bk office bldg; \$500; (o) Postal Life Ins. Co., Wm. R. Malone, Pres, on prem; (a) Francisco & Jacobus, 511 5 av (1922).

7TH AV, 431, new str fronts, remove partitions, stairs, passageway, bathrooms & fixtures, skylight to 4-sty bk str & hotel; \$5,000; (o) Walter J. Scott, care architect; (a) B. H. & C. N. Winston, 148th & 3 av (1935).

7TH AV, 727, extend stairs, f. p. doors & partitions to 6-sty bk str & lofts; \$1,000; (o) W. H. Hussey & Son, 150 W 35th; (a) Geo. Keister, 56 W 45th (1930).

10TH AV, 9TH AV & 58TH & 59TH STS, reinforced concrete ash tank to 1-sty f. p. boiler house; \$2,000; (o) Roosevelt Hospital, E. D. Roosevelt, Pres., 59th & 9 av; (a) Moore & Landsiedel, 148th & 3 av (1921).

11TH AV, 733, new posts to 4-sty bk tnt; \$25; (o) Frederick W. Tietlen, on prem; (a) Jno. H. Knubel, 305 W 43d (1932).

### Bronx.

144TH ST, 223 E, 1-sty of bk built upon 3-sty bk dwg; \$1,000; (o) Mauritz Westergren, on prem; (a) A. G. Nyberg, 213 E 144th (224).

FRANKLIN AV, 1261, new stairs, partitions to 2-sty fr dwg; \$1,000; (o) Young Men's Hebrew Assoc. of Bronx, M. M. Fertig, on prem, Pres; (a) Irving Margon, 355 E 149th (222).

TREMONT AV, s s, 150 e West Farms rd, 1-sty bk ext, 25x70, to 1½-sty bk post office & auto storage; \$5,000; (o) Bronx Co., 177th st & Bronx River; (a) E. H. James, 2518 Sedgwick av (223).

UNION AV, 843, 1-sty bk ext, 20.9x11, to 3-sty fr dwg; \$1,000; (o) Solomon Bolosowsky, on prem; (a) Jacob Fisher, 25 Av A (225).

UNION AV, 697, 1-sty angle iron ext, 8x14, to 1-sty angle iron garage; \$75; (o) Anton Hoene, on prem; (a) Ernest Hoene, on prem (226).

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
adm—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
indiv—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.

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RECORDS SECTION  
of the  
REAL ESTATE BUILDERS  
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.  
Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CH No. 2640 New York, October 19, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

OCT. 11, 14, 15, 16 & 17.

Beekman st, 20 (1:101-23), ns, 115.10 e Nassau, 23.8x55.5x23.6x85.4, 5-sty stn loft & str bldg; Emerson Foote et al, EXRS & Margt L Foote, to Wm Lynn, 345 E 136; mtg \$38,000 & PM; mtg \$12,000; Aug3; Oct15'18; A\$51,000-58,000 (R S \$14). 52,000

Beekman st, 20; Wm Lynn, of Phila, Pa, to Baltic Holding Corp, 128 Bway; mtg \$50,000; Oct15'18 (R S \$3). O C & 100

Broad st, 54-6; see 5 av, 362-4.

Burling sl, 7 (1:75-9), es, abt 40 n Water, 19.6x57.7x19.6x56.8, ss, 4-sty bk loft & str bldg; A\$11,000-14,000; also BURLING SL, 9 (1:75-8), es, about 20 n Water, 20.8x56.8x15.11x55, ss, 4-sty bk loft & str bldg; A\$11,000-14,000; Caroline B Carpenter & ano to Jos Calmenson, 316 W 111; B&S; Oct11; Oct16'18 (R S \$22.50). O C & 100

Burling sl, 9; see Burling sl, 7.

Delancey st, 272 (2:333-74), ns, 75 e Columbia, 25x100, 6-sty bk tnt & str; Mirhelm Realty Co to Emma D Kemeys, at Morristown, NJ; B&S & CaG, mtg \$26,000 & AL; Oct14; Oct15'18; A\$12,000-26,000. 50

Madison st, 348 (1:266-64), ss, 192.11 e Scammel, 23.6x95.1x23.6x95.3, 5-sty bk tnt & str; Regina Hyman, 12 No Wavecrest av, Arverne, B of Q, to Olds Holding Corp, 217 Bway; AL; Oct16; Oct17'18; A\$10,000-15,500 (R S 50c). O C & 100

Madison st, 348; Olds Holding Corp to David Kotler, 5 Willett, NY, & Jacob Cutler, 218 Rodney, Bklyn; AL; Oct17'18 (R S \$8.50). O C & 100

Monroe st, 85 (1:272-3), ns, 90.5 e Pike, runs n45.1xw55x54.11x25 xs100 to st xw 20.2 to beg, 6-sty bk loft & str bldg; Wicklow Building Co to Bertha R Kleinberg, 321 W 138; AL; Oct3; Oct14'18; A\$13,500-22,500. nom

Monroe st, 85; Bertha R Kleinberg, 321 W 138, to Percy H Brigham, 98 Morning-side av; AL; Oct9; Oct14'18. nom

Old sl, 8 (1:31-1), ns, 45.5 w Water, runs n22.5xw22.4xs9.2xw13xs13.10 to slip x35.3 to beg, 5-sty bk loft & str bldg; Philipp Paulus, EXR, & Co, John Paradies, to Atlantic & Pacific Steamship Co at 10 & 12 Hanover sq; mtg \$5,000 & AL; Oct15; Oct16'18; A\$15,000-18,000 (R S \$23). 28,000

Ridge st, 79 (2:343-27), ws, 124.11 n Delancey, runs w—xslxw—xn25xe73xs24.9 to beg, 5-sty bk tnt & str & 4-sty bk loft bldg in rear; deed reads ws, 150 n Delancey, runs w73xs25xe—xn.011xe— to st x 24.9 to beg; John H Rogan, ref, to Lawyers Mtg Co, one of the plffs; FORECLOS Oct3; Oct9; Oct11'18; A\$12,500-18,500 (R S \$17.50). 17,500

Rivington st, 140 (2:354-76), ns, 100 e Norfolk, 22.1x100, 3-sty bk bldg; Fischel Weintraub to Jacob B Weintraub, 1606 48th, Bklyn; B&S; mtg \$18,000; Oct8; Oct 11'18; A\$23,000-29,000 (R S \$4). O C & 100

South st, 236 (1:249-pt lot 17), ns, 103.8 w Pike, runs n120.8xw40.3 to ss Water (No 459 on map 461) xw14.4xs160 to South x25.7 to beg, pt 5-sty bk warehouse; Mary S Kernochan et al to Saml Brody, 788 Eastern Pkway, Bklyn; B&S; AL; Aug9; Oct15'18; A\$—\$— (R S \$33). 33,000

Walker st, 64; see Bway, 401.

Water st, 143 (1:38-21), ses, 20 ne Deppester, 19.7x68.7x18.7x68, nes, 5-sty bk loft bldg; also WATER ST, 145 (1:38), ses, 20.7x70x19x70, 5-sty bk loft bldg; Jos F Hoffman et al to Emma Rosenwald, 572 Mad av; QC; Oct11'18; A\$35,000-45,000. nom

Water st, 143 (1:38); also WATER ST, 145; Emma Rosenwald to 145 Water St Realty Corp, at 145 Water; Oct11'18 (R S \$57). O C & 100

Water st, 145; see Water, 143.

Water st, 400 (1:259-45), ns, 32.2 e Cath st, 16.8x57.11x16.8x60.1, 3-sty bk stable; John Lagarde, of Bklyn, to Philipp Cardinale, 222 Hudson; mtg \$6,000 on above & 358 Water & AL; Oct15'18; A\$3,000-3,500 (R S \$1.50). nom

Water st, 450-61 on map 161; see South, 236.

The  
INDEX

to the Manhattan and Bronx

Record and Guide

JANUARY TO JUNE, 1918

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This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.

Price, \$5.00

Record & Guide Co.

6TH st, 206 E (2:461-11), ss, 105 e Bowery, 25x97, 5-sty bk tnt & str; Jos L Bittenwieser to Louise Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; Oct1, Oct17'18; A\$15,000-24,000. nom

9TH st, 725-7 E (2:379-51), ns, 303 e Av C, 40x92.3, 6-sty bk tnt & str; Herman Gruher, of Bklyn, to Libbie Gruher, 1615 Union, Bklyn; mtg \$34,000; Jan30; Oct15'18; A\$18,000-42,000. O C & 100

11TH st, 310 W (2:633-48), ss, abt 40 e Greenwich, 20.4x76.2x22.1x68.4, ws, 3-sty & b bk dwg; Jos & Patk J Toye, 310 W 11, to Herman Graef, — Station av, B of R; mtg \$8,500; Oct11; Oct14'18; A\$6,000-7,000 (R S \$3). O C & 100

16TH st, 55 W; see 6 av, 250.

16TH st, 57 W; see 6 av, 250.

17TH st, 419 W (3:715-23), ns, 225 w 9 av, 25x92; also strip on e—x—, 6-sty bk tnt & str; Bond & Mtg Guarantee Co to Arthur N Williams, 58 Perry; B&S; AL; Oct10; Oct14'18; A\$9,500-24,500 (R S \$19.50). O C & 100

17TH st, 419 W; Arthur N Williams to Henry Ballin, 1036 Bryant av; B&S; mtg \$14,000 & AL; Oct10; Oct14'18. O C & 100

24TH st, 166-8 E; see 3 av, 318.

24TH st, 206-14 E (3:904-43-47), ss, 97.7 e 3 av, 122x98.9, 3-1 & 1-2-sty bk stables; Jos J O'Donohue, Jr, & ano, EXRS, & Co, Jos J O'Donohue, to Kathryn J Tobin, 2486 Grand Blvd & Concourse; mtg \$40,000 & sub to 21y Ls f May11'18; Oct16'18; A\$62,500-67,500 (R S \$35). O C & 35,000

24TH st, 206-14 E; Kathryn J Tobin of Bronx to Chelsea Realty Co, 135 Bway; B&S & CaG; mtg \$46,455.75 & LS as above; Oct16'18. nom

25TH st, 557 W; see 11 av, 220-8.

27TH st, 428-30 W (3:724-52-53), ss, 37.5 e 10 av, 50x98.9, 3-sty fr tnt & str & 4-sty bk tnt, with 3-sty bk rear tnt; Cath J Nugent to Anna & Rosanna Kelly; QC; AL; May20'10; Oct17'18; A\$21,000-26,000 (R S \$5). nom

35TH st, 133 E (3:851-20), ns, 10 w Lex av, 20x74, 4-sty & b stn dwg; David R Daly to Chelsea Exchange Bank, 266 W 31; B&S & CaG; mtg \$23,500 & AL; Oct4; Oct16'18; A\$26,200-34,000 (R S \$5). nom

35TH st, 17 W (3:837-31), ns, 275 w 5 av, 22x98.9, 4-sty stn loft & str bldg, 2 & 3-sty ext; Bowery Savgs Bank to Remlu Realty Corp, 1 Fordham rd; B&S; AL; Oct1; Oct11'18; A\$59,000-63,500 (R S \$50). O C & 100

39TH st, 234-40 W (3:788-66-69), ss, 380.2 e 8 av, 68.9x98.9, 4-4-sty bk tnts; Leslie S Lockhart, ref, to Bowery Savgs Bank, 128 Bowery; FORECLOS Oct9; Oct10; Oct14'18; A\$102,500-108,000 (R S \$82). 82,000

45TH st, 240 E (5:1318-32), ss, 150 w 2 av, runs s94.1xse—xe14 to point 125 w 2 av xn100 to st xw25 to beg, 1 & 4-sty bk church; mtg \$10,000; A\$2,500-13,000; also 45TH ST, 242 E (5:1318-31), ss, 100 w 2 av, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; mtg \$7,500; A\$10,000-14,000; Harry Aronson, Inc, 200 5 av, to Chas Hoffman, 39 W 89; June14; Oct15'18 (R S 50c). nom

45TH st, 242 E; see 45th, 240 E.

50TH st, 232 E (5:1323-35), ss, 229.2 w 2 av, 20.10x100.5, 3-sty bk dwg; Pierre Bois to Leonie Bois, his wife, 16 E 37; mtg \$6,000 & AL; Oct14; Oct15'18; A\$8,000-10,500 (R S 50c). O C & 500

53D st, 56 E (5:1288-42), ss, 116 w Park av, 16x100.5, 4-sty & b stn dwg; Khyva St Albans, daughter af Oscar Saenger, to Oscar Saenger, both at 6 E 81; mtg \$23,000; Sept30; Oct11'18; A\$30,000-35,000. nom

57TH st, 39 E (5:1293-32), ns, 116 w Park av, 19x100.5, 5 & 6-sty & b stn dwg; Emily de Silver Clinton to Margery H Clinton, both of Tuxedo Park, NY; AL; Sept17; Oct14'18; A\$56,000-90,000 (R S \$80). O C & 100

75TH st, 228 E (5:1429-35), ss, 259.7 w 2 av, 20.4x102.2, 4-sty bk tnt; Rose Ramberg to Port Jervis Land Impt Co, 35 Nassau; mtg \$5,000 & AL; Oct15; Oct17'18; A\$8,000-12,000 (R S \$2). nom

75TH st, 309 E (5:1450-7), ns, 137.6 e 2 av, 37.6x102.2, 6-sty bk tnt & str; Elemco Realty Co to Leona Sporn, 367 Vernon av, Bklyn; B&S; mtg \$33,000 & AL; Oct15; Oct 16'18; A\$15,000-40,000 (R S \$2). O C & 100

83D st, 121 W (4:1214-24), ns, 198.8 w Col av, 16.4x102.2, 3-sty stn tnt & str; Alphonse G Koelbie to Lawyers Mtg Co; FORECLOS Oct3; Oct9; Oct11'18; A\$11,000-12,500 (R S \$10). 10,000

83D st W, nec West End av; see West End av, 480-92.

83D st, 324 W (4:1245-37), ss, 250 w West End av, 50x102.2, 7-sty bk tnt; Mary H Lord to Crown City Trust & Savings Bank, of Pasadena, Cal; B&S; mtg \$90,000; July 25; Oct15'18; A\$52,000-110,000. nom

91ST st, 321 E (5:1554-14), ns, 325 e 2 av, 25x100.8, 5-sty bk tnt & str; Russell Blaine Co to Max Jackel, 424 E 86; mtg \$15,000 & AL; Oct7; Oct14'18; A\$8,500-21,000 (R S \$1). nom

93D st, 16 E (5:1504-61), ss, 124.5 w Mad av, 20x100.8, 4-sty & b stn dwg; Morris Quasha, ref, to Guaranty Trust Co of N Y, 140 Bway, plff; FORECLOS Sept12; Oct14; Oct17'18; A\$40,000-47,000 (R S \$5). 5,000

95TH st, 108 & 110 W (4:1225-39), ss, 150 w Col av, 49.8 to Croton Aqueduct x 100.8, 6-sty bk tnt; Singar Realty Co, 802 W 181, to Adelheid Gratzner, 802 W 181, & Harriet Simons, 215 W 88; AL; Sept30; Oct16'18; A\$37,000-75,000 (R S \$10). O C & 100

98TH st, 204 E (6:1647-44), ss, 110 e 3 av, 25x100.5, 4-sty bk tnt; Nathan Bloom, 934 Barretto, EXR Ida Silberman (Rothstein) to Wm H L Lee, 107 W 54; Aug8; Oct15'18; A\$7,000-8,500 (R S 50c). 250

100TH st, 138-40 W (7:1854-49), ss, 400 w Col av, 38x100.11, 5-sty bk tnt & str; Emil Meyer, 860 Riverside dr, to West 100th St Realty Corp, at 39 Worth; mtg \$33,000; June27; Oct17'18; A\$22,500-36,000 (R S \$3). nom

100TH st, 314-6 W (7:1888-81), ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Simm Holding Co, 145 Av E, to Harriet Simons, 215 W 88; mtg \$215,000 & AL; Sept 30; Oct16'18; A\$80,000-230,000 (R S \$25). nom



103D st, 320 E (6:1674-40), ss, 287.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str: Lawrence C Hull, Jr, ref, to Lawyers Mtg Co, plff: FORECLOS Oct3; Oct10; Oct11'18; A \$9,000-34,000 (R S \$29.50).

106TH st, 67 E (6:1612-31), ns, 249.10 e Mad av, 25.2x100.11, 5-sty bk tnt & str; Chas S Baumbblatt to Helen B Baumbblatt, his wife, 319 E 57; mtg \$12,000 & AL; Oct 10; Oct11'18; A \$12,000-21,000.

109TH st, 77 E (6:1615-33), ns, 53 w Park av, 27x75.8, 5-sty bk tnt & str; Adelaide Silberman, 660 Hendrix, Bklyn, et al, to Emma D Gardner, 22 Grove, Bklyn; mtg \$12,875 & AL; Oct10; Oct14'18; A \$9,500-16,500 (R S \$5).

112TH st, 111-3 E; see Madison av, 1730.

113TH st, 8 E (6:1618-66), ss, 150 e 5 av, 25x100.11, 5-sty bk tnt & str; A \$11,000-21,000; also 113TH ST, 10 E (6:1618-65), ss, 175 e 5 av, 25x100.11, 5-sty bk tnt & str; A \$11,000-21,000; Harry Aronson, Inc, 200 5 av, to Izador Workman, 1487 President, Bklyn, & Frank Workman, 169 Hewes, Bklyn; mtg \$22,000; June20; Oct15'18 (R S 50c).

113TH st, 10 E; see 113th, 8 E.

115TH st, 225 W (7:1831-16½), ns, 362.6 w 7 av, runs w18.9x100.11x6.5x10.10x13.1x94.4 to beg, 5-sty bk tnt; Jas Baird to Westbrook Realty Co, 879 Columbus av; mtg \$10,000; July31; Oct17'18; A \$9,500-14,000 (R S \$3).

118TH st, 68-70 E (6:1623-43), ns, 140 w Park av, 50x100.11, 6-sty bk tnt; D Loven-thal's Sons, Inc, 2032 2 av, to Ida Loven-thal Klein, 24 Lenox av; mtg \$44,000; Oct 14'18; A \$21,000-53,000 (R S \$7.50).

123D st, 413 E (6:1811-8), ns, 162.6 e 1 av, 37x100.10, 6-sty bk tnt; Chelsea Realty Co to Globe Realities Operating Corp, 217 Bway; B&S; Sept25; Oct16'18; A \$7,500-31,000 (R S \$3).

124TH st, 311 E (6:1801-6½), ns, 137.6 e 2 av, 18.9x100.11, 3-sty & b bk dwg; Cath O'Meara to Hudwyl Corp, 7 W 45; mtg \$4,000 & AL; Oct11; Oct16'18; A \$5,600-6,600 (R S \$2.50).

124TH st, 311 E; Hudwyl Corp, 7 W 45, to Chas Delli Bovi, 421 E 122; mtg \$4,000 & AL; Oct15; Oct16'18 (R S \$3.50).

127TH st, 155 E (6:1776-6½), ns, 270 w 3 av, 20x ½ blk, 3-sty & b bk dwg; Orrie A Rogers, widow, at Middle Falls, Town of Greenwich, Washington Co, NY, heir, & Geo Rogers, to John F Lalor, 352 E 119; Oct11; Oct16'18; A \$6,400-7,500 (R S \$4).

129TH st, 261-3 W (7:1935-5), ns, 100 e 8 av, 50x99.11, 6-sty bk tnt; Ilwood Holding Corp, 47 W 34, to Samson D Oppen-heim, 113 W 121; AL; Oct10; Oct11'18; A \$17,000-66,000 (R S \$4).

131ST st, 26 W (6:1728-50), ss, 330 w 5 av, 30x99.11, 5-sty bk tnt; K & L Realty Corp, 15 E 107, to Barnett Waskowitz, 147 Belmont av, Bklyn; mtg \$17,200 & AL; Sept24; Oct14'18; A \$7,800-23,000 (R S \$2).

133D st, 31-3 E (6:1758-13½-15), ns, 325 e 5 av, 50x99.11, 2-sty & b bk dwg & 3-sty fr dwg; 133d St Garage, Inc, to Mary F Kelly, 1377 Clay av, Bronx; mtg \$15,000 & AL; Oct10; Oct16'18; A \$9,500-10,800 (R S \$6).

137TH st, 119 W (7:2006-20), ns, 275 w Lenox av, 25x99.11, 5-sty stn tnt; C Le Roy Butler, 211 W 139, to Martin W Hill, 16 Main st, Orange, NJ; PM; mtg \$16,500; Oct14; Oct16'18; A \$6,500-15,000 (R S \$1).

137TH st, 119 W; Martin W Hill of Orange, NJ, to Anna M Pelzer of Ramsey, N J; mtg \$17,100 & AL; Oct14; Oct16'18, nom.

139TH st, 249 W (7:2025-9), ns, 194.1 e 8 av, 32.4x99.11, 4-sty bk bk dwg; Sandal Hirsch, of Newark, NJ, et al, to Alline Spitzer, 249 W 139; B&S & CaG; AL; Sept 16; Oct14'18; A \$10,000-13,000.

143D st, 243-5 W (7:2029-16-17), ns, 350 w 7 av, 50x99.11, 2-4-sty bk tnts, str in No 245; Chas A Adam to Fredk Riese, both at 1198 Park av; AT & B&S & CaG; mtg \$21,200 & AL; Oct11; Oct14'18; A \$13,000-21,500 (R S 50c).

144TH st, 100 W (7:2012-57), ss, 137.6 e 7 av, 37.6x99.11, 5-sty bk tnt; Federal Arms Corp to Jos E Kennedy, 668 Riverside dr; mtg \$20,000 & AL; Oct15; Oct16'18; A \$9,000-30,000 (R S \$10).

146TH st, 222-4 W (7:2031-46), ns, 300 w 7 av, 37.6x99.11, 6-sty bk tnt & str; Chanticleer Realty Co to G M Holding Corp, 359 Fulton, Bklyn; mtg \$30,000 & AL; Oct 9; Oct11'18; A \$7,500-31,000 (R S \$7).

146TH st, 602-4 W (7:2092-38), ss, 100 w Bway, 50x99.11, 5-sty bk tnt; Fredk C Raymond, of New Canaan, Conn, to Queen Mab Co, 60 Wall; mtg \$42,500 & AL; Oct5; Oct17'18; A \$28,000-61,000 (R S \$22.50).

150TH st W, nwc Convent av; see Convent av, 460-6.

173D st, 502-4 W; see 173d, 506-8 W.

173D st, 502-4 W (8:2129-43), ss, 100 w Ams av, 50x100, 5-sty bk tnt; Oids Holding Corp to Mary Soeller, at Huntington Station, LI; mtg \$40,000 & AL; Oct10; Oct 11'18; A \$17,000-49,000 (R S \$21).

173D st, 506-8 W (8:2129-41), ss, 150 w Ams av, 50x100, 5-sty bk tnt; A \$17,000-49,000; also 173D ST, 502-4 W (8:2129-43), ss, 100 w Ams av, 50x100, 5-sty bk tnt; A \$17,000-49,000; Isaac Mayer, 601 W 110, & Henry Mayer, 490 West End av, to Oids Holding Corp, 217 Bway; mtg \$80,000 & AL; Oct4; Oct11'18 (R S \$17).

173D st, 567 W; see 173d, 569 W.

173D st, 569 W (8:2130-28), ns, 100 e St Nicholas av, 37.6x100, 5-sty bk tnt; mtg \$30,000 & AL; A \$14,500-38,000; also 173D ST, 567 W (8:2130-26), ns, 137.6 e St Nicholas av, 37.6x100, 5-sty bk tnt; mtg \$32,000 & AL; A \$14,500-38,000; Belmont Realty Corp to Belco Realty Co, 3521 Bway; Oct2; Oct16'18 (R S \$5).

180TH st, 716-S W (8:2176-10), ss, 169 e Ft Washington av, 58.4x100, 5-sty bk tnt; Walter Meacham, 23 W 184, & Chas E Moore, 144 W 85, to H & M Building Corp, 1138 St Nicholas av; mtg \$65,000 & AL; Oct14; Oct17'18; A \$26,000-67,000 (R S \$11.50).

207TH st, 595 W (8:2236-31), es, 100 n Vermilyea av, 55x100, 5-sty bk tnt & str; Hilda Realty Co to Julius Vogel, 900 Fox; mtg \$51,000; Sept30; Oct11'18; A \$19,000-59,000 (R S \$1).

209TH st, 409 W (8:2206-29), nes, 100 n w Col av, 25x99.11, 1-sty bk shop; Chas A Schmalzl et al to Chas A Schmalzl, 601 W 144; Paul Schmalzl, 502 W 151, & Hugo Schmalzl, 1747 Amst av, as firm Schmalzl Bros, at 1747 Amst av; Oct15; Oct16'18; A \$3,000-4,000.

Amsterdam av, 2228-34; see Mad av, 1591.

Broadway, 401 (1:194-42), nwc Walker (No 64), 28.9x103, 6-sty bk office & str bldg; Brooklyn Savings Bank to Doncourt Realty Co, 239 Bway; AL; Oct8; Oct16'18; A \$105,000-120,000 (R S \$167.50).

Broadway, 1768; see 5 av, 362-4.

Convent av, 460-6 (7:2065-14), nwc 150th, 108.11x68.5x99.11x25, 5-sty bk tnt; Gustav Engelke et al, TRSTES will Herman Bergdorf, to Edw W Browning, 35 W 81; mtg \$35,000 & AL; Oct5; Oct11'18; A \$31,000-60,000 (R S \$11).

Edgecombe av, 199 (7:2051-74), ws, 353.4 s 145th, 16.8x100, 3-sty & b bk dwg; Minnie B Tallman, 199 Edgecombe av, to Dora Sniderman, 209 W 148; mtg \$7,000 & AL; Oct7; Oct15'18; A \$6,000-8,700 (R S \$1.50).

Edgecombe av, 281 (7:2053-14), ws, 229.10 n 145th, 129.11x100, 6-sty bk tnt; Winter Realities, Inc, to Frieda Gossett, 501 W 110; Oct7; Oct11'18; A \$65,000-190,000.

Madison av, 1311 (5:1504-52), es, 20.4 s 93d, 20x74, 4-sty & b stn dwg; Montefiore Home & Hospital for Chronic Diseases, at 210th st & Gun Hill rd, to Robt J Fletcher, at 1311 Mad av; B&S & CaG; Sept24; Oct 14'18; A \$18,000-24,000 (R S \$20).

Madison av, 1591 (6:1613-22), es, 25.11 n 107th, 25x100, 5-sty bk tnt & str; A \$16,000-24,500; also AMSTERDAM AV, 2228-34 (8:2127-44-46), swc 171st (No 500), 95x100, 2-6-sty bk tnts & str; A \$53,000-136,000; Dezee Realty Co to David Zipkin, 924 West End av; AL; Oct4; Oct17'18.

Madison av, 1730 (6:1619-58), ws, 25 s 114th, 25.11x79, 5-sty bk tnt & str; A \$14,500-24,000; also 112TH ST, 111-3 E (6:1640-7), ns, 136.3 e Park av, 38.9x100.11, 6-sty bk tnt & str; A \$16,500-42,000; Ida Loven-thal Klein, widow, 24 Lenox av, to Chas D & Harry Loven-thal, both at 2032 2 av; AT; QC; Oct14'18 (R S 50c).

Madison av, 1793 (6:1623-52), es, 25.2 s 118th, 25.3x60, 5-sty bk tnt & str; Wilco Realty Co to Locono Investing Corp, 391 E 149; mtg \$17,500 & AL; Oct11; Oct14'18; A \$12,000-19,000 (R S \$1).

Park av, 1722 (6:1747-14½), ws, 25 n 120th, 25x100, 4-sty bk tnt & str; Meta Blohm, TRSTE will Herman H Blohm & his estate, to Chas Remey, 422 61st, Bklyn; AL; Oct15; Oct17'18; A \$8,700-13,000 (R S \$3).

Park av, 1864 (6:1752-34), ws, 39 n 127th, 18x70, 3-sty bk tnt & str; Gertrude Hoelfelder of Bklyn, to Louis Vogeney, 1861 Park av; mtg \$6,000; Oct15; Oct16'18; A \$4,700-5,900 (R S \$3).

Riverside dr, 860 (8:2136-24), nes, at point 575 w Bway, runs n128.2 to point 100 s 160th xw200x53.9 to dr xse on curve 214.7 to beg, 6-sty bk tnt; Langhorne Constn Corp to Winter Realities, Inc, 539 W 155; mtg \$225,000 & AL; Oct8; Oct15'18; A \$100,000-320,000 (R S \$25).

West End av, 450-92 (4:1231-1), nec 83d, runs e125x92.2xw1.4x10xw23.8x9.10xw 100 to av xs112 to beg, 12-sty bk tnt; Durham Realty Corp to Walter C Parker, 511 5 av; B&S; mtg \$855,000; Sept28; Oct16'18; A \$275,000-925,000.

West End av, 450-92, nec 83d; Walter C Parker to Durham Realty Corp at 511 5 av; B&S; mtg \$855,000; Oct2; Oct16'18.

1ST av, 352 (3:952-61), es, 46 s 21st, 23x 68.8, 3-sty bk tnt & str; David B Jacobowitz, of Bklyn, to Sol Reiner, 1878 7 av; QC & correction of deeds, one rec Sept6'06, & one dated Mar15'10; Oct1; Oct17'18; A \$8,000-10,500.

3D av, 318 (3:879-44), swc 24th (Nos 166-8), 24.8x84, 4-sty bk hotel; Wm R Maloney, ref, to Dry Dock Savings Instn, 341 Bowery, plff: FORECLOS Oct9'18; Oct16'18; A \$31,500-43,500 (R S \$30).

5TH av, 362-4 (3:836-37), ws, 61.9 n 34th, 50x100, 12-sty bk office & str bldg; also two notes by Matoaka Realty Co for \$82,333.33 & \$121,666.67, who own 54-6 Broad & 1768 Bway, & of which party 1st pt holds & owns ½ of capital stock; Francis B Harrison, of NY, party 1st pt; Mabel J Harrison, of San Diego, Cal, party 2d pt, to Farmers Loan & Trust Co of NY, as TRSTE, in trust for life of party 2d pt, & upon her death to party 1st pt; ½ pt; RT&I; mtg \$400,000; June3; Oct17'18; A \$840,000-1,015,000.

6TH av, 250 (3:818-1), nec 16th (No 57), 29.10x65, 4-sty bk str; A \$76,500-90,000; also 16TH ST, 55 W (3:818-5), ns, 65 e 6 av, 30x 92, 10-sty bk loft & str bldg; A \$33,000-96,000; Abr Greenberg, ref, to 15 West 20 Co, at 160 Bway; FORECLOS Oct10; Oct15'18 (R S \$150).

10TH av, 374 (3:729-4), es, 74 n 31st, 24.8 x100, 4-sty bk tnt & str; Louis Herman et al to John Forbes, 811 E 19, Bklyn; B&S; mtg \$14,000 & AL; Oct14; Oct17'18; A \$12,000-16,000 (R S \$7).

10TH av, 374; John Forbes, of Eklva, to Knickerbocker Chocolate Co, at 247-9 Clinton av, West Hoboken, NJ, or 445-457 W 31, N Y C; B&S & CaG; Oct15; Oct17'18 (R S \$7).

11TH av, 220-8 (3:697-1-4), nec 25th (No 557), 98.9x100, 7-sty bk storage & 1-sty fr bldg; Josephine H Williams, individ & EXTRX & Waldron Williams, to Thos Williams, at Lawrence, LI; ¼ pt; Sept5; Oct14'18; A \$57,000-106,000 (R S \$38.50).

11TH av, 220-8, nec 25th (No 557); Hy K S Williams, of White Plains, NY, to same; ¼ pt; Sept5; Oct14'18 (R S \$38.50).

11TH av, 220-8, nec 25th (No 557); Douglas McLean Williams, by Geo B Hedges, GDN, to same; 1-12 pt; AT & B&S; Oct11; Oct14'18 (R S \$13).

11TH av, 220-8, nec 25th (No 557); Margt Williams to same; 1-12 pt; Aug26; Oct14'18 (R S \$13).

11TH av, 220-8, nec 25th (No 557); Mar-ion C Williams to same; 1-12 pt; Aug26; Oct14'18 (R S \$13).

Interior lot (1:37) bounded n x 63 & 64 South, e party x 62 South & party x 61 South, s x 118 (98) Wall & w x 116 Wall, 10.7 on ns, 23.1 on ws, 12.7 on ss & 23.1 on es; Lindley M Perkins, of Baxter Springs, Kansas, to Lawyers Realty Co, 160 Bway; AT & B&S; Sept27; Oct14'18 (R S 50c).

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Attorney st, 138-44; see 111th, 24 E.

Grand st, 263; see 111th, 24 E.

Monroe st, 79; see 111th, 24 E.

Pike st, 55-7; see 111th, 24 E.

Stanton st, 189; see 111th, 24 E.

Thompson st, 177-9; see 111th, 24 E.

William st, 229 (1:121-65), ns, 130 w Duane, 28x88, 3-sty bk bldg; consent to payment of award of \$2,140.32 to Wm J & Fredk B Simpson, EXRS Wm Simpson, for closing William & N William sts, & known as damage parcel 18; Hy O Tallmadge, EXR Hy C Overing, mtgee, to City N Y; mtg \$25,000; July5; Oct11'18; A \$31,000-35,000.

21ST st E, sec Bway; see Bway, 912-20.

111TH st, 24 E (6:1616-62), ss, abt 125 w Madison av, —x—, 5-sty stn tnt & str; A \$11,000-22,500; also 114TH ST, 83 E (6:1620-33), ns, abt 55 w Park av, —x—, 5-sty bk tnt & str; A \$10,000-18,500; also STANTON ST, 189 (2:344-10), sec Attorney (Nos 138-44), —x—, 6-sty bk tnt & str; A \$25,500-49,000; also GRAND ST, 263 (1:305-17), ss, abt 100 e Chrystie, —x—, 4-sty bk loft & str bldg; A \$30,500-38,000; also THOMPSON ST, 177-9 (2:525-18 & 20), ws, abt 190 s Bleeker, —x—, 2-6-sty bk tnts & str; A \$44,000-91,000; also PIKE ST, 55-57 (1:272-51), nec Monroe (No 79), —x—, 6-sty bk tnt & str; A \$19,000-34,000; release dower of all RT&I of all real & personal estate owned by party 2d pt; Rose Meyerson, wife Chas S Meyerson, to Chas S Meyerson, both at 60 St Nicholas av; June 3'14; Oct11'18.

114TH st, 83 E; see 111th, 24 E.

Broadway, 912-20 (3:849-63), sec 21st, 96.1x73.5x92x50, 16-sty bk bldg; asn rents to secure mtg for \$45,000; Ritz Realty Corp, 920 Bway, to Union Estates Co, 135 Bway; Mar7; Oct11'18; A \$275,000-575,000.

Power of atty (miscel); Rose, wife Chas S Meyerson, to said Chas S Meyerson, both at 60 St Nicholas av, June3'14; Oct11'18.

Power of atty (miscel); Marion L Coes, of Whitinsville, Worcester Co, Mass, to Julian Rice, 120 Bway; July13; Oct14'18.

Power of atty (miscel); Henry R Winthrop to Alice Winthrop, his wife, at Woodbury, LI; Oct14; Oct15'18.

Power of atty (miscel); John M Vandergrift to Sybil M Vandergrift, both at 315 Central Park W; Oct14; Oct15'18.

## WILLS.

### Borough of Manhattan.

29TH st, 241-3 E (3:910-25-26), ns, abt 65 w 2 av, —x—, 2-4-sty bk tnts & str; A \$14,500-18,000; also 52D ST, 146-56 E (5:1306-43-47), ss, abt 150 e Lex av, —x—, 6-4-sty stn tnts; A \$91,000-121,000; Mary E Hughes Est, Rita Bonellon, EXR, 344 Convent av; (A) Chas E Hawthorne, 176 Bway, Filed July29'18.

41ST st, 343 E (5:1334-19), ns, abt 175 w 1 av, —x—, 5-sty bk tnt; A \$11,000-26,000; Paul Adam Est, Moritz Adam, EXR, 640 60th, Bklyn; (A) Jonas & Neuburger, 115 Bway, Filed Sept26'18.

63D st, 113 W (4:1135-27½), ns, abt 129 w Col av, —x—, 4-sty & b bk dwg; A \$12,000-16,000; Margt M Ferguson Estate, Jane Ferguson, EXTRX, 364 W 57; (A) Reit & Kaminsky, 309 Bway, Filed Aug15'18.

83D st, 37 W (4:1197-17), ns, abt 375 w Central Park W, —x—, 3-sty & b bk dwg; A \$17,000-19,000; Susan Lydecker Estate, John G Lydecker, EXR, 37 W 83; (A) John G Lydecker, 37 W 83, Filed Aug1'18.

## CONVEYANCES.

### Borough of Bronx.

OCT. 11, 14, 15, 16 & 17.

Crotona Park E, 1812 (11:2940), ss, 100 w So Blvd, 25x100, 2-sty & a fr dwg; Jas F Keelon to Gertrude Welch, 2030 Arthur av; mtg \$7,500; Oct15; Oct16'18 (R S 50c).

Crotona Park E, 1812; Gertrude Welch to Caroline Keelon, 1812 Crotona Park E; B&S & AL; Oct15; Oct16'18 (R S 50c).

Fairmount pl, 735 (11:2951), ns, 40 e Clinton av, runs n125xe50xs25xw21.6xs100 to pl xw28.6 to beg, 2-sty fr dwg; Jos E Seider to Mary Seider, 735 Fairmount pl; Oct7; Oct11'18.



**Fairmount pl** (11:2951), ns, 40 e Clinton av, runs n125xe24xs50xw— to point 47 e Clinton av xs75 to pl xw7.3 to beg; deed of right of way over above; Jos M Seider, 735 Fairmount pl, to Schroeder Bldg & Constn Co, 742 Tremont av E; Oct7; Oct 11'18. nom

**Lorillard pl, 2413** (11:3056), ws, 108.9 n 187th, 25x90, 2-sty bk dwg; Hannah E Marshall & ano, Chicago, Ill, to Owen Walsh, 63 Cranberry, Bklyn; E&S; Oct7; Oct17'18. O C & 100

**Parker st, sec Lyon av**; see Lyon av, sec Parker.

**Rodman pl, 1000**; see Longfellow av, 1900.

**Simpson st, 906** (10:2723), es, 50 n Barretto, 75x105, 5-sty bk tnt; Crown Operating Co to Esther Weinstein, 50 E 112; May 1; Oct15'18 (R S 50c). O C & 100

**Simpson st, 906**; Esther Weinstein to Louis Bochner, 318 E 4, & Jacob Lippman, 1137 Flatbush av, Bklyn; mtg \$64,500; Sept 25; Oct15'18 (R S \$8). O C & 100

**Tiffany st, 965** (10:2713), ws, 245 n 163d, 40x100, 5-sty bk tnt; Wells Holding Co, 159 W 125, to Bridgewater Realty Corp, 2095 Webster av; mtg \$25,000; Oct7; Oct 16'18 (R S \$10). O C & 100

**Tilden st** (16:4696), ns, 100.4 w Laconia av, 50x100; Edw F Engel & ano, heirs Edw Engel, on Westriver st, Milford, Conn, to Robt C Schmadel, 1412 Franklin av, & Julia Williamson, 459 E 136; QC; May8; Oct15'18. O C & 300

**136TH st, 415 E**; see 136th, 422 E.

**136TH st, 422 E** (9:2280), ss, 210 e Willis av, 15x100, 3-sty bk dwg; also 136TH ST, 415 E (9:2281), ns, 150 e Willis av, 16.8x 100, 3-sty bk dwg; Richd Brandt to Wm J Ehrlich & Howard Buck, 67 Exch pl, & Alfred G Bernheimer, 24 Broad; mtg \$11,000; Oct2; Oct11'18 (R S \$1). nom

**142D st, 342 E** (9:2304), ss, 181.6 e Alex av as on map sec A & B No New York, 25x100, 2-sty fr dwg & 2-sty bk rear stable; also all title to strip in front of above lying bet old & new line 142d st; Becker Bros' Mott Haven Packing House, a corp, 2692 3 av, to Adolph Becker, 352 E 140; Aug27; Oct17'18 (R S \$10). nom

**142D st, 346 E** (9:2304), ss, 206.6 e Alex av as on map sec A & B, No New York, 25x100, 3-sty fr dwg & 2-sty rear stable; also all title to strip lying bet old & new lines 142d st; Becker Bros' Mott Haven Packing House, a corp, 2692 3 av, to Adolph Becker, 352 E 140; Aug27; Oct17'18 (R S \$10). nom

**148TH st, 243 E** (9:2337), ns, 250 w Morris av, 25x106.6, 4-sty bk tnt; Chas W Cerny, 85 Durvall, Corona, LI, to Anthony Seta, 251 E 148; mtg \$6,000; Oct11; Oct16 '18 (R S \$250). O C & 100

**149TH st, 533 E** (9:2276), ns, 180 e Brook av, 60x75, 6-sty bk tnt; Paulward Co, 258 Bway, to Fredk J Berger, 300 E 162; B&S & CaG; mtg \$38,000; June8'17; Oct14'18 (R S \$10). O C & 100

**161ST st, 750-4 E**; see Forest av, sec 161st.

**165TH st, 587 E** (10:2622), ns, 129.4 e Boston rd, runs n8xe12.7xsw42.4xs8 to 165th xw16 to beg, 2-sty & b fr dwg; Jennie E Gifford, 587 E 165, to Lillian, wife of & John B Kidder, 18 Jesse st, Freeport, LI; mtg \$2,500; Aug22; Oct17'18 (R S \$250). nom

**166TH st E, nwc Grant av**; see Grant av, nwc 166th.

**169TH st, 930 E** (10:2718), ss, 66.11 e Fox, 18.6x58.5x22.10x71.9, 3-sty fr tnt & str; Myron Sulzberger, ref, to Chas J Towet, 402 E 163; FORECLOS Oct11; Oct 15; Oct16'18 (R S \$7). 6,600

**170TH st, 811 E** (11:2963), ns, 75.1 w Bristow, 25x66.10x27.6x78.1, 3-sty fr tnt; Julius Muller to Angelita A Engel, 811 E 170; June11'17; Oct17'18 (R S \$150). nom

**174TH st, 251-5 E**; see Monroe av, 1724.

**175TH st E** (14:3765), ws, 180.3 s Westchester av, 50x100; Adolph Breslau to David J Conroy, 1227 Beach av; mtg \$4,000; Oct10; Oct15'18 (R S \$650). O C & 100

**206TH st, 176 E** (12:3312), ss, 319.2 w Ernestcliffe pl, 25x125, except part for st, 2-sty fr dwg; Chas F Brinck to Caterino F Sciscenti, 178 E 206; Oct9; Oct16'18 (R S \$350). O C & 100

**216TH st E** (16:4687), ns, 150 w Paulding av, 100x109.4; John C Jones & ano, EXRS Wm S Paton, Bklyn, to Geo C Weiner, 2973 Briggs av; Oct16; Oct17'18 (R S \$1). 1,000

**237TH st, 713 E** (17:5046), ns, 52.6 w Furman av, 24.3x110.9x24x107.4; Julius Wanner et al to Florence wife Jacob F Bissinger, 4678 Park av; mtg \$3,000; Oct 16'18 (R S \$1). nom

**Anthony av, 1678** (11:2889), es, 103.4 n 173d, 16.8x70.1 to Carter av x16.8x69.1, 2-sty & b fr dwg; Kath Renz, 1678 Anthony av, to Frances Renz, 861 E 228; mtg \$3,000; Oct15; Oct14'18. 100

**Anthony av, 1752** (11:2890), es, 144 s Prospect pl, 18.5x95.5x18.6x96.2, 2-sty & b fr dwg; Rose Rosenfield to Edgar E Sirrine, 1598 Belmont av; mtg \$4,250; Oct15'18 (R S \$2). 100

**Barnes av** (17:4852), es, 46.2 s 228th, 22.6 x105; Blanie Morrison to Rasac Realty Co, 814 West End av; mtg \$4,500; Sept24; Oct15'18 (R S 50c). nom

**Belmont av, 2465** (11:3076), ws, 128.4 n 188th, 16.8x87.6, 2-sty & b fr dwg; Geo W Roper, 517 E 77, to Edw Morrone, 322 E 26; mtg \$2,500; Oct10; Oct17'18 (R S 50c). O C & 100

**Bland av** (17:4965), es, 350 n Nelson av, 25x100; David L Kaufmann to Rebecca Unger, 766 Cauldwell av; B&S, CaG & correction deed & AL; Apr12; Oct14'18. nom

**Bronxdale av** (15:4056), ss, 358 w Morris Park av, 25x155.1x25.7x158.4; Antoinette Hebel, 234 Cornelia, Bklyn, to Annie E Von Diezelski, 677 Morris Park av; correction deed; Oct4; Oct16'18 (R S \$2). nom

**Brook av, 418** (9:2271), es, 75 n 144th, 25x100, 4-sty bk tnt & str; Robt F Neumann to Delco Holding Co, 391 E 149; mtg \$11,500; Oct7; Oct11'18 (R S \$2). O C & 100

**Brook av, 423** (9:2289), ws, 25 s 145th, 25x90, 5-sty bk tnt & str; Elise M Lowitz to Locono Investing Corp, 391 E 149; mtg \$16,500; Oct9; Oct11'18. nom

**Burke av** (16:4605), ns, 300 e Barnes av, 62.5x32.11x—x—; Julius H Beckwith, ref, to City N Y, plff; FORECLOS transfer tax lien Sept4; Oct4; Oct11'18 (R S 50c). 250

**Carter av, ws, 103.4 n 173d**; see Anthony av, 1678.

**Clay av, 1377** (11:2782), nws, 864.1 ne 169th, 16.8x97x16.9x95.7, 2 & 3-sty & b bk dwg; Mary F Kelly to 133d St Garage, Inc, 605 W 131; mtg \$5,500; Oct10; Oct17'18 (R S \$1). O C & 100

**Eastchester rd** (15:4209 & 4223), es, abt 400.8 s Saratoga av, 50.1x11.11x50x169.7; also STILLWELL AV, es, 78.6 n McDonald, 24x100, except part for Eastchester rd; Hudson P Rose Co, 7 W 45, to Cath O'Meara, 311 E 124; Oct14; Oct15'18 (R S \$1.25). nom

**Forest av** (10:2657), sec 161st (Nos 750-4), 51.2x100, 6-sty bk tnt & str; Saml Lowenstein to Sol Holding Corp, 320 Bway; Oct10; Oct14'18 (R S \$1). O C & 100

**Forest av, 916-20** (10:2658), es, 98.2 s 163d, 54.7x95, 3-3-sty fr tnts; Fredericka Happel, 432 E 6, to Geo & Arthur Reissman, 916 Forest av; QC; Oct8; Oct14'18 (R S 50c). nom

**Gerard av, 940**; see Walton av, 953.

**Goodridge av** (13:34158), ws, at sec lands conveyed to Delafield Estate by deed recorded Nov2'16, runs w136.11x55.11x44.5 to av xn35 to beg; Delafield Estate, a corp, 27 Cedar, to Virgil V Mcnitz, on ws Goodridge av, 280 n 250th; Aug1; Oct17'18 (R S 50c). 358.16

**Grace av** (15:3968), ws, 125 n Lyon av, 25x100; Louise Faas to Frida Dicks, Bklyn; mtg \$3,700; Feb29'10; Oct17'18. O C & 100

**Grant av** (9:2452), nwc 166th, 156.6x100, vacant; Bond & Mtg Guar Co to Moses Matthews, 870 Kelly, & Isidore Wolowitz, 170 Parkside av, Bklyn; B&S; Oct14; Oct 15'18 (R S \$9). O C & 100

**Holland av, 1920** (15:4260), es, 225 n Rhineland av, 25x100; Wm Peters to Paul & Johanna Schalm, 1337 So blvd, joint tenants; Oct12; Oct14'18. O C & 100

**King av** (18:5643), ws, 80 s Fordham av, 75x98.6, City Island; Gertrude H Abbott & ano to Howard L Horton, 345 Main, South Amboy, NJ; QC & correction deed; Sept12; Oct15'18. nom

**King av** (18:5643); same prop; Florence C Horton to same; QC & correction deed; Sept13; Oct15'18. nom

**King av** (18:5643); same prop; Howard L Horton, South Amboy, NJ, to Mary T Kyle, 63 Bay, City Island, NY; mtg \$1,500; Sept16; Oct15'18 (R S \$6). O C & 100

**Longfellow av, 1900** (11:3016), sec Rodman pl (No 1000), 93.7x71.9x85.5x53.1, 6-sty bk tnt & str; Rodman Impl Co, 1381 Fulton av, to Eva Hartman, 556 St Pauls pl; mtg \$55,500; June28; Oct16'18. nom

**Lyon av** (15:3970), sec Parker, 20x100; Arthur C Palmateer to Edith S Graham, Walton, NY; mtg \$5,500; Oct16'18 (R S \$250). nom

**Matthews av, 1717** (15:4044), ws, 150 n Van Nest av, 25x100; Estelle Stephens to Wm F Vogel, 2290 7 av; B&S & AT; mtg \$3,000; Oct10; Oct17'18 (R S \$1). nom

**Matthews av, 1717**; Alice Hackett to same; B&S & AT; Oct10; Oct17'18 (R S \$1). nom

**Monroe av, 1724** (11:2798), nec 171th (Nos 251-5), 25x95, 5-sty bk tnt & str, Boniface Vandeputte et al to Tobias Realty Co, 1693 Clay av; mtg \$22,000; Oct15; Oct17'18 (R S \$6). O C & 100

**Morris av, 1064** (9:2437), es, 310 n 165th, runs e95xw95 to av xs20 to beg (?) probable error; 3-sty bk tnt; Danl H Jackson, 1064 Morris av, to Millington Holding Co, 135 Bway; mtg \$8,050; Oct16; Oct17'18 (R S \$1). nom

**Morris av, 2330** (11:3183), ws, 246 s 184th, 37.6x100, 5-sty bk tnt; John Baeso, 2339 Morris av, to Gustav A Schmelze, 426 Lorimer, Bklyn; mtg \$23,000; Oct10; Oct11 '18 (R S \$7). nom

**Morris Park av, 761** (15:4052), ns, 70 w Wallace av, 25x70; Giacomo Sparaco to Nancy Sparaco, his wife, 761 Morris Park av; mtg \$3,000; Sept30; Oct16'18. O C & 100

**Mott av, 575** (9:2347), ws, 50 s 150th, 25 x98, 4-sty bk tnt; Mary L Sherman, 850 Park av, EXR Chas A Sherman, to Corinne A Sherman, 850 Park av; June1; Oct16'18 (R S \$15). nom

**Ogden av** (9:2536), ws, 125 n 171st, runs ne33.5xn29.2xw100xsw25xe11.1xe89.1 to beg, vacant; Chas Brady, 320 E 33, to T Louis vac; Oct11; Oct15'18 (R S \$2). O C & 100

**Park av, 3526-8** (9:2390), es, 28.1 n 168th, 61.4x105, 2-4-sty bk tnts & str; Robt F Neumann to Lizzie Neumann, his wife, 1226 Tinton av; mtg \$35,750; Oct16'18. O C & 100

**Park av, 4469** (11:3030), ws, 74.11 s 182d, 18.1x85.10x18.1x85.2, 2-sty fr dwg; John Hill, 123 Edgcombe av, to Arndt H Olsen, 2706 Heath av; mtg \$2,500; Oct15'18 (R S \$1). nom

**Quimby av, 2246** (14:3693), ss, 291.1 w Havemeyer av, 25x103.1x24.11x103.1; Queen Mab Co, 60 Wall, to Kath M Harney, 2246 Quimby av; Oct1; Oct14'18 (R S \$350). nom

**River av** (9:2352), es, 100 s 150th, 100x 100, vacant; Bond & Mtg Guar Co to Albany Realty Corp, 448 E 167; B&S; Oct 14; Oct15'18 (R S \$18). O C & 100

**South Oak dr, 747** (16:4599), ns, 50x95; Arthur Knight, 747 So Oak dr, to Pasquale Abbate, 2239 Adams pl; mtg \$5,060; Oct16; Oct17'18 (R S \$5). O C & 100

**Stillwell av, es, 78.6 n McDonald**; see Eastchester rd, es, abt 400.8 s Saratoga av.

**Tremont av** (15:4903), ws, 190.1 s from an angle point in said av abt opposite ns Wyatt, 50x100.3 to es Bronx River x50x—; Rasac Realty Co, 814 West End av, to David Schlesinger, 940 E 180; mtg \$5,000; Sept25; Oct15'18 (R S \$2). nom

**Trinity av, 971-3** (10:2632), ws, 27 s 164th, 73x100, 2-5-sty bk tnts; Owners Realty Co to Alvah L Reynolds, Madison, NJ; mtg \$50,000; Oct11; Oct17'18. O C & 100

**Union av, 714** (10:2675), es, 106.3 n 155th, 18.9x93.2x18.9x93, 3-sty bk tnt; Margt Salzman to Julia McGowan, 1723 Barnes av; Sept30; Oct16'18. nom

**University av, 1611** (11:2878), ws, 100 s 175th, 82.6x100, 5-sty bk tnt; Malex Realty Corp to Worwin Bldg Corp, 60 Bway; mtg \$84,750; Oct11; Oct14'18 (R S \$1750). O C & 100

**Walton av, 953** (9:2476), nws, 288.1 sw 164th, runs sw110xw75.2x—47.2x—18.5xsw 22.11xw74.10 to Gerard av (No 940) xne 170xse200 to beg, 2-sty & a fr dwg, 1-sty fr stable & vacant; Annabeth Realty Corp to Malex Realty Corp, 170 Bway; mtg \$22,500; Oct1; Oct15'18 (R S \$1). O C & 100

**Walton av, 2327** (11:3187), nws, 325 n 183d as on map part Farm of Chas Berrian, 50x100, 4-sty bk tnt; Mary E Stanton, 2327 Walton av, to Margt M Murphy, 2327 Walton av; ½ pt; mtg \$28,000; Oct5; Oct 14'18. O C & 100

**Webster av, 1357** (11:2887), ws, 286.5 s 170th, 25x90, 4-sty bk tnt & str; Adolph Mandel, Bklyn, to Wm F Schneider, 486 Lenox av; mtg \$11,000; Oct11; Oct14'18 (R S \$2). O C & 100

**White Plains av** (16:4000), es, 175 n Locust av, 25x100, except part for rd; Hugo Wabst to Geo M Miller, Middletown, NY; mtg \$6,000; Oct8; Oct14'18 (R S \$4). O C & 100

**White Plains av** (15:4033), es, 150 s Morris Park av, 50x95; Jennie Truelsen, widow, to Christine M Hinrichs, 1593 Fulton, Bklyn; ½ pt; July6'17; Oct17'18. nom

**Whitlock av, 872** (10:2731), es, 100 s Tiffany, runs e55x100xw100 to av xn100 to beg, 5-sty bk tnt; Esther Jawitz to Jos Perlinder, 1428 Bryant av; Sept3; Oct14 '18 (R S \$6). 100

**3D av, 3311** (9:2369), ws, 120.5 s 165th, runs s25.2xw61.7xw 1.2xw 62.2xw 23.11x 121.2 to beg, 3-sty fr bk ft tnt & str; Harold H Straus, ref, to Clear Realty Co, 200 5 av; FORECLOS Sept26; Oct10; Oct15 '18 (R S \$10). 10,000

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**Faile st, ses, at sws Whitlock av**; see Whitlock av, ses, at sws Faile.

**Bathgate av, 1750-2** (11:2922); assign rents to ext of \$2,000; Anthony Av Realty Co to Sterling Holding Corp, 299 Bway; Sept25; Oct17'18. nom

**College av, 951** (PA), nws, 99 sw 164th, 22x100; also land in Rockland Co, NY; power of atty to sell above; John F Brostrom, or Brostrom, at Sallinge, Sweden, to Alfred Brostrom, 951 College av; Feb6; Oct15'18 (R S 25c). —

**University av, 1611** (11:2878), ws, 100 s 175th, 82.6x100, 5-sty bk tnt; re mtg; Abel King, 148 E 65, & ano, to Norman Real Estate Corp, 170 Bway; Oct11; Oct14'18. 5,800

**University av, 1611**; re mtg; Jacob Rosenthal, 530 West End av, to same; Oct10; Oct14'18. nom

**Vyse av** (P A), es, 75 n 172d, 25x100; power of attorney to sell above; Hans Seefeldt, 1538 Vyse av, to Chas Seefeldt, 1538 Vyse av; Oct9; Oct15'18. —

**Whitlock av** (10:2741), ses, at sws Faile, runs sw100xse100xsw52.1xse96.7xne 69.6 to st xw150 to beg, 1-sty bk garage; re mtg; John B Simpson, Jr, Bolton, NY, EXR Wm Simpson, to Jacob Sanders, 950 Av St John; Oct4; Oct17'18. 20,500

**3D av, 3822-4** (11:2928), es, 34.4 s Claremont Pkway, 50x100; consent to 3d track; Henry W Berg (owner) to Manhattan Railway Co; July11; Oct11'18 (R S 50c). 420.50

**Appointment of trste**; Helen W Whiteing, Paris, France, to Constant W Bird; May23'17; Oct14'18. nom

## LEASES.

### Borough of Manhattan.

OCT. 11, 14, 15, 16 & 17.

**Greenwich st, 44** (1:18), all; Edw Michling, TRSTE John Loster, to Maria Relchert, at Brightwaters, LI; 5yf May1'18; Feb 19; Oct14'18. 2,400

**Monroe 92** (1:255), all; Sarah A Fay, 336 Madison av, to Herman Simpson, 162 Ross, Bklyn & Intertransit Warehouse Co, 81 Henry, NY; 9 4-12yf Jan1'19; Sept17; Oct 16'18. 3,300

**North Moore st, 59-67** (1:188); assign 3 leases rec Feb3'08 & Feb14'12, respectively; Denison P Chesebro, of New Rochelle, NY, to Chesebro-Davidson Realty Co, 1167 1 av; mtg \$65,000; June14; Oct11 '18. nom

**William st, 150** (1:93), str; Percy H McMullin, of Bklyn, to Abr Arkowitz, 1407 Wilkins av; 2½y & 15 days from Oct15'18; Oct14; Oct15'18. 1,200 & 1,300

**15TH st, 20 W** (3:816), ground fl, cellar & rear room top fl; Bliss Holding Co, 20 W 15, to Bliss Exterminator Co; 1yf May 1'18; May1; Oct15'18. 1,800

**45TH st, 158 W** (4:997), str fl; Lucien Bilquez, 158 W 45, to Tafel, Inc; 5yf Jan 15'17; Dec20'16; Oct11'18. 1,800 & 2,000



**49TH st, 9 E** (5:1285), all; Mary A Nicoll & Hy Ammerman to Chas Brown, 13 E 49; 5 E-12yf May1'19; 5y ren at \$6,850; Aug26; Oct17'18. 6,500

**55TH st, 13 E** (4:1290), all; Ellen Mittemendorf, 830 Park av & ano to David or Theo Roth at St Regis Hotel; 10 4-12yf June1'18; June12; Oct16'18. 5,500 & 6,000

**55TH st, 13 E** (4:1290); agmt modifying Ls; also agmt by parties 1st pt to defend any suits to restrain any party from using said premises as restaurant, etc; also as to ren Ls for 10 yrs at \$4,800 per annum & taxes, &c, from termination of above lease; same with same; June21; Oct16'18. nom

**85TH st, 228-30 E** (5:1530), ss, 354.6 e 3 av, 50x102.2, garage; agmt as to modification of Ls dated Jan1'18; Grand Building Corp'n to Jos Levy, 414 Ft Washington av; Oct9; Oct16'18. nom

**Amsterdam av, 1993-5** (8:2108); assign Ls rec Apr20'18; Wilhelm E Kleis to Israel Berkowitz, 87 St Nicholas pl; Oct14'18. nom

**1ST av, 2334-6** (7:1807-46); Savid Realty Co, 83 W 118, to Max L Wassner, 200 E 109; 3yf Nov1'18; Oct11'18. 3,660

**5TH av, 448** (3:341), n lower str 53 ft deep & pt b, with show window 7.9 wide in said str; A Stern & Co to Ivy Corset Co, of Worcester, Mass; ext Ls 5yf Oct 15'18; Sept30; Oct15'18. 13,250

**5TH av, 2162 & 2166** (6:1730), 2 parcels, each 27x100; all; Margt B Newtoning, 323 W 106, to Morris Zaretzky, 946 Hoe av; 5yf Oct1'18; Oct11; Oct14'18. 4,250

**9TH av, 575** (4:1051), str & b; Rhona Realty Co, 2768 Bway, to Saml Rubin, 14 1 av, et al; 4 9-12yf Aug1'18; 5y ren at \$1,800; July31; Oct14'18. 1,620

**Pier 74, NR** (3:664 & 665), & shed thereon at foot W 34th; City N Y, by Comr of Docks, to France & Canada Steamship Corp'n, at 120 Bway; 5yf Aug1'18; Sept26; Oct14'18. 75,000

**S ½ of Pier —, E R** (2:365), at foot E 9th, begins at inshore end of pier & extends outshore 200 ft; City N Y, by Comr of Docks, to John W Sullivan Co, 827 E 9; 5yf May1'18; 5y ren at \$3,465; Sept20; Oct14'18. 3,300

## LEASES.

## Borough of Bronx.

OCT. 11, 14, 15, 16 &amp; 17.

**Alexander av, 272** (9:2301), str & c; Wm Walter & ano to Meinrad Mussler, 272 Alex av; 5yf Aug1'16; July29'16; Oct11'18. 600 to 1,200

**3D av, 3313** (9:2369), str & c; Hy Voss, of B of Q, N Y, to Saml Horowitz, 331 Fox; 10yf Nov1'18; Oct16; Oct17'18. 600 to 1,200

## MORTGAGES.

## Borough of Manhattan.

OCT. 11, 14, 15, 16 &amp; 17.

**Beekman st, 20** (1:101), ns, 115.10 e Nassau, 23.8x85.5x23.6x85.4; PM; pr mtg \$38,000; Aug3; Oct15'18; due Oct12'23, 6%; Wm Lynn, of Bronx, to Emerson Foote, 1 E 39, et al, exrs &c Margt L Foote. 12,000

**Beekman st, 20** (1:101); ext of mtg for \$38,000 to Mar23'24, 5% & 5½%; Sept30; Oct15'18; Lawyers Mtg Co with Wm Lynn, 345 E 136 (R S \$19). nom

**Dover st, 12** (1:106), ws, 53.1 n Water, 20.1x28.2x19.9x27.11; ext of mtg for \$2,400 to Apr24'20, 6%; Oct14; Oct16'18; Lena Steinhauer, 100 Bloomfield st, Hoboken, NJ with Stabrite Mfg Co, 12 Dover (R S \$150). nom

**Grand st, 242** (2:423), ns, 75 e Bowery, str lease; Oct8; Oct11'18; installs, \$125 monthly, 3%; Jacob Feldblat & Bernard Freedman to Brown's Lunch & Restaurant Co, 41 Park Row. notes 7,500

**Lafayette st, 204** (formerly 190 Elm st) (2:422), ws, abt 135 n Broome, 21.3x100; PM; Oct10'18; 3y5%; Thos Harper, 32 Legget av, Woodhaven, B of Q, to Howard Conkling, at Providence, RI; corrects error in last issue as to date. 11,000

**Lafayette st, 226-8**; see 28th, 145-7 W.

**Madison st, 348** (1:266), ss, 192.11 e Scamell, 23.6x95.1x23.6x95.3; PM; Oct17'18; 3y5½%; David Kotler, 5 Willett, NY, & Jacob Cutler, 218 Rodney, Bklyn, to Olds Holding Corp'n, 217 Bway. 7,000

**Maiden ln, 59-63** (rear of); see William, 93-7.

**North Moore st, 65-7** (1:188), ns, 100 e Greenwich, 45x87.6; leasehold; ext of mtg for \$20,000 to July1'21, 6%; June27; Oct11'18; Sherman C Lloyd, of Wilmington, Del, with Chesebro-Davidson Realty Co, 1167 1 av (R S \$10). nom

**South st, 236** (1:249), ns, 103.8 w Pike, runs n120.8xw40.3 to ss Water (No 459 on map 461) xw14.4xsl60 to South x25.7 to beg; PM; Aug9; Oct15'18; due Aug21'21, 5%; Saml Brody, 788 Eastern Pkway, Bklyn, to Mary S Kernochan, 862 Park av. 16,500

**Spring st, 276** (2:579), ss, 175.8 e Hudson, 25.3x87.6x25.3x87.6; ext of mtg for \$4,000 to Sept25'23, 6%; Sept25; Oct18'18; Lawyers Title & T Co with Jos C & Wm H Forbes (R S \$2); corrects error in last issue, when Spring st No was 376. nom

**Van Corlear pl** (8:2215), es, 563.1 sw 227th, runs s41.11 to cl Jacobus pl xne95.6 xnw40xsw84.9 to beg; ext of mtg for \$352 to Sept1'23, 5%; Sept11; Oct14'18; Theresa H Felbel (Freeman) with Marble Hill Development Corp'n, 51 E 42 (R S 20c). nom

**Walker st, 64**; see Bway, 401.

**Water st, 143-5** (1:38), es, 19.11 n Depyster, runs e48.4x again e22.3x36.6xw— to st xs40.5 to beg; Oct11'18; 3y6%; 145 Water St Realty Corp'n, at 145 Water, to Henrietta & Caroline Bijur, 1 W 70. 35,000

**Water st, 143-5**; certf as to mtg \$35,000; Oct8; Oct11'18; same to same.

**Water st, 459-61**; see South, 236.

**William st, 93-7** (1:67); also MAIDEN LA, 59-63 (rear parts of); also an LNTERIOR LOT; certf as to payment of \$25,000 on a/c of mtg for \$600,000 rec Aug7'08, & on which remains \$475,000; Oct11; Oct 14'18; Greenwich Savgs Bank, 246 6 av, to Ideal Investing, Inc, 45 E 17. —

**Willett st, 84** (2:339); ext of mtg for \$26,000 to June17'23, 5%; Sept25; Oct17'18; Louis G Benziger, trste will Louis Benziger, with Fanny, wife of & Abr B Roossin, 143 Av B (R S \$13). nom

**2D st, 142-6 E**; see Av A, 27.

**6TH st, 206 E** (2:461); ext of mtg for \$24,000 to July21'21, 5%; Oct11; Oct17'18; Louise Fox, NY, with Ella M Burke, of Cleveland, Ohio (R S \$12). nom

**7TH st, 253 E** (2:377), ns, 397 w Av D, 24.9x97.6; Oct10; Oct14'18; 1y with 1y ren, 5%; John & John F Morrissey to Margt F Colligan, 135 Av D. 1,000

**11TH st, 310 W** (2:633), ss, abt 40 e Greenwich, 20.4x76.2x22.1x68.4, ws; Oct11; Oct14'18; due Oct15'24 or sooner, 5%; Herman Graef, B of R, to Jos & Patk J Toye, 310 W 11. 8,500

**17TH st, 410 W** (3:715), ns, 225 w 9 av, 25x92; also STRIP on e, x—; PM; Oct10; Oct14'18; due & int as per bond; Arthur N Williams to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 14,000

**24TH st, 206-14 E** (3:904), ss, 37.7 e 3 av, 122x98.9; pr mtg \$40,000, also sub to 21y lease; Oct16'18; installs, \$625 quarterly, 6%; Kathryn J Tobin, 2486 Grand bvd & concourse, to Lyttleton Fox, 136 E 72. 6,455.75

**28TH st, 145-7 W** (misc); also LAFAYETTE ST, 226-8; certf as to chattel mtg \$200,000 to secure bonds, &c; Sept9; Oct17'18; Italian Press Publishing Assn, Inc, to Guaranty Trust Co of N Y, as trste. —

**33D st, 33-43 E** (3:863); ext of mtg for \$550,000 to Sept1'25, 5½%; Oct5; Oct11'18; 33 East 33d St Realty Co with Metropolitan Life Ins Co (& consent by Madison Realty Co et al, holders of mtg for \$210,000) (R S \$275). nom

**33D st, 33-43 E** (3:863); ext of mtg for \$190,000 to May1'22, 6%; pr mtg \$550,000; Oct5; Oct11'18; Madison Realty Co, 51 E 50, et al, with 33 East 33d St Realty Co, at 11 W 55 (R S \$95). nom

**35TH st, 17 W** (3:837), ns, 275 w 5 av, 22x98.9; PM; Oct1; Oct11'18; 5y or sooner, 5%; Remlu Realty Corp'n, 1 Fordham rd, to Bowery Savgs Bank, 128 Bowery. 42,500

**49TH st, 334-40 W** (4:1077), ss, 225 e 11 av, 86x100.5; pr mtg \$30,000; Oct7; Oct11'18; due Apr7'19, 6%; Mae Sifert to Eliz K Dooling, 179 E 80. 12,000

**54TH st, 15 W** (5:1270), ns, 300 w 5 av, 25x100.5; ext of mtg for \$50,000 to Sept30'21, 5½%; Oct4; Oct16'18; Bankers Trust Co, 16 Wall, trste will Oliver S Carter, with Jas B Dickson, 15 W 54 (R S \$25). nom

**56TH st, 236 W** (4:1027), ss, 185 e 8 av, 20x100.5; pr mtg \$—; Oct15'18; due Feb 21'21, 6%; Maria L Adam to Board of Domestic Missions of the Reformed Church in America, 25 E 22. 2,500

**80TH st, 163 E** (5:1509), ns, 268.9 w 3 av, 18.9x100; ext of mtg for \$5,000 to Sept1'21, 5½%; Oct1; Oct16'18; Bankers Trust Co, 16 Wall, as trste, with Geo B de Gersdorff, 103 Park av (R S \$250). nom

**81ST st, 6 E** (5:1492), ss, 141.1 e 5 av, 20.5x102.2; Oct11'18; 1y6%; Oscar Saenger, 6 E 81, to Arcie Lubetkin, 51 E 96. 12,500

**83D st, 208 E** (5:1528), ss, 127.1 e 3 av, 25.5x102.2; pr mtg \$17,000; Sept30; Oct14'18; 3y6%; Chas Jost & Olga Von G, his wife, to Kath Jost, 208 E 83. 1,000

**89TH st, 22 E**; see Madison av, 1236.

**89TH st, 174-6 W** (4:1219), ss, 100 e Ams av, 50x100.8; ext of mtg for \$40,000 to Nov 1'21, 5%; July22; Oct15'18; Sarah C Smith, at Dinard, France, et al, trstes &c will Fredk Butterfield, with Ella E & John L Rogers, 176 W 89, et al (R S \$20). nom

**91ST st, 118 E** (5:1519), ss, 215 e Park av, 20x100.8; ext of mtg for \$12,500 to Nov 1'21, 5%; Oct8; Oct11'18; Helen Hartogensis & Ralph M Neuburger, exrs &c Mayer Neuburger, with Union Dime Savgs Bank, 701 6 av (R S \$6.25). nom

**98TH st, 319-21 W**; see Riverside dr, 260.

**119TH st, 414-22 W** (7:1962); ext of mtg for \$185,000 to July1'23, 5%; July24; Oct 17'18; Angie M Booth, of Great Neck, LI, with Ira Realty Co, 530 Manhattan av. nom

**124TH st, 311 E** (6:1801), ns, 137.6 e 2 av, 18.9x100.11; PM; pr mtg \$—; Oct15; Oct 16'18; 4y5%; Chas Delli Bovi, 421 E 122, to The Hudwill Corp'n, 7 W 45. 1,600

**124TH st, 507-9 W** (7:1979), ns, 150 w Ams av, runs n100.11xw50xst3.11xe0.6xst25 to st xe49.6 to beg; PM; pr mtg \$51,500; Oct11; Oct16'18; installs, 6%; Martin W Hill, at Orange, NJ, to Anna M Pelzer, at Ramsey, NJ. 6,000

**127TH st, 155 E** (6:1776), ns, 270 w 3 av, 20x ½ blk; PM; Oct15; Oct16'18; 5y or sooner, 5%; John F Lalor, 352 E 119, to Orrie A Rogers, at Middle Falls, Town of Greenwich, Washington Co, NY. 3,000

**133D st, 31-3 E** (7:1758), ns, 325 e 5 av, 50x99.11; PM; pr mtg \$15,000; Oct10; Oct 17'18; due Oct1'21, 6%; Mary F Kelly, of Bronx, to 133d St Garage, Inc, 605 W 131. 5,000

**137TH st, 119 W** (7:2006), ns, 275 w Lenox av, 25x99.11; PM; Oct14; Oct16'18; due Apr14'19, 6%; Martin W Hill, 16 Main st, Orange, NJ, to C Le Roy Butler, 211 W 139. 690

**140TH st, 636 W** (8:2136), ss, 375 w Bway; also 78.4 w Ft Washington av, 100x 125; Oct11'18; 2y or sooner, 6%; Concourse Impt Co to City Mtg Co, 15 Wall. 65,000

**160TH st, 636 W**; same prop; certf as to mtg \$65,000; Oct11'18; same to same. —

**173D st, 502-4 W** (8:2129), ss, 100 w Ams av, 50x100; PM; pr mtg \$40,000; Oct10; Oct11'18; due July1'21, 6%; Mary Soeller, at Huntington, Station, LI, to Olds Holding Corp'n. 5,500

**173D st, 502-8 W** (8:2129); ext of two mtgs for \$40,000 each to Sept15'21, 5%; Oct 4; Oct11'18; Wm R Rose, 309 W 81, with Isaac Mayer, 601 W 110, & Henry Mayer, 490 West End av (R S \$40). nom

**176TH st, 574-80 W** (8:2133), ss, 100 w Audubon av, 150x87.1; pr mtg \$—; Oct 16'18; installs due as per bond, 6%; Rockville Holding Co, 170 Bway, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 7,000

**176TH st, 574-80 W**; certf as to mtg \$7,000; Oct16'18; same to same.

**Av A, 27** (2:430), nwc 2d (Nos 142-6), 26.7x100x26.5x100; certf as to payment of \$5,500 on a/c of mtg for \$11,000 rec June 4'12; Oct2; Oct16'18; Emil Fucrth, 157 W 79, to Max Bierman. —

**Amsterdam av, 1993** (8:2108); assign Ls rec Apr20'16 by way of mtg; Oct14; Oct15'18; installs, \$100 monthly, 5%; Israel Berkowitz to Wilhelm E Kleis, 1993 Ams av, & ano. 2,000

**Broadway, 401** (1:194), nwc Walker (No 64), 28.9x103; PM; Oct8; Oct16'18; 5y4½%; Doncourt Realty Co to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 142,500

**Madison av, 1236** (5:1500), swc 89th (No 22), runs s25.8xw75xst5xw63.10xnl100.8 to ss 89th xel38.10 to beg; pr mtg \$—; Oct 15; Oct16'18; 3y6%; E Victor Loew, at Tuxedo Park, NY, to Wm H Goadby, 22 E 56. 151,000

**Madison av, 1311** (5:1504), es, 20.4 s 93d, 20x74; PM; Oct11; Oct14'18; due Sept27'23, 5%; Robt J Fletcher, 1311 Mad av, to Montefiore Home & Hospital for Chronic Diseases, at 210th & Gun Hill rd. 15,000

**Park av, 1864** (6:1752), ws, 39 n 127th, 15x70; PM; pr mtg \$6,000; Oct15; Oct16'18; 5y or sooner, 6%; Louis Vogney to Gertrude Hoifelder, 675 Mansfield pl, Bklyn. 1,000

**Park av, 1864** (6:1752); ext of mtg for \$6,000 to Apr15'22, 5%; Oct15; Oct16'18; Geo F Droste, at Bellport, LI, with Gertrude Hoifelder, 675 Mansfield pl, Bklyn (R S \$3). nom

**Park av, 1864-6** (6:1752), ws, 39 n 127th, 2 lots, each 18x70; agmt apportioning mtg for \$17,000 (now \$12,000), rec Apr21'09, so that \$6,000 shall be a lien on each parcel; Oct15; Oct16'18; Geo F Droste, at Belleport, LI, with John J & Gertrude Hoifelder, 675 Mansfield pl, Bklyn. nom

**Pleasant av, 340** (6:1815); ext of mtg for \$12,500 to Jan1'22, 5%; Oct14; Oct16'18; Rose & Caroline Rosenstein, 138 W 96, with August Schaefer, 340 Pleasant av (R S \$6.25). nom

**Riverside dr, 260** (7:1883), es, 106.10 s 99th, runs e130.11xsl100.11 to ns 98th (Nos 319-21) xw96.11 to dr xnl06.5 to beg; pr mtg \$—; Sept30; Oct11'18; demand, 6%; Winter Realities, Inc, to Frieda Gossett, 501 W 110. 17,000

**Riverside dr, 860** (8:2136), nes, at point 575 w Bway, runs n128.2 to point 100 s 160th xw200xs53.9 to dr xse on curve 214.7 to beg; PM; pr mtg \$225,000; Oct8; Oct15'18; due Oct1'23, 6%; Winter Realities, Inc, 539 W 155, to Langhorne Constn Corp'n, 200 W 72. 45,000

**Riverside dr, 860**; PM; pr mtg \$225,000; Oct8; Oct15'18; due Oct1'19, 6%; same to same. 10,300

**Riverside dr, 860**; pr mtg \$280,000; Oct 11; Oct15'18; demand, 6%; same to Frieda Gossett, 501 W 110. 13,000

**Riverside dr, 860**; pr mtg \$—; Oct9; Oct15'18; installs, 6%; same to Wm A Lincoln, at Springfield, Mass. 25,900

**West End av, 290-2** (4:1165), es, 64.6 s 74th, runs s35.6xe84xnl18xw26.6xnl14.6xw54.6 to beg; ext of mtg for \$30,000 to Sept1'21, 5½%; Sept1; Oct15'18; Bankers Trust Co, 16 Wall, trste will Maria De Witt Jesup, for Richd M Jesup, with Hannah C Romaine, 290 West End av (R S \$15). nom

**1ST av, 109** (2:448), ws, 42.6 s 7th, 24.3 x71.6; pr mtg \$—; Oct15'18; due Jan1'21, 6%; Henry F Brinckmann, of Bronx, to Fred Lander, 424 E 5. 2,900

**5TH av, 1333** (6:1617), es, 25 s 112th, 25.5 x100; ext of mtg for \$16,000 to Oct7'21, 5½%; Oct7; Oct11'18; Frederic de P Foster, at Tuxedo Park, NY, with Fanny Berman. nom

**9TH av, 58** (3:738), es, 68.10 s 15th, 16.11 x100; pr mtg \$8,000; Oct9; Oct14'18; 3y6%; Henry Kleet to Julius Brenzinger, at Fairfield, Conn. 2,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

## Borough of Manhattan.

OCT. 11, 14, 15, 16 &amp; 17.

**Dover st, 12** (1:106); Chas W Todd, 192 Rose av, Jersey City, NJ, to Lena Steinhauer, 100 Bloomfield st, Hoboken, NJ; (A) Sharon Graham, 31 Nassau (\$4,000 (now \$2,400) Apr28'17); Oct16'18. 2,400

**East Broadway, 64** (1:281); also DIVISION ST, 5; John M Knox & ano, exrs Jane G Phelps, to Central Union Trust Co of N Y, 80 Bway; (A) Miller, K, L & T, 80 Bway (\$45,000, May10'01); Oct11'18. nom

**Elizabeth st, 11** (1:201); Louis D Livingston, 1127 Forrest av, Bronx, to Aaron Sheinker, 62 W 124; (A) Wasserman & E, 37 Liberty (\$5,000, Sept4'13); Oct11'18. O C & 100

**Elizabeth st, 11** (1:201); Aaron Sheinker, 2100 5 av, to Betsey Freedman, 11 Elizabeth; (A) same (same mtg); Oct11'18. nom



**Madison st, 34S** (1:266); Olds Holding Corp'n to Regina Hyman, 12 No Wavercrest av, Arverne, B of Q; (A) Strasburger & S, 74 Bway (\$7,000, Oct17'18); Oct17'18.

**Spring st, 276** (2:579); Lawyers Title & T Co to Chauncey Ives, at Rye, NY, & ano, trstes will Ella F Lawrence; (A) Lawyers Title & T Co (\$4,000, Sept25'15); Oct15'18.

**4TH st, 323 W** (2:615); Title Guar & T Co to Henrietta Pirnie, 373 Sterling pl, Bklyn; (A) Title Guar & T Co (\$8,500 (now \$6,000), Apr17'12); Oct16'18.

**5TH st, 315 E** (2:447); Anna J Doyle, 277 Gates av, Bklyn, to Title Guar & T Co (\$27,000 (now \$10,000), Nov15'05); Oct11'18.

**9TH st, 632 E** (2:391); Christian Cornehl- sen, 254 Cumberland, Bklyn, & ano, exrs Fredk Cassebeer, to Emma M L Cassebeer, 26 E 75; (A) R Dudensing Jr, 156 Bway (\$22,500 (now \$18,000); July11, 1889); Oct 11'18.

**12TH st, 348 E** (2:453); Title Guar & T Co to Geo C Freeborn; (A) Title Guar & T Co (\$6,000, Apr1'02); Oct16'18.

**22D st, 150-1 W** (3:797); J J Steindler Co to Milton F Steindler, 210 Riverside dr; (A) Hays, K & N, 60 Wall (\$15,000 (now \$12,000), Sept17'16); Oct17'18.

**37TH st, 418 W** (3:734); Lawyers Mtg Co to Geraldine F Ade, at Tuxedo Park, NY, gdn of Geraldine F Ade, Jr, & ano; (A) Lawyers Mtg Co (\$20,000 (now \$18,000), Nov8'11); Oct11'18.

**37TH st, 418 W** (3:734); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Bankers Trust Co, 16 Wall, & ano, trstes for Geraldine F Ade, Jr; (A) same (same mtg); Oct11'18.

**42D st, 330 W** (4:1032); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Bankers Trust Co, 16 Wall, & ano, trstes for Geraldine F Ade, Jr; (A) Law- yers Mtg Co (\$23,000 (now \$22,000), Mar 14'05); Oct11'18.

**45TH st, 216 E** (5:1318); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Bankers Trust Co, 16 Wall, & ano, trstes for Geraldine F Ade, Jr; (A) Lawyers Mtg Co (\$15,600 (now \$15,000), Jan25'13); Oct11'18.

**51ST st, 412-4 E** (5:1362); Saml M Wood, of Bklyn, to Anna L Powell, at Chatham, NY; (A) Wilson M Powell, 7 Wall (\$37,000 (now \$33,000), Feb8'07); Oct11'18.

**52D st, 349 E** (5:1345); also LEXING- TON AV, 1510 (6:1625); Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & Steinkamp, 140 Nassau (2 mtgs, \$10,000, Nov16'03, & \$18,000, July3'07); Oct17'18.

**64TH st, 132 E** (5:1398); Cynthia H R Clark, of Stratford, Conn, to Rosetta Schiff, 18 E 60 (\$14,000, Oct15'07); Oct15'18.

**80TH st, 167 E** (5:1509); Geraldine F Ade, gdn of Geraldine F Ade, Jr, & ano, to Bankers Trust Co, 16 Wall, & ano, trstes for Geraldine F Ade, Jr; (A) Law- yers Mtg Co (\$10,000, Dec10'08); Oct11'18.

**112TH st, 20 W** (6:1595); Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (\$20,000, Feb8'04); Oct17'18.

**123D st, 256 W** (7:1928), ss, 233.4 & 8 av, 16.8x100.11; Guaranty Trust Co, 140 Bway, admr will Pauline Altrochi, to Edna B Butler, 256 W 123; (A) Title Guar & T Co (\$8,000, Sept18, 1889); Oct17'18.

**128TH st, 72 E** (6:1752); Chas F Rabell to Burlock E Rabell, 60 Hamilton ter, or 38 Park Row; 1/2 pt (\$6,625 (now \$4,500), Jan5'11); Oct11'18.

**133D st, 31-3 E** (6:1758); 135 Bway Hold- ing Corp'n to N Y Title & Mtg Co (\$7,000, Aug20'18); Oct17'18.

**170TH st, 502-4 W** (8:2126); Chas Greer, of Harrison, NY, to Lewis Alexander, 740 Riverside dr, or 107 Bowery; AT (\$336,000, July7'08); Oct15'18.

**173D st, 502-4 W** (8:2129); Olds Holding Corp'n, 217 Bway, to Minnie Tadanier, 344 Rodney, Bklyn, & ano; (A) J H Zieser, 217 Bway (\$5,500, Oct11'18); Oct11'18.

**173D st, 502-4 W** (8:2129); Isaac Mayer to Wm R Rose, 309 W 81; (A) Rose & Paskus, 128 Bway (\$40,000, Jan16'07); Oct 11'18.

**173D st, 506-8 W** (8:2129); Isaac Mayer to Wm R Rose, 309 W 81; (A) Rose & Paskus, 128 Bway (\$40,000, Jan17'07); Oct11'18.

**176TH st, 574 W** (8:2133); Saml Nathan- son, 240 E 124, to Abel King, 148 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$2,750 (now \$850), Mar6'17); Oct16'18.

**Convent av, 124** (7:1971); Helen A Titus to Josiah H De Witt, 550 Mad av; (A) Kiddle & M, 115 Bway (\$55,000, Mar17'14); Oct16'18.

**Morningside av E** (7:1849), sec 115th (No 352), 31.10x84.9x27x101.5; also MORN- INGSDALE AV E, 8; Service Realty Co, 7 E 42, to Fredk C Raymond, on Railroad av, New Canaan, Conn; (A) Title Guar & T Co (\$6,000, Aug1'18); Oct17'18.

**Pleasant av, 340** (6:1815); Wm Rosen- stein to Rose & Caroline Rosenstein, 138 W 96; AT; (A) Kurzman, O & F, 25 Broad (\$15,000, Nov19'07); Oct16'18.

**West End av, 410** (4:1244); Shepherd K de Forest, as committee Antoinette L Daly, to Wilson M Powell, 130 E 70, trste will Wilson M Powell, for Elsie P Ingraham; (A) Wilson M Powell, 7 Wall (\$10,000, Dec 9'09); Oct11'18.

**West End av** (4:1231), nec 83d, 112x100x irreg x125; Henry Mayer to Durham Real- ty Corp'n, 511 5 av; (A) Wm Theo von der Lippe, 511 5 av (\$190,000, July16'14); Oct 16'18.

**West End av** (4:1231), nec 83d; same prop; Durham Realty Corp'n, 511 5 av, to Benj N Duke, 2 E 89; (A) same; Oct16'18.

**5TH av, 1333** (6:1617); Edwin Stern- berger, exr & trste Simon Sternberger, to Frederic de P Foster, at Tuxedo Park, NY; (A) Title Guar & T Co (\$26,000, Nov28'10); Oct11'18.

**7TH av** (7:1916), es, from 431st to 132d, 199.10x125; Tillie Wacht to Eugene L Richards, as receiver in bankruptcy of Harry & Louis Jarmulowsky, firm S Jar- mulowsky's Bank; (A) Saml F Hyman, 54 Canal (\$54,000, Apr10'17); Oct11'18.

**9TH av** (3:763), es, 32.8 s 40th, 16.9x61.9; Augustus R Reynolds, at Poughquag, Dutchess Co, NY, to Eliz M Reynolds, Ardsley, NY; 1/2 pt; (A) Chas H Banks, at Mt Kisco, NY (\$8,680, June1'18); Oct16'18.

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

OCT. 11, 14, 15, 16 & 17.

**Barelay st** (1:128), ns, 86.10 & West, 23 x100.2x23.3x100.4; Laura V Rhineland to Lincoln Trust Co, trste will Chas E Rhine- lander, for Rhineland Waldo; (A) Mid- dlebrook & B, 46 Cedar; Mar27'11; Oct16'18.

**Broome st** (2:479), nwc Elizabeth, runs n103.2xw24.8xs97.3 to ns Broome xe26.2 to beg; Francis D Bailey, 977 Lex av, to Michl J Adrian Corp'n, 137 E 34; (A) Steiner & P, 309 Bway; July29'15; Oct17'18.

**Emmex st, 25** (1:397); Meyer & Yetta Greenberg to Caecilie Ettinger; (A) I J Ettinger, 99 Nassau; Oct30'05; Oct15'18.

**Monroe st, 85** (1:272); Louis Meyer Rity Co to Bertha R Kleinberg, 321 W 138; (A) C A Sparks, 55 Liberty; Feb3'06; Oct14'18.

**Morton st, 43** (2:584); Bedford St Meth- odist Episcopal Church of the City of N Y, cor Bedford & Morton sts, to Grace L & John B Zabriskie, admr Sarah D Ro- maine, Franklin, Bergen Co, NJ; Nov13'13; Oct16'18.

**Old st, 8** (1:31); John Paradies to Ada Van Tassel Billington, 42 E 63; (A) Wm J Underwood, 52 William; Apr22'04; Oct16'18.

**West st, 107** (1:142); Paul S & Nora Gant to the Paterson (N J) National Bank, 152 Market st, Paterson, NJ; (A) John W Griggs, 27 Pine; Mar5'18; Oct14'18.

**11TH st E** (2:405), ns, 295.6 w Av E, 25x 103.3; Otto A & Bessie Rosalsky & Bessie Subin to Julius & Isidor Blauner; (A) Jacob L Berman, 346 Bway; June1'10; Oct 11'18.

**25TH st, 323-5 W** (3:749); leasehold; Mary McManus, of Bklyn, to Hudson Mtg Co, 135 Bway; (A) N Y Title & Mtg Co; May1'11; Oct15'18.

**25TH st, 323-5 W** (3:749); same to same; (A) same; May20'14; Oct15'18.

**34TH st, 206 E** (3:914); Carlotta M & Chas E Dressler to Bronx Security & Brokerage Co, 258 E 138; (A) Isaac Levi- son, 258 E 138; July3'17; Oct15'18.

**52D st, 120-31 E** (5:1307); Peter A Peter- son, of Perth Amboy, NJ, to Thos T Sher- man, Rye, NY, general gdn of Paul C & Jos E Spofford; (A) Evarts, C & S, 60 Wall; July29'13; Oct17'18.

**54TH st, 211-21 E** (5:1328 & 1527); John Kress Brewing Co to Philadelphia Savgs Fund Society; (A) A J Dellmar, 211 E 55; June11, 1887; Oct15'18.

**75TH st, 31 W** (4:1128); Moses Tanen- baum, 31 W 75, to Harriet B McIlraith, —; (A) W H Sage, 156 Bway; Sept23 '09; Oct17'18.

**76TH st, 518 E** (5:1487); John & Anna Trpisovsky, 520 E 76th, & Jos & Marie Koubek, 417 E 78, to John Trpisovsky, 520 E 76; (A) Lawyers Title & T Co, 160 Bway; Mar3'14; Oct11'18.

**86TH st, 34 W** (4:1199); Arcadia C, wife Jorje E Zalles, to Stephen Carlton Clark, Cooperstown, NY; (A) Verplanck & Prince, 149 Bway; May11'18; Oct17'18.

**100TH st W** (7:1854), ss, 290 w Col av, 40x100.11; Kate Hellriegel to Anna A Gil- lies, —; (A) T C Enever, 132 Nassau; Feb14'07; Oct17'18.

**108TH st W** (7:1854); same prop; same to same; (A) Title Guar & T Co; Feb14'07; Oct17'18.

**126TH st, 123 W** (7:1911); Harriet F Hasbrouck to Eliz A Willett; (A) Title Guar & T Co; Nov30'05; Oct16'18.

**137TH st W** (7:1942), ss, 135 w 7 av, 18x 99.11; Dillia Brennan, 264 W 136, & Kath Gallagher, Ocean av, Cedarhurst, LI, to Clara Drucker, 121 W 114; (A) Title Guar & T Co; Sept17'15; Oct17'18.

**139TH st W** (6:1736), ss, 250 & Lenox av, 50x99.11; Harriet R Wood to David Miller Co, 315 E 103; (A) Alexander & Ash, 52 William; June12'14; Oct15'18.

**139TH st W** (7:2071), ns, 150 w Ams av, 50x99.11; Jerome J Wilson to Lillian Lan- zit, 601 W 149; (A) Arnstein & Levy, 128 Bway; June15'06; Oct15'18.

**150TH st W** (7:2036), ns, 331.9 w 7 av, 40.10x99.11; Meelo Laelus to Josephine Berger, 152 E 108; (A) L J Hamel, 132 Nassau; Mar20'07; Oct17'18.

**160TH st W** (8:2136), ss, 375 w Bway, 100x125; Isaac M & Theresa Bernstein to Moses Mendelsohn, 495 West End av, & Sigmund Mendelsohn, 314 W 107; (A) Law- yers Title & T Co, 160 Bway; June20'12; Oct11'18.

**Same prop;** Concourse Impt Co, 369 E 167, to John J McKenna; (A) Lawyers Title & T Co, 160 Bway; Apr24'16; Oct11'18.

**176TH st, 501 W** (8:2132); Hanover Mtg Co, 49 Wall, to New Netherland Bond & Mtg Co, 49 Wall; (A) N Y Title & Mtg Co, 135 Bway; Jan16'17; Oct17'18.

**Av A, 1663** (5:1567); also 86TH ST, 434 E (5:1565); Dora Jackel, 424 E 86, to Jacob Lipschitz, 236 E 82; (A) Brown & Boskey, 299 Bway; Oct11'15; Oct17'18.

**Av A** (5:1561), nwc 81st, 26x80; Jennie Meisters to Assets Liquidation Co; (A) Lawwers Title & T Co, 160 Bway; May8 '05; Oct17'18.

**Broadway, 401** (1:194); Walker Realty Co to Bklyn Savgs Bank; (A) Schenck & Punnett, 19 Liberty; Mar15'09; Oct16'18.

**Madison av** (5:1504), es, 20.4 s 93d, 20x 74; Emanuel & Sophia Hochheimer to the Montefiore Home & Hospital for Chronic Diseases; (A) Lawyers T & T Co; Apr30 '02; Oct14'18.

**Park Row, 223** (1:177), & New Bowery, 60; Isidore Hudes, 235 Av A, to Ka-Sa-Ga Co; (A) Arthur L Davis, 271 Bway; Aug2'16; Oct16'18.

**3D av** (5:1517), ws, 50 s 89th, runs s25xw 93.1 xs11.1 xn33.8 xe100 to beg; Laura V Rhineland to Lincoln Trust Co, & Her- man Le Roy Edgar, as trstes under clause 5, will Chas E Rhineland, for Rhine- lander Waldo; (A) Middlebrook & Bor- land, 46 Cedar; Oct12, 1883; Oct16'18.

**8TH av, 42** (2:616); Anna Sutherland to Alida M Purdy; (A) Cannon & A, 115 Bway; May25, 1893; Oct16'18.

## MORTGAGES.

### Borough of Bronx.

OCT. 11, 14, 15, 16 & 17.

**Falle st, swn, at ses Whitlock av;** see Whitlock av, ses, at swn Falle.

**Lester st, see Olinville av;** see Olinville av, see Lester.

**Tiffany st, 905** (10:2713), ws, 245 n 163d, 40x100; PM; pr mtg \$23,000; Oct15; Oct17'18; due & as per bond; Bridgewater Realty Corp'n, 2095 Webster av, to Welis Holding Co, 159 W 125.

**148TH st, 243 E** (9:2337), ns, 250 w Mor- ris av, 25x106.6; PM; pr mtg \$6,000; Oct11; Oct16'18; 3y5 1/2%; Anthony Seta to Chas W Cerney, 85 Darvall, Corona, LI.

**151ST st E, nwc Tinton av;** see Tinton av, nwc 151st.

**161ST st E, nec 3 av;** see 3 av, 3192.

**166TH st E, nwc Grant av;** see Grant av, nwc 166th.

**169TH st, 930 E** (10:2718), ns, 66.11 & Fox, 18.6x58.4x22.10x71.9; PM; Oct15; Oct 16'18; 3y5%; Chas J Towet to Gertrude L Maring, 1867 7 av.

**175TH st E** (14:3765), ws, 180.3 s West- chester av, 50x100; PM; Oct15'18; due Nov 1'21, 6%; David J Conroy, 1227 Beach av, to Adolph Breslau, 836 7 av.

**206TH st, 176 E** (12:3312), ss, 319.2 w Ernescliff pl, 25x125, except part for st; PM; Oct9; Oct16'18; 5y5 1/2%; Caterino F Sciscinti to Chas F Brinck, Dingsmans Ferry, Pa.

**237TH st, 219 E** (12:3378), ns, 180 & Kep- pler av, 60x100; Oct10; Oct11'18; due & as per bond; Margt McDermott to Title Guar & T Co.

**237TH st, 713 E** (17:5046), ns, 52.6 w Furman av, 24.3x110.9x24x107.4; PM; pr mtg \$3,000; Oct16'18; installs, 6%; Flor- ence, wife Jacob F Bissinger, to Julius Wanner, 711 E 237.

**250TH st W, nwc Fieldston rd;** see Field- ston rd, nwc 250th.

**260TH st W** (13:3423), ss, 120 w Liebig av, 25x100; Oct15; Oct17'18; installs, 6%; Hannah O K McArdle, Cold Spring, NY, to Railroad Co-Oper B & L Assn, 103 Park av.

**Aqueduct av E, 2344** (11:3209); certf as to payment of \$200 on a/c of mtg; Sept20; Oct15'18; Eliz C Van Nest, extr & Mary V Hayes, to Francis J N Connor.

**Anthony av, 1752** (11:2890), es, 144 s Prospect pl, 18.5x95x18.6x96.3; PM; pr mtg \$4,250; Oct15'18; installs, 6%; Edgar E Sirrine to Rose Rosenfeld, 1752 Anthony av.

**Anthony av** (11:2889), es, 102.4 n 173d, 16.8x70.1x16.8x69.1; pr mtg \$—; Oct9; Oct 14'18; 3y6%; Frances Renz, 861 E 228, to Kath Renz, 1678 Anthony av.

**Bathgate av, 2161** (11:3049), ws, 81.3 n 181st, 18.9x94.5; Oct15; Oct16'18; installs, 6%; Archibald W McEwan, 2161 Bathgate av, to Co-Oper Savgs & Loan Assn, 14 Bible House.

**Beekman av, 347-0** (10:2555), ws, 25 n Oak ter, 50x100; pr mtg \$28,000; Oct2; Oct16'18; 1y6%; Hy Kaufmann, 570 E 141, & Chas Borchardt, 302 St Anns av, to Jean- ette W Kaufmann, 570 E 141.

**Belmont av, 2405** (11:3076), ws, 128.4 n 188th, 16.8x87.6; pr mtg \$2,500; Oct10; Oct 17'18; due & as per bond; Edw Morrone, 322 E 26, to Geo W Roper, 517 E 77.

**Courtlandt av, 760** (9:2403), es, 150 s 157th, 31.5x100x25.5x100, except part for av; Oct1; Oct11'18; 3y6%; W C P Realty Co, 406 E 149, to Jacob Marx, 170 W 74.

**Elliott av cl;** see Olinville av, sec Les- ter.

**Fieldston rd** (13:3415M), ws, 423 n of curve of the circle at Fieldston rd & 246th, 82x120x90.6x120; bldg loan; Oct17'18; 3y 6% until last advance is made, & 5% there- after; Delafeld Estate, a corp'n, 27 Cedar, to Violetta W Delafeld, at Fieldston, Boro of Bronx.

**Fieldston rd** (13:3415B), nwc 250th, 71.10 x132.10x74.1x134; bldg loan; Sept26; Oct 17'18; 3y6% until last advance is made & 5% thereafter; Chas Evans, 635 Riverside dr, to Margaretta S, wife Edw C Delafeld, at Fieldston, near West 246th.

**Fordham rd, 1-17 E;** see Jerome av, 2460-6.



**Grant av (9:2452), nwc 166th, 153.6x100;** PM; Oct14; Oct15'18; due &c as per bond, Moses Matthews & Isidore Wolowitz to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 4,000

**Holland av, 1920 (15:4260), es, 225 n Rhineland av, 25x100; PM; Oct12; Oct14'18; 3y5½%; Paul Schalm, 1337 So Blvd, to Wm Peters, 4444 Van Courtlandt Park E. 3,000**

**Holland av, 1920; PM; pr mtg \$3,000; Oct12; Oct14'18; installs, 6%; same to same. 1,700**

**Jerome av, 2460-6 (11:3189), nec Fordham rd (Nos 1-17), runs n91x125x87.11x 33.4x101.8 to Morris av (No 2471) x8163.5 to rd xw260.7 to beg; pr mtg \$246,750; given as additional security for mtg recorded Oct26'16; Oct10; Oct14'18; due &c as per bond; Remlu Realty Corp to Saml Wacht, 790 Riverside dr. 8,000**

**Jerome av, 2460-6 (11:3189); also FORDHAM RD E, 1-17; also MORRIS AV, 2471; certf as to above mtg; Oct10; Oct14'18; same to same. 1,700**

**Jerome av, 2460-6 (11:3189), nec Fordham rd (Nos 1-17), runs n91x125x87.11x 33.4x101.8 to Wm Morris av (Nos 2471) x8163.5 to rd xw260.7 to beg; Oct8; Oct11'18; 5y5%; Remlu Realty Corp, 128 Bowery, to Bowery Savgs Bank, 128 Bowery. 81,000**

**Jerome av, 2460-6 (11:3189); same prop; pr mtg \$200,000; Oct10; Oct11'18; due &c as per bond; same to N Y Trust Co, 25 Broad. 43,750**

**Jerome av, 2460-6 (11:3189); ext of \$122,000 mtg to Oct10'23 at 5%; Oct1; Oct11'18; same with Bowery Savgs Bank & Henry U Singh (R S \$61). nom**

**Jerome av, 2460-6 (11:3189), nec Fordham rd (Nos 1 to 17), 91x irreg to Morris av (No 2471) x163.5x260.7; certf & consent of stockholders to mtg for \$81,000 & ext another mtg for \$122,000 for 5y at 5%, & to consolidate said two mtgs, aggregating \$203,000; Sept30; Oct11'18; Remlu Realty Corp to Bowery Savgs Bank. 1,000**

**Jerome av, 2460-6, nec Fordham rd E (Nos 1-17); also MORRIS AV, 2471; certf as to mtg \$43,750; Oct10; Oct11'18; same to N Y Trust Co. 1,000**

**Morris av, 2339 (11:3183), ws, 246 s 184th, 37.6x100; PM; Oct10; Oct11'18; 1y 6%; Gustav A Schmehl, 426 Lorimer, Bklyn, to John Bacso, 2339 Morris av. 1,000**

**Morris av, 2471; see Jerome av, 2460-6. 1,000**  
**Morris av (11:2807), es, 377.11 s Burnside av, 25x100; Oct8; Oct16'18; 1y6%; Geo J Zwicker, 2012 Morris av, to Timothy J Sullivan, New Rochelle, NY. 1,500**

**Olinville av (16:4545), sec Lester, 25x 51.11, cl Elliott av on map Lester Park, x 26.2x59.11; Oct14; Oct17'18; installs, 6%; Estelle McGarry, 3024 Olinville av, to Bronx Security & Brokerage Co, 258 E 138. 162**

**Park av, 3810 (11:2903), es, 50.1 n 171st, runs e100x49.10xw41.11x80.2xw58.1 to av x89.10 to beg; pr mtg \$42,000; Oct10; Oct11'18; 3y6%; Selmord Spanhodge Realty Co, 51 Chambers, to Wm J Diamond, 1646 Monroe av. 2,500**

**Quimby av, 2246 (14:3693), ss, 291.1 w Havemeyer av, 25x103.1x24.1x103.1; PM; Oct1; Oct14'18; 3y6%; Kath M Harney to Addie A Sullivan, 343 E 141. 1,500**

**River av (9:2352), es, 100 s 150th, 100x 100; PM; Oct14; Oct15'18; due &c as per bond; Allenby Realty Corp to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 10,000**

**South Oak dr, 747 (16:4599), ns, 50x95; PM; Oct16; Oct17'18; due &c as per bond; Pasquale Abbate, 2239 Adams pl, to Arthur Knight, 747 So Oak dr. 4,500**

**Tinton av (10:2653), nwc 151st, 41.7x100 x12x100; ext of \$35,000 mtg to June21'23 at 5½%; Sept23; Oct11'18; Empire Trust Co, trste Anna C Buchanan, 120 Bway, with Jennie Paley, 696 Cauldwell av. nom**

**Tremont av, 1780-2 E (15:3319); leasehold; given to secure deposit of \$1,000, recording tax of \$5 paid; Oct14; Oct16'18; 5y 6%; Tiebout Av Co, 1419 Parker, to Midway Garage Co, 1780-2 Tremont av E. 1,000**

**Tremont av (15:3903), ws, 190.1 s from an angle point in said av about opposite ns Wyatt, 50x100.3x50x—; PM; Sept25; Oct15'18; due &c as per bond; David Schlesinger, 940 E 180, to Rasac Realty Co, 814 West End av. 1,000**

**University av, 1611 (11:2878), ws, 100 s 175th, 82.6x100; PM; pr mtg \$26,250; Oct11; Oct14'18; 3y6%; Worwin Bldg Corp, 60 Bway, to Malex Realty Corp, 170 Bway, & ano. 7,500**

**Walton av (11:2826), es, 100 n 175th, 26x 101.1x30.2x116.7; Oct1; Oct14'18; 1y6%; Chas W Juillerat, 806 Cauldwell av, to Othou Quinche, 12 Hammond, Jamaica, LI. 500**

**Whitlock av (10:2741), ses, at sws Faile, runs svt100xsl100xsw52.1xse98.7xne69.6 to st xnw150 to beg; Oct14; Oct17'18; 3y5½%; Jacob Sanders to Millie Barnett, 950 Av St John. 29,000**

**3D av, 3192 (10:2620), nec 161st, 25.6x 93.8x25.6x25.5; pr mtg \$—; Oct15, Oct16'18; demand, 6%; Emma Mayer to A Hupfel's Sons, a corpn, 842 St Anns av. 5,039.13**

**Certificate as to mtg for \$65,000 covering land in N Y County; Oct11; Oct13'18; Concourse Int Co to City Mtg Co. 1,000**

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

OCT. 10, 11, 14, 15 & 16.

**Centre st (18:5626), ss, 125 w Williams av, 25x112.2x25x112.7, City Island; Clarence E Fleischman to Sigmund J Spiehler, 345 E 23d; (A) F X Kelly, 391 E 149 (\$3,000, Jan30'09); Oct11'18. 3,500**

**Coster st, 720 (10:2763B); Chas E Nixdorff to Title Guar & T Co (\$4,200, Oct8 '09); Oct16'18. 3,500**

**Fox st, 915 (10:2712), ws, 220 s 163d, 40x 109.11x40x109.4; Lawyers Mtg Co to John D Walsh, 516 W 34; (A) Lawyers Mtg Co (\$27,500, Mar22'18); Oct10'18. 23,000**

**Jennings st, 833 (11:2964); Mary B Clark, 395 Ft Wash av, to Dora S Clark, Vernon, NY, admtr Franklin Clark; (A) Robt E Bergman, 509 Willis av (\$1,290, Oct15'17); Oct16'18. nom**

**Mt Hope pl, 129 (11:2805); Fredk A Reiss to Amalie L Faller, 110 W 96; (A) Geo A Steinmuller, 1511 3 av (\$3,000, Apr 29'18); Oct11'18. 3,000**

**135TH st E (9:2298), ns, 356.6 w Willis av, 25x100; Anna C D Boehling, extrx &c John Boehling, 291 Woodbine, Bklyn, to Justine Bunke, 355 E 135; (A) Salter & S, 140 Nassau (\$7,000, Mar21'10); Oct11'18. 7,000**

**232D st E (16:4835), ns, lot 888, map Wakefield, 100x114; David H Ray, admr Caroline H Ray, 138 Livingston, Forest Hills, NY, to Isaac W Goodhue, 218 E 21; (A) Thos H Ray, 42 Bway (\$2,500, Apr23 '17); Oct15'18. 2,500**

**Alexander av, 154 (9:2297); also land in N Y County; Frank Drinkwater, 596 Riverside dr, to Frances A Drinkwater, 596 Riverside dr; (A) Title Guar & T Co (\$3,600, Oct3'12, & \$7,000, May6'14); Oct15'18. gift**

**Broadway, 5727 (13:3405A); Mary L Hays to Ella H Myers, 1977 Bway; (A) C P McLaughlin, 206 Bway (\$6,000, Sept30, 1890, & \$4,000, Mar25'09); Oct15'18. 10,000**

**Bryant av, 1013-10 (10:2748); Louis Albert, 75 Hart, Bklyn, to Hy Mindlin, 88 Central Park W, & ano; (A) Lawyers Mtg Co (assign 2 mtgs, each \$6,000; Apr28'15); Oct11'18. 100**

**Clay av (9:2426), es, 30.8 n 166th, 39x80; Sophia Goeren to Edw J Krug, Jr, 532 Minnieford av, City Island; (A) E J Krug, Jr, 150 Nassau (\$3,000, Sept1'10); Oct16'18. 2,000**

**Decatur av, 3132 (12:3353); Title Guar & T Co to Alvina Radomsky, Valhalla, NY; (A) A W Southard, Valhalla, NY (\$4,000, Jan30'07); Oct10'18. 4,000**

**Grand blvd & concourse, 2246-50; see Grand blvd & concourse, 2526-30.**

**Grand blvd & concourse, 2526-30 (11:3154); also GRAND BLVD & CONCOURSE, 2246-50 (11:3154); Abr Davis & ano to Alida M Purdy, 40 E 126; (A) Reasick, S & T, 71 Bway (\$12,130.17, Oct11'17); Oct16'18. nom**

**Mapes av, 1975 (11:3106), ws, 145.2 n 177th, 45x108.11; Addie A Sullivan to Sophie Mayer, 1961 Anthony av; (A) Title Guar & T Co (\$4,000, Apr3'14); Oct10'18. 4,000**

**Morris av (9:2447), ws, 100 n 164th, 44x 105; D Emil Klein, 2 W 86, to Wm F Kenny, Shore rd & 91st, Bklyn; (A) Beardsley, H & T, 64 Wall (\$7,000, Sept1'16); Oct16'18. 7,000**

**Tremont av E (11:2804), ss, 142 e Monroe av, 42x84.2x42x84.5; Geraldine F Adece, gdn, to Bankers Trust Co, 16 Wall, & ano, trste for Geraldine F Adece, Jr; (A) Lawyers Mtg Co (\$23,000, June28'12); Oct11'18. nom**

**University av, 1611 (11:2878), ws, 100 s 175th, 82.6x100; Malex Realty Corp & ano to Simon M Goldsmith, 302 Convent av; (A) A Zimmermann, 206 Bway (\$7,500, Oct11'18); Oct14'18. 7,500**

**Webster av (12:3330), sec 202d; Title Guar & T Co to City Real Estate Co, 176 Bway; (A) Title Guar & T Co (\$6,000, June30'11); Oct10'18. nom**

**Wheeler av, 1214 (14:3772); American Real Estate Co, 141 Bway, to Fred Schlesinger, 562 W 141; (A) Title Guar & T Co (\$3,500, July24'12); Oct11'18. nom**

**Lots 68 & 69 (15:3990), map 120 lots Daily Estate; Frank Gass to August Funk, 2947 Bainbridge av; (A) Chas Funk, 3270 Decatur av; \$1,000, Dec23'09; Oct15'18. 1,000**

**Lots 68 & 69 (15:3990); same prop; August Funk to Chas Funk, 2947 Bainbridge av; (A) same (\$1,000, Dec23'09); Oct15'18. 1,000**

**Lot 35 (15:4257), map 49 lots at Bronx-dale; Eliz K Dooling to Michl F Sweeney, Pottstown, Pa; (A) Knox & D, 27 Cedar (\$3,500, July10'18); Oct16'18. 3,500**

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

OCT. 10, 11, 14, 15 & 16.

**Disbrow pl (\*), es, 112 n De Milt av, 50x 95; also KINGSBRIDGE RD (\*), ss, 25.2 w Fox av, 50.5x107.6x50x114; Martin J Burke to Chas N Criffenton Co; (A) M B Clark, 30 Broad; Dec3'08; Oct11'18. 1,500**

**183D st E (11:3114), ns, 142.11 w So Blvd, 25x100; Chas Trudel to Anna C Muller, 449 9 av, 1st Ward, B of C, NY; (A) Frank Trorn, 171 Bway; Apr22'07; Oct10 '18. 4,000**

**206TH st E (12:3312), ss, 319.2 w Ernest-cliff pl, 25x125, except part for st; Emma, wife David Clark, 206 E 205, to Chas F Brinck, 478 W 145; (A) Title Guar & T Co; Nov15'11; Oct16'18. 4,000**

**Bronx blvd (\*), es, 985 s 224th, 50x105, Wakefield; John W Barthel to Mary Lo-fink; (A) A V Venino, 59 Wall; Aug2'06; Oct15'18. 1,500**

**Courtlandt av (9:2403), es, 48.6 s 157th, 25x100; Martha L wife of & Clarence E Fleischmann, & Sigmund J, wife of & Mary F Spiehler to Dollard Savgs Bank, —; (A) MacKellar & G, 43 Cedar; Sept 20'09; Oct11'18. 4,800**

**Creston av (11:2167), es, 365.8 s 192d, 40.7x92.3x40.6x95.3; Hy von Lubken to Lloyd-Vaugh Co, 2546 Creston av; (A) Title Guar & T Co; Mar1'16; Oct14'18. 5,000**

**Creston av (11:3167), es, 325 s 192d, 40.8x 95.10; same to same; (A) same; Mar1'16; Oct14'18. 5,000**

**Crotona Pkway (11:2985), nec 176th, 110.9x95.3x100x44.5; Jas L Van Sant, White Plains, NY, to Mary E Patten, extrx Wm S Patten, 235 W 75; (A) Lawyers Title & T Co; July28'15; Oct10'18. 6,500**

**Huxley av (13:3423), ws, 150 s 260th, 25 x100; Jas Johnston to Hy Forster, 138 E 40; (A) Lawyers Title & T Co; Dec13'12; Oct15'18. 390**

**Jerome av (11:3189), nec Fordham rd, 91x125x irreg; Remlu Realty Corp to N Y Trust Co, 26 Broad; (A) Lawyers Title & T Co; Nov22'17; Oct11'18. 50,000**

**Morris av (11:3189), nwc Fordham rd, 157.5x59.10x161.2x59.11; Remlu Realty Corp to N Y Trust Co, 26 Broad; (A) Lawyers Title & T Co; June11'17; Oct11'18. 80,000**

**Southern Westchester Turnpike (\*), es, lot 11 & part lot 6, map prop at Centre-ville of John Mapes, 96x268x96x307; Jos Buttner to Mary A Skeel, Bedford Hills, NY; (A) Chas E Hally, 2063 Westchester av; Jan18, 1899; Oct15'18. 5,000**

**Wheeler av (14:3772), es, 150 n Westchester av, 40x100; Kellwood Realty Co to Fredk Schlesinger, 562 W 141; (A) Title Guar & T Co; July24'14; Oct11'18. 3,500**

**Wilder av (\*), es, 325 n Randall av, 25x 100; Matilda Nelson to Julia E McCready, Danforth, Me; (A) Title Guar & T Co; July 31'08; Oct14'18. 2,200**

**3D av (11:2925), nec 169th, 99.1x90.2x irreg; Harry Cahn, 2540 Grand av; Junius J Pittman, 2521 Grand av, & Philip Wat-tinberg, 960 Prospect av, to Jacob Marx, 170 W 74; (A) Title Guar & T Co; Aug1'17; Oct11'18. 5,000**

**Lot 296 (\*), map portion Hunt Estate, Johanna Birnhaupt to Bronxmont Realty Co, —; (A) Wm Peters & Co, 1044 Tremont av E; Dec7'12; Oct15'18. 1,000**

**Lots 225 & 226 (\*), map 250 lots Thompson Rose Estate; Otto Earlich, Jr, to Canrobert E T Muller, Bklyn; (A) Gustave Frey, 3429 3 av; July25'10; Oct10'18. 1,800**

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

**Brendlin, Anna M.—Aug1'17 (Oct15'18)—41ST ST, 548 W (4:1069-58), 25x98.9, 5-sty bk & stn tnt & str & 2-sty bk & stn bldg on rear, \$11,000.**

**Dreyfous, Lucille.—Jan4'18 (Oct11'18)—87TH ST, 135 W (4:1218-21), 13.6x100, 4-sty stn ft dwg, \$14,000.**

**Griffen, Henry.—Mar7'18 (Oct11'18)—92D ST, 305 W (4:1252-14), 25x78.8, 5-sty bk & stn dwg, \$30,000.**

**Jaffe, Max E.—Mar31'18 (Oct14'18)—134TH ST, 502-4 W (7:1987-37), 50x99.11, 5-sty bk tnt, \$50,000.**

**Kaliski, Leopold.—Nov22'17 (Oct8'18)—MADISON AV, 1674-6 (6:1617-16 & 17), 2 lots, each 20x50, 2-4-sty bk tnts & str, each \$11,500.**

**Scanlan, Jas.—April1'16 (Oct11'18)—39TH ST, 535 W (3:711-13), 25x98.9, 2-sty bk stable, ½ pt of \$10,700.**

**Thompson, Matilda.—Apr30'16 (Oct7'18)—VARICK ST, 159-61 (2:530-22-24), nwc Vandam (Nos 47-9), 50x100, 2 & 3-sty bk tnt & str & 1-4 & 1-5-sty bk tnts & str, \$45,000.**

**SPRING ST, 218 (2:490-17), 25x100, 3-sty fr bk ft tnt & str, \$14,000.**

**Untermeyer, Emanuel.—Mar27'18 (Oct15 '18)—91ST ST, 62 E (5:1502-47), 20x100.8, 3-sty & b stn dwg, \$25,000.**

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjustments of legal sales to next week are noted under Advertised Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 18, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

#### ARTHUR C. SHERIDAN.

**Suffolk st, 118 (\*), es, 76 s Rivington, 24x75, 5-sty bk tnt & str; due, \$16,972.03; T&c, 607.59; Ella V Eldredge. 10,000**

#### BRYAN L. KENNELLY.

**6TH av, 877, ws, 100.4 s 50th, 25x100, 5-sty stn tnt & str; partition; Helen Sam-born & Sidonia Kaufman. 29,644**

#### HERBERT A. SHERMAN.

**Oliver st, 100-2 (\*), es, 55 n South, 4tx 50, 6-sty bk tnt & str; due, \$25,267.34; T&c, \$783; Henry B Closson et al, trstes. 21,900**

#### JOSEPH P. DAY.

**39TH st, 212 W (\*), ss, 125.6 w 7 av, 20.6 x98.9, 3-sty stn tnt & str; due, \$26,240.92; T&c, \$413.12; Thos McClure et al. 26,500**



**61ST st, 241 W (\*)**, ns, 200 e West End av, 25x100.5, vacant; due, \$10,281.02; T&c, \$247.75; Metropolitan Savgs Bank, 8,000  
**141ST st, 209 W (\*)**, ns, 150 e 8 av, 25x 99.11, 4-sty bk tnt & str; due, \$15,682.26; T&c, \$350.40; Lottie Schlissel et al, exrs, 12,000

SAMUEL MARX.

**Av A, 310-4**, nec 19th (Nos 591-2), 66.1x 94.10, 3-4 & 1-5-sty bk tnts & str; due, \$28,381.90; T&c, \$587.75; Germain Kahn et al, 28,000

J. H. MAYERS.

**Madison av, 1570 (\*)**, ws, 81.11 s 106th, 19x100, 5-sty bk tnt & str; due, \$17,162.11; T&c, \$791.17; Esther Jerkowski, 16,500

**Madison av, 1574 (\*)**, ws, 43.11 s 106th, 19x100, 5-sty bk tnt & str; due, \$17,062.42; T&c, \$450; Albt G Morganstern, 16,000

**Madison av, 1576 (\*)**, ws, 21.11 s 106th, 19x100, 5-sty bk tnt & str; due, \$17,072.47; T&c, \$450; Albt G Morganstern, 16,000

HENRY BRADY.

**24TH st, 139 E**, ns, 326 w 3 av, 22x98.9, 1 & 2-sty bldg; also 24TH ST, 141 E, ns, 304 w 3 av, 22x98.9, 1 & 2-sty bk bldg; also 68TH ST, 310-2 W, ns, 200 w West End av, 50x100.5, 2-sty bk garage; also 68TH ST, 314-28 W, ns, 250 w West End av, 130.1x 101.8x164.2x100.5, 2-sty bk garage; also 74TH ST, 305 W, ns, 130 w West End av, 24x66x24x65.1, 5-sty & b bk dwg; Sheriff's sale of all right, title, &c; withdrawn.

**124TH st, 122 W**, ss, 225 w Lenox av, 18.9 x100.11, 4-sty stn tnt; adj Oct31.

**124TH st, 124 W**, ss, 243.9 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; adj Oct31.

**124TH st, 126 W**, ss, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; adj Oct31.

**133D st, 526 W (\*)**, ss, 292.6 w Ams av, 17.6x99.11, 4-sty bk tnt; due, \$8,730.24; T&c, \$205.10; Margt L V Shepard, trste, 8,000

**Amsterdam av, 308**, ws, 104.4 n 74th, 25x 100, 5-sty stn tnt & str; also AMSTERDAM AV, 310, ws, 129.4 n 74th, 25x100, 5-sty stn tnt & str; also BROADWAY, 2130-4, sec 75th (Nos 200-14), 52.2x212 to Ams av (Nos 312-6), x50x196.9, 1-sty bk str; also BROADWAY, 2124-6, es, 104.6 s 75th, 52.3x81.7x50x96.9, 2-sty bk str & 3-sty bk tnt & str; also 74TH ST, 319 W, ns, 299.6 w West End av, 25.6x71.8x25.6x72.9, 4-sty & b bk dwg; Sheriff's sale of all right, title, &c; withdrawn.

Total ..... \$191,644  
 Corresponding week 1917..... 273,750  
 Jan. 1, 1918 to date..... 21,961,437  
 Corresponding period 1917..... 29,549,942

#### Bronx.

The following are the sales that have taken place during the week ending Oct. 18, 1918, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Home st, 725 (\*)**, ns, 40 e Jackson av, 38.1x100, 5-sty bk tnt; due, \$23,872.02; T&c, \$—; Maiden Lane Savgs Bank, 18,000

**Crotona av, 1844 (\*)**, es, 50 s 176th, 41.1 x80x41.3x80, 5-sty bk tnt; due, \$26,512.50; T&c, \$440; Fannie C Browning, 25,000

JAMES L. WELLS.

**Freeman st, 829 (\*)**, ns, 71 e Prospect av, 17.2x34.11x18.5x42.3, 3-sty bk tnt; due, \$3,864.81; T&c, \$96; Smith Williamson, exr, 3,800

**Freeman st, 827 (\*)**, ns, 57.7 e Prospect av, 13.5x42.3x42.11x64.9, 3-sty bk tnt; due, \$4,385.57; T&c, \$96; Alice Cougcock, 4,400

SAMUEL GOLDSTICKER.

**Prospect av, 607-9 (\*)**, swc 151st (No 840), 37.6x100, 5-sty bk tnt & str; due, \$35,745.14; T&c, \$8.70; Louise Booss, 25,000

HENRY BRADY.

**Bathgate av, 1991 (\*)**, ws, 112.6 s 179th, 37.6x100, 5-sty bk tnt; due, \$6,070.39; T&c, \$477.85; Geo W Kuehler et al, 24,500

Total ..... \$100,700  
 Corresponding week 1917..... 145,350  
 Jan. 1, 1918 to date..... 4,810,094  
 Corresponding period 1917..... 6,882,040

#### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

#### Manhattan.

**OCT. 19 & 21.**  
 No Legal Sales advertised for these days.

**OCT. 22.**  
 53D ST, 302-G W, ss, 80 w 8 av, 53.4x100.5, 3 & 4-sty stn factory; Bernard Karsch 302 W 53d St Corp et al; Wendel, Elliott & Roberson (A), 277 Bway; Geo L Donnellan (R); due, \$12,896.69; T&c, \$1,069.50; Joseph P Day.  
 101ST ST, 413 E, ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & str; Jno A Brann, trste Annie M Christie et al; Jos Fennelly (A), 2 Rector; Jas A Lynch (R); due, \$11,525.00; T&c, \$1,045.96; Henry Brady.  
 117TH ST, 12 W, ss, 125 w 5 av, 33.4x100.11, 5-sty bk tnt; Francis L Noble, trste—Henry W Schlesinger et al; W Cleveland Runyon (A), 165 Bway; Geo L Donnellan (R); due, \$24,817.53; T&c, \$430.20; Joseph P Day.  
 BROADWAY, es, 40.9 n 214th, 40.10x78.10x37.5x 94.11, vacant; Jas Bloomingdale—Michael J Dowd et al; August C Strellwald (A), 233 Bway; Jas O'Malley (R); due, \$8,088.26; T&c, \$512.27; Arthur C Sheridan.  
 RIVERSIDE DR, 103, es, 95.7 s 83d, 26.4x55.10 x24x66.9, 5-sty & b bk dwg; Sarah A Jefferson—Amelia Bingham et al; Wm F S Hart (A), 35 Wall; Wm B Roulstone (R); due, \$20,682.95; T&c, \$728.60; Herbert A Sherman.

#### OCT. 23.

120TH ST, 58 W, ss, 297.9 e Lenox av, 19x100.11, 3-sty & b stn dwg; Cornelia W Hall et al, trste—Wm Kramer, Jr, et al; Remsen & Parsons (A), 60 Wall; Jas J Walker (R); due, \$17,767.75; T&c, \$484.51; Henry Brady.

#### OCT. 24.

DIVISION ST, 28 & 30, ns, abt 230 e Bowery, 26.7x134.4x25x147.4, 6-sty bk loft & str bldg; Florence Israel—Richard I Epstein et al; Harry C Gomprecht (A), 1457 Bway; Francis W Pollock (R); due, \$19,028.71; T&c, \$1,466.60; Bryan L Kennelly.

#### OCT. 25.

48TH ST, 509 W, ns, 150 w 10 av, 25x100.5, 5-sty stn tnt; Central Savgs Bank in City N Y—Caroline Meyer et al; Amend & Amend (A), 119 Nassau; Jos D Kelly (R); due, \$14,902.63; T&c, \$421.30; Henry Brady.  
 164TH ST, 451 W, ns, 300 e Amst av, 50x104, vacant; Mutual Life Ins Co of N Y—Chas Geiger et al; Fredk L Allen (A), 55 Cedar; Alfred H Townley (R); due, \$12,342.55; T&c, \$499.42; Henry Brady.

#### OCT. 26.

No Legal Sales advertised for this day.

#### OCT. 28.

CONVENT AV, 322, ws, 19.11 n 143d, 20x100, 4-sty & b bk dwg; Hyman Sonn et al—U S Trust Co et al; Kurzman & Frank (A), 25 Broad; Henry A Brann, Jr (R); due, \$16,935.31; T&c, \$34.40; Joseph P Day.

#### Bronx.

**OCT. 19, 21 & 22.**  
 No Legal Sales advertised for these days.

#### OCT. 23.

GRAY ST, swc Wood av, 25.6x100x45.1x101.11; Eliz K Dooling—Emelle Ochsner et al; Action 1; Knox & Dooling (A), 27 Cedar; Howard C Kelly (R); due, \$1,384.87; T&c, \$491.03; Henry Brady.

McGRAW AV, ss, 93 w Pugsley av, 102.4x86.10x 100x94.1; Eliz K Dooling—Agnes Murphy et al; Knox & Dooling (A), 27 Cedar; Henry H Spitz (R); due, \$2,518.68; T&c, \$2,049.19; Henry Brady.

WOOD AV, ss, 101.11 w Gray, 25.6x100x25x 95.1; Eliz K Dooling—Emelle Ochsner et al; Action 2; Knox & Dooling (A), 27 Cedar; Edw J Dunphy (R); due, \$689.24; T&c, \$607.48; Henry Brady.

#### OCT. 24.

No Legal Sales advertised for this day.

#### OCT. 25.

TIEBOUT AV, 2391, ws, 216.1 n 184th, 100.1x 120, 3-sty bk & stn dwg & vacant; Globe & Rutgers Fire Ins Co—Albert J McDonald et al; Prentice, Townsend & Hanse (A), 52 Bway; Chas Horowitz (R); due, \$9,790.41; T&c, \$11,051.50; James J Donovan.

UNION AV, 851, ws, 103.8 n 160th, 20.8x106, 3-sty fr tnt; Cecelia M Steinhert—Clarence W Giesen; Oliver E Davis (A), 3210 3 av; Jos H Hayes (R); due, \$5,573.03; T&c, \$357.55; James J Donovan.

VALENTINE AV, 2388, es, 126 n 184th, 50x85, 2-sty & b fr dwg; Globe & Rutgers Fire Ins Co—Julia Kelly et al; Prentice, Townsend & Hanse (A), 52 Bway; Wm S Evans (R); due, \$4,937.86; T&c, \$5,507.68; James J Donovan.

#### OCT. 26 & 28.

No Legal Sales advertised for these days.

#### FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

#### Manhattan.

**OCT. 11.**  
 2D AV, 215; also 13TH ST, 249-915 E; Wm Harres—Neuman Grosman et al; Rose & Paskus (A).  
 9TH AV, swc 200th, 99.11x200; Nellie M Smith—Jas A Mahoney et al; H Swain (A).  
 116TH ST, 309 W; Rose Rale—LeRoy D Ball et al; L J Rosett (A).

#### OCT. 14.

152D ST, ns, 212.9 w Amst av, 15x99.11; Jno Duffy—Wm G Beard et al; T Gilleran (A).  
 PARK AV, nwc 104th, 75.2x18; Emigrant Industrial Savgs Bank—Fredk Rabbe et al; R & E J O'Gorman (A).

#### OCT. 17.

61ST ST, ns, 274.6 e 2 av, 25x100.5; Dominick Bozzuffi—Jno Bozzuffi et al; L Campora (A).

#### OCT. 18.

BEDFORD ST, sec Leroy, 49x78; Jno D Schroeder et al—Fredk Rabbe et al; Salter & Steinkamp (A).  
 115TH ST, 412 W; Henry J Lange—Peter Doerr et al; Elfers & Abberley (A).

#### Bronx.

**OCT. 11.**  
 NELSON PL, swc 233d, 50x110.4; Land Co "C" of Edenwald—Nalky Norviky et al; R B Alling (A).  
 165TH ST, nwc Grand Blvd & Concourse, 72.5x 102.9; Jos H Schwartz—Gertrude Boecher et al; Krakower & Peters (A).  
 BURNSIDE AV, 282 E; Sarah Breslauer as adu—Jno B Duan et al; H Swain (A).

LOT 276, part of, map of Unionport; Rosalie Rital as admtrx—Michl Caradot et al; Reynolds & Geis (A).

#### OCT. 15.

BOSTON RD, nec Charlotte, 100.3x161.11; Margaret J Becker—Mary Ralsin; Geller, Rolston & Horan (A).

SOUTHERN BLVD, es, 325 n Barretto; Benj B Engel—Hunts Point Garage Co et al; Baker & Obermeyer (A).

#### OCT. 16.

UNION AV, ws, 146.8 n 168th, 22x132.6; Constant M Bird—Jno O'Leary et al; C & H Satterlee (A).

#### OCT. 17.

OLD BOSTON RD, now White Plains rd, ws, 360.6 s 2d, 50.5x100.5x irreg; Michl Brennen, Inc—Michl Brennen et al; F A Bennett (A).  
 ROAD from Westchester to old White Plains rd, or Corsa av or la & land of Geo Briggs, —x—; Clara V Schieffelin et al—Laconia Land Corp et al; H Swain (A).

#### JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

#### Manhattan.

**OCT. 10.**  
 UNION SQ E, es, 78 n 15th, 50.6x125; Union Sq Savgs Bank—Earl G Pier et al; Stephen P Nash (A); Herman Joseph (R); due, ..... 166,130.54  
 85TH ST, 62 W; Harris D Colt—Phebe W Hankinson et al; Curtis Mallett-Prevost & Colt (A); Wm J Ropp (R); due, ..... 12,640.66

#### OCT. 11.

7TH ST, ns, 153 e Av B, 19.8x41.9; Metropolitan Savgs Bank—Loretta Corpn; A S & W Hutchins (A); Winter Russell (R); due, ..... 8,798.10  
 MADISON ST, 280; Greenwich Savgs Bank—Sophie Cohen; Middlebrook & Borland (A); Jos P Morrissey (R); due, ..... 21,247.19

#### OCT. 14.

LEXINGTON AV, 1672; N Y Life Ins & Trust Co—Bernard J Deeking; Emmet & Parish (A); Jno H Rogan (R); due, ..... 12,691.66  
 HENRY ST, 163; Eliz W Burke—Saml Solomon et al; Miller, King, Lane & Trafford (A); Thos O'Callaghan (R); due, ..... 16,216.87

#### OCT. 18.

53D ST, ns, 97.8 e 6 av, 21.4x100.5; also 53D ST, ns, 97.6 e 6 av, 2"x60.3; Adele S Bass et al—Eliz W Doremus; Cadwalader, Wickersham & Taft (A); Mortimer S Brown (R); due, ..... 48,906.25  
 129TH ST, 134 W; Frances Kettle—E Spencer Peets; Lind & Pfeiffer (A); Alfred H Townley (R); due, ..... 22,186.66  
 150TH ST, ns, 225 e Amsterdam av, 25x 98; Amy H Green—Eliz M Gerety; Parsons, Closson & McIlvaine (A); Jno F Conway (R); due, ..... 8,459.88  
 150TH ST, ns, 250 e Amsterdam av, 25x 99.11; same—same; same (A); Jas A Foley (R); due, ..... 8,534.50

#### Bronx.

**OCT. 11.**  
 LONGFELLOW AV, ws, 132.2 n 167th, 25x100; Robt J Reilly as exr—Seymour Realty Co et al; Knox & Beignan (A); W S Fraser (R); due, ..... 15,047.70

#### OCT. 14.

188TH ST, swc Bathgate av, 32x89.3; Central Union Trust Co of N Y—Wilhelmina Johanna Mehliop et al; Joline Larkin & Rathbone (A); C M O'Keefe (R); due, ..... 28,585.69

#### OCT. 16.

WEBSTER AV, ws, 50 s 173d, 21.5x83.9; Edgar S Appleby et al—Nan Realty Corp et al; Cannon & Cannon (A); R H Bergman (R); due, ..... 14,113.66

#### OCT. 17.

TREMONT AV, 412-4 E; Kobre Assets Corp—Mary E Mullins et al; M M Behr (A); S Goldstein (R); due, ..... 7,343.20

#### LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

#### Manhattan.

**OCT. 11.**  
 BROADWAY, 2527-37; also 95TH ST, 266 W; Maurice G Gunn et al—Kennedy Theatres, Inc, et al; action to foreclose mechanics lien; P B Adams (A).

#### OCT. 14.

94TH ST, ns, 152 w Amst av, 29.4x100.11xirreg; BROADWAY, es, 125.10 s 95th, 41.11x140.5; Simons & Mayer—Marcus E Cummings et al; counterclaim; Weschler & Kohn (A).  
 94TH ST, ns, 152 w Amst av, 29.4x100.11xirreg; BROADWAY, es, 125.10 s 95th, 41.11x140.5x irreg; Wm M Moore Inc—Marcus M Cummings et al; counterclaim; Weschler & Kohn (A).

#### OCT. 17.

LOT 32, blk 2212, sec 8; Municipal Liens Co—Wilbur S Wright et al; action to foreclose tax lien; E C Smith (A).

#### OCT. 18.

HOWARD ST, ns, 75 w Bway, 24.8x75; Wheeler H Peckham—Reginald W W Reeves; partition; W P Dixon (A).

WATER ST, 684; Sherman J Buchwald—Eleta Tower et al; notice of attachment; H E Cohen (A).

129TH ST, 261-3 W; Hattie Portman—I Lester Wood et al; specific performance; L Rosenber (A).

18T AV, 26-8; also 2D ST, 89-91; Hannah Rothstein—Alex A Mayer et al; action to set aside deed, &c; Gans, Davis & O'Neill (A).

#### Bronx.

#### OCT. 15.

137TH ST, ss, bet Lincoln & Alex avs, —x—; Elway Co Belwood Realty Co et al; action to foreclose tax lien; Sullivan & Cromwell (A).

137TH ST, ss, bet Lincoln & Alex avs, —x—; same—same; action to foreclose tax lien; Sullivan & Cromwell (A).



**MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

<b>OCT. 11.</b> BOWERY, 46-50; Saml Wolis—Albert Kramer et al & Saml Bergoffen (24).....	760.00
BROADWAY, 2531; Chas Greenbaum—Ninety-Fifth St & Broadway Corpn & Kennedy Theatres, Inc (25).....	208.10
48TH ST, 113 W; also 48TH ST, 169 W; Jos Asem—Philip Friedman (26).....	92.50
<b>OCT. 14.</b> 143D ST, 45-53 W; Pasquale Trotta—Non-Column Garage Co, Inc (27).....	2,027.49
BROADWAY, 2531; Jas F Lynch & Co, Inc—95th St & Bway Corpn; Kennedy Theatres, Inc (28).....	877.66
<b>OCT. 15.</b> 9TH ST, 12 W; Hull, Grippen & Co—Jean McL Johansen, Clirehugh & Clirehugh & J C Johansen; renewal (29).....	117.28
27TH ST, 49 W; Armand Zimmermann—Metropolitan Life Ins Co; War Camp Community Service (30).....	641.81
<b>OCT. 16.</b> CATHERINE ST, 86; Saml Goldstein—Julius Kaplan & Frank Dimario (33).....	41.00
14TH ST, 519 E; Fleer & Cohen—Mary Weil & Geo Weil (31).....	175.00
72D ST, 48 W; Pierce, Butler & Pierce Mfg Corpn—Ferdinand Johnson, Inge B Johnson, Pfeiffer & Conrad & Fred Conrad (32).....	975.12
86TH ST, 330 W; Larkin Lumber Co—330 West 86th St Corpn & Geo W Cahen (34).....	562.34
<b>OCT. 17.</b> CANAL ST, 191-3; Jacob Weiss et al—191 & 193 Canal St, Inc, & L Abramson & Son, Inc (35).....	55.00
75TH ST, 244 E; Philip Eich—Jacob Dieter & Jacob Dieter & Sons (39).....	172.57
125TH ST, 226 W; Sterling Ceiling & Lathing Co—Henry Morgenthau et al, Hollerich Bldg & Contracting Co & Baerlocher & Ohman (36).....	611.60
136TH ST, 492 W; Nathan Aronson—Eisen Realty Co, Inc (38).....	30.95
BROADWAY, 2124; Church E Gates & Co, Inc—Danl Katz & Wm H Tiedmann, Inc; renewal (37).....	201.14

**Bronx.**

<b>OCT. 11.</b> SENECA AV, nwc Edgewater rd, 50x 100; Michl Halwer, Burns Bros & Jno Vibiani (5 1/2).....	435.00
<b>OCT. 14.</b> BRYANT AV, es, 105 n 174th 50x100; G Goldberg & Sons, Inc—Eckman Bldg Co, Inc (5).....	375.00
<b>OCT. 15.</b> PARK AV, es, 275 n 181st, 27x141; Salvatore Trombotore & Vincent Trombotore—Antanet Itrace (6).....	1,712.00
<b>OCT. 16.</b> FRANKLIN AV, ws, 20 s 170th, 20x 94.9; Abram Kamishofsky—Congregation Sons of Israel Talmud Torah Beth Israel, Inc, & Jacob Linn (8).....	165.00
MORRIS AV, 2100; also MORRIS AV, 2163; Brody Paint Co—Kerry Bldg Co, Inc, & Nehring Bros, Inc (7).....	163.45

**OCT. 17.**  
No Mechanics Liens filed this day.

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

<b>OCT. 11.</b> 10TH ST, 437-9 W; General Barnes—Est Jno J Hannon et al; July 9'18... LENOX AV, 145-9; Isidor M Edelman—145 Lenox Av Co et al; June 14'18...	102.75 241.50
<b>OCT. 14.</b> CENTRAL PARK W, 236; Eugene Maute—Eliz Mueller et al; Sept 10'18; vacated.....	212.00
<b>OCT. 15.</b> 143D ST, ns, 260 e Lenox av; Jacob Gottlieb—Non-Column Garage Co et al; Aug 2'18..... BROADWAY, 1706-20; Rufus Darrow's Sons Inc—Ford Motor Co et al; Sept 11'18.....	949.00 1,764.65
<b>OCT. 16.</b> 43D ST, 4 W; Theo C Wood—Columbia University Club et al; Aug 12'18... 143D ST, ns, 260 e Lenox av; Pasquale Trotta—Non-Column Garage Co, Inc, et al; Aug 16'18.....	117.00 2,027.49
<b>OCT. 17.</b> 48TH ST, 6-8 W; Edw Corning Co—Collegiate Bldg Corpn; June 19'18... 77TH ST, 219-23 W; Saverio Feracane—77th St Realty Corpn et al; Jan 30'18..... 77TH ST, 210 W; Oriental Fireproof Sash & Door Co—same; Jan 31'18... 77TH ST, 219-23 W; Colonial Sand & Stone Co—same; Feb 1'18..... SAME PROP; A F Galligan, Inc—same; Feb 2'18..... 124TH ST, 507-9 W; Liberty Painting & Contracting Co—Anna M Pelzer et al; Oct 5'18.....	3,836.12 3,600.00 1,200.00 42.90 350.00 76.00

**Bronx.**

No Sat. Mech. Liens filed during the week.

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

<b>OCT. 3.</b> LIBERTY DEXTERINE REFINERY CO, INC; David Wiener; \$3,700; I Weckstein; Carter, Jno & Henry Meyer; Arthur Stallman & Co; \$3,971.22; F A Hutson. UNION STATION BANK of St Louis; Green River Distilling Co; \$10,000; Carter, Ledyard & Milburn.	
<b>OCT. 4.</b> McCALL, Samuel M; Gus K Worms et al; \$795; Root, Clark, Buckland & Howland.	
<b>OCT. 5.</b> No Attachments filed this day.	
<b>OCT. 7.</b> LINCOLN & PARKER FILM CO; Acme Lithographing Co, Inc; \$594.46; Grauer & Rathkopf. YAZOO YARN MILL; Herx & Eddy; \$2,621.20; J Rowan.	
<b>OCT. 8.</b> No Attachments filed this day.	
<b>OCT. 9.</b> KERESTEDJOPOULOS, Basil, Vlassios J Tabanlis & Geo J Giegoriades; Socrates Moscahlades et al; \$4,584.20; H J Block. MATTHEWS, J. E; Henry J Bigelow; \$500; Johnston & Messier.	
<b>OCT. 10.</b> ARRAT GROCERY CO, Inc; Moscahlades Bros; \$875.92; Goldstein & Goldstein. ANGSTER, Edw L & Bartholomew C Lynch; Nathan Levy; \$2,775.86; Kaplan, Kosman & Streusand.	
<b>OCT. 11.</b> NEPTUNE SEA FOOD CO; Schratte Bros; \$525; Glaze & Fine. BANCA BERGAMASCA DU DEPOSITI E CONTI CORRENTI; Patent Vulcanite Roofing Co, Inc; \$72,942.05; J E Roesser.	
<b>OCT. 14 &amp; 15.</b> No Attachments filed these days.	
<b>OCT. 16.</b> COHEN, Louis M; Israel Shulman; \$827.80; H G Fromberg.	

**CHattel MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

<b>OCT. 11, 14, 15, 16 &amp; 17.</b> G Goldberg & Sons; 330 W 86th... Chantrell Hardware & Tool Co.....	275.00
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**Bronx.**

<b>OCT. 10, 11, 14, 15 &amp; 16.</b> Schnitter, A, 3d av, nec 169th...General Oven Co; baker's oven.....	981.75
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**PLANS FILED FOR NEW CONSTRUCTION WORK.****Manhattan.**

<b>FACTORIES AND WAREHOUSES.</b> 33D ST, 346-48 E, 1-sty bk storage, 40x98, plastic slate rf; \$2,500; (o) Edw. Smolka & Alex Greif, 233 E 33d; (a) Julius Eckman, 154 Nassau (149).	
<b>MISCELLANEOUS.</b> HUDSON ST, 354, 1-sty fr shed, 24x60, tar & gravel rf; \$5,000; (o) Trinity Corp., Herman H. Camman, Pres., 187 Fulton; (a) Mitchell Bornstein, 103 Park av (150). 28TH ST, 238-44 W, 1-sty bk vault, 16x37, tar & felt rf; \$2,000; (o) M. Groh's Sons, Inc., 238 W 28th; (a) Friedman, Robertson & Keeler, 90 West (151).	

**PLANS FILED FOR ALTERATIONS****Manhattan.**

<b>COLUMBUS CIRCLE, 4,</b> remove all masonry around columns, install mezzanine floor, show window, partitions to 4-sty f. p. hotel & str; \$2,000; (o) Nellie Flake, 1 E 49th; (a) John H. Schelery, 24 W 42d (1959). LISPENARD ST, 23-25, f. p. doors, partitions to 7-sty bk str & lofts; \$1,000; (o) Chas. Mannierre, 37 Liberty; (a) A. D. Anstey, 162 W 20th (1989). LUDLOW ST, 144, new flue to 5-sty bk str & tnt; \$300; (o) Harry Walcer, 131 Orchard; (a) Max Muller, 115 Nassau (1974). NORFOLK ST, 85, remove stairs to 6-sty bk str & lofts; \$75; (o) Henry M. Greenberg, 125 Delancey; (a) Jacob Fisher, 25 Av A (1998). OLD SLIP, 10 & 12, change entrance to 5-sty bk str & office; \$2,500; (o) W. R. Grace & Co., Jos. P. Grace, Pres, 7 Hanover sq; (a) Jas. W. O'Connor, 3 W 29th (1900). PEARL ST, 303, reinforce floors to 3 1/2-sty bk warehouse; \$2,000; (o) Edw. M. Raphael & Co., 17 Battery pl; (a) F. P. Platt, 1123 Bway (1988). SPRING ST, 23, new posts & girders, stairs, f. p. doors, shutters, plumbing fixtures to 5-sty bk warehouse; \$2,000; (o) Catherine H Mitnacht, Monroe, Orange county, N. Y.; (a) Ross & McNeil, 29 E 42d (1973). SPRUCE ST, 7-9-11, f. p. stairs, doors, cut opening to 5-sty f. p. loft bldg; \$1,000; (o) Est of Henry L. Einstein, U. S. Trust Co, trste, 45 Wall; Cecille Einstein, extrs, 44 W 53d; (a) H. H. Oddie, 251 4 av (1965).	
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WALKER ST, 89, remove wall & 2 stys, new rf, stairs, front, ext to 4-sty bk str & lofts \$2,000; (o) Goldstein & Marcus, Inc., 544 W 145th; (a) Louis A. Sheinart, 194 Bowery (1978).

WALL ST, 64, new stairs, partitions to 11-sty f. p. office; \$500; (o) Hochelaga Realty & Development Co., W. A. Bog, Pres., on prem; (a) Wm. H. Gompert, 171 Madison av (1977).

WASHINGTON ST, 141, remove walls, bk up window, stairs to 4-sty bk office; \$800; (o) Henry J. Schnitzer, on prem; (a) J. J. Diemer, 118 E 28th (1984).

5TH ST, 516 E, new partitions, water closets, cut windows to 5-sty bk str & tnt; \$1,200; (o) Berman Braunstein, 199 Canal; (a) Louis A. Sheinart, 194 Bowery (1992).

7TH ST, 279-81 E, new wall, partitions, bathrooms to 5-sty bk str & tnt; \$2,000; (o) Harris Shedlinsky, care arch; (a) Louis A. Sheinart, 194 Bowery (1991).

7TH ST, 300 E, new ceiling to 1-sty bk garage; \$350; (o) Jno. G. Wendel, 158 Grand; (a) Jacob Fisher, 25 Av A (1997).

19TH ST, 111-19 W, new iron stairs to 8-sty f. p. postoffice; \$3,000; (o) Equitable Life Assurance Soc of the U. S., Gerald Brown, compt., 120 Bway; (a) Scott & Prescott, 1 Madison av (1971).

24TH ST, 41 W, new partitions, remove stairs, remodel show window to 8-sty str & hotel; \$1,000; (o) Bayard S. Litchfield, 3 av & 3d; (a) M. J. Harrison, World Bldg (1985).

25TH ST, 325-27 E, remove partitions, new wall, flue to 3-sty bk stable & garage; \$300; (o) David H. Posner, 29 School, Boston, Mass.; (a) Louis A. Sheinart, 194 Bowery (1976).

28TH ST, 256 W, partitions, stairs to 5-sty bk mfg bldg; \$800; (o) Edw. Jansen, 110 W 18th; (a) W. L. Rouse & L. A. Goldstone, 512-5 av (1969).

34TH ST, 13-15 W, new partitions, stairs, toilets to 8-sty bk str & office; \$2,000; (o) Frank A. Seitz Realty & Constn. Co., Frank A. Seitz, Pres., on prem; (a) Jos. Putzel, 29 W 34th (1962).

34TH ST, 450-8 W, columns & windows to 7-sty bk hospital; \$1,000; (o) French Benevolent Society, 450 W 34th; (a) Geo. Provot, 104 W 42d (1963).

50TH ST, 413 E, rearrange all floors to 3-sty bk dwg; \$4,000; (o) Jeanette Tuska, 20 Nassau; (a) Saml. Cohn, 32 Union sq (1972).

72D ST, 530-32 E, 1-sty ext to 5-sty bk stable; \$2,000; (o) 530 E 72d St. Co., Edwin Holder, Pres., 60 Bway; (a) Otto Reissman, 147 4 av (1781).

73D ST, 172 E, f. p. ceilings, close opening to 3-sty bk storage & dwg; \$1,000; (o) Jno. C. Boverst, 47 Cedar; (a) Otto Reissman, 147 4 av (1780).

80TH ST, 225-27 E, new platform, dressing room to 3-sty bk school; \$2,000; (o) N. Y. Baptist City Mission Society, Rev. Chas. H. Sears, Secy., 56 Washington sq; (a) E. G. De Forest, 21 E 99th (1995).

86TH ST, 58 E, new windows to 4-sty bk dwg; \$400; (o) Mary Jamieson, on prem; (a) Fredk. Jacobson, 36 S av (1944).

115TH ST, 28 W, new partitions, plumbing fixtures, floors, window, flue, remove pier & window to 3-sty bk office & res; \$1,800; (o) B. Feinberg, on prem; (a) Rudolph Boehler, 38 W 32d (1968).

116TH ST, 116 W, new partitions, dumbwaiter, str front to 5-sty bk str & dwg; \$1,000; (o) Edgar Lincoln, 525 West End av; (a) J. M. Filson, 1133 Bway (1975).

130TH ST, 617-21 W, remove stalls & new openings to 3-sty bk stable & garage; \$500; (o) Louis Strauss, 617 W 30th; (a) Gross & Kleinberger, Bible House (1964).

AMSTERDAM AV, 2537-39, new partitions to 6-sty bk str & tnt; \$1,000; (o) Harry Kallman, 525 W 180th; (a) M. J. Harrison, World Bldg (1985).

BROADWAY, 881-87, new partitions, doors to 7-sty loft; \$600; (o) Est Henrietta Constable, 111 5 av; Hicks A. Weatherbee, trste; (a) Cady & Gregory, 40 W 32d (1983).

BROADWAY, 1218, remove wall, new steel girders, str front to 2-sty bk str & loft; \$2,200; (o) Mary A. Fitzgerald, care Dwight & Scoville, 62 Cedar; (a) Jacob Fisher, 25 Av A (1996).

GREENWICH AV, 30, stairs, doors to 6-sty bk factory; \$500; (o) Margaret Kiley, 134 W 13th; (a) S. A. McInnis, 428 Central Park W (1961).

MADISON AV, 154-56, install sidewalk elevator, plumbing fixtures to 4-sty bk str & bachelor apts; \$1,800; (o) The Holworthy Chambers, Inc., Fred L. Lavanburg, Pres, 100 William; (a) Sommerfeld & Steckler, 31 Union sq (1966).

5TH AV, 618, remove vault to 5-sty bk bank & dwg; \$500; (o) Equitable Trust Co, 37 Wall; (a) Irving Margon, 355 E 149th (1987).

6TH AV, 497, replace stairs, new partitions to 3-sty bk str, office & tnt; \$150; (o) Catherine Forbes, 537 Franklin av, Bklyn; (a) Horenburger & Barden, 122 Bowery (1979).

12TH AV, n e c 57th, partitions to 1-sty f. p. garage; \$100; (o) Edgar S. & John S. Appleby, 11 John; (a) John A. Hamilton, 32 Bway (1960).

BATTERY PARK, Aquarium, excavate cellar to 1-sty bk aquarium; \$600; (o) City of N. Y., Dept. of Parks, Wm. F. Grell, Com., Municipal Bldg.; (a) Jaros Kraus, Municipal Bldg. (1993).

**Bronx.**

MANIDA ST, 654, new lintels, new partitions to 3-sty bk dwg & garage; \$350; (o) Lipnitsky & Marin, on prem; (a) Irving Margon, 355 E 149th (227).

MINFORD PL, 1424-26, 2-sty bk ext, 42x7.2, new balcony, new partitions, remove partly wall & connect 2-2-sty fr dwgs, forming synagogue; \$2,500; (o) Cong. Ein Jacob Anshe Liskova, on prem; (a) Nathan Langer, 51 E 125th (238).

BAYCHESTER AV, 4081, 2-sty fr ext, 23.4x 14, to 2 1/2-sty fr dwg; \$750; (o) Andrew Pechy, on prem; (a) Arthur E. Anderson, 1710 Pitman av (229).



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This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.  
Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CII No. 2641 New York, October 26, 1918 PRICE 20 CENTS

CONVEYANCES.

Borough of Manhattan.

OCT. 18, 19, 21, 22 & 23.

Bank st, 30 (2:614-17), ss, 136.5 w Waverly pl, 19.6x93x19.10x93, 3-sty & b bk dwg; Stephen H Smith & Lester Tallman, EXRS Eliz Hopkins, to Eliz Hanley, 21 Perry; Oct19; Oct22'18; A\$8,000-9,500 (R S \$8.50). O C & 100  
Burling sl, 7 & 9 (1:75-8-9), nes, 19.6 nw Water, 40.2x57.9x36.1x55.6, 2-4-sty bk loft & str bldgs; Jos Calmenson to Bernhard Lichtenstein, 50 W 77; Oct18; Oct19'18; A \$22,000-28,000. O C & 100  
Canal st, 185-7; see Lex av, 1372.  
Columbia st, 75½ (2:334-32), ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & str; Harry Weinstein, 75½ Columbia, to Pauline Kessler, 312 Hayden av, Manhattan; mtg \$10,000; Oct18; Oct19'18; A\$7,000-11,500 (R S \$1). O C & 100  
Greenwich st, 803 (2:625-3), es, 36.1 s Jane, 24x82.7x24x83.9, 4-sty bk tnt & str, 1-sty bk ext; John D Shea, of Bronx, to Jos Yellen, 64 Horatio; mtg \$15,500 & AL; Oct21'18; A\$8,000-14,500 (R S 50c). O C & 100  
Ludlow st, 152 (2:411-49), es, 100 s Stanton, 25x89x25x89.1, 5-sty bk tnt & str; Sarah, wife, & Jacob Jacobowitz, of Bklyn, to Hurlbert McAndrew, 134 Prospect av, Mamaroneck, NY; B&S & CaG; mtg \$22,000; Oct18; Oct22'18; A\$17,000-23,000 (R S 50c). O C & 100  
Ludlow st, 173 (2:412-29), nws, abt 200 s Houston, 25x87.6, 5-sty bk tnt & str; Barnet Realty Corp, 271 Rway, to Yetta Kaplan, 626 Willoughby av, Bklyn; QC; Oct18; Oct19'18; A\$14,500-21,000 (R S 50c). nom  
Madison st, 179 (1:273-11), ns, 265.6 e Pike, 24.5x100, 5-sty bk tnt str; Hunts Point Realty Co to Bronx National Realty Corp, 882 Prospect av; B&S; Oct9; Oct 21'18; A\$15,000-28,500 (R S \$1). O C & 100  
Mott st, 97-9; see Lex av, 1372.  
Stanton st, 62 (2:417-34), ns, 25.4 e Eldridge, 25.4x75, 5-sty bk tnt & str; Thos J Keane to Edw D Hiserad, 518 E 146; AT; AL; Oct22; Oct23'18; A\$14,000-22,000 (R S 50c). O C & 100  
Suffolk st, 118 (2:348-11), es, 76 s Rivington, 24x75, 5-sty bk tnt & str; Lester M Friedman, ref, to Ella V Eldredge, 366 Clinton av, Bklyn, plffs; FORECLOS Oct 16; Oct22; Oct23'18; A\$16,000-23,000 (R S \$10). 10,000  
3D st, 387-9 on map 389-91 E (2:358-62), ns, 150.10 e Lewis, 50x97, 6-sty bk tnt; Bertha Kahn to Bernhard Mayer, 41 E 72; ½ pt; B&S; AL; Aug15; Oct21'18; A\$16,000-49,000. O C & 50  
3D st, 387-9 on map 389-91 E; same to Saml Weil, 222 Lenox av; Benj J Weil, 21 E 82; Louis Victor Weil, 52 E 75, EXRS Jonas Weil; ½ pt; B&S; AL; Aug15; Oct 21'18. O C & 100  
6TH st, 206 E (2:461-11), ss, 105 e Bowery, 25x97, 5-sty bk tnt str; Louise Fox, of Jersey City, NJ, to Jos L Buttenwieser, 300 Central Park W; AL; Oct15; Oct21'18; A\$15,000-24,000. nom  
12TH st, 609 E (2:395-57), ns, 118 e Av B, 24.7x103.3, 5-sty bk tnt str & 3-sty bk rear tnt; Muir Land Corp to Anthony Sitko, of Mt Carmel, County of Northumberland, Pa; mtg \$12,500 & AL; July19; July22'18; A\$8,500-12,500 (R S \$2.50); corrects error in issue July27 as to last line. nom  
12TH st, 609 E (2:395-57), ns, 118 e Av B, 24.7x103.3, 5-sty bk tnt & str & 3-sty bk rear tnt; Stone Av Realty Co of Bklyn to Muir Land Corp, 391 Fulton, Bklyn; mtg \$12,500; July19; July20'18; A\$8,500-12,500 (R S \$2.50); corrects error in issue July 27, when distance e of Av B was 142.7. nom  
16TH st, 43-7 W (3:818-10), ns, 155 e 6 av, 65x92, 12-sty bk loft & str bldg; Louise C, wife Hugh E O'Reilly, of Hempstead, LI, to Mallex Realty Corp, 170 Bway; mtg \$246,500 & AL; Sept30; Oct18'18; A\$68,000-226,000 (R S \$31.50). O C & 100

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119 West 40th Street

16TH st, 43-7 W; Mallex Realty Corp to Normar Real Estate Corp, 170 Bway; B&S; mtg \$246,500 & AL; Oct16; Oct18'18. nom  
31ST st, 214 E (3:911-56), ss, 410 w 2 av, 20x98.9, 3-sty & b bk dwg; Eliza Dean, N Y, to Hamilton F Dean, 214 E 31; May1, 1897; Oct21'18; A\$9,600-11,500. nom  
33D st, 348 E (3:938-41), ss, 100 w 1 av, 20x98.9, 4-sty bk tnt & str; Herman Kappes to Edw Smolka, 9 Jerome av, Arverne, B of Q, & Alex Greif, 233 E 33; AL; Oct18'18; A\$6,550-8,000 (R S \$6.50). nom  
39TH st, 234-40 W (3:788-66-69), ss, 380.2 e 8 av, 68.9x98.9, 4-4-sty bk tnts; Bowery Savgs Bank to Richd Moller, 1895 Grand Blvd & Concourse; B&S; Oct10; Oct22'18; A \$102,500-108,500 (R S \$82.50). O C & 100  
61ST st, 241 W (4:1153-9), ns, 200 e West End av, 25x100.5, vacant; Wm O Hubbard, ref, to Metropolitan Life Ins Co, plff; FORECLOS Oct15'18; Oct17; Oct19'18; A\$7,000-7,000 (R S \$8). 8,000  
64TH st, 121 E (5:1399-8), ns, 200 w Lex av, 20x100.5, 4 & 5-sty stn dwg; Annie H Kimball, of Jaffrey, NH, to Fredk J Sterner, 150 E 62; AL; Oct17; Oct21'18; A\$28,000-38,000 (R S \$31). O C & 100  
67TH st, 121-7 W; see Bway, 1981-7.  
69TH st, 247-9 W (4:1161-11), ns, 505 w Ams av, 40x100.5, 5-sty bk stable; Tudor Realty Co to Richd G Babbage, 449 Park av; B&S; mtg \$27,000; Oct21; Oct22'18; A \$24,000-42,000 (R S \$23). O C & 100  
72D st, 125 W (4:1144-23), ns, 235 w Col av, 20x102.2, 4-sty & b stn dwg; Ellery O Anderson, ref, to Inwood Realty Corp, 271 Bway; sub to PM mtg \$24,000; PARTITION Sept19; Oct18; Oct19'18; A\$38,000-43,000 (R S \$35).  
11,000 cash & PM mtg \$24,000. total 35,000  
74TH st, 57 W (4:1127-6), ns, 120 e Col av, 20x102.2, 4-sty & b stn dwg; Bond & Mtg Guar Co to Chas F Smith & Annie M. his wife, 266 W 72, as joint tenants; B&S; mtg \$20,000; also PM mtg \$4,000; Sept3; Oct23'18; A\$25,500-33,000 (R S \$7). O C & 100

79TH st, 74 E (5:1393-40½), ss, 76 w Park av, 18x102.2, 4-sty & b stn dwg; Geo B Bernheim & ano, EXRS Aline Bernheim, to Geo B & Alfred L Bernheim, ind,vid, both at "Belnord," 86th & Bway; Oct14; Oct18'18; A\$35,000-43,000. nom  
80TH st, 110 W (4:1210-40), ss, 600.6 e Ams av, 20x102.2, 4-sty & b stn dwg; Robt S Streep, NY, to I Newton Streep, 230 Covert, Bklyn; mtg \$19,000; Oct15; Oct18'18; A\$18,000-23,500 (R S \$1.50). O C & 100  
83D st, 62 W (4:1196-58), ss, 156 e Col av, 19x102.2x18.8x102.2, 4-sty & b bk dwg; Cora Sanders, widow, to Edith S Tillman, of East Orange, NJ; mtg \$15,200; Sept20; Oct22'18; A\$16,000-20,000 (R S \$1). O C & 100  
83D st, 62 W; Edith S Tillman, of N Y C, to Anna M Pelzer, of Ramsey, NJ; mtg \$15,200; Oct14; Oct22'18 (R S \$1). O C & 100  
101ST st, 417 E (6:1695-12), ns, 270 e 1 av, 25x100.11, 1sty bk bldg & 1-sty fr rear stable; Montague Lessler, 107 Central av, Tompkinsville, B of R, to Rebecca Smith, 417 E 101; mtg \$3,600 & AL; Aug6; Oct23'18; A\$5,000-5,300 (R S \$1). nom  
102D st, 228 E (6:1651-32), ss, 175 w 2 av, 25x100.11, 4-sty bk tnt & str; Saml Buchfuhrer & Gosie, his wife, to Gosie Buchfuhrer, 228 E 102; mtg \$11,275; July2; Oct23'18; A\$7,000-14,000 (R S 50c). nom  
106TH st, 160 W; see Ams av, 933-5.  
111TH st, 186-90 E; see 3 av, 259.  
111TH st, 212-4 W (7:1826-44), ss, 250 w 7 av, 50x100.11, 6-sty bk tnt; mtg \$66,500 & AL; A\$27,500-65,000; also 111TH ST, 216-8 W (7:1826-46), ss, 300 w 7 av, 50x100.11, 6-sty bk tnt; mtg \$63,500 & AL; A\$27,500-65,000; Belmont Realty Corp to Belco Realty Co, 3521 Bway; Oct2; Oct18'17 (R S \$4). O C & 100  
111TH st, 216-8 W; see 111th st, 212-4 W.  
113TH st, 114 W; see St Nicholas av, 54.  
113TH st, 230 W (7:1823-42), ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; Lossie Minzie, 839 West End av, to Metropolitan Mtg Co, 2 Rector; mtg \$54,000 & AL; Oct18'18; A \$29,500-72,000 (R S 50c). nom  
116TH st, 110 E (6:1643-66), ss, 125 e Park av, 25x100.11, 5-sty stn tnt; Hubert T Hyland, 29 W 104, to Chas M Heymann, 1 W 92; mtg \$16,000; Oct18; Oct21'18; A \$14,000-24,000 (R S \$2). O C & 100  
117TH st, 12 W (6:1600-42), ss, 125 w 5 av, 33.4x100.11, 5-sty bk tnt; Geo L Donnellan, ref, to Francis L Noble, 200 Hicks, Bklyn, TRSTE will Eliz A T Phelps, plff; FORECLOS & DRAWN Oct22; Oct 23'18; A\$18,000-35,000 (R S \$1). 1,000  
118TH st, 243 E (6:1783-19), ns, 143.4 w 2 av, 16.3x100.11, 3-sty & b stn dwg; Emma M Woehrie to Albt C Woehrie, 1878 Lex av; mtg \$7,000; Aug'08; Oct21'18; A\$4,800-7,000. O C & 100  
123D st, 100 W; see Lenox av, 259.  
124TH st, 507-9 W (7:1979-25), ns, 150 w Ams av, runs 100.11xw50xs75.11xe0.6xs25 to st ex49.6 to beg, 6-sty bk tnt & str; Anna M Pelzer of Ramsey, NJ, to Martin W Hill of Orange, NJ; mtg \$51,500 & AL; Oct11; Oct19'18; A\$29,000-63,000 (R S \$5). O C & 100  
124TH st, 507-9 W; Martin W Hill to S W L Realty Co, a corp; mtg \$57,500; Oct 11; Oct19'18 (R S \$1). nom  
131ST st, 222 W (7:1936-43½), ss, 240 w 7 av, 15x99.11, 3-sty & b stn dwg; A\$3,900-5,000; also 131ST ST, 226 W (7:1936-44½), ss, 270 w 7 av, 15x99.11, 3-sty & b stn dwg; A\$3,900-5,000; L Hurd Sanford, 9 Montague ter, Bklyn, to Eliz S Reynolds, at Sound Beach, Conn; B&S & CaG; mtg \$11,000 & AL; Oct5; Oct18'18. nom  
131ST st, 226 W; see 131st, 222 W.  
133D st, 526 W (7:1986-107), ss, 292.6 w Ams av, 17.6x99.11, 4-sty bk tnt; John G Dyer, ref, to Margt L V Shepard, at Scarborough-on-Hudson, NY, TRSTE will Eliott F Shepard, plff; FORECLOS Oct15; Oct22'18; A\$5,000-8,000 (R S \$8). 8,000  
134TH st, 318 W (7:1959-26), ss, 250 w 8 av, 25x99.11, 5-sty bk tnt; Wells Holding Co, 159 W 125, to Edw W Browning, 110 W 40; mtg \$10,000; Oct17; Oct23'18; A\$7,000-19,000 (R S \$7.50). O C & 100



138TH st, 219-219½ on map 219 W (7:2024-22½-23), ns, 214.6 w 7 av, 32x99.11, 3-sty & b bk dwg; Peter Dahl, 112 W 100, to Anna Holley, 2424 7 av; mtg \$5,000 & AL; Oct19; Oct21'18; A\$8,900-12,800 (R S \$3.50). O C 100

140TH st, 304 W (7:2042-20), ss, 115 w 8 av, 15x99.11, 3-sty & b bk dwg; Wm C Reeber to Josephine V Ryan, 163 Lex av; mtg \$6,500 & AL; Oct16; Oct23'18; A\$4,000-6,000. O C & 100

141ST st, 117-45 W; see 142d, 130-58 W.

141ST st, 269 W (7:2027-7), ns, 150 e 8 av, 25x99.11, 4-sty bk tnt & str; Herbert R Limburg, ref, to Lottie & Seymour Schluseld, 37 W 74, EXRS Alex Schluseld, pffs; FORECLOS Oct15; Oct22'18; A\$7,000-13,000 (R S \$12). 12,000

142D st, 130-58 W (7:2010-6-11-18-42-50-54), ss, 100 e 7 av, runs s199.10 to ns 141st (Nos 117-45) ex375xn99.11 ex 75 xn99.11 to 142d xw450 to beg, 6-6-sty bk tnts; 135 Bway Holding Corp'n to Payton Apartments Corp'n, at 127 W 141; mtg \$964,100 & AL; Oct1; Oct22'18; A\$192,000-930,000 (R S \$140). O C & 100

143D st, 45-61 W (6:1741-12), ns, 260 e Lenox av, 100x99.11, 1-sty bk garage; Non Column Garage Co to Wilson Garage, Inc, at 45-51 W 143; mtg \$36,500 & AL; Oct7; Oct21'18; A\$— (R S \$8.50). nom

165TH st, 546 W (8:2122-32), ss, 180.9 e Bway, 20.1x117.1x20x118.11, 5-sty bk tnt; Chas E Haskell to Geo T Yonker, 11A Spencer pl, Bklyn; mtg \$18,000 & AL; Oct 17; Oct22'18; A\$9,500-21,000 (R S \$2). O C & 100

165TH st, 546 W; Geo T Yonker, of Bklyn, to Saml Goldberg, 542 Hinsdale, Bklyn; mtg \$18,000 & AL; Oct22'18 (R S \$2). nom

176TH st, 503 W (8:2132-90), ns, 100 w Ams av, 42.6x99.11, 5-sty bk tnt; Hanover Mtg Co, 49 Wall, to Annie L & Delphinia J McEntyre, 253 W 72, as joint tenants; mtg \$28,000 & AL; Oct15; Oct18'18; A\$13,000-39,000 (R S \$10.50). O C & 100

Amsterdam av, 933-5 (7:1860-61), sec 106th (No 160), 47.10x100, 6-sty bk tnt & str; Wm P Schoen, ref, to Baltic Holding Corp'n, 128 Bway; FORECLOS Sept19; Oct 19; Oct21'18; A\$60,000-120,000 (R S \$32). 52,000

Amsterdam av, 933-5, sec 106th (No 160); Baltic Holding Corp'n to Luttrell H Redner, 200 W 71; B&S; mtg \$70,000; Oct19; Oct21'18 (R S \$24). O C & 100

Amsterdam av, 1427 (7:1970-4), es, 74.11 n 130th, 25x100, 5-sty bk tnt & str; Wm L Solomon to Etta Halper, 600 W 150; AL; Aug21; Oct23'18; A\$13,000-25,000. nom

Broadway, 1981-7 (4:1139-14-16 & 14½-14¾), nwc 67th (Nos 121-7), 84.9x93x75.5x 131.8, 4-4-sty bk tnts & str & 3-4-sty & b stn dwgs; Broadway & 67th St Corp'n to Annie J Morgan, 325 E 39; B&S; mtg \$245,000 & AL; Sept19; Oct22'18; A\$254,000-276,000 (R S \$32.50). O C & 100

Broadway, 1981-7, nwc 67th (Nos 121-7); Annie J Morgan to Theo Southard, 1624 University av; AL; Oct19; Oct22'18 (R S 50c). O C & 100

Lenox av, 259 (7:1907-36), swc 123d (No 100), 24.8x80, 4-sty & b stn dwg; mtg \$21,000; A\$24,500-29,000; also 3D AV, 2012-8 (6:1638-40), swc 111th (Nos 186-90), 100.10x 100, 5-4-sty bk tnts, str on av; mtg \$47,000; A\$76,000-102,000; Virginia Wood, NY, to Mary E Wood, NY; May29'07; Oct22'18. nom

Lexington av, 1372 (5:1519-57), ws, 50.10 s 91st, 16.6x88.3x16.6x88.3, 3-sty & b stn dwg; A\$12,000-13,000; also ½ of MOTT ST, 97 (1:205-30), nwc Canal (Nos 185-7), 100.3x50, 6-sty stn loft & str bldg; A\$60,000-90,000; also MOTT ST, 99 (1:205-29), ws, 125 n Walker as on map Bayard's Farm, 25x100, 6-sty bk factory; A\$17,000-27,000; also 143D ST, 423 E (9:2288), ns, 240.1 e Willis av, 14.11x100, 2-sty & b fr dwg; also 143D ST, 425 E (9:2288), ns, 255 e Willis av, 15x100, 2-sty & b bk dwg; also 143D ST, 427-9 E (9:2288), ns, 270.1 e Willis av as on map sec C, North N Y, 29.11x100, 2-2-sty & b bk dwgs; also 143D ST E (9:2288), ns, 270 e Willis av on said map, 0.1 x100; trust deed; Amalia J Wackerow, also known as Amalia Jaeger, 264 Riverside dr, to Frank W P Jaeger, Summit, NJ, & Chas C Schmitt, Hollis, NY; Oct8; Oct19'18. nom

Madison av, 699 (5:1377-22¾), es, 80 n 62d, 20.5x50, 5-sty stn tnt & str; L G Co, 111 Bway, to Harry W Vogel, 525 West End av, & Bernard W Vogel, 697 Mad av; ½ pt; mtg \$27,500; also mtg \$2,500 on ½ pt; Sept17; Oct18'18; A\$31,000-41,000. nom

Madison av, 1427-29 (6:1604-52), es, 50.11 s 99th, 50x100, 7-sty bk tnt; Chas L Hoffman, ref, to Olds Holding Corp'n, 217 Bway; FORECLOS Sept10; Oct22; Oct23'18; A\$38,000-83,000 (R S \$57). 57,000

Madison av, 1570 (6:1611-56), ws, 81.11 s 106th, 19x100, 5-sty bk tnt & str; Wm Weiss, ref, to Esther Jerkowski, 151 Central Park W, pff; FORECLOS Oct15; Oct 21; Oct22'18; A\$11,500-19,000 (R S \$16.50). 16,500

Madison av, 1574 (6:1611-57½), ws, 43.11 s 106th, 19x100, 5-sty bk tnt & str; Harold H Herts, ref, to Albt G Morganstern, 783 5 av, pff; FORECLOS Oct15; Oct17; Oct18'18; A\$11,500-19,000 (R S \$16). 16,000

Madison av, 1576 (6:1611-58), ws, 24.11 s 106th, 19x100, 5-sty bk tnt & str; Harold H Herts, ref, to Albt G Morganstern, 783 5 av, pff; FORECLOS Oct15; Oct17; Oct18'18; A\$11,500-19,000 (R S \$16). 16,000

St Nicholas av, 54 (7:1822-42), sec 113th (No 114), 76.3x55.6x65x95.5, 5-8½y bk tnt; Lulu Benedict to Minnie Breuer, 265 W 19; AL; Oct17; Oct21'18; A\$45,000-60,000 (R S \$1). O C 100

1ST av, 991 (5:1347-25), ws, 61 n 54th, runs w68xs77xw12xn20x12xn77x68xs20 to beg, 4-sty bk tnt & str; Maurice Bloch, ref, to Bela D Eisler, 302 W 92, pff; FORECLOS Sept9; Oct21; Oct23'18; A\$8,000-12,000 (R S \$7). 6,700

1ST av, 991; Bela D Eisler, 302 W 92, to Tahka Realty Corp'n, 140 Nassau; Oct22; Oct23'18 (R S \$7.50). nom

2D av, 2005 (6:1653-23), ws, 50.5 n 103d, 25.3x75, 4-sty bk tnt & str; Benj H Rosenstein & ano, TRSTES will Julius Sands, to Rose S Roberts (Rosenstein), daughter of late Julius Sands, at Hotel Ansonia, Bway & 73d; Oct19; Oct21'18; A\$8,000-13,500. nom

2D av, 2104-6 (6:1680-3-4), es, 50.5 n 108th, 50.5x100, 2-5-sty bk tnts & str; Jacob Levin, 171 Lenox av, to Marguerite Portman, 540 Manhattan av; mtg \$44,000 & AL; Oct17; Oct18'18; A\$18,000-40,000 (R S \$1). nom

3D av, 747 (5:1320-4), es, 75.5 n 46th, 25x95, 4-sty bk tnt & str & 2-sty fr rear tnt; Eliza Dean, NY, to Hamilton F Dean, 214 E 31; May1, 1897; Oct21'18; A\$17,500-25,000. nom

3D av, 2012-8; see Lenox av, 259.

## MISCELLANEOUS CONVEYANCES.

**Borough of Manhattan.**

Delancey st, 77-9 (2:414), ss, 47.10 w Orchard, 39.8x75.2; also AT to strip on w 0.5x76.1, & strip on s 0.10x39.8, with rights over alleys or strips 3.1x— to ws Orchard, & over strip 5.4x38.7 to ss Delancey; agmt modifying CONTRACT dated Aug8'14; Manhattan Holding Co, 79 Delancey, with Bank of United States, at 79 Delancey; mtg \$125,000 on this & swc Delancey & Orchard; Aug14; Oct21'18. nom

16TH st, 43-7 W (3:818), ns, 155 e 6 av, —x—; 2 certfs as to satisfaction of rents rec May14'15 & May16'18; Metropolitan Life Ins Co to Louise C O'Reilly, at Hempstead, LI; Oct4; Oct18'18.

79TH st, 307 W (4:1244); assign rents to secure notes for \$2,500, said property now held by party 1st pt under lease; Winter Realities, Inc, to John Moushekian, 435 Convent av; Oct9; Oct18'18.

Morningside av, 145-9 (7:1952); assign rents to ext of \$350; Julia Fitzpatrick to Anna Pekowsky, 1295 Mad av; Oct16; Oct 18'18. nom

Power of atty (misc); Fredk A Post, of London, Eng, to Henry W Hayden, of N Y, & W Kintzing Post, of Bayport, NY; Aug 7; Oct18'18. O C & 100

Power of atty (misc); Gertrude M Creamer to Florence C Hutchings, 44 W 96; Aug23; Oct21'18.

## WILLS.

### Borough of Manhattan.

King st, 23 (2:520-44), ns, abt 100 w Congress, —x—, 5-sty bk tnt; A\$11,000-18,000; undivided interest; Josephine Astorins est; (A) Chas Zerbarine, 346 Bway. Filed Sept16'18.

Willett st, 63 (2:338-24), ws, abt 150 s Rivington, —x—, 5-sty bk tnt & str; A \$15,000-26,000; also 5TH ST, 637 E (2:388-50), ns, abt 220 w Av C, —x—, 5-sty bk tnt & str; A\$15,500-28,000; also 62D ST, 323-7 E (5:1437-10), ns, abt 235 e 2 av, —x—, 6-sty bk tnt & str; A\$20,000-55,000; also LEXINGTON AV, 1625 (6:1630-20), es, abt 50 n 102d, —x—, 5-sty bk tnt; A\$11,000-17,000; also 2D AV, 1471 (5:1431-25), ws, abt 75 s 77th, —x—, 6-sty bk tnt & str; A \$15,000-33,000; Morris Morrison est, Philip Morrison, exr, 218 W 112; (A) Geller, Rolston & Horan, 22 Exchange pl. Filed Sept 25'18.

13TH st, 124-32 E (2:558-19-22), ss, abt 150 w 3 av, —x—, 2 & 5-sty bk bldg; A \$157,000-205,000; also 70TH ST, 40 W (4:1122-51), ss, abt 330 e Columbus av, —x—, 4-sty & b stn dwg; A\$26,000-33,000; Edw W Kearney est, John N Outwater, exr, 351 W 259; (A) Bailey & Sullivan, 135 Bway. Filed July9'18.

34TH st, 463-5 W (3:732-4-5), ns, abt 45 e 10 av, —x—, 2-3-sty & b bk dwgs; A \$26,000-32,000; Ella L Paddock est, Chas H Paddock, exr, 141 W 70; (A) Edwards, Murphy & Minton, 26 Liberty. Filed Sept 9'18.

81ST st, 173 W (4:1212-3), ns, abt 50 e Ams av, —x—, 5-sty bk tnt; A\$36,000-50,000; Henry Steers est, Lizzie A Steers, extr, 174 W 79; (A) John M Ruch, 99 Nassau. Filed Aug22'18.

91ST st, 118 E (5:1519-63¾), ss, abt 210 e Park av, —x—, 5-sty bk tnt; A\$12,500-20,000; Mayer Neuberger est, Ralph M Neuberger, exr, 215 W 88; (A) Wm Klein, 120 Bway. Filed July20'18.

93D st, 164 W (4:1223-56), ss, abt 190 e Ams av, —x—, 3-sty & b stn dwg; A\$12,500-17,000; Harnett Russell est, Arthur Byron, exr Montclair, NJ; (A) Sexton, Jeffrey, Kimball & Eggleston, 34 Pine. Filed Aug28'18.

119TH st, 355 W (7:1946-10½), ns, abt 100 w Manhattan av, —x—, 3-sty & b bk dwg; A\$6,000-7,800; Thos M Rowlett est; (A) F H Wadsworth, 35 Nassau. Filed Aug 21'18.

120TH st, 360 W (7:1946-56½), ss, abt 150 w Manhattan av, —x—, 3-sty & b stn dwg, \$5,700-7,400; Anna M Rockwell est, Theo W Rockwell, exr, 746 St Nicholas av; (A) Eugene Berry, 258 Bway. Filed Oct1'18.

133D st, 247 W (7:1939-12½), ns, abt 290 e 8 av, —x—, 3-sty & b stn dwg; A\$4,300-5,500; Mina Ganz est, Chas Ganz, exr, 247 W 133; (A) Robt W Cromley, 176 Bway. Filed July16'18.

2D av, 758 (5:1333-52), es, abt 75 s 41st, —x—, 4-sty bk tnt & str; A\$16,000-26,000; Taube Silverstein est, Solomon Silverstein, exr, 529 W 179; (A) Frank M Tichenor, 38 Park Row. Filed Aug28'18.

2D av, 2264 (6:1688-2), es, abt 20 n 116th, —x—, 5-sty bk tnt & str; A\$11,500-16,500; Chas Lippe est, Nathan Weinberg, exr, 445 W 153; (A) Deiches & Goldwater, 271 Bway. Filed Sept28'18.

**CONVEYANCES.**

**Borough of Bronx.**

Oct. 18, 19, 21, 22 & 23.

Davis st, nec Tompkins; see Tompkins, nec Davis.

Ditmars st 18:5634), ns, 150 w John, 75 x100, City Island; City Island Homes, Inc, to Mabel M Livingston, 15 Irving st, Worcester, Mass; Sept27; Oct19'18 R S \$2.50).

2,250

Featherbed la, see Shakespeare av; see Shakespeare av, es, 411.7 s Featherbed la.

German pl, 616 (9:2358), es, 94 n Westchester av, 25x65, 1 & 2-sty fr bldg; Fredk Schnauer, 2702 Marion av, to Saml J Levine, 543 E 150; mtg \$2,900; Oct11; Oct22 '18 (R S 50c). O C & 100

German pl, 626-30 (9:2358), es, 200 s Rae, old line, 75x65, 2-sty bk dwg & 2-sty fr bldg; Harry Heilmann, 1240 Clay av, to Westchester Fish Co, 657 Brook av; ½ pt; Oct18; Oct21'18 (R S \$3). O C & 100

German pl, 626-30; Max Heilmann et al, EXRS Moses Heilmann, to same; ½ pt; Oct18; Oct21'18 (R S \$8). 5,000

Glover st, 1510 (15:3971), es, 100 n Lyon av, 50x130, except part for st; Ely Neumann, ref, to Walter L Callaghan, EXR Margt Campbell, 9422 Forbell av, B of Q, pff; PM; FORECLOS Oct3'17; Oct8; Oct18 '18 (R S \$5). 5,000

Glover st, 1510; Walter L Callaghan, EXR Margt Campbell, to Antonio Rotunno, 2349 Lorillard pl; Oct10; Oct18'18 (R S \$4.50). 4,500

Griswold pl (13:3415R & 3421), swc Fieldston rd, 144.3x116.10x123.3x175, 3-sty fr dwg & vacant; Alex Thern, 698 Eagle av, to Olds Holding Corp'n, 217 Bway; mtg \$16,000; Sept28; Oct23'18 (R S \$4). 100

Herschel st, 1307 (14:3844), ss, 278.6 e Halsey pl, 25.4x105.9x25x101.9; Chas B Bretzfelder, ref, to Amelia S Lansing, 32 W 95, pff; FORECLOS June7; Oct15; Oct 21'18 (R S \$1). 1,000

Herschel st, 1307; Amelia S Lansing to Filoteo De Retiss, 1513 Rosedale av; Oct 5; Oct21'18 (R S \$1.50). nom

Home st, 725 (10:2652), ns, 40 e Jackson av, 33.1x100, 5-sty bk tnt; Stanleigh P Friedman, ref, to Maiden Lane Savings Bank, 170 Bway, pff; FORECLOS Oct16; Oct18; Oct19'18 (R S \$18). 18,000

Leland st (14:3560), swc Meadow dr, 42.11x100x87.3x110.4; Teofilo Golio, 310 E 149, to Christofalo Consales, 1417 Needham av; mtg \$400; Oct19; Oct22'18 (R S 50c). O C & 100

Milton st (9:2418), ns, 200 w Courtlandt av as on map Melrose, runs w25xn1.6 to ns 158th ex25xn1.6 to beg; Georgiana V Steenken, heir John M Van Alst, to Frank A Bale, 313 E 158; QC; Oct15; Oct18'18 (R S 50c). 160

Poplar st (15:4084), nws, 465.8 w Williamsbridge rd, 50x131.6x51.1x141.11; Helen Arnoff to Robt E Walker, 2537 Poplar; mtg \$2,000; Oct17; Oct18'18 (R S 50c). O C & 100

Tompkins st (14:3562), nec Davis, 57.2x 100x3.6x113.6; Katie M Trotta, 1601 Parker, to Nicoletta Agnelli, 281 E 151; Oct18; Oct 21'18 (R S 50c). O C & 100

Valentine st, nwc Barkley av; see Barkley av, nec Vincent.

Vincent st, nec Barkley av; see Barkley av, nec Vincent.

138TH st, 123-37 E; see Mott av, nwc 138th.

138TH st E, ns, 25 e Exterior; see Mott av, nwc 138th.

140TH st, 495 E (9:2285), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Emil W Oppenheim, 801 West End av, individ & as EXR Marx Oppenheim, to Olds Holding Corp'n, 217 Bway; B&S & CaG; Sept26; Oct 18'18 (R S \$2.50). 29,500

140TH st, 501 E (9:2285), ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Olds Holding Corp'n to Armado Bldg Co, 63 Park Row; mtg \$27,000; Oct15; Oct19'18 (R S \$3). O C & 100

140TH st, 501 E; Armado Bldg Co to Olds Holding Corp'n, 217 Bway; mtg \$27,000; Oct17; Oct19'18 (R S 50c). O C & 100

140TH st, 501 E; Olds Holding Corp'n to Henrietta E Hole, Burlingame, Cal; mtg \$30,000; Oct17; Oct19'18 (R S \$8). O C & 100

140TH st E, swc Mott av; see Mott av, nwc 138th.

140TH st E, see Walton av; see Mott av, nwc 138th.

143D st, 423-9 E; see Lexington av, 1372, Manhattan Conveyances.

145TH st, 342-6 E; see 3 av, 2723-9.

151ST st, 840 E; see Prospect av, 607-9.

158TH st, 313 E (9:2418), ns, 198 w Courtlandt av, 25x101.6, 2-sty & b fr dwg; Frank A Bale to N Y Assn for Improving the Condition of the Poor, a corp'n, 105 E 22; Oct17; Oct18'18 (R S \$5.50). O C & 100

158TH st E, ns, 200 w Courtlandt av; see Milton, 200 w Courtlandt av.

160TH st, 795 E (10:2667), ns, 100 w Union av, 44x145.2, 5-sty bk tnt; Globe Commercial Co, 299 Bway, to Wm Sternberg, 19 E 36; Sept17; Oct21'18 (R S \$1). O C & 100

162D st, 879 E (10:2690), ns, 260.5 e Prospect av, runs n100xw40xs5xw22xn29.7x125 xs38.5xw22xs85 to st xw41 to beg, 2-sty & b fr dwg & 2-sty fr rear garage; Anna McCarthy to Maria Manfredi, 979 E 163, & Antonia Piri, 1014 Stebbins av; mtg \$9,000; Oct8; Oct18'18 (R S \$7). O C & 100

163D st, 195 E; see Sheridan av, 941.

175TH st E, nwc Park av; see Park av, 4109-19.

177TH st E (14:3643), ws, at ss of a creek, runs s261.1 ns said creek xw14.5 xnw74.11xnw59.9xne58.3xne70.4 xne28.10 to beg; Arnold Selzer, 641 Coster, to Dora Selzer, 641 Coster; Oct18; Oct22'18. nom



**184TH st, 35 W** (11:3199), ns, 83.4 w Davidson av, 16.8x80, 3-sty & b bk dwg; Margt A Lynch, 35 W 184, to Marika 19 Lales, 2411 Jerome av; Oct17; Oct18'18 (R S \$3.50).

**186TH st, 452 E** (11:3039), ss, 120 e Park av, 20x100, 2-sty & b bk dwg; 37 W 19th Realty Co to Wm C F Friederichsen, 227 E 87; mtg \$3,000; Oct22; Oct23'18 (R S \$3).

**187TH st E, nwc Webster av**; see Webster av, nwc 188th.

**235TH st E** (12:3365), ss, 200 w Oneida av, 100x150, vacant; Martha Zeiger, individ & as widw Ernst Zeiger, to Nora O'Keefe, 1227 Hoe av; Sept18; Oct18'18 (R S \$3).

**Bailey av** (12:3232D), es, 94.6 s Van Cortlandt Park S, 50x100, vacant; Jas O Murray to Helen Murray, at Bailey av & Van Cortlandt Park S; July25; Oct22'18 (R S \$2.50).

**Bailey av** (11:3238), ws, 51.6 n 192d, 50x 103.9, vacant; Alois Soeller, Huntington, LI, to Olds Holding Corp, 217 Bway; mtg \$1,110; Oct10; Oct23'18 (R S \$1).

**Barkley av, nwc Valentine**; see Barkley av, nec Vincent.

**Barkley av** (18:5458 & 5460), nec Vincent, 25x100; also BARKLEY AV, nwc Valentine, 75x100; Alex Thern, 698 Eagle av, to Olds Holding Corp, 217 Bway; Sept 28; Oct23'18 (R S \$1).

**Beach av** (14:3557), ws, 100 n Randall av, 25x100; Marcus Hoenig, 863 Beck, to Andw Hally, 2120 Newbold av; mtg \$4,125; Oct22'18 (R S \$50c).

**Belmont av** (11:3078), nws, 272.4 sw Fordham rd, 100x87.6, vacant; Christopher Pitkin Co, 378 Grand, to State Bank, 378 Grand; B&S & AL; Aug16; Oct18'18 (R S \$1).

**Bronsdale av** (15:4056), ws, 310.9 n Morris Park av, 25x99.10; Chas Toerper to Emil N Sorgenfrei, 512 Morris Park av; mtg \$4,750; Oct2; Oct23'18 (R S \$50c).

**Brook av, 418** (9:2271), es, 75 n 144th, 25x100, 4-sty bk tnt & str; Delco Holding Co to Anna L Shoemaker, 1226 Tinton av; mtg \$11,500; Oct11; Oct23'18 (R S \$2).

**Bryant av, 1431** (11:2994), ws, 225 s Jennings, 25x100, 3-sty & b stn dwg; Bertha Block, B of Q, N Y, to Abr Schlossberg, 810 Suburban pl; mtg \$7,500; Oct1; Oct18'18 (R S \$3).

**Bryant av, 1445** (11:2994), ws, 80 s Jennings, 20x100, 3-sty bk tnt; Saml Kurzman to Rose Bleich, 325 Bedford av, Bklyn; mtg \$5,000; Oct16; Oct19'18 (R S \$2.50).

**Clay av, 1059** (9:2428), ws, 275 n 165th, 25x100, 2 & 3-sty & b bk dwg; Jas Barrett to Jas J Barrett, 866 Hornaday pl; Oct18; Oct19'18 (R S \$3).

**Clinton av, 1818** (11:2949), es, 77.11 n 175th, 19x90.2x19.3x90.2, 3-sty bk tnt; Mary A Truslow, 40 W 59, to Olds Holding Corp, 217 Bway; Sept3; Oct23'18 (R S \$5.50).

**Clinton av, 1818**; Olds Holding Corp to Carrie Block, 272 Manhattan av; Oct22; Oct23'18 (R S \$6).

**Crotona av, 2157** (11:3083), ws, 201.10 s 192d, 30x225.3x39.1x231.9, 4-sty bk tnt; Namsorg Realty Co to Denwood Realty Co, 509 Willis av; Oct10; Oct18'18 (R S \$20).

**Doon av** (17:4978), ws, 550 s Jefferson av, 25x95.8; John H Eden, Great Neck, LI, to Albt Schulte, 98 Morningside av; Oct9; Oct22'18.

**Fleldston rd, swc Griswold pl**; see Griswold pl, swc Fleldston rd.

**Franklin av, 1240** (10:2615), es, 100.9 n 163th, 40.9x185.5, 5-sty bk tnt; Benj M Gruenstein to Jennie Paley, 696 Cauldwell av; B&S & AL; Aug21; Oct23'18 (R S \$1).

**Grant av, 1066** (9:2448), es, 82 s 166th, 25x100, 3-sty bk tnt; Kathryn F Schieffer, Richmond Hill, NY, to Jake Silverstein, 507 Thattford av Bklyn, & Saml Sarotick, 367 S 2, Bklyn; Oct22; Oct23'18 (R S \$3.50).

**Heath av, 2898** (12:3256), es, 217.4 s 230th, 20.10x100.7, 3-sty & b bk dwg; Albert H Vitale, ref, to Wm Harrison, 9 E 8, & Harry Sadler, 518 W 204; FORECLOS Mar26; Oct11; Oct21'18 (R S \$5).

**Hoe av, 1473** (11:2981), ws, 150 n Jennings, 50x100, 5-sty bk tnt; Benj Albert to Celia Albert, 190 Forsyth; AT; Oct15; Oct 19'18 (R S \$1).

**Honeywell av, 2009** (11:3123), ws, 36.6 n 178th, 25.1x140.3x25.3x140.3, 2-sty fr dwg; Fredk J Kall, 2009 Honeywell av, to Maurice L Gold, 25 E 105; Oct16; Oct18'18 (R S \$7.50).

**Intervale av, 1335** (11:2965), ws, 266 n Freeman, 50x105, 5-sty bk tnt; Robt H Machlett to Olds Holding Corp, 217 Bway; mtg \$38,000; Sept5; Oct23'18 (R S \$8.50).

**Intervale av, 1339** (11:2965), ws, 316 n Freeman, 50x105, 5-sty bk tnt; 1339 Intervale Av Co to Olds Holding Corp, 217 Bway; mtg \$37,500; Sept5; Oct23'18 (R S \$9).

**Jerome av** (11:3179), es, 225.6 s 181st, 114.9x104.6x81.6x100, vacant; Stanley M Isaacs, ref, to Jos Hesdorfer, 42 E 73, pff; FORECLOS Aug19; Aug22; Oct21'18 (R S \$10).

**Kingsbridge rd, 82 W** (11:3215), ss, 66.3 e University av, runs e33.4x118.2xw32.5x111.10 to beg, 2-sty & b fr dwg; Excellent Realty Co, 277 Bway, to Alfred Brossard, 119 Findlay av; B&S & AL; Oct16; Oct19'18 (R S \$50c).

**Marion av, 2672** (12:3282), es, 50 s 195th, 25x100, 2-sty & b fr dwg; Wm J McKinley, 1610 Halght av, to Minnie A Cunningham, 300 W 140; mtg \$5,000; Aug1; Oct23'18 (R S \$3).

**Mayflower av** (15:4232), es, 300 s Evelyn pl, 75x100; Fredk Elsen, Yonkers, NY, to Emil N Sorgenfrei, 512 Morris Park av; mtg \$1,000; Oct23'18 (R S \$50c).

**Meadow dr, swc Leland**; see Leland, swc Meadow dr.

**Morris av, 509-601** (9:2440), ws, 35.7 s 151st, 55.2x100, 2-5-sty bk tnts & str; Solomon Dannenberg to Graceuth Realty Co, 253 Bway; mtg \$22,000; Aug30; Oct22'18 (R S \$50c).

**Morris av, 2022** (11:2807), es, 225 n 179th, 18.9x100, 2-sty & b bk dwg; Jas C Green, 413 Morris Park av, to Fredk J Smith, 327 Edgecombe av; mtg \$6,500; Oct22; Oct23'18 (R S \$3).

**Mott av** (9:2344), nwc 138th (Nos 123-37), runs n— to ss 140th xw — to es Walton av xs — to ns 138th xe — to beg, 5-2-sty bk office & str bldgs; also 138TH ST E (9:2344), ns, 25 e Exterior, 100x100, vacant; also WALTON AV, 267-9 (9:2344), ws, 186.1 n 138th, 225x94.4x225x89.2, vacant; Walther Luttgen, at Redding, Conn, to August Belmont, Hempstead, LI; B&S; Oct 18; Oct23'18 (R S \$50c).

**Mott av, swc 140th**; see Mott av, nwc 138th.

**Neil av** (15:4290), ns, 52.2 e Barnes av, 26.1x98.9x25x106.3; Morris Park Estates to May K Lake, 405 Main, Danbury, Conn; Sept10; Oct22'18 (R S \$2.50).

**Ogden av** (9:2528), ws, 167.7 n 167th, 50x 89x51.2x68.11, vacant; Vanderveer Estates Inc to Raymond Rogers, 137 W 110; mtg \$5,500; Oct15; Oct18'18 (R S \$50c).

**Park av, 3762-4** (11:2902), es, 240 s 171st, 40x150, 2-3-sty fr tnts; Namsorg Realty Co to Denwood Realty Co, 509 Willis av; Oct10; Oct18'18 (R S \$10).

**Park av, 4109-19** (11:2900), nwc 175th, 100.8x130.1x100x130.1, 3-sty bk stable; John Wanamaker, Phila, Pa, to Wm F Peters, 205 W 89; Oct18; Oct22'18 (R S \$100).

**Prospect av, 607-9** (10:2674), swc 151st (No 840), 37.6x100, 5-sty bk tnt & str; C Bertram Plante, ref, to Louise Booss, Long Branch, NJ; FORECLOS Oct16; Oct18'18 (R S \$25).

**Sheridan av, 941** (9:2461), nwc 162d (No 195), 30.8x68.7x30.8x69.3, vacant; Amanda F Buttner to Diedrich Fink, 1129 Findlay av; mtg \$14,000; Oct19; Oct22'18 (R S \$6).

**Shakespeare av, es, abt 650 n Jesup pl**; see Shakespeare av, es, 411.7 s Featherbed la.

**Shakespeare av, es, 400 n Jesup pl**; see Shakespeare av, es, 411.7 s Featherbed la.

**Shakespeare av, see Featherbed la**; see Shakespeare av, es, 411.7 s Featherbed la.

**Shakespeare av, es, 325.3 s Featherbed la**; see Shakespeare av, es, 411.7 s Featherbed la.

**Shakespeare av** (11:2872), es, 411.7 s Featherbed la, 75x105.4x87.5x100, vacant; also SHAKESPEARE AV (11:2872), es, abt 650 n Jesup pl, 75x111.1x75x108.5, vacant; also SHAKESPEARE AV (11:2872), es, 400 n Jesup pl, 75 x 102.2 x 75 x 99.5; also FEATHERBED LANE (11:2872), see Shakespeare av, 105.4 x 133.1 x 100 x 100.3, 2 & 3-sty & b fr dwg; also SHAKESPEARE AV (11:2872), es, 325.3 s Featherbed la, 75x100, vacant, except part for 172d; Maurice Mandelbaum to Spear Constn Co, 1714 Crotona Park E; B&S & AL; Oct18; Oct23'18.

**Walton av, 267-9**; see Mott av, nwc 138th.

**Walton av, nec 138th**; see Mott av, nwc 138th.

**Webster av** (11:3026), nwc 188th, 175x 110.2x183.7x97.7, vacant; No 2333 Creston Av Co, 165 Bway, to Annie Haigh, 327 Lenox av; mtg \$15,600; Oct14; Oct21'18.

**Weeks av** (11:2792), es, 95 n 173d, 50x95, vacant; Elted Corp to Rudolph Simon, 3671 Bway; ¼ pt; Oct10; Oct22'18 (R S \$50c).

**White Plains rd** (16:4600), es, 175 n Locust av, 25x100, except part for rd; Geo J Puckhafer to Hugo Wabst, 3301 Cruger av; mtg \$6,000; Mar28; Oct18'18 (R S \$4).

**Wilder av** (17:5022), es, 400 n Jefferson av, 25x100; Giovanni Pacella to Maria Liggeri, 441 E 117; Oct10; Oct19'18.

**Wilder av** (17:4984), es, 325 n Randall av, 25x100; Mary Schradin, 4032 Wilder av, to Jos P Dugan, 705 E 179; Oct19; Oct 21'18 (R S \$4).

**Wilder av** (17:4984), es, 300 n Randall av, 25x100; Susanna Belsky, 4027 Hill av, to Jos P Dugan, 705 E 179; Oct19; Oct21'18 (R S \$1).

**3D av, 2725-9** (9:2325), swc 145th (Nos 342-6), runs s58.6xw80x20xw20x178.6 to st x100 to beg, 1x & 2-sty fr str; Bond & Mtg Guar Co to City Real Estate Co, 176 Bway; B&S; mtg \$30,000; Oct22'18.

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**3D av, 4507** (11:3051), ws, 130 s 183d, 85 x122.11, 3-sty fr dwg & vacant; Dominic L O'Reilly, ref, to Eliz Du Bois, on Webster av, New Rochelle, NY, pff; FORECLOS; Aug28; Sept28; Oct21'18 (R S \$7).

**Neil av** (15:4290), ns, 52.2 e Barnes av; same prop; re mtg; N Y Trust Co to same; Oct18; Oct22'18.

**Ogden av** (9:2528), ws, 167.7 n 167th, 50x 89x51.2x68.11, vacant; re mtg; Martha G Reid to Vanderveer Estates Inc, 52 Bway; Sept30; Oct18'18.

**Westchester av** (14:3661-3723), from Bronx River to Main st; petition & order of court amending proceeding to open above; City N Y to whom it may concern; Oct14; Oct18'18.

## LEASES.

### Borough of Manhattan.

OCT. 18, 19, 21, 22 & 23.

**North Moore st, 65-7** (1:188); asn Ls rec Feb1'12; Chescha-Davidson Realty Co, 1167 1 av, to Nestle's Food Co, 134 Wm; AT; mtg \$20,000 & AL; Oct19; Oct21'18.

**Van Nest pl, 3** (2:621); asn Ls rec Mar 15'18; Murray Brazier, nec Murray, to Paolo E Costa, 3 Van Nest pl; Oct14; Oct 18'18.

**William st, 150** (1:93), store; Old Glory Realty Co to Percy H McMullin, 20 Stanhope st, Bklyn; 3 2-12yf Mar1'18; Feb26; Oct18'18.

**21ST st, 311-7 E** (3:927), ns, 175 e 2 av, 100x100, all; sur Ls dated Mar10'15; Lydia E Fisher, 284 McDonough st, Bklyn, to Petersfield Realty Corp, 52 Wall; AT; Oct 14; Oct18'18.

**30TH st, 3 W** (3:832), all; Helen Joseph to Maurice & Wolf Forman, firm M Forman & Co, 1162 Bway; from July1'18 to Jan31'29; June7; Oct21'18.

**38TH st, 318-20 E** (3:943), all; Rose Rothbart, of Bronx, to Philip Zeller, 255 1 av; 10yf Jan2'18; Jan2; Oct23'18.

**38TH st, 318-20 E**; Philip Zeller, 255 1 av, to Max Solomon, 105 E 10; mtg \$—; Oct 9; Oct23'18.

**56TH st, 239-45 E** (5:1330), ns, 100 w 2 av, 100x100.4, all, with option to purchase within 5 yds for \$185,000; Gothic Garage, Inc, 239-45 E 56, to Duncan B Harrison at Hotel Nederland, 5 av & 59th; 21yf Sept19'18; Sept19; Oct18'18.

**72D st, 117 W** (4:1144), all; assign Ls dated June18'18; Frank M Soule, of Montclair, NJ, to Nicholas S Thomas, 27 W 47; Oct23'18.

**92D st, 316-8 E** (5:1554), all, except bakery in b; Louis Saffr to Paul Skoluda, 316 E 92; 3yf Sept1'18; Nov22'17; Oct18'18.

**94TH st, 308 E** (5:1556), all, with option to sell for \$17,000; Helen Joseph at Sherman Sq Hotel to Maurice & Wolf Forman, 1162 Bway, firm of M Forman & Co; 5yf Aug1'18; Aug30; Oct21'18.

**Broadway, 3117-31** (7:1933), all, with machinery, plants, &c; Belford Realty Co, at 1211 Mad av, to Morris Shachnow, 986 Av St John; from Nov1'18 to Sept30'21; Oct22; Oct23'18.

**Broadway, 3165** (7:1933), south str & pt b; Chas F Coy of Yonkers, NY, to Max Farber & Frank Schwartz, 3165 Bway; 3 9-12yf Sept1'18; Sept9; Oct18'18.

**Lexington av, 884-6** (5:1400), all; Mary E A Wibom, 884 Lex av, to Chas England, 886 Lex av; 1yf Oct1'18; Oct1; Oct21'18.

**Lexington av, 884-6** (5:1400); agmt as to surrender by party 2d pt & cancellation of Ls dated Aug20'12 & chattels, etc; Mary E Wibom, 884 Lex av, with Bernard J Beyersdorffer, 886 Lex av; mtg \$7,950 & AL; Oct1; Oct21'18.

**Madison av, 158** (3:862); assign Ls dated Feb8'09; Anthony G Imhof, 2958 Marion av, to Caroline S McLanahan, of Wash, DC; Jan7'11; Oct23'18.

**Madison av, 1643** (6:1615), front str & b & 6 rooms on 2d fl; Louis Samuels, 2 W 89, to David Shreiber, 2 W 89; 10yf Nov1'18; Oct19; Oct21'18.

**2D av, 2349** (6:1785), str fl; Fred Deicke to A or Anton Ajer, 2349 2 av; 4yf May1'19; Sept17; Oct23'18.

**7TH av, 717** (4:1000), es, 25.4 s 48th, — x—; sobrn of Ls to mtg for \$30,000; Anton Weinig, 137 W 84, owner of fee, & Silver Lunch Co, 510 W 53, lessee, with Domestic & Foreign Missionary Soc of P E Church in U S of A at 251 4 av; Oct21; Oct22'18.

**9TH av, 539** (3:737), str & pt; Mary A McGlynn, of Schenectady, NY, to Benj Deutch, 235 Roebling, Bklyn; 5yf Nov15'18; Oct11; Oct23'18.

## LEASES.

### Borough of Bronx.

OCT. 18, 19, 21, 22 & 23.

**Jennings st, 876** (11:2976); asn Ls; J Calvin Bogert, 90 Oak, Ridgewood, NJ, to Saml Wilford, 876 Jennings; Oct14; Oct22'18.

**187TH st, 506 E** (11:3054); asn Ls; Antonio Porco to Giuseppe Mecca, 28 Goerck; Nov26'17; Oct22'18.

**Tremont av, 742 E** (11:2951); asn Ls; Geo Galitz to Geo Sell, 887 E 178; Oct16; Oct22'18.

## MORTGAGES.

### Borough of Manhattan.

OCT. 18, 19, 21, 22 & 23.

**Broome st, 72-1** (2:332), ns, 50 w Connon, 47x75; ext of mtg for \$16,000 to Oct 15'21, 6%; Oct15; Oct21'18; Regina Nussbaum, — s av, Sea Cliff, LI, with Dormond Realty Co, 299 Bway (R S \$8).



**Broome st, 192**; see Broome, 194.  
**Broome st, 194** (2:347), nec Suffolk (Nos 194-6), 25x75; also BROOME ST, 192 (2:347), ns, 25 e Suffolk, 25.1x75.1x24.1x75.5, 25x75; Oct15; Oct22'18; 1y6%; Wolf Nadler of Bklyn to Morris Bergman, 1245 46th, Bklyn, et al. 4,000  
**Clarkson st, 75** (2:601); ext of mtg for \$8,000 to Oct15'21, 4½%; Oct15; Oct23'18; Emigrant Indust Savgs Bank with Michl Regan, 80 W 120 (R S \$1). nom  
**Clinton pl, 35**; see 8th, 37 E.  
**Houston st, 185 E** (2:417), swc Orchard (Nos 195-201), 25x97; ext of mtg for \$28,000 to Oct15'21, 4½%; Oct11; Oct23'18; Emigrant Indust Savgs Bank with Carl Franck at Scarsdale, NY (R S \$14). nom  
**Houston st, 110 W** (2:525); ext of mtg for \$15,000 to Aug1'21, 5½%; Aug1; Oct19'18; Manuel A Gonzalez & Lawyers Title & Co as trstes with Antonio Gonzalez with Emily C Thole (R S \$750). nom  
**Laight, 88-90** (1:218), ns, 80.3 e West, 160.2x49.1x60.2x50.2; Oct4; Oct19'18; due & int as per bond; John V, Edw J, Park A & Kath Dollard & Mary E Curtis & Gertrude Doolittle to Title Guar & T Co. 8,500  
**Orchard st, 195-201**; see Houston, 185 E.  
**Rivington st, 15** (2:425), ss, abt 23 w Chrystie, 25x100; Oct21; Oct22'18; 2y5½%; Harriet M Staffers (Jones) of Noroton Heights, Conn, to H F Gundrum Co, a corp. 1,500  
**Suffolk st, 64-6**; see Broome, 194.  
**2D st, 228 E** (2:385), ns, 290.10 e Av E, 48x105.11; Oct10; Oct21'18; 3y6%; Ethelred F Folsom & Clark G Voorhees, extrs & exr & trstes Geo W Folsom, to Lawyers Title T Co. 16,000  
**8TH st, 37 E, or Clinton pl, 35** (2:560), 0ns, 90.10 e University pl, 25x93.11; leasehold; ext of two mtgs for \$4,000 aggregate to Aug1'21, 6%; Oct4; Oct23'18; Geo H & Amelia C Masten, 186 Claremont av, owner of lease, with Margt H Kilpatrick, 16 Buckingham st, Rochester, NY, mtgee (R S \$2). nom  
**13TH st, 333 E** (2:455), ns, 221.8 w 1 av, 28.4x103.3; ext of mtg for \$25,000 to Oct1'21, 5½%; Oct15; Oct19'18; U S Fire Ins Co, 5½ Wm, with Julian G Buckley at Bleak House, Genesee, NY (R S \$1250). nom  
**16TH st, 43-7 W** (3:818); ext of mtg for \$10,000 to Aug1'20, 6%; pr mtg \$—; Sept20; Oct18'18; Amos Pinchot, 1021 Park av, with Louise C O'Reilly at Hempstead, LI. nom  
**16TH st, 43-7 W** (3:818-10), ns, 155 e 6 av, 65x92; PM; pr mtg \$235,000; Sept30; Oct18'18; 3y6%; Malex Realty Corp., 170 Bway, to Louise C O'Reilly, at Hempstead, LI. 11,500  
**16TH st, 43-7 W** (3:818), ns, 155 e 6 av, 65x92; pr mtg \$—; Oct16; Oct18'18; due Mar30'19, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av. 15,000  
**16TH st, 43-7 W**; certf as to asn rents & mtg \$15,000; Oct16; Oct18'18; same to same.  
**16TH st, 43-7 W** (3:818), ns, 155 e 6 av, 65x92; ext of mtg for \$225,000 to Oct1'23, 5½%; Oct4; Oct19'18; Louise C O'Reilly at Hempstead, LI, with Metropolitan Life Ins Co (R S \$112,500). nom  
**20TH st, 204 W** (3:769); ext of mtg for \$5,000 to Oct1'21, 4½%; Oct17; Oct23'18; Emigrant Indust Savgs Bank with Beatrice Shavrien, 204 W 20 (R S \$250). nom  
**22D st, 12-16 E** (3:850), ss, 468.10 w 4 av, 78.9x—; certf as to payment of \$14,500 on a/c of mtg for \$175,000 rec July11'10, & that \$124,000 now remains due; June26; Oct23'18; Bklyn Savgs Bank, 141 Pierrepont, Bklyn, to Chas A Munn, 62 E 65, individ & trste will Orson D Munn & ano. 15,000  
**23D st, 463 W** (3:721), ns, 305 w line equi-distant bet ws 9 av & es 10 av, runs vncl17.6xse22xsw117.6 to st xnw22 to beg; July1; Oct18'18; 3y5½%; Jas P Eadie & John B Robinson, exrs Kath E Moore to Louisa K Kuntz, 261 E Kingsbridge rd, Bronx. 5,000  
**37TH st, 547 W** (3:709); partial satisfaction of mtg for \$8,000 rec Oct7'10 to extent of \$3,000; Oct18; Oct22'18; Mary A Burns (Robinson), 666 9 av, to Geo Whiteside. 5,000  
**39TH st, 234-40 W** (3:788), ss, 380.2 e 8 av, 68.9x98.9; PM; Oct10; Oct22'18; 5y4½%; Richard Moller of Bronx to Bowery Savings Bank, 128 Bowery. 75,000  
**47TH st, 334 W** (4:1037); ext of mtg for \$313,000 to Oct17'21, 4½%; Oct15; Oct23'18; Emigrant Indust Savgs Bank with Louise Foeller & Margt Essig, both at 60 W 76 (R S \$650). nom  
**48TH st, 129-35 W**; see 49th, 122-4 W.  
**49TH st, 122-4 W** (misc); also 48TH ST, 129-35 W; certf as to chattel mtg \$—; Oct10; Oct18'18; Wynotol Realty & Hotel Co to Whom it may concern.  
**49TH st, 530 W** (4:1077), ss, 436.4 w 10 av, 26.4x106.5; Oct23'18; 3y5½%; Henry R Paul & Lillian, his wife, tenants by entirety, to Arthur F & Mary F Schaefer, 326 W 42. 1,000  
**53D st, 448 W** (4:1062), ss, 125 e 6 av, 150x100.5; Oct19; Oct21'18; 5y5½%; Jacob V Ryan, at Hotel Rutledge, Lex av & 60th, to Marguerite & Theodor Bartsch, both at 503 W 172. 2,000  
**54TH st, 200-8 E**; see 3 av, 895.  
**59TH st, 209 E** (5:1414), ns, 115 e 3 av, 15x100.4; pr mtg \$10,000; Sept1; Oct21'18; 2y or at any time, 4%; Theo G Wiggers to August F A Wiggers, 183 Madison av, Flushing, B of Q. 500  
**65TH st, 218 E** (4:1419); ext of mtg for \$115,500 to Sept1'21, 5½%; Sept13; Oct18'18; Robert S Ferguson & Louis J Behringer, brokers John J Behringer with Bernat Zicherman. nom  
**67TH st, 121-7 W**; see Bway, 1981-7.

**72D st, 125 W** (4:1144), ns, 235 w Col av, 20x102.2; PM; Oct18; Oct19'18; 5y5%; Inwood Realty Corp., 271 Bway, to Ellery O Anderson, ref, 701 Mad av. 24,000  
**74TH st, 57 W** (4:1127), ns, 120 e Col av, 20x102.2; PM; pr mtg \$20,000; Sept3; Oct23'18; due & int as per bond; Chas F Smith & Annie M, his wife, to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 4,000  
**86TH st, 163 E** (5:1515); ext of mtg for \$12,500 to Jan1'22, 4½%; Oct17; Oct23'18; Emigrant Indust Savgs Bank with Phoenix Investing Co, 170 Bway (R S \$6.25). nom  
**86TH st, 165 E** (5:1515); ext of mtg for \$12,500 to Jan1'22, 4½%; Oct17; Oct23'18; Emigrant Indust Savgs Bank with Phoenix Investing Co, 170 Bway (R S \$6.25). nom  
**86TH st, 282 W**; see West End av, 530.  
**86TH st, 286 W**; see West End av, 530.  
**93D st, 1 W**; see Central Pk W, 331-5.  
**97TH st, 315 W**; see Riverside dr, 250.  
**106TH st, 130 W**; see Ams av, 933-5.  
**114TH st, 211 E** (6:1664), ns, 185 e 3 av, 25x100.11; agmt not to commence action for partition prior to Sept23'23; also agmt as to management, etc; Sept23; Oct18'18; Henrietta Weithorn, 50 E 112, with Carmine Iaquito, 158 E 110, each own ½ int. nom  
**120TH st, 207-9 W** (7:1926), ns, 124.9 w 7 av, 50.1x100.11x50.3x100.11; Oct10; Oct21'18; 3y5%; Robt J Armstrong, 114 W 118, & Annabella L Armstrong, 155 W 121, exrs & trstes Abr T Armstrong, to Martha E Armstrong, 114 W 118. 16,000  
**121ST st, 313 W** (7:1948), ns, 120 e Manhattan av, 25x100.11; pr mtg \$16,000; Oct16; Oct21'18; 1y6%; Paula Wolff, extrx Esther Morris, to Max Wolff, 313 W 121. 2,000  
**124TH st, 507-9 W** (7:1979), ns, 150 w Amst av, runs n100.11xw50x75.11x60.6x25 to st x49.6 to beg; PM; pr mtg \$—; Oct11; Oct19'18; due as per bond, 6%; S W L Realty Co to Atlantic Finance Corp., 192 Bway. 3,250  
**124TH st, 507-9 W**; certf as to mtg \$3,250; Oct15; Oct19'18; same to same.  
**136TH st, 108-110 W** (7:1920), ss, 125 w Lenox av, 33x99.11; Oct17; Oct18'18; due & int as per bond; Sarah Walker of Irvington-on-Hudson, NY, to Wage Earners Savings Bank, 460 West Broad st, Savannah, Ga. 15,000  
**138TH st, 219-219½ W** (7:2024), ns, 214.6 w 7 av, 32x99.11; PM; pr mtg \$5,000; Oct21'18; 2y, int as per bond; Anna Holley, 2424 7 av, to Peter Dahl, 112 W 100. 1,000  
**140TH st, 133-41 W** (7:2009), ns, 120 w Lenox av, 115x99.11, 'Hampton Court'; pr mtg \$97,500; Aug5; Oct23'18; due Aug1'27, 5%; E H E Realty Corp., 35 Nassau, to Premium Holding Corp., 149 Church. 62,500  
**141ST st, 117 to 135 W** (7:2010); agmt as to waiver of foreclosure, assign of rents & modification of 2d mtg for \$45,866.67, rec Sept20'17, & sub to pr mtg \$—; Oct1; Oct22'18; Chas M Rosenthal, mtgee, with Payton Apartment Corp. nom  
**141ST st, 137 W** (7:2010); also 142D ST, 130, 140 & 148 W; agmt as to waiver of foreclosure, assign of rents & modification of 2d mtg for \$36,133.33 rec Sept20'17, & sub to pr mtg \$—; Oct1; Oct22'18; Land Estates, Inc, mtgee, with Payton Apartments Corp. nom  
**142D st, 130 W**; see 141st, 137 W.  
**142D st, 148 W**; see 141st, 137 W.  
**142D st, 148 W**; see 141st, 137 W.  
**156TH st, 600 W**; see St Nicholas av, 1509-15.  
**191ST st, 562 W** (8:2161), ss, 190 e St Nicholas av, 51x95.9x51.1x98.7; pr mtg \$48,000; Oct21; Oct22'18; due & int as per bond; Ardshane Realty Co, 15 William, to Jacob D Levy, 435 Convent av. 6,000  
**191ST st, 562 W**; certf as to mtg \$6,000; Oct21; Oct22'18; same to same.  
**Amsterdam av, 933-5** (7:1860), sec 106th (No 160), 47.10x100; PM; Oct19; Oct21'18; 3y5½%; Baltic Holding Corp., 128 Bway, to Excelsior Savgs Bank, 79 W 23. gold 70,000  
**Amsterdam av, 933-5** (7:1860), sec 106th (No 160); PM; pr mtg \$—; Oct19; Oct21'18; due July19'21 or sooner, 6%; Luttrell H Redner to Henry A Mark, 177 So Oxford, Bklyn. 9,000  
**Broadway, 1981-7** (4:1139), nwc 67th (Nos 121-7), 84.9x93 x 75.5 x 131.8; PM; pr mtg \$—; Sept19; Oct22'18; due June1'19, 5%; Annie J Morgan to Bway & 67th St Corp., at 111 Bway. 17,500  
**Broadway, 3165** (7:1993), Is on str & b; Sept9; Oct18'18; due & int as per chattel mtg; Max Farber & Frank Schwartz to David Benenson, 329 E 6. 3,000  
**Central Park W, 331-5** (4:1207), nwc 93d (No 1), runs w173.4xw100.8x73.4xw25x100 to st xsl25.8 to beg; Oct18; Oct22'18; due Apr5'19, 6%; Broadedge Corp to Herman Heidelberg, 2 W 72. 39,000  
**Central Park W, 331-5**, nwc 93d (No 1); certf as to mtg \$39,000; Oct18; Oct22'18; same to same.  
**Claremont av, 160** (7:1993), es, 475 n 122d, runs n150x57.4 to cl old Bloomingdale rd (closed) xs0.5x42.7xsl49.7xw100 to beg; pr mtg \$222,000; Oct22; Oct23'18; installs, \$250 monthly, int as per notes; Excellent Holding Corp., 62 William, to Ennis & Sinnott, Inc, 7 E 42. 7,500  
**Madison av, 1427-9** (6:1604), es, 50.11 s 99th, 50x100; pr mtg \$45,000; Oct22; Oct23'18; 4y or sooner, 5%; Olds Holding Corp., 217 Bway, to Benoit Wasserman, 1234 Mad av, or 77 Chambers. 13,000  
**Madison av, 1427-9** (6:1604), es, 50.11 s 99th, 50x100; Oct22; Oct23'18; due & int as per bond; Olds Holding Corp., 217 Bway, to Greenwich Savgs Bank, 246 E 4v. 45,000

**Riverside dr, 250** (7:1887), nec 97th (No 315), 101.4x123.6; ext of two mtgs for \$300,000 & \$25,000, total \$325,000, to Nov 1'21, 5%; Oct18; Oct23'18; 315 West 97th St Realty Co, at 2079 Bway, with Union Dime Savgs Bank, 701 E 6 av (& consent by Alex R Boyce, 314 Barclay st, Flushing, B of Q, holder of mtg for \$15,000) (R S \$162.50). nom  
**St Nicholas av, 904** (8:2108); agmt as to ownership of bond & mtg for \$18,000 rec Jan24'18; Sept30; Oct22'18; Lewis H Nash, at South Norwalk, Conn, trste will Lewis Hallock (owns \$2,000), with Lawyers Mtg Co (owns \$16,000). nom  
**St Nicholas av, 1509-15** (8:2166), swc 186th (No 600) 100x100; ext of mtg for \$174,000 to Oct21'21, 5%; Oct2; Oct19'18; Lawyers Title & T Co with Malex Realty Corp., 170 Bway. nom  
**West End av, 530** (4:1233), sec 86th (No 282), runs e80xss3.2xe20xsl9xw100 to av x n102.2 to beg; ext of mtg for \$445,000 to Oct1'22, 5½%; Oct17; Oct19'18; Mombasha Realty Co with Metropolitan Life Ins Co (R S \$222.50). nom  
**West End av, 530** (4:1233), sec 86th (No 286 on map 282), runs e80xss3.2xe20xsl9xw100 to av xn102.2 to beg; pr mtg \$—; Oct17; Oct18'18; demand, 6%; Mombasha Realty Co to 384 West End Ave Corp at 601 W 115. 30,000  
**West End av, 530**, sec 86th (No 286 on map 282); certf as to mtg \$30,000; Oct15; Oct18'18; same to same.  
**West End av, 530** (4:1233), sec 86th (No 286 on map 282); consolidation & ext of two mtgs for \$35,000 & \$30,000 respectively, total \$65,000, to Oct1'21 or sooner, 6%; Oct17; Oct18'18; 884 West End av Corp at 601 W 115, with Mombasha Realty Co at 51 Chambers (R S \$1750). nom  
**1ST av, 901** (5:1347), ws, 61 n 84th, runs w68xso.7xw12xw20xcl2xw0.7xe68 to av xs20 to beg; PM; Oct21; Oct23'18; due Oct10'21, or sooner, 6%; Tahka Realty Corp., 140 Nassau, to Bela D Eisler, 302 W 92. 6,700  
**2D av, 1508** (5:1453); ext of mtg for \$10,000 to Oct1'21, 4½%; Oct16; Oct23'18; Emigrant Indust Savgs Bank with Jos Cohn, 1312 Franklin av (R S \$5). nom  
**3D av, 895** (5:1327), sec 54th, (Nos 200-8), 25.5x110; pr mtg \$—; Oct18'18; due Dec 10'18, 6%; Alchemist Realty Corp., 205 W 19, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 3,000  
**3D av, 895**, sec 54th (Nos 200-8); certf as to mtg \$3000; Oct18'18; same to same.  
**3D av, 2169-71** (6:1783); two exts of two mtgs for \$21,000 each to July1'21, 5%; July23; Oct21'18; Geo Haas, of Bklyn, with Mary E Wood, 259 Lenox av (R S \$10.50 each). nom  
**3D av, 2316-8** (6:1774); ext of mtg for \$40,000 to Jan5'22, 5%; Oct17; Oct22'18; Flora Ehrmann with Nos 2316 & 2318 3d Av Realty Co, at 251 E 6 av (R S \$20). nom  
**7TH av, 717** (4:1000), es, 25.4 s 48th, 25x79; Oct21; Oct22'18; 3y5½%; Anton Weinig, 137 W 84, to Domestic & Foreign Missionary Soc of the P E Church in U S of A, at 281 4 av. 30,000  
**7TH av, 827** (4:1006); ext of mtg for \$7,000 to Oct15'21, 4½%; Oct16; Oct23'18; Emigrant Indust Savgs Bank with Wm J Wenning, 972 1 av (R S \$350). nom  
**9TH av, 785** (4:1062); ext of mtg for \$8,000 to Oct15'21, 4½%; Oct15; Oct23'18; Emigrant Indust Savgs Bank with Christopher Welcker, 412 W 58 (R S \$34). nom  
**All property, franchises, &c** (misc); certf as to deed of trust or mtg \$1,100,000; Oct11; Oct23'18; Rollin Chemical Co, office at 21 Burling st, to Union Trust Co, of Charleston, W Va, as trste.  
**All property, franchises, &c** (misc); certf as to deed of trust or mtg \$600,000; Oct11; Oct23'18; same to Kanawha Banking & Trust Co, of Charleston, W Va, as trste.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

OCT. 18, 19, 21, 22 & 23.

**Broome st, 72-4** (2:332); Wm Goldstone to Regina Nussbaum at Sea Cliff, LI; (A) Isadore M Levy, 233 Bway \$16,000, July 26'18; Oct18'18. 16,000  
**Columbia st, 86** (2:334); Benj H Rosenstein & ano, trstes will Julius Sands, to Rose S Roberts (Rosenstein), daughter Julius Sands, at Hotel Ansonia, Bway & 73d; (A) Myers Goldsmith, 100 Bway (\$29,000 (now \$28,125), Sept24'09); Oct21'18. nom  
**Columbia st, 96** (2:334); Fredk F Rehberger, of Bklyn, to Fredk F Rehberger, 137 Midwood, Bklyn, as exr Chas J Rehberger; (A) Hirsh, N & R, 391 Fulton, Bklyn (\$24,500, Jan31'17); Oct21'18. 10,000  
**Madison st, 240** (222) (1:270); Daisie B Whedon, 81 1 av, Nyack, NY, admrx Josephine Mackey, to Nathan Lampart at 91 Ft Washington av, or 309 Bway, & ano (\$12,500, Sept5'18); Oct23'18. 100  
**Pearl st, 74** (1:30); Ferdinand W Keller of Bklyn to Marie E Lewis, 78 Prospect Park W, Bklyn; (A) Rabe & Keller, 258 Bway (\$4,500, Dec3'13); Oct18'18. nom  
**South st** (1:248), ns, 316.8 e Pike st, 24x 83.4x24x84.10; Jos R Swan, 29 Liberty, trste for Mary F Davenport, to Wm A Moore, 29 Liberty, trste for Mary F Davenport; (A) Swan, M & D, 29 Liberty (\$9,000, July3'07); Oct21'18. nom  
**Water st, 630** (1:260), nwc Scammel (No 59); Peter Scholm, 69 Judson st, New Haven, Conn, to Winthrop V Taylor, 27 Pine \$8,000 Sept11'18; Oct22'18. nom



**2D st, 230-2 E (2:385);** Lawyers Title & T Co to Union Square Savgs Bank, 20 Union sq; (A) Lawyers Title & T Co (\$16,000, Oct21'18); Oct21'18. 16,000

**4TH st, 320 E (2:373);** Pauline Mensch, Hotel Ansonia, Bway & 73d, to Jacob Heller of Pomona, NY; (A) Julius S Heller, 320 E 4 (\$1,000, June13'14); Oct23'18. 1,000

**4TH st, 161 W (2:592);** Benj H Rosenstein and, trstes will Julius Sands, to Rose S Roberts (Rosenstein), daughter Julius Sands, at Hotel Ansonia, Bway & 73d; (A) Myers & Goldsmith, 100 Bway (\$8,000 (now \$4,000, Aug16'02); Oct21'18. nom

**7TH st, 66 E (2:448);** Benj H Rosenstein & ano, trstes will Julius Sands, to Rose S Roberts (Rosenstein), daughter Julius Sands, at Hotel Ansonia, Bway & 73d; (A) Myers & Goldsmith, 100 Bway (\$27,500 (now \$24,000), Dec1, 1897); Oct 21'18. nom

**10TH st E (2:465),** sws, 131.4 se 3 av, runs sw48.2xs18.1xs12.1xs63.3 to st xnw 22 to beg; leasehold; Benj Patterson to Thos J O'Neill, 123 Locust Hill av, Yonkers, NY; (A) Saml Hellinger, 309 Bway (\$1,120, June2'17); Oct23'18. nom

**12TH st, 20 W (2:575);** Title Guar & T Co to Hy H & Edw H Landon, trstes for Mary G Pratt, will Chas G Landon; (A) Rounds, H, D & D, 62 Cedar (\$20,000, May 29'01); Oct18'18. 20,000

**16TH st, 43-7 W (3:818);** Louise C, wife Hugh E O'Reilly at Hempstead, LI, to Abel King, 143 E 65, & ano; (A) Fredk Lese, 35 Nassau (\$11,500, Oct18'18); Oct18 '18. O C & 100

**31ST st, 310-2 E (3:936);** Harris D Colt, 14 E 60, to Caroline H Johnston, temporarily at 10 Goethe Strasse, Stuttgart, Germany; (A) Curtis, M-P & Colt, 30 Broad (\$18,000, Jan16'12); Oct21'18. 18,000

**33D st E (3:889),** ns, 215 w 3 av, 20x98.9; also 1ST AV, 151 (2:451); Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (two mtgs, \$7,000, Feb13, 1891, & \$22,000, July8'07); Oct21'18. nom

**35TH st E (3:915),** ns, 125 w 2 av, 25x 98.9; Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (\$9,000, July30, 1879); Oct22'18. omitted

**47TH st, 518-20 W (4:1075);** also 187TH ST W (3:2156), ss, 100 w Ams av, 175x 107.5; Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (2 mtgs, \$25,000 Mar15'11, & \$30,000 Jan 10 '07); Oct21'18. nom

**53D st, 448 W (4:1062);** Alfred H Bull, admr Henry Domschke, to Marguerite, & Theodor Bertsch, 503 W 172; (A) Otto Schullinger, 176 Bway (\$5,000, May4'17); Oct21'18. 5,000

**57TH st, 320 E (5:1349);** Eliza Dean, extr Chas G Dean, to Hamilton F Dean; (A) Salter & S, 140 Nassau (\$18,000, June28'05); Oct19'18. 18,000

**72D st, 125 W (4:1144);** Ellery O Anderson, ref, 701 Mad av, to Edgar O Aronstein, 2 W 72; ½ pt; (A) Title Guar & T Co (\$24,000, Oct19'18); Oct19'18. 8,000

**72D st, 125 W;** same to Albert S & Edgar O Aronstein, 2 W 72, exrs, & c, Fannie Aronstein; ½ pt; (A) same (same mag); Oct19'18. 8,000

**72D st, 125 W;** same to Albert S Aronstein at Denville, NJ; ½ pt; (A) same (same mtg); Oct19'18. 8,000

**75TH st E (5:1450),** ns, 137.6 e 2 av, 37.6 x102.2; Wm S Mason et al, trstes for Geo P Smith, will Jas H Smith, to Lawyers Mgt Co; (A) Title Guar & T Co (\$34,000, June14'05); Oct22'18. 33,000

**76TH st, 341 E (5:1451);** Jos R Swan, 29 Liberty, trste for Mary F Davenport, to Wm A Moore, 29 Liberty, trste for Mary F Davenport; (A) Swan, M & D, 29 Liberty (\$17,000 (now \$13,500), Nov13, 1889); Oct21'18. nom

**77TH st, 167 E (5:1412);** Benj H Rosenstein & ano, trstes will Julius Sands, to Rose S Roberts (Rosenstein), daughter Julius Sands, to Hotel Ansonia, Bway & 73d; (A) Myers & Goldsmith, 100 Bway (\$18,000 (now \$17,000), Jan10'07); Oct21 '18. nom

**78TH st E (5:1472),** ss, 94 w Av A, 25x 102.2; also 53D ST, 161 E (5:1308); Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (two mtgs, \$18,000 Sept1'08, & \$8,000 Aug7'06); Oct22'18. nom

**83D st, 302 E (5:1545);** Auguste Knoepke, 777 West End av, to Anna Kemper at Milton, NY; (A) Timme & K, 149 Bway (\$4,000 (now \$3,000), May15'11); Oct18'18. 3,000

**85TH st, 234 E (5:1530);** Julius H Susmann to Juliette F Potter, 133 Lockwood av, New Rochelle, NY; (A) S A Potter, 79 E 130 (\$14,000, Dec3, 1897); Oct23'18, 14,000

**89TH st, 137-9 W (4:1220);** Wm Rankin, 119 W 77, to Wm O Jacquette, 2178 Bway; (A) Hardy, S & W, 165 Bway (\$50,000, Jan 22'07); Oct22'18. 40,000

**90TH st, 316 W (4:1250);** Amalia Jaeger to Frank W P Jaeger, at Summit, NJ, & ano, trstes for Amalia Jaeger; (A) Harold C Knoepfel, 5 Beekman (\$9,000, July 18'18); Oct21'18. nom

**91ST st, 122 E (5:1519);** also 86TH ST, 530 E (5:1582); Jennie Melnick, of Bronx, to David M Alexander, 310 Ashford, Bklyn; (A) Meyer D Siegel, 63 Park Row (\$1,500, Aug17'17); Oct21'18. nom

**93D st, 175 E (5:1522);** Florence Israel to Sir Lea Corpn at 99 Nassau; (A) Strassbourger & S, 74 Bway (\$20,000, July7, 1898); Oct23'18. nom

**105TH st W (7:1840),** ss, 139.7 e Manhattan av, 17x100.11x16.9x100.11; Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (\$8,000, Oct30, 1893); Oct 22'18. 8,000

**110TH st E (6:1703),** ss, 270 e 1 av, 75x 100.11; Eliza Dean, extr Chas G Dean, to Hamilton F Dean; (A) Salter & S, 140 Nassau (\$4,000, Jan2, 1896); Oct19'18. 4,000

**110TH st E (6:1703),** ss, 170 e 1 av, 100x 100.10; Eliza Dean, extr Chas G Dean, to Hamilton F Dean; (A) Salter & S, 140 Nassau (\$4,000, May2, 1889); Oct19'18. 4,000

**117TH st, 277 W (7:1923);** Estelle Loewy, admrx Saml Loewy, to Estelle Meyer, 860 Riverside dr; (A) Wilber, N & K, 299 Bway (\$4,000, Jan11'06); Oct23'18. nom

**118TH st, 37 W (6:1717);** Lawyers Mgt Co to John B Taylor at Aubyn Manor, Mt Vernon, NY; (A) Lawyers Mgt Co (\$18,000, Nov28'17); Oct23'18. 17,000

**126TH st, 308 E (6:1802);** Jas S Bears & ano exrs Jos H Bears to Rudolph F Rabe, 900 Hudson st, Hoboken, NJ, & Ferdinand W Keller, 78 Prospect Park W, Bklyn; (A) Rabe & Keller, 258 Bway, NY (\$12,000 (now \$11,000), Dec19'04); Oct18 '18. 11,091.66

**126TH st, 308 E;** Rudolph F Rabe of Hoboken, NJ, to Ferdinand W Keller, 78 Prospect Park W, Bklyn, ½ pt; AT; (A) same (same mtg); Oct18'18. nom

**126TH st, 308 E (6:1802);** Ferdinand W Keller to Marie E Lewis, 78 Prospect Park W, Bklyn; (A) Rabe & Keller, 258 Bway (\$12,000 (now \$11,000), Dec19'04); Oct18 '18. nom

**129TH st, 547 W (7:1984);** Jos B & Anna M Flaherty of Larchmont, NY, exrs & trstes Albert Brandt, to Eliz Brandt, 1407 Lex av; (A) Saml B Hamburger, 2 Rector (\$8,000 (now \$4,000), May1'07); Oct19'18. O C & 100

**163D st W (8:2110),** ss, 162.6 e Ams av, 37.6x112.6; Uriah W Tompkins, 3413-5 Bway, to Maurice Cohen of Crestwood, Yonkers, NY; (A) U W Tompkins, 256 Bway (\$14,000 (now \$6,500), Dec3'12); Oct 23'18. nom

**186TH st, 600 W (8:2166);** Abr Dorb et al to Max N Natanson, 780 Riverside dr; (A) H Gottlieb, 299 Bway (\$5,000, July3 '17); Oct19'18. O C & 100

**West End av, 530 (4:1233),** sec 86th (No 286 W); 884 West End Ave Corpn to John F Calhoun, 21 Claremont av, ½ pt; (A) Stoddard & M, 128 Bway (two mtgs \$50,000 (now \$35,000), Oct19'16, & \$30,000, Oct 18'18); Oct18'18. nom

**West End av, 530 (4:1233),** sec 86th (No 286 W); Walter J Drummond, 530 West End av, to 884 West End Ave Corpn, 601 W 115; (A) Stoddard & Mark, 128 Bway (\$50,000 (now \$35,000), Oct19'16); Oct18'18. O C & 100

**West End av, 530, sec 86th (No 286 W);** Albert Saxe, 525 West End av, to Walter J Drummond, 530 West End av; (A) Stoddard & M, 128 Bway (\$50,000 (now \$35,000), Oct19'16; Oct18'18. 35,000

**1ST av (6:1639),** swc 118th, 22x67; Eliza Dean, extr Chas G Dean, to Hamilton F Dean; (A) Salter & S, 140 Nassau (\$5,000, Jan3'02); Oct19'18. 5,000

**2D av, 993-7 (5:1326);** also 2D AV, 1001 (5:1326), swc 53d, 20.5x60; also 16TH ST (3:739), ss, 100 e 9 av, 25x76x25.1x78.4; Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (six mtgs, \$6,000, Jan5, 1887; \$2,000, Sept30, 1896; \$3,000, Feb23, 1897; \$7,200, Feb21'11; \$9,000, Jan27 '02, & \$12,000, Dec15, 1892); Oct23'18. nom

**8TH av, 133 (3:740);** Sarah E & Lewis W Boynton, exrs Sarah L Boynton, to N Y Title & Mgt Co (\$4,000, Aug11'05); Oct23 '18. 4,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

OCT. 18, 19, 21, 22 & 23.

**Grand Circle (4:1030),** sec 59th, runs e 114.10xs100.5 to cl blk xw110.9 to es Bway xw57.4x again ns0.4 to beg; Henry E Russell & Cornelius B Erwin, New Britain, Conn, to Lucetta M Weber, of Miamisburg, Montgomery Co, O; (A) R F Wagner, 217 E 92; Apr23, 1880; Oct22'18. 100,000

**Greenwich st, 611-5 (2:601);** also LE-ROY ST, 120-128; John M & Hannah G Williams, Greenwich, Conn, to Chas Moran, sub-trste will Chas Moran, decd; (A) Bowers & S, 46 Cedar; May31'10; Oct 21'18. 52,000

**Laight st, 88-90 (1:218);** Jas J Dollard to City Real Estate Co; (A) Title Guar & T Co; June2, 1899; Oct21'18. 3,750

**Laight st, 88-90;** John V & Grace F Dollard et al to Title Guar & T Co; Sept 9'15; Oct21'18. 1,000

**West st, 182-185 (1:138);** also CHAMBERS ST, 200-2; Caroline Truax to Wm Salomon, 1020 5 av; Clarence McK Lewis, 1000 Park av, et al & Eliz Lee Henry, 20 Madison av, Morristown, NJ, extrx of Geo Garr Henry, & Wm Salomon & Co, 25 Broad, N Y C; (A) Title Guar & T Co; June12'13; Oct19'18. 23,500

**2D st E (2:385),** ns, 290.10 e Av B, 24x 105.11; Geo W & Fanny E H Folsom to Frances E H, widow of Geo W Folsom; (A) Lawyers Title & T Co; July11, 1898; Oct22'18. 10,000

**2D st E (2:385),** ns, 314.10 e Av B, 24x 105.11; Geo W & Fanny E H Folsom to Allan McLane & David B Ogden, sur trstes of trusts created under will of Jas Gore King; (A) Lawyers Title & T Co; Dec31, 1873; Oct22'18. 5,000

**2D st E (2:385),** ns, 314.10 e Av B, 24x 105.11; Geo W & Fanny E H Folsom to Allan McLane & David B Ogden, surviving sub trstes of trust under will Jas Gore King; (A) Lawyers Title & T Co; Nov23, 1899; Oct22'18. 5,000

**12TH st, 20 W (2:575);** Josephine Wisner et al to Hy H & Edw K L Landon, trstes; (A) Title Guar & T Co, 176 Bway; May29 '01; Oct18'18. 20,000

**18TH st, 333 E (3:924);** Geo A Zabriskie to Elise Serr, 2191 Morris av, Bronx; (A) Albert Gottmann, 501 E 18; Apr18'01; Oct 18'18. 10,000

**23D st, 437 W (3:721);** Edw A McCann, Jr, to Minka F Leib & Julia E Engler, Beechmont, New Rochelle, NY; (A) Frank L Holt; Oct15'13; Oct23'18. 3,000

**25TH st, 130-2 W (3:800);** L H N W Co to Sam Bernard, the Belnord, nwc 86th & Bway; (A) Armin H Mittlemann, 347 Mad av; Jan31'11; Oct21'18. 25,000

**33D st, 348 E (3:938);** Moses J Weber & ano to Herman Kappes; (A) Geo H Hyde, 51 Chambers; June1'05; Oct18 '18. 7,000

**47TH st E (5:1359),** ns, 225 e 1 av, 25x 100.5; Lizzie Gorlitz to Eliz Weber, 1 Riverside Ter; (A) Jno B Brodsky, 51 Chambers; Apr28, 1899; Oct18'18. 6,000

**48TH st W (4:1020),** ns, 320 e 8 av, 20x 100.5; Emma Blackhurst to Eliz F Pegg; (A) J P Elder, 41 Park Row; Aug19'09; Oct21'18. 1,000

**79TH st, 173 W (4:1220);** Ann Stephenson, 135 Prospect av, Mt Vernon, NY, to Mt Vernon Trust Co, Mt Vernon, NY; (A) Frank A Bennett, Mt Vernon, NY; Dec2'54; Oct22'18. 2,250

**86TH st, 61 E (5:1492);** A W Ferguson, Larchmont Manor, NY, to Henrietta Obermeyer, 61 E 80; (A) Engelhard & P, 111 Bway; Apr15'16; Oct18'18. 35,000

**101ST st E (6:1635),** ns, 270 e 1 av, 25x 100.11; Rebecca Smith, 417 E 101, to Montague Lessler, 107 Central av, Tompkinsville, SI; (A) M Lessler, 31 Nassau; Feb 21'16; Oct23'18. 1,000

**121ST st W (7:1948),** ns, 120 e Manhattan av, 25x100.11; Paula Wolff, individ & extrx will Esther Morris, & Isidore & Annie Lasser, to Herman Heller, 29 7th; (A) Lawyers Title T Co; Oct6'16; Oct21 '18. 15,000

**134TH st, 318 W (7:1959);** Wells Holding Co, by J Crawford Stevens, pres, 161 Main st, White Plains, NY, to Sophia A Honer, 943 St Marks av, Bklyn; March15'18; Oct23'18. 3,000

**160TH st W (8:2119),** ns, 100 e Bway, 44.2x99.11; Augusta Rogers to Marguerite Bertsch, 507 W 160; (A) Title Guar & T Co; Nov12'14; Oct21'18. 2,700

**186TH st, 600 W (8:2166);** Malex Realty Corpn to Max N Natanson, 780 Riverside dr; (A) Herman Gottlieb, 299 Bway; July3'17; Oct19'18. 5,000

**186TH st, 600 W;** same to Jacob Rosenthal, 530 West End av; (A) Marks & M, 63 Park Row; Feb7'18; Oct19'18. 9,000

**191ST st W (8:2161),** ss, 250 e St Nicholas av, runs s 95.9xw51.1xn98.7 to ss st x 51 to beg; Ardshane Realty Co, 15 William, to Abr & Louis Davis; (A) Julius H Zieser, 217 Bway; June23'16; Oct22'18. 5,000

**Edgecombe av (7:2051),** es, where intersected by cl 143d as per Randell's map, runs e72.2 to ws Bradhurst av xs188.10xw20 to point in es Edgecombe av & 190.3 s from point of beg xn along es Edgecombe av, 190.3 to beg; Casco Traders, Inc, to Jacob Rosenthal, 530 West End av; (A) Marks & Marks, 63 Park Row; Mar30'18; Oct19'18. 8,750

**Lexington av, 1436-S (5:1522);** Gustav J & Lena M Stadts to Geo G Schaefer, S E 82d; (A) Title Guar & T Co, 176 Bway; Nov15'15; Oct18'18. 8,000

**5TH av, 693 (5:1294);** Calvin S Brice to Ohio Finance Corpn, 66 Wall; (A) L M Schwan, 60 Wall; Dec28, 1883; Oct18'18. 75,000

**7TH av, 717 (4:1000);** Anton & Margarete Weinig to Bleecker Rathbone; (A) Title Guar & T Co, 176 Bway; Oct19'15; Oct22'18. 15,000

## MORTGAGES.

### Borough of Bronx.

OCT. 18, 19, 21, 22 & 23.

**Beck st, sec, at ws Tiffany;** see Tiffany, 911.

**German pl (9:2358),** es, 200 s Rae, old line, 75x65; PM; Oct18; Oct21'18; due & c as per bond; Westchester Fish Co to Maxl Heilmann, 48 E 91, et al, exrs Moses Heilmann. 11,000

**German pl (9:2358),** es, 94 n Westchester av, 25x65; PM; Oct11; Oct22'18; 3y6%; Saml J Levine, 543 E 150, to Fredk Schnauffer, 2702 Marion av. 2,900

**Henschel, 1307 (1:1334),** sws, 275.6 se Halsey pl, 25.4x105.9x25x101.9; PM; Oct18; Oct21'18; installs, 6%; Filoteo De Retiss to Manhattan Savgs & Loan Assn, 2394 27 av. 1,500

**Tiffany st, 911 (10:2711),** ws, at sec Beck, runs s184.5xw114.5 to Beck xne148.5 to beg; pr mtg \$74,000; Sept24; Oct22'18; 3y6%; Kermit Realty Co to Chas Hoffman; 39 W 89. 3,500

**Tiffany st, 911,** certf as to above mtg; Sept24; Oct22'18; same to same. —

**140TH st, 501 E (9:2285),** ns, 837.6 e Willis av, 37.6x100; PM; Oct17; Oct18'18; dup Aug12'1, 5%; Olds Holding Corpn, 217 Bway, to Emil W Oppenheim, 801 West End av, individ & as exr Marx Oppenheims. 27,000

**140TH st, 501 E (9:2285),** ns, 837.6 e Willis av, 37.6x100; PM; pr mtg \$27,000; Oge 15; Oct19'18; due Dec1'20, 6%; Armado Bldg Co, 63 Park Row, to Olds Holding Corpn, 217 Bway. 3,000

**141ST st E, nwc Alex av;** see Alex av, nwc 111st.

**143D st E (9:2288),** ns, 240 w Brook av, 25x100; ext of \$4,000 mtg to July6'20 ad 6%; Nov26'17; Oct21'18; Valentine Kleyn with August F Schultz, 2401 Westchester av. nom



& Co to Newton D Baker as Secy of War  
U.S. Institute for U.S. of A.

'18. nor

175 Halsted, East Orange, NJ; July 30'13  
Oct 17'18. 1.40



## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

## Manhattan.

Brennan, Margt A.—July 22 '17 (Oct 18 '18)—COLUMBUS AV, 648-56 (4:1222-33), swc 92d (No 100), 100.8x25, 5-sty bk tnt & str, \$75,000.

92d ST, 102 W (4:1222-34), 28.6x100.8, 5-sty bk & str tnt, \$35,000.  
92d ST, 104 W (4:1222-35), 28.6x100.8, 5-sty bk & str tnt, \$35,000.  
92d ST, 106 W (4:1222-36), 18x100.8, 5-sty str tnt, \$27,500.

McNeil, Thos R.—Oct 12 '17 (July 12 '18)—CHAMBERS ST, 189 (1:139-19), 20.6x66, 4-sty bk str, \$14,000.

75TH ST, 106 W (4:1146-38), 20x102.2, 4-sty & b str dwg, \$18,000.  
FULTON ST, 233 (1:83-22), 23.1x70.6, 4-sty bk loft & str bldg, \$26,000.

WASHINGTON ST, 195 (1:83-6), 24.9x78.5, 6-sty bk loft bldg, \$25,000.  
WASHINGTON ST, 197 (1:83-7), 24.9x84.1, 5-sty bk loft bldg, \$25,000.

WASHINGTON ST, 199 (1:83-8), 25x90.5, 7-sty bk loft bldg, \$26,000.  
WASHINGTON ST, 201 (1:83-9), 25x73.3, 7-sty bk loft bldg, \$23,000.

WASHINGTON ST, 203 (1:83-10), 24.6x48.3, 4-sty bk tnt & str, \$18,000.  
WASHINGTON ST, 205 (1:83-11), sec Vesey (Nos 75-81), 24.11x107.4, 5-sty bk loft & str bldg, \$80,000.

VESEY ST, 73 (1:83-12), 20.5x37.6, 5-sty bk tnt & str, \$13,000.  
GREENWICH ST, 202 (1:83-14), 25.1x70.4, 4-sty bk tnt & str, \$26,000.

GREENWICH ST, 198 (1:83-16), 25.1x84.6, 6-sty bk loft & str bldg, \$24,000.  
Fitzschner, Ida J.—May 6 '18 (Oct 17 '18)—125TH ST, 24-30 W (6:1722-47-49), 87.6x100.10, 2-5-sty bk tnts with str; 1/2 pt of \$168,000, less 10%.

Sullivan, John.—Feb 23, 1886 (Oct 11 '18)—GREENWICH ST, 293 (1:137-19), 13.3x79, 4-sty bk loft & str bldg, \$8,750.

WASHINGTON ST, 211 (1:84-38), 28.2x80.5, 4-sty bk restaurant, \$26,250.  
SPRING ST, 154 (2:487-24), 20x80, 5-sty bk loft & str bldg, \$12,500.

PRINCE ST, 123 (2:514-41), 25x95, 6-sty bk loft & str bldg, \$12,500.  
\*GREENWICH AV, 9 (2:610-59), 18.8x56.7, 4-sty bk tnt & str, \$19,375.

MOTT ST, 277 (2:509-34), 20x91.5, 3-sty bk tnt & str & 4-sty bk rear tnt, \$5,625.  
\*25TH ST, 322 E (3:930-45), 25x98.9, 4-sty bk tnt & 3-sty bk rear tnt, \$8,125.

28TH ST, 248 W (3:777), 1-sty bk bldg, \$10,000.  
\*CLINTON PL, 113 or 41 W 8TH ST (2:572-64), 23x93.11, 4-sty bk tnt & str, \$13,125.

29TH ST, 222-4 E (3:909), —x—, each \$6,250.  
31ST ST, 402 E (3:962-38), 25x98.9, 2 & 3-sty bk loft bldg, \$8,750.

35TH ST, 352 W (3:758-68), 25x98.9, 4-sty bk church, \$9,375.  
Each of above parcels has since been sold except those three marked \*. The appraisals above are computed upon the basis of the assessed valuations, being 80% of the actual value.

Weser, John A.—May 18 '17 (Oct 7 '18)—31ST ST, 142-4 W (3:806-66-67), each 25x98.9, 2-5-sty bk tnts & str, each \$47,500.

31ST ST, 116-8 W (3:806-65-69), 25x98.9 each, 2-3-sty bk tnts & str & 2-sty bk rear factory, each \$41,000.

31ST ST, 152 W (3:806-71), 25x98.9, 5-sty bk tnt, \$46,500.  
30TH ST, 143 W (3:806-12), 25x98.9, 5-sty bk tnt, \$47,000.

42D ST, 438 W (4:1051-52), 25x98.9, 5-sty bk tnt & str, \$23,000.  
42D ST, 515 W (4:1071-23), 25x100.5, 4-sty bk tnt & str & 3-sty bk rear factory, \$18,000.

43D ST, 512-6 W (4:1071-41-42), each 16x100.5, 3-3-sty bk tnts, each \$7,000.  
43D ST, 518 W (4:1071-43), 25x100.5, 3-sty bk tnt, \$11,000.

43D ST, 520-8 W (4:1071-44), 125x100.5, 8-sty bk factory, \$140,000.  
80TH ST, 164 E (5:1508-47), 30x102.2, 4-sty str tnt, \$28,000.

WEST END AV, 861 (7:1890-15), nwc 102d (No 301), 20.11x80, 4-sty & b str dwg, \$38,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

## Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 24, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

53D ST, 302-6 W (\*), ss, 80 w 8 av, 53.4x100.5, 3 & 4-sty str factory; due, \$12,896.69; T&C, \$1,069.50; sub to mtg \$35,000; Bernard Karsch. 43,764

117TH ST, 12 W (\*), ss, 125 w 5 av, 33.4x100.11, 5-sty bk tnt; due, \$24,817.53; T&C, \$430.20; Francis L Noble, trste. 1,000

HERBERT A. SHERMAN.

Riverside dr, 103, es, 95.7 s 83d, 26.4x55.10x24x66.9, 5-sty & b bk dwg; due, \$20,682.95; T&C, \$728.60; adj sine die.

HENRY BRADY.

161ST ST, 313 E (\*), ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & str; due, \$11,525; T&C, \$1,045.96; Jno A Brann, trste. 12,000  
120TH ST, 58 W (\*), ss, 297.9 e Lenox av, 19x100.11, 3-sty & b str dwg; due, \$17,767.75; T&C, \$484.51; Cornelia W Hall et al, trste. 10,000

ARTHUR C. SHERIDAN.

Broadway (\*), es, 40.9 n 214th, 40.10x78.10x37.5x94.11, vacant; due, \$8,088.26; T&C, \$512.27; Jas Bloomingdale. 8,000

Total ..... \$74,764  
Corresponding week 1917..... 540,807  
Jan. 1, 1918 to date..... 22,036,201  
Corresponding period 1917..... 30,090,749

## Bronx.

The following are the sales that have taken place during the week ending October 24, 1918, at the Bronx Salesrooms, 3208-10 3d av.

HENRY BRADY.

Gray st, swc Wood av, 25.6x100x45.1x101.11; due, \$1,384.87; T&C, \$491.03; Marie Gerz. 1,000

McGraw av, ss, 93 w Pugsley av, 102.4x86.10x100x94.1; due, \$2,518.68; T&C, \$2,049.19; Marie Gerz. 500

Wood av, ss, 101.11 w Gray, 25.6x100x25x95.1; due, \$689.24; T&C, \$607.48; Marie Gerz. 1,000

Total ..... \$2,500  
Corresponding week 1917..... 114,850  
Jan. 1, 1918 to date..... 4,812,594  
Corresponding period 1917..... 6,996,890

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

OCT. 26.  
No Legal Sales advertised for this day.

OCT. 28.  
CONVENT AV, 322, ws, 19.11 n 143d, 20x100, 4-sty & b bk dwg; Hyman Fann et al—U S Trust Co et al; Kurzman & Frank (A), 25 Broad; Henry A Brann, Jr (R); due, \$16,935.31; T&C, \$34.40; Joseph P Day.

OCT. 29.  
BEAVER ST, 9, nwc New (No 81), runs w30.3x n116.6xne3.10xne4.6xsw103.8 to beg, 7-sty bk office & str bldg; Agnes E O'Donnell—Ivan L C Gooding, trste, &c et al; Hirsh, Newman & Reass (A), 391 Fulton, Bklyn; Elek J Ludvigh (R); due, \$163,790.76; T&C, \$7,141.70; Henry Brady.

OCT. 30.  
131ST ST, 2 E, ss, 75 e 5 av, 17.6x90.11, 3-sty & b str dwg; Chas M Caulfield—Loretta Corp et al; Harold Swain (A), 174 Bway; Jno F Couch (R); due, \$4,039.88; T&C, \$188 Bryan L Kennelly.

2D AV, 758, es, 98.9 n 40th, 24.8x100, 4-sty bk tnt & str Felix Lorch, exr, &c—Aaron Lewis et al; Frank M Tichenor (A), 38 Park Row; Alfred H Townley (R); due, \$19,923.02; T&C, \$581; Henry Brady.

OCT. 31.  
DIVISION ST, 25 & 30, ns, abt 230 e Bowery, 23.7x131.6x25x17.1, 3-sty bk loft & str bldg; Florence Israel—Richard I Epstein et al; Harry C Gomprecht (A), 1147 Bway; Francis W Pollock (R); due, \$19,028.71; T&C, \$1,466.60; Bryan L Kennelly.

65TH ST, 31 & 33 W, ns, 231.3 e Col av, 62.6x100.5, 2-5-sty bk tnt; Wm Einstein et al, exrs; Sarah K Hunter et al; Rose & Paskus (A), 128 Bway; Saml Mandelbaum (R); due, \$73,898.74; T&C, \$3,946.20; Joseph P Day.

121TH ST, 122 W, ss, 225 w Lenox av, 18.9x100.11, 4-sty str tnt; Sadie V Brady—Godfrey E Trott et al; Timothy Davenport (A), 92 William; Jno V Judge (R); due, \$13,056.70; T&C, \$153.80; Henry Brady.

124TH ST, 124 W, ss, 243.9 w Lenox av, 18.9x100.11, 4-sty str tnt & str Timothy Davenport et al, exrs; Jno V Blum et al; Ira H Brainerd (A), 92 William; Jno V Judge (R); due, \$13,295.40; T&C, \$155.80; Henry Brady.

124TH ST, 126 W, ss, 262.6 w Lenox av, 18.9x100.11, 4-sty str tnt & str Robt A Chambers—Godfrey E Trott et al; Timothy Davenport (A), 92 William; Jno V Judge (R); due, \$12,763.92; T&C, \$153.80; Henry Brady.

NOV. 1.  
55TH ST, 62 W, ss, 194 e Col av, 19x102.2, 4-sty & b str dwg; Harris D Colt, trste—Phoebe W Hankinson et al; Curtis, Mallet-Provost & Colt (A), 30 Broad; Wm J Rapp (R); due, \$12,970.90 T&C, \$728.40; Henry Brady.  
129TH ST, 132 W, ss, 400 e 7 av, 25x90.11, 5-sty bk tnt Geo W Dunn et al, exrs—Elias S Deets et al; Wm A Daly (A), 261 Bway; Timothy A Leary (R); due, \$23,558.90; T&C, \$328.60; Henry Brady.

NOV. 2.  
No Legal Sales advertised for this day.

NOV. 4.  
LAFAYETTE ST, 431, ws, 202.5 s Astor pl, runs 27xw137.6x23xw20.6xw12xne17.6xw20xne18xw155 to beg, 2-3 & 5-sty str office & str bldg; U S Trust Co N Y—Marshall H Mallory; Stewart & Shaefer (A), 45 Wall; Jno H Rogan (R); due, \$34,862.85; T&C, \$1,052.00; Samuel Marks.

211TH ST, 111-16 E, ss, 183.4 w Lex av, 41.8x88.9, vacant; Alice H Reimer—Braender Bldg & Constn Co, Inc, et al; Smith & Bowman (A), 38 Park Row; Michael J Egan (R); due, \$13,834.65; T&C, \$1,498.60; Samuel Marx.

## Bronx.

OCT. 26 & 28.

No Legal Sales advertised for these days.

OCT. 29.  
CHISHOLM ST, 1324, es, 215 s Jennings, 20x100, 2-sty fr dwg; Guaranteed Mtg Co N Y—Wm H Aird et al; Carrington & Pierce (A), 200 Bway; Chas M O'Keefe (R); due, \$1,459.52; T&C, \$151.80; Henry Brady.

FREEMAN ST, 803, ns, 98.7 e Union av, 20x86.9, 2-sty & b fr dwg; Cornelius Schouten—Frieda Lichtman et al; Adolph & Henry Bloch (A), 99 Nassau Jos P Morrissey (R); due, \$4,262.31; T&C, \$328.50; Henry Brady.

FREEMAN ST, 860, ss, Intersec nws Stebbins av (No 1315), 65x28x31.5x63, 3-sty fr tnt & str; Paul L Loewenwarter et al—Jno A Thulman et al; Abr Lipton (A), 160 Bway; Wm P Schoen (R); due, \$15,159.65; T&C, \$208; Henry Brady.

151ST ST, E, ns, 350.3 e Morris av, runs n116.10x60x24xw6.6xw92.8xw43.6 to beg, vacant; Margaret Nealis, extr—Benenson Realty Co et al; Fredk W Hottenroth (A), 261 Bway; Hartley G Pelletier (R); due, \$7,179.37; T&C, \$609.69; Henry Brady.

KING AV, es, 225 s Beach, 25x218x—x208; Sheriff's Sale of all right, title, &c, which Olive H Collett had on July 25, 1917, or since; Jas F Donnelly, sheriff; James J Donovan.

WEBSTER AV, 3194, ss, 1025 e 204th, 25.4x81.11x25.4x82.7, 3-sty fr tnt & str; Wm K Gensheimer—Alfred E Fisher et al; Horstmann & Kozinn (A), 505 Tremont av; R Dulany Whiting (R); due, \$2,026.99; T&C, \$183; sub to 1st mtg \$4,500 Joseph P Day.

WEBSTER AV, 3192, ss, 1,000 e 204th, 25x82.7x25x83.5, 3-sty fr tnt & str; Chas Lutz—Hersford Land Corp et al; Julius Krause (A), 132 Lex av; Jno Mulholland (R); due, \$5,037.10; T&C, \$351; Joseph P Day.

OCT. 30 & 31, NOV. 1 & 2.

No Legal Sales advertised for these days.

NOV. 4.  
FT SCHUYLER RD, nwc Pilgrim av, 25x100; Minnie Hummel—Lilly Barrol et al; Lawrence E French (A), 41 Park Row; M Maldwin Fertig (R); due, \$9,363.83; T&C, \$403; Joseph P Day.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

OCT. 19.  
HENRY ST, ns, 46.2 e Clinton, 23x85; Margt B Monahan—Amelia Zeman et al; Dean, Tracy & Stanfield (A).

OCT. 21.  
No Foreclosure Suits filed this day.

OCT. 22.  
No Foreclosure Suits filed this day.

OCT. 23.  
132D ST, ns, 308 w Lenox av, 17x100; Emigrant Indust Savgs Bank—Max Schlesinger et al; amended; R & E J O'Gorman (A).

178TH ST, 503-5 W; Edna C Meyers—Helen C Corsa et al; F Lese (A).

178TH ST, 507-9 W; Edna C Meyers—5th Av Bldg & Mtg Co et al; F Lese (A).

10TH AV, sec 208th, 74.11x125; Sarah E MacDonald—Leton H Slawson et al; Stotesbury & Miner (A).

OCT. 24.  
ADRIAN AV, ss, 200 w 227th, 75x100; also PROP in Bronx County; Jno F Shupe—Altamone Realty Co—F P Schenck (A).

54TH ST, 426 W; Eliz Wellingshorst—Sigmund Krabiler; A P Wagoner (A).

## Bronx.

OCT. 18.  
RAE ST, sec German pl, 49x92.3; Central Savgs Bank in City N Y—Mary A Schnessler et al; A H Mosle (A).

OCT. 19.  
166TH ST, 428-30 E; Bernheimer & Schwartz Pilsener Brewing Co—United Bohemian Society of Bronx; Rose & Paskus (A).

PROSPECT AV, ws, 71 s Dawson, 23x95; Jno A Fleischmann as admr, &c Jno Clancy et al; Ferriss & Storek (A).

OCT. 21.  
No Foreclosure Suits filed this day.

OCT. 22.  
235TH ST, ns, 121.1 w Webster av, 25x100; Richard E Walsh, admr—Veritas Realty Co; F Cobb (A).

OCT. 23.  
147TH ST, 694 E; Leo Siebert et al—Mary A Stanton et al; S Ecker (A).



187TH ST., —s, 164 w Bathgate av, 31x304.7x irreg; Frank Blauvelt et al—Mountain Constn Co et al; B Foody, Jr (A).  
220TH ST, E, ss, lot 250, map of Wakefield, 100 x114; Irene T Russell—Mary A Atkinson et al; M S Cohen (A).  
INTERVALE AV, 1230; Jacob O Pederson—Geo Knauf et al; O E Davis (A).  
LOT 829, west half, map of Wakefield, 50x114; Glen A Grove et al—Mary A Atkinson et al; G Squires (A).  
LOT 829, east half, map of Wakefield, 50x114; Thos Fay et al—Mary A Atkinson et al; G Squires (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

OCT. 18.  
CANNON ST, 33; Roman Catholic Orphan Asylum in City N Y—Chas J Schlesinger; Edw H Daly (A); Jno J Kirby (R); due. ....21,992.71  
80TH ST, 501 E; Central Savgs Bank—Frank Volz; M. Auerbach (A); Thos Costigan (R); due. ....7,369.90  
OCT. 19.  
MARKET ST, ws, 25 s Henry, 25.1x 113.2; Jno R Suydam et al—Morris Lazarus et al; Geo W Ellis (A); Adolph L Pincoffs (R); due. ....29,333.89  
OCT. 21.  
CHERRY ST, 231; Metropolitan Savgs Bank—Louis Manevitz; A S & W Hutchins (A); S Howard Cohen (R); due. ....21,352.78  
OCT. 22.  
No Judgments in Foreclosure Suits filed this day.  
OCT. 23.  
123D ST, 114 W; Jacob Breen—Jno N Joseph; Greenberg & Levy (A); Wm Allen (R); due. ....4,801.95  
27TH ST, 240 E; Chas C Klingler—Jno Farley et al; Robt C Birkham (A); Wm G Brown (R); due. ....13,585.00  
28TH ST, 308 W; David Frank et al—Gaetano T Conti et al; Kurzman & Frank; (a) Henry W Showers (R); due. ....9,720.21  
17TH ST, 17-19 W; Lawyers Mtg Co—19 West 17th Corp; Cary & Carroll (A); Jno L O'Brien (R); due. ....194,903.67  
1ST ST, 45; Josephine B Seligman—Rose Cogut et al; Harry R Kohn (A); David L Weill (R); due. ....14,991.67

Bronx.

OCT. 18.  
LOT 454, map of Wakefield; Henry C Kennedy—Richard N Stahl et al; F P Pace (A); J P Morrissey (R); due 1,623.06  
LOT 488, map of Wakefield; Henry C Kennedy—Richard N Stahl et al; F P Pace (A); J P Morrissey (R); due 1,726.10  
OCT. 19 & 21.  
No Judgments in Foreclosure Suits filed these days.  
OCT. 22.  
LOT 62 (part of), map No. 2 situated in Town of Yonkers belonging to Chas Darke; Jno H Thorn—Cora M Converse et al; T C Larkin (A); T F Dougherty (R); due. ....8,414.12  
OCT. 23.  
WALTON AV, nwc 174th, 35x150; Thos C Lippman et al as exrs—Mellwin Realty & Constn Co et al; M I St John (A); J H Hayes (R); due. ....2,726.66  
GRAND BLVD & CONCOURSE, nwc 174th, 63x76.2; Chas H Topping—Mellwin Realty & Constn Co et al; M I St John (A); J H Hayes (R); due. ....7,084.33  
OCT. 24.  
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

OCT. 19.  
102D ST, sec 3 av, 50x100; Jacob Cram—Norman S Walker, Jr, trste, &c, et al; action to reform deed; Miller, King, Lane & Trafford (A).  
OCT. 21.  
AMSTERDAM AV, 772; Jacob Gescheidt et al—Wm Curtis; action to foreclose mechanics lien; A & H Bloch (A).  
OCT. 22.  
128TH ST, 15 E; also 127TH ST, 28 W; also 58TH ST, 422 E; also 129TH ST, 114 E; Jacob Jelot—Bernard Brindze et al; action to adjudge lien; Chas L Hoffman & Henry A Friedman (A).  
OCT. 23.  
No Lis Pendens filed this day.  
OCT. 24.  
69TH ST, 251-5 W; Wadsworth Howland & Co—253 West 69th Corp; action to foreclose mechanics lien; R W Leary (A).

Bronx.

OCT. 18.  
BAINBRIDGE AV, 3038; Arvilla P Keller—D'Ambra Constn Co; action to determine claim; H Swain (A).  
OCT. 19.  
GRAND BLVD & CONCOURSE, nwc 165th, 74x 102.1x irreg; Chas Ringsdorf—Aug Boecher et al; action to declare deed void; G L Ehrhardt (A).  
OCT. 21.  
LOT 7, blk 2800, sec 11, on tax map; Saml Goldsticker—Otto Fersenheim et al; action to foreclose transfer of tax lien; E Jacobs (A).

OCT. 22.  
No Lis Pendens filed this day.  
OCT. 23.  
LOT 67, blk 2615, sec 10, —x —; City of N Y Sarah J Downes et al; foreclosure of tax lien; W P Burr (A).  
LOT 88½, blk 2889, sec 11; City of N Y—Robt C Turnbull, exr, et al; foreclosure of tax lien; W P Burr (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

OCT. 19.  
39TH ST, 104 W; Liberty Iron Works, Inc—Henry G Sillick et al; renewal (40) .....443.53  
MADISON AV, 926; Jane L Ballington—Mary H H Collins & Danl L Korn (41) .....144.00  
OCT. 21.  
28TH ST, 30 E; Hyman Finkelstein—Salavatore Masella, Jos Horowitz & Simon Sulsky (43) .....125.00  
38TH ST, 310-25 W; also 37TH ST, 327-3 W; Longacre Constn Co—Equitable Trust Co of N Y & Emma M Vynne (42) .....5,545.77  
129TH ST, 32 W; Jno Brosko—Meny-hart Schatz (44) .....37.00  
MANHATTAN AV, 134; Philip De Young—Wilhelmina Niedermeyer (45) .....134.14  
OCT. 22.  
12TH ST, 238 W; also GREENWICH AV, 97-99; Harry A H Koun—Ernest A Cardozo, Michl H Cardozo & Abr J Schlesinger (47) .....73.92  
108TH ST, 234-6 W; Rapid Constn Co—Adrian L Henry & Manchester Garage Co (46) .....1,949.00  
115TH ST, 16-8 W; Salvatore Perrotto—Lazarus Levy & Jacob Silverman; renewal (48) .....934.75  
OCT. 23.  
No Mechanics' Liens filed this day.  
OCT. 24.  
63D ST, 112-4 E; Jas C Mack Co—Abr B Cox, Julia T E Cannon & W W Hunter (49) .....6,200.00  
125TH ST, 115 W; Ludwig Levitt & Son—Major White & Geo Forster (50) .....1,003.50  
32TH ST, 150 E; Wm P Youngs—Anna V N Gambrell & Aug H Hillers & Co, Inc (51) .....82.80

Bronx.

OCT. 18.  
TREMONT AV, nec Monterey av, 52.7x 121.5; Elevator Supply Co—N Y Edison Co & Zahner Metal Sash & Door Co, Inc (9) .....636.00  
OCT. 19, 21 & 22.  
No Mechanics Liens filed these days.  
OCT. 23.  
PRATT AV, 4028; G Zibelli & Son—Louis Rasmussen. ....337.50  
PLOT of land bounded by 174th, 177th, Bronx River & tracks of N Y, Westchester & Boston R R, containing abt 10 acres; Master Builders Co, Inc—Wm Waldorf Astor, Jno Jacob Astor & Astor Estate; Bronx Exposition Co, Amos M Baber & Harry F McGarvie; Exposition Catering Co, Inc. ....637.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

OCT. 19.  
No Satisfied Mechanics Liens filed this day.  
OCT. 21.  
8TH AV, 736; Chas N Whinston—Henry L Morris et al; Aug8'18. ....75.00  
OCT. 22.  
2D ST, 274-80 E; Howden Tile & Marble Co, Inc—Israel Orphan Asylum et al; Dec15'17. ....165.00  
38TH ST, 332 E; Aaron Udow—Laura Oppenheim et al; Apr25'18. ....124.96  
SAME PROP; Jacob Rubin—same; May26'18. ....135.00  
51ST ST, 234 W; W P Youngs & Bros—Moredall Realty Corp et al; Sept 12'18. ....2,636.53  
BROADWAY, 1637-49; also 50TH ST, 211-29 W; also 51ST ST, 210-32 W; W P Youngs & Bros—Moredall Realty Corp et al; Sept14'18. ....2,636.53  
OCT. 23.  
No Satisfied Mechanics' Liens filed this day.  
OCT. 24.  
BROADWAY, nec 54th; Truscon Steel Co—Ford Motor Co et al; Sept12'18.. 885.00  
261ST ST, 217 E; Hudson Wood Working Co—C P Wyckoff et al; Oct10'16. 120.00  
7TH AV, 552; Spiers Lederle Glass Co—Ann E Allin et al; Nov17'17. ....250.00

Bronx.

OCT. 18 & 19.  
No Satisfied Mechanics Liens filed these days.  
OCT. 21.  
169TH ST, nwc Jerome av, 100x75; Anthony M DeRose et al—Nista Constn Co, Inc, et al; May27'18. ....60.00  
ALEXANDER AV, 270; Fliske Lighting Fixture Co—Florence Loewy et al; Aug10'18. ....32.00

SAME PROP; Arthur J Panoff—same; Aug3'18. ....145.00  
SAME PROP; Broad Exchange Electric Shop—Est of Sarah Katz et al; July 25'18. ....80.00  
OCT. 22.  
No Satisfied Mechanics Liens filed this day.  
OCT. 23.  
No Satisfied Mechanics' Liens filed this day.  
\*Discharged by deposit.  
\*Discharged by bond.  
\*Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

OCT. 17.  
No Attachments filed this day.  
OCT. 18.  
POUTOLOFF, Alexis; Bernard A Rosenblatt; \$17,172.50; Rosenblatt & Tachna.  
OCT. 19.  
NEPTUNE SEA FOOD CO (a California corp); Jno B Dewsnap & Co, Inc; \$5,625; Pavison & Underhill.  
OCT. 21.  
SETCHEL FRUIT CO, Inc (a California corp); H Schnell & Co; \$8,042.25; Joffe & Joffe.  
OCT. 22.  
No Attachments filed this day.  
OCT. 23.  
OCCIDENTAL TRADING CO; Benj S Rosenberg; \$8,400; Slade & Slade.  
CLEVELAND-AKRON BAG CO; Potash Bros; \$58,520; Bullowa & Bullowa.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

OCT. 18, 19, 21, 22, 23.  
114th St & 7th Av Constn Co. Ft Washington av, 215, swc 170th.. Colonial Chandelier Co. ....2,250.00  
Same, 111th st, 127 W. same. ....1,600.00  
20th St Corp. 677-81 W 204th st.. Consolidated Chandelier Co. ....950.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower

Manhattan.

OCT. 19, 21, 22 & 23.  
No Building Loan Contracts filed these days.  
OCT. 24.  
1ST AV, ws, 24.9 n 26th, runs w100x s24.9 to 26th xw150xn98.9xc25xn98.9 to 27th, xe130xs74.1xe5.5xs24.8xe100xs74 to beg; Bowery Savgs Bank loans Sev Realty Corp an additional loan. ....15,000.00

Bronx.

OCT. 18, 19, 21, 22 & 23.  
No Building Loan Contracts filed these days.

PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

MISCELLANEOUS.

52D ST, 428-46 E, 1-sty bk boiler room, 16x 18, tar and gravel rf; \$500; (o) Knickerbocker Ice Co., Wesley M. Oler, Pres., 1480 Bway; (a) W. Mortensen, 347 Columbus av (152).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.  
GRAND CONCOURSE, s w c 192d, 5-sty bk tnt, 81.7x96, slag rf; \$70,000; (o) Absar Realty Co., Abr. Weismann, 2133 Daly av; (a) Chas. Kreymborg, 2240 Quimby av (100).

PLANS FILED FOR

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

GRAND ST, 435, remove partitions, reinforce beams to 4-sty bk office & tnt; \$500; (o) R. A. D. Wendel, on prem; (a) Geo. Dress, 1931 Madison av (2009).



GREENE ST, 213, install f. p. door, enclose stairs, signs to 6-sty bk str & lofts; \$1,200; (o) Greenwich Savings Bank, Jas. Quinlan, Pres., 246 6 av; (a) J. O. Whitenack, 231 W 18th (2019).

HOWARD ST, 19, new posts & girders, elevator shaft to 3-sty bk storage; \$2,000; (o) Robt. Thorne, 30 Broad; (a) Chas. Schaefer, Jr., 529 Courtlandt av (2011).

KING ST, 61-69, remove steps, new windows, doors to 2-sty bk dwg; \$250; (o) Corpn. Trinity Church, Geo. F. Crane, Compt., 187 Fulton; (a) P. F. Brogan, 36 8 av (2007).

LEWIS ST, 196-200, erect balcony & ladder to 3-sty fr manufactory; \$100; (o) Webb's Academy & Home for Shipbuilders, S. Taylor, Pres, 66 Beaver; (a) Chas. J. Graff, 229 W 36th (1982).

MURRAY ST, 74-80, ext, stairs & windows to 5-sty bk storage; \$800; (o) Clarence Sackett & Sarah E. Sackett, 31 Nassau, Ralph V. Kennedy, agent, 69 Dey; (a) Jardine, MHL & Murdoch, 50 E 42d (2002).

WEST ST, 401-2, remove wall, new columns & girders to 3-sty bk factory; \$2,000; (o) Stephen Ransom, on prem; (a) E. N. Garnsey, 37 W 39th (2012).

WOOSTER ST, 100, enlarge elevator shaft to 5-sty bk storage; \$2,000; (o) Geo. Ehret, 3 E 93d; (a) P. J. Murray, 141 E 40th (2016).

5TH ST, 512 E, new partitions, windows to 5-sty bk str & tnt; \$1,500; (o) B. Braunstein, 190 Canal; (a) Louis A. Sheinart, 194 Bowery (2001).

14TH ST, 524 E, f. p. door & ceiling, cut opening to 4-sty bk str & tnt; \$250; (o) Crompond Realty Co., Francis B. Chedsey, Pres., 320 Bway; (a) Chas. M. Straub, 147 4 av (2015).

15TH ST, 246 E, install heat apparatus, plumbing fixtures, stairs, remove partitions to 5-sty bk res; \$10,000; (o) Cloak Presser's Bldg. Asso., Inc., 228 2 av, Jos. Breslawer, Pres., 354 Cypress av, Bklyn; (a) Jno. V. Van Pelt, 381 4 av (2010).

16TH ST, 352 W, enlarge opening, new beams to 2-sty bk shop; \$150; (o) Cath. Prenen, care Louis Schrag, 112 W 23d; (a) Louis A. Sheinart (2005).

28TH ST, 32 E, ext, remove pier, new show windows to 3-sty bk str & dwg; \$1,500; (o) Florence A. Scheftel, 32 E 28th; (a) M. J. Harrison, World Bldg. (2018).

56TH ST, 535-37 W, new posts, cut window to 1-sty bk storage; \$100; (o) Henrietta S. Kernochan, 529 W 11th; (a) Frank A. Rooke, 10 E 10th (1967).

88TH ST, 116 E, new partitions, floor, skylights to 3-sty garage & tnt; \$3,000; (o) L. C. Ledyard, 14 Wall; (a) Chas. H. Richter, 39 Cortlandt (2022).

AV A, 37, new frame toilets, partitions to 4-sty bk str & tnt; \$1,500; (o) Vincent Astor, 23 W 26th; (a) Albert E. Parfitt, 233 Bway (2006).

EDGEcombe AV, 199, remove partitions, new stairs to 3-sty bk dwg; \$500; (o) Dora Siederman, 209 W 148th; (a) Geo. & Edw. Blum, 505 5 av (2000).

PARK AV, 260-78, install elevator to str & tnt; \$9,500; (o) N. Y. & Harlem R. Co. & N. Y. C. R. Co., W K Vanderbilt, Jr, Pres, Grand Central Terminal; (a) Whitney, Warren & Wetmore, 16 E 47th (2021)

RIVERSIDE DR, 127, new elevator shaft, remove stairs, enclosure, kalamein doors, bath-

rooms to 7-sty bk tnt; \$9,850; (o) Gustave Sandblom, on prem; (a) Jno. M. Baker, 9 Jackson av, L. I. City (2020).

WEST END AV, 525, new pantry, rearrange partitions to 12-sty tnt; \$500; (o) 525 West End Corpn., 2596 Bway; (a) Arthur Gross, 347 5 av (2008).

3D AV, 1539-41, new str front, partitions to 5-sty bk str & tnt; \$2,000; (o) J. Ruppert Realty Co., Jacob Ruppert, Jr., Pres, 1639 3 av; (a) Geo. Dress, 1931 Madison av (1947).

3D AV, 340, new doors, remove elevator shaft to 4½-sty bk str & hotel; \$900; (o) Henry Henning, 735 9 av; (a) L. F. J. Weiher, 271 W 125th (2014).

4TH AV, 251-5, close opening with reinforced concrete to 16-sty bk office & loft; \$50; (o) 251 4th Av Co., Leo M. Klein, Pres, 501 5 av; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (1970).

12TH AV, 2284, remove portion of wall, new beams to 2-sty bk str & tnt; \$600; (o) N. Y. C. & H. R. R. Co., W. H. Vanderbilt, Jr., Pres., Grand Central Terminal; (a) M. M. O'Brien, 49 E 90th (2015).

Bronx.

132D ST, 608-12 E, 1-sty bk ext, 50x200, to 1 & 2-sty bk factory; \$2,500; (o) Est Jacob Doll, Otto Doll, 100 Southern blvd, Pres.; (a) Geo. Hoffman, 1071 Washington av (231).

FULTON AV, s w c 169th, 2-sty fr ext, 27x10, new stairs, new partitions to 3-sty fr hospital; \$4,000; (o) Bronx Hospital, Inc., on prem; (a) Louis A. Abramson, 220 5 av (230).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

- (A)—attorney.
- Al—all liens.
- AT—all title.
- ano—another.
- av—avenue.
- admr—administrator.
- admtrx—administratrix.
- agmt—agreement.
- A—assessed value.
- abt—about.
- adj—adjoining.
- apt—apartment.
- assign—assignment.
- asn—assign.
- atty—attorney.
- bk—brick.
- B & S—Bargain and Sale.
- bldg—building.
- b—basement.
- blk—block.
- Co—County.
- C a G—covenant against grantor.
- Co—company.
- constn—construction.
- con omitted—consideration omitted.
- corpn—corporation.
- c—corner.
- cl—center line.
- ct—court.
- certf—certificate.
- dwg—dwelling.

- decd—deceased.
- e—East.
- ext—executor.
- extrx—executrix.
- et al—used instead of several names.
- foreclos—foreclosure.
- fr—from.
- fr—frame.
- ft—front.
- indivd—individual.
- irreg—irregular.
- impt—improvement.
- installs—installments.
- lt—lot.
- ls—lease.
- mtg—mortgage.
- mos—months.
- Mfg—manufacturing.
- Nos—numbers.
- n—north.
- nom—nominal.
- (o)—office.
- pr—prior.
- pt—part.
- pl—place.
- PM—Purchase Money Mortgage.
- QC—Quit Claim.
- R T & I—Right, Title & Interest.
- (R)—referee.
- R S—Revenue Stamp.
- r—room.
- rd—road.
- re mtg—release mortgage.
- ref—referee.
- sal—saloon.
- sobrn—subordination.
- sl—slip.
- sq—square.
- s—south.
- s—side.
- sty—story.
- sub—subject.
- strs—stores.
- stn—stone.
- st—street.
- T & c—taxes, etc.
- tnts—tenements.
- w—west.
- y—years.
- O C & 100—other consideration and \$100.
- TS—Torren System.















# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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Vol. CII

No. 2642

New York, November 2, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

OCT. 24, 25, 26, 28, 29, 30 & 31.

**Academy st** (S:2221-46-48), es. 110 s Sherman av, 100x100, vacant; Acton Realty Co to Agnes G Livingston, - Arlington av, Spuyten Duyvil, Bronx, B&S & CaG; mtg \$11,760 & AL; Sept27; Oct28'18; A \$20,000-20,000 (R S \$2). O C & 100

**Beaver st, 9** (1:22-1), nwc New (No 81), runs w30.3x116.6x3.10x—44.6 to ws New xs103.8 to beg, 7-sty bk office & str bldg; Edna E Wales, daughter of J Walter McClymonds, & Arvine Wales, her husband, of Wash, DC, to Annie M, Mary E & Bertha B McClymonds, all at Morris Plains, NJ; AT & B&S; mtg \$225,000 & AL; Nov30'17; Oct30'18; A\$270,000-300,000. 15,000

**Beaver st, 9**, nwc New (No 81); Ruth E Maitland, daughter of J Walter McClymonds, & Leslie M Maitland, her husband, of Chicago, Ill, to same; AT & B&S; mtg \$225,000 & AL; Sept21'17; Oct30'18. 15,000

**Beaver st, 9** (1:22-1), nwc New (No 81), runs w30.3x116.6x3.10x—44.6xsw103.8 to beg, 7-sty bk office & str bldg; Elek J Ludvig, ref, to Annie M, Mary E & Bertha B McClymonds, all at Morris Plains, NJ; FORECLOS Oct29; Oct30'18; A\$270,000-300,000 (R S \$10). 10,000

**Beekman pl, 24** (5:1362-14), ws, 40 n 50th, 20x75, 4-sty & b stn dwg; Mollie Siegman, 2 W 120, to Danl Spitzer, 24 Beekman pl; mtg \$7,500; Sept10; Oct26'18; A\$5,000-9,000 (R S 50c). O C & 100

**Canal st, 185-7**; see 143d, 423 E, Bronx Cons.

**Cathedral Pkwy, 501-7** (7:1882-28), nw c Amst av (Nos 1020-6), 125x95.11, 10-sty bk tnt & str; Winter Realities, Inc, to Winter & Wilkes, Inc, 539 W 155; QC; mtg \$475,000; Sept23; Oct28'18; A\$150,000-550,000. O C & 100

**Cherry st, 306** (1:257-10), ns, 233.1 e Jefferson, 25x80, 5-sty bk tnt & str; Hahnemann Hospital, of City N Y, at 657 Park av, to Chas E Haskell, at Orange, NJ; Oct 21; Oct24'18; A\$6,500-11,000 (R S \$5). O C & 100

**Cherry st, 306**; Chas E Haskell to Herman Guarini, 185 1 av; mtg \$5,000; Oct23; Oct24'18 (R S \$250). O C & 100

**Chrystie st, 195-7** (2:426-29), ws, 100.1 s Stanton, runs w196xs49.5x10.10xs0.4x185.1 to st x n 50 to beg, 9-sty bk loft & str bldg; Ralph Folks, ref, 1340 Mad av, to N Y Life Ins Co, pff; FORECLOS Oct1; Oct 24; Oct26'18; A\$42,000-190,000 (R S \$100). 100,000

**Coenties sl, 29**; see Greenwich, 40.

**Dyckman st** (S:2255-pt lt 864), ns, 325 w Prescott av, 25x100, vacant; Thos H Keogh, ref, to Wm A Gage & John D Lyons, both at Monticello, NY, EXRS will David A Kenyon, pffs; FORECLOS Oct2; Oct26; Oct28'18; A\$—\$— (R S \$1). 1,000

**Forsyth st, 147** (2:420-26), ws, 200 s Rivington, 24x100, 5-sty & bk tnt & str; Henry B Schwab, EXR Mary B Schwab, to Edith Witt, 239 Howe av, Passaic, NJ; B&S & CaG; Aug30; Oct29'18; A\$16,000-28,000 (R S \$20). 20,000

**Front st, 101** (1:35-15), ses, at sws Jones la, 191x63.1x19.6x62.7, 4-sty bk office & str bldg; A\$20,000-26,000; also STAPLE ST, 4 (1:180-31), ws, 53.6 n Jay, 38x25, 1-sty bk bldg; A\$7,000-30,000; also STAPLE ST (1:180-pt lot 29), ws, 73.5 s Harrison, 27x50.3 x26.1x50.3, pt 7-sty bk loft & str bldg; A\$—\$—; also HARRISON ST, 7 (1:180-pt lot 29), swc Staple, 28x73, except right of way through alley across rear, 2.3x—, pt 7-sty bk loft & str bldg; A\$—\$—; Jos J O'Donohue, Jr, 262 W 73, et al, to Teresa R Donohue, 5 E 69; Mary M I Ferrer, 24 E 60, & Marie O'Donohue, 330 W 71; AT; B&S; Sept11; Oct31'18 (R S \$41.50). O C & 100

**Greenwich st, 40** (1:14-24-26), swc Morris (Nos 11 1/2 & 15), 25.4x156.11 to es Washington (No 39) 26x157.9, 3-4 & 5-sty bk tnt & str; A\$57,500-71,000; also WATER ST, 36 (1:7-24), ns, 23.3 w Coenties sl, 21x 53.6x22.10x53.1, 5-sty bk loft & str bldg; A\$13,000-17,000; also COENTIES SL, 29 (1:1-

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RECORD AND GUIDE CO.  
119 West 40th Street

5-21), ws, 63.9 n South, 26.9x45.6x27.4x45.3, 5-sty bk tnt & str; A\$13,500-17,000; also STH AV, 610 (3:789-82), es, 74.1 s 40th, 25.3 x75, 2-3-sty bk tnts & str; A\$35,000-38,000; TRSTES of Columbia University to Augustus Van Cortlandt, at Sharon, Conn; 1/2 of 1/2 pt, being 1-9 int & AT; AL; Oct24; Oct31'18 (R S \$16). nom

**Harrison st, 7**; see Front, 101.

**Houston st, 108 W** (2:525-24-25), nwc Thompson (Nos 167 1/2-169), 25x100, 5 & 6-sty bk tnt & str; mtg \$33,000; A\$25,000-35,000; also 14TH ST, 207 E (3:896-8), ns, 148 e 3 av, 29x103.3, 5-sty bk tnt & str; mtg \$35,000; A\$24,500-36,000; also 129TH ST, 248 W (7:1934-55), ss, 236.2 e 8 av, 22.2 x99.11, 4-sty stn tnt; mtg \$11,000; A\$6,200-12,500; Sarah Links to Dominick Volpe, 108 W Houston; AT; Feb27; Oct24'18 (R S \$1). 1,000

**Jones la, svs, at ses Front**; see Front, 101.

**Leonard st, 47** (1:177-10), ns, 101.7 e West Bway, 23.8x100, 5-sty stn loft & str bldg; Columbia Trust Co, ADMR will Emily G Dailey, to Kath V Hayes, 606 Bedford av, Bklyn; mtg \$24,000 & AL; Oct30; Oct31'18; A\$28,000-38,000 (R S \$6). 30,000

**Leonard st, 47**; Kath V Hayes, of Bklyn, to Geo A Mussmann, 156 Richmond, Bklyn; mtg \$24,000 & AL; Oct30; Oct31'18 (R S \$18). nom

**Morris st, 11 1/2 & 15**; see Greenwich, 40.

**Mott st, 97**; see 143d, 423 E, Bronx Cons.

**Mott st, 99**; see 143d, 423 E, Bronx Cons.

**Murray st, 61**; see West Bway, 61-9.

**New st, 81**; see Beaver, 9.

**Pitt st, 135** (2:345-59), ws, 100 s Houston, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Paul Kaufman, 58 W 116, et al, to Lena Kaufman, 58 W 116; Oct25; Oct31'18; A\$17,000-23,500. omitted

**Staple st, 4**; see Front, 101.

**Staple st, ws, 73.5 s Harrison**; see Front, 101.

**Suffolk st, 118** (2:348-11), es, 76 s Rivington, 24x75, 5-sty bk tnt & str; Ella V Eldredge of Bklyn to Pondista Realty Co, 165 Bway; mtg \$10,000; Oct24; Oct26'18; A \$16,000-23,000 (R S \$4). O C & 100

**Thompson st, 167 1/2-169**; see Houston, 108 W.

**Warren st, 42** (1:136-5), ns, abt 95 w Church, 25x100, 5-sty stn loft & str bldg; Gertrude S Rice et al to John C Sparks at Boonton, NJ; AT; Oct8; Oct25'18; A\$42,000-52,000 (R S \$28). 27,857.14

**Warren st, 42**; Gertrude S Rice, TRSTE will Caroline W Colvill, to same; 1-7 part; Oct8; Oct25'18 (R S \$6). 5,571.43

**Warren st, 42**; same as TRSTE will John A Stevens to same; 1-7 part; Oct8; Oct25 '18 (R S \$6). 5,571.43

**Washington st, 39**; see Greenwich, 40.

**Water st, 36**; see Greenwich, 40.

**Water st, 149** (1:38-23), ss, abt 45 w Maiden la, 20.8x—x20x—, 5-sty bk loft & str bldg; Emma Rosenwald, widow, et al, to Jos E Hoffman, 1000 Park av; B&S; Oct26; Oct29'18; A\$17,500-23,500 (R S \$16). nom

**West st, 164 & 165** (1:129-26), es, 44.4 s Murray, 45.2x50.3x43.10x50.3, 5-sty bk loft & str bldg; Jos J O'Donohue, Jr, & Louise B, his wife, 262 W 73, to Teresa R O'Donohue, 5 E 69; AT & B&S; Sept11; Oct31'18; A\$34,000-39,000. O C & 100

**West st, 407 (301)** (2:637-2), es, abt 20 n Charles, 20.11x80.10x20.3x86.5, ss, vacant; John H Lewis et al, EXRS & Eliz Dean, to Stephen Ransom, 419 W 141; mtg \$6,000 & AL; Apr8; Oct24'18; A\$13,000-13,500 (R S \$450). 9,500

**Wooster st, 200** (2:534-1), es, 75 n Bleeker, 25x50, 3-sty bk loft & str bldg; Chas R Bauerdorf & ano, EXRS & Fredk W Saltsieder, to Louis & John Palumbo, 23 Strong st, Corona, LI, & Pietro Palumbo, 66 Roosevelt, NY; mtg \$9,000; Oct10; Oct 24'18; A\$8,000-9,000 (R S \$150). 10,100

**11TH st, 512 E** (2:404-10), ss, 170.6 e Av A, 25x75, 5-sty bk tnt & str; Olds Holding Corp to Morard Realty Co, 189 Montague, Bklyn; AL; Oct29; Oct30'18; A\$9,000-13,000 (R S \$9). O C & 100

**12TH st, 413 E** (2:440-53), ns, 173 e 1 av, 24.4x103.3, 6-sty bk tnt & str; Lawyers Mtg Co to Peter Fiorentino, 343 E 11; B&S; AL; Oct30; Oct31'18; A\$10,000-26,000 (R S \$23.50). O C & 100

**14TH st, 207 E**; see Houston, 108 W.

**16TH st, 415 W** (3:714-26), ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Jos Isaac et al to Henry Hencken, 543 W 28; AL; Aug30; Oct28'18; A\$9,500-13,500 (R S \$1). O C & 100

**17TH st, 362-6 W**; see 9 av, 102.

**18TH st, 6-8 W** (3:819-50), ss, 200 w 5 av, 52x92, 12-sty bk loft & str bldg; Land Map Realty Corp to Nason Realty Co, 170 Bway; mtg \$261,700 & AL; Oct18; Oct 28'18; A\$73,000-195,000 (R S \$5). O C & 100

**29TH st, 130-2 W** (3:801-57), ss, 360 w 6 av, 40x98.9, 12-sty bk loft & str bldg; Everett Jacobs to Rande Realty Corp, 542 5 av; AL; Oct31'18; A\$59,000-164,000 (R S 50c). O C & 100

**33D st, 346 E** (3:338-42), ss, 120 w 1 av, 20x98.9, 4-sty bk tnt & str; Patk Toner, 309 E 33, to Edw Smolka, 9 Jerome av, Arverne, B of Q, & Alex Greif, 231-3 E 33; A L; Oct16; Oct25'18; A\$6,550-8,000 (R S \$7). O C & 100

**35TH st, 29 E**; see 36th, 30 E.

**35TH st, 17 W** (3:837-31), ns, 275 w 5 av, 22x98.9, 3 & 4-sty bk & stn loft & str bldg; Remlu Realty Corp, 1 E Fordham rd & Henry U Singhi, 256 W 73, to Anton Louy, 224 8 av; mtg \$42,500; Oct26; Oct28 '18; A\$59,000-63,500 (R S \$6). nom

**36TH st, 30 E** (3:865-47), ss, 165 e Mad av, 30x98.9, 4-sty & b stn dwg; A\$85,000-95,000; also 35TH ST, 29 E (3:865-25), ns, 175 e Mad av, 25x98.9, 2-sty bk stable; A\$60,000-61,500; Flintlock Realty Co to Junius S Morgan, Jr, at Locust Valley, LI; B&S & CaG; AL; Oct29'18 (R S \$130). nom

**39TH st, 244-6 W** (3:788-71-72), ss, 325.6 e 8 av, 37.7x98.9, 3-sty bk tnt & str & 4-sty bk tnt; G M Holding Corp to Fredk Johnson & Central Union Trust Co of N Y. TRSTES under deed of trust by Fredk Johnson & Antoinette W, his wife; Margt F Johnson & Eliz J, wife of & Chas A Hamilton, dated June20'18 of No 30 E 42; mtg \$39,750 & AL; Oct29; Oct30'18; A\$56,000-59,000 (R S \$19). nom



46TH st, 339 E; see 46th, 341 E.  
46TH st, 341 E (5:1339-20), ns, 160 w 1 av, 20x100.5, 4-sty bk tnt & str & 1 & 2-sty ext; A\$7,000-10,000; also 46TH ST, 339 E (5:1339-19), ns, 180 w 1 av, 20x100.5, 4-sty bk tnt & str, 1-sty ext; A\$7,000-10,000; also AT in strip in rear of 341 E 46th, 1.5 ft wide & 20 ft in length abutting first parcel; Coca-Cola Bottling Works of N Y, a corp, to Coca-Cola Bottling Co of N Y, Inc, a corp, 339-41 E 46; mtg \$13,000; Sept 19; Oct30'18 (R S \$6). O C & 100  
49TH st, 117 W (4:1002-23), ns, 237.6 w 6 av, 20.10x100.5, 4-sty stn tnt; Emilie A Nones to Mutual Bank of Roseville, 505 Orange st, Roseville, Newark, NJ; 1-6 pt; Sept29'14; Oct29'18; A\$34,000-37,000. nom  
49TH st, 117 W; Chas A Nones & Harriet J, his wife, to same; 1-6 pt; B&S; Feb16'15; Oct29'18. nom  
51ST st, 11 W (5:1267-27), ns, 250 w 5 av, 25x100.4, 4-sty & b stn dwg; A\$82,000-90,000; also 51ST ST, 13 W (5:1267-26), ns, 275 w 5 av, 25x100.4, 4-sty & b stn dwg; A\$80,000-95,000; 11 West 51st St Corp to 182d St & St Nicholas Ave Co at 7 E 42; mtg \$45,000 on No 13 W; also AL; Oct29; Oct30'18 (R S \$105). nom  
51ST st, 13 W; see 51st, 11 W.  
53D st, 302-6 W (4:1043-37), ss, 80 w 8 av, 53.4x100.5, 3 & 4-sty stn factory; Geo L Donnellan, ref, to Bernard Karsch, 641 8 av, plff; mtg \$35,000; FORECLOS Oct 22; Oct29'18; A\$32,000-46,000 (R S \$7.50). 7.50  
54TH st, 343 W (4:1045-12), ns, 275 e 9 av, 25x40.7x25.2x43.8, 3-sty fr tnt; Thos F Murtha, 313 W 76, to Wm F Fane, 15A 3d st, Weehawken, NJ, & Geo Macpherson at Leonia, NJ; Oct25; Oct26'18; A\$8,000-8,500 (R S \$11). O C & 100  
57TH st, 224 W (4:1028-50), ss, 116.5 e Bway, runs e25x116.10xw91.6 to es Bway (Nos 1758-62), at pt 80 n 56th xw70.2xe92x n 61.3 to beg, except gore along es, 0.1 on 57th st x0.3 in rear x—, 9-sty bk garage & str; Doan Realty Co to General Motors Corp, 1764 Bway; mtg \$270,000 & AL; Oct 22; Oct30'18; A\$365,000-525,000 (R S \$230). O C & 100  
63D st, 322 E (5:1437-41), ns, 275 e 2 av, 25x100.5, 5-sty bk tnt & str; Donata Fele, 1063 2 av, to Giulia Bianco, 692 Paynter av, Long Island City, B of Q; mtg \$20,000 & AL; Oct29; Oct30'18; A\$9,000-18,000 (R S \$1). O C & 100  
63D st, 324 E (5:1437-40), ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & str; Donata Fele, 1063 2 av, to Francesco Albano, 328 E 63; mtg \$17,100 & AL; Jan5'17; Oct30'18; A\$9,000-18,000. O C & 100  
70TH st, 261 W (4:1162-8), ns, 175 e West End av, 16.1x100.5, 4-sty bk dwg; Ernest E Baldwin to Emanuel & Bella Moses, 1 W 70; AL; Oct30; Oct31'18; A\$13,500-21,000 (R S \$25). O C & 100  
71ST st, 307 E (5:1446-6), ns, 125 e 2 av, 25x102.2, 5-sty stn tnt & str; Elemco Realty Co to Lawyers Mtg Co; B&S; Oct24; Oct25'18; A\$9,000-16,500 (R S 50c). O C & 100  
74TH st, 242 E (5:1428-31½), ss, 166.8 w 2 av, 16.8x102.2, 4-sty & b bk dwg; Louis H Altman to Hattie Altman, both at 153 Clinton av, Bklyn; B&S & CaG; mtg \$8,500 & AL; Apr29; Oct24'18; A\$6,500-10,000. nom  
76TH st, 344 E (5:1450-41), ns, 275 e 2 av, 25x102.2, 4-sty stn tnt & str; Annie Prenskey, of Bklyn, to Louis S Brush, 719 5 av; Leah S King, 12 E 50, & Pauline Myers, 78 Upper Berkeley, Potsdam sq, London, Eng; Oct11; Oct24'18; A\$9,000-13,000. nom  
80TH st, 4 E (5:1491-67), ss, 125 e 5 av, 35x102.2, 6-sty & b stn dwg; Frank W Woolworth to Helena W McCann, 4 E 80; AL; Aug20; Oct24'18; A\$75,000-220,000. gift  
80TH st, 9 E (5:1492-9), ns, 197 e 5 av, 20x102.2, 5-sty bk dwg; Frank W Woolworth to Helena W McCann, 4 E 80; mtg \$50,000; Aug20; Oct24'18; A\$45,000-70,000. gift  
81ST st, 130-2 E; see 82d, 155 E.  
82D st, 155 E (5:1511-25), ns, 126.1 e Lex av, 19.2x102.2, 3-sty & b stn dwg; A\$12,000-15,000; also 84TH ST, 130-2 E (5:1512-56), swc Lex av (Nos 1236-46), 41.8 x102.2, 5-sty bk tnt & str; A\$57,000-80,000; also all other real & personal property in State N Y as was agreed to be transferred & set over to party 2d pt by agmts dated Jan9'13 & Mar6'14; Amalie Humbel, 827 Elston st, Michigan City, Indiana, widow of Fredk Herrmann & mother & heir of Fredk E & Geo H Herrmann, decd, et al, to John B Quintin, 406 W 22; Nov12'14; Oct24'18. nom  
82D st, 55 W (4:1196-7), ns, 157 e Col av, 18x102.2, 4-sty & b stn dwg; New Rochelle Trust Co at New Rochelle, N Y, sub-TRSTE will Geo W Sutton, to Estelle L Davis, 68 W 82; Oct1; Oct30'18; A\$15,500-20,000 (R S \$20). 20.000  
83D st W, nec West End av; see West End av, 480-92.  
85TH st, 228-30 E (5:1530-34), ss, 354.6 e 3 av, 50x102.2, vacant; Grand Building Corp to Fresh Pond Holding Co, 648 Lex av, Bklyn; mtg \$37,500 & AL; Oct28; Oct 29'18; A\$20,000-20,000 (R S \$22). O C & 100  
87TH st, 351 E (5:1550-21), ns, 125 w 1 av, 25x100.8, 5-sty bk tnt; Mary F Richards, EXTRX Louis Schmoll, to Eliz S Schmoll Platt (Schmoll), 351 E 87; mtg \$22,000 & AL; Oct28; Oct30'18; A\$9,500-23,000 (R S 50c). nom  
93D st, 60 W (4:1206-57), ns, 175.4 e Col av, 19.8x100.8, 5-sty bk tnt; Chas A Hickey, ref, to Emma D Kemeys (Stone) at Morris-town, NJ, plff; FORECLOS Aug28; Oct24; Oct30'18; A\$14,500-23,000 (R S \$20). 20.000  
102D st, 129-31 E (6:1630-16), nwc Lex av (Nos 1620-4), 40x100.11, 6-sty bk tnt & str; John Wattenberg, of Bronx, to Klesler Realty Co, at 960 Prospect av; mtg \$50,000 & AL; May16; Oct24'18; A\$27,500-60,000. O C & 100

109TH st, 229 E (6:1659-14), ns, 335 e 3 av, 18.7x100.10, 4-sty bk tnt; Clorinda Venturino to Wm D Vento, both at 229 E 109; Oct16; Oct24'18; A\$5,200-7,000. 7.200  
112TH st, 7 E (6:1618-7), ns, 150 e 5 av, 25x100.11, 5-sty bk tnt; John P Finneran to Eliphalet L Davis, 249 W 22; mtg \$20,500; Mar13; Oct28'18; A\$11,000-23,000 (R S \$1). O C & 100  
112TH st, 7 E; Eliphalet L Davis to Remlu Realty Corp, 1 East Fordham rd, Bronx; mtg \$18,000; Oct26; Oct28'18 (R S \$2). O C & 100  
113TH st, 333 E (6:1685-17), ns, 275 w 1 av, 25x100.10, 4-sty bk tnt & str; Robt L Morrell, ref, to Jos F Park, at Rye, NY, plff; FORECLOS Sept30; Oct31'18; A\$7,000-12,000 (R S \$10). 10.000  
116TH st, 66 W (6:1599-68), ss, 75 e Lenox av, 25x100.11, 5-sty bk tnt & str; Saml Ritter, 1451 Wilkens av, to 66 W 116th St, Inc, at 66 W 116; mtg \$34,500 & AL; Aug21; Oct29'18; A\$18,000-33,000 (R S 50c). nom  
117TH st, 52 E (6:1622-49), ss, 91 e Mad av, 19x100.11, 5-sty bk tnt; Clara, wife of & Jos Eisenberg, to Wm H Brudi, 1481 Union, Bklyn; mtg \$15,000 & AL; Oct30; Oct31'18; A\$8,000-14,000 (R S \$15). nom  
117TH st, 169 E (6:1645-26½), ns, 244.6 w 3 av, 19.1x100.11, 4-sty & b bk dwg; Harlem Savings Bank to Felix De Falco & Antonetta, his wife, 2270 2 av, as tenants by entirety; AL; Oct26; Oct28'18; A\$6,500-7,500 (R S \$7.50). nom  
119TH st, 74 W (6:1717-65), ss, 169 e Lenox av, 16x100.11, 3-sty & b stn dwg; Lawyers Mtg Co to David Sherman, 152 W 120; AL; Oct30'18; A\$5,800-7,300 (R S \$7.50). O C & 100  
120TH st, 58 W (6:1718-59½), ss, 297.9 e Lenox av, 19x100.11, 3-sty & b stn dwg; Jas J Walker, ref, to Cornelia W Hall, at Tarrytown, NY, & Westchester Trust Co, 8 Getty sq, Yonkers, NY, TRSTES John H Hall, plffs; FORECLOS Oct23; Oct25; Oct29'18; A\$8,700-12,000 (R S \$10). 10.000  
120TH st, 155 W (7:1905-6), ns, 109 e 7 av, 16x100.11, 3-sty & b stn dwg; Lawyers Mtg Co to Marie M Ricard, 324 W 51; B&S; AL; Oct29; Oct31'18; A\$7,000-9,000 (R S \$9). O C & 100  
122D st, 137 W (7:1907-15), ns, 408.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Marcel Levy, ref, to Wilton Holding Corp, 135 Bway; FORECLOS Aug28; Aug30; Oct 31'18; A\$7,300-10,000 (R S \$10). 10.000  
126TH st, 215-7 E (6:1791-8-3½), ns, 172.9 e 3 av, 32x99.11, 2-3-sty & b stn dwgs; Mutual Life Ins Co of N Y to Louisa Caggiano, 329 E 115; B&S & CaG; Oct28; Oct29'18; A\$9,600-10,600 (R S \$5). O C & 100  
127TH st, 19 E (6:1752-10), ns, 228.9 e 5 av, 18.9x99.11, 4-sty stn tnt; John H Rogan, ref, to Edwin A Beck, 157 W 79, one of the debts; FORECLOS Oct8; Oct25; Oct30'18; A\$4,900-10,500 (R S \$12). 12.000  
127TH st, 152 E; see Lenox av, 441-3.  
129TH st, 166-8 E; see Lenox av, 441-3.  
129TH st, 248 W; see Houston, 108 W.  
132D st, 101 W; see Lenox av, 441-3.  
133D st, 173 W; see 7 av, 2261.  
134TH st, 21 E (6:1759-14), ns, 325 e 5 av, 25x99.11, 5-sty bk tnt; Fannie Braun, 1407 South st, Far Rockaway, B of Q, to Leo F Sturm, 1858 7 av; AL; Aug30; Oct 28'18; A\$5,000-15,000 (R S \$1). O C & 100  
137TH st, 225 W (7:2023-19), ns, 303 w 7 av, 18x99.11, 3-sty & b stn dwg; Guardian Life Ins Co of America to John P Leo, 529 W 142; B&S & CaG; AL; Oct21; Oct30'18; A\$5,000-7,600 (R S \$9). O C & 100  
137TH st, 225 W; John P Leo to Douglas W Onley, 210 W 135; B&S & CaG; mtg \$7,000 & AL; Oct21; Oct30'18 (R S \$9). O C & 100  
137TH st, 284 W (7:1942-56½), ss, 181.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Mary M Baldwin, at Newport, RI, to Theresa W Robinson, at Roscoe, Sullivan Co, NY; Sept 19; Oct31'18; A\$4,300-7,200 (R S \$7.50). nom  
145TH st, 464 W (7:2059-56), ss, 130 e Ams av, 16x99.11, 3-sty b stn dwg; Margt Weed & ano, EXRS Thos M Weed, to Manuel J Brazil, 2090 7 av; AL; Oct28; Oct29'18; A\$8,500-10,500 (R S \$12). 11.875  
173D st, 527 W (8:2130-59), ns, 95 e Audubon av, 18.9x100, 3-sty & b fr dwg; Marlon P Milligan, NY, to Edw K Milligan, NY; Feb20'06; Oct25'18; A\$6,000-7,000. nom  
179TH st, 512-6 W (8:2152-9), ns, 85 e Audubon av, 85x100, 5-sty bk tnt; Belmont Realty Corp, 3521 Bway, to Martin H Cohen, 531 W 143; mtg \$74,500 & AL; Nov 4'16; Oct25'18; A\$30,000-91,000. O C & 100  
182D st W, nec St Nicholas av; see St Nicholas av, 1440-6.  
Amsterdam av, 1020-6; see Cathedral Pkway, 501-7.  
Broadway, 1758-62; see 57th, 224 W.  
Convent av, 322 (7:2059-11½), ws, 19.11 n 143d, 20x100, 4-sty & b bk dwg; Henry A Brann, Jr, ref, to May Sarnoff, 1640 Anthony av; FORECLOS Oct30'18; A\$10,000-12,500 (R S \$16.50). 16.500  
Lenox av, 441-3 (7:1917-29-29½), nwc 132d (No 101), 33.3x74, 2-3-sty stn tnts & str; A\$17,500-23,500; also 3D AV, 2378 (6:1777-39), ws, 24.11 s 129th, 25x100, 4-sty bk tnt & str; A\$14,000-21,000; also 3D AV, 2376 (6:1777-38), ws, 49.11 s 129th, 25x110, 2-sty bk & fr str; A\$15,000-18,000; also 129TH ST, 166-8 E (6:1777-41), ns, 100 w 3 av, runs s49.11xw10x50xw25xw99.11 to st x35 to beg, 4-sty bk tnt; A\$9,000-20,500; also 127TH ST, 152 E (6:1775-49½), ns, 317.6 w 3 av, 17x99.11, 3-sty & b stn dwg; A\$5,600-7,000; Clarence M Almy to Lillian R Almy, his wife, both at 301 S 1 av, Mt Vernon, NY; AT & B&S; AL; Oct22; Oct 24'18 (R S \$1). O C & 100  
Lexington av, 1236-46; see 82d, 155 E.  
Lexington av, 1372; see 143d, 423 E, Bronx Cons.

Lexington av, 1620-4; see 102d, 129-31 E.  
Madison av, 778-80 (5:1381-17), ws, 60.5 n 66th, 40x80, 10-sty bk tnt; 780 Madison Av Co to North Madison Av Corp, both at 49 Wall; B&S & CaG; mtg \$195,000 & AL; Oct28; Oct29'18; A\$85,000-200,000 (R S \$7.50). omitted  
Madison av, 1181 (5:1498-53½), es, 84 s 87th, 16.8x62.2, 3-sty & b stn tnt; Seamen's Bank for Savings to Jas G Blaine Ewing, 1181 Mad av; B&S; AL; Oct17; Oct 28'18; A\$17,000-20,000 (R S \$11). O C & 100  
Madison av, 1497-9 (6:1608-52), es, 50.11 s 103d, 50x100, 6-sty bk tnt & str; Henry E Jones of Newport, RI, but temporarily at 3 Place des Etats Unis, Paris, Fr, to Wm F Devine, 103 Cumberland, Bklyn; B&S; mtg \$52,000 & AL; Oct3; Oct26'18; A\$35,000-65,000 (R S \$14). O C & 100  
Madison av, 1698 (6:1618-54), ws, 101.10 s 113th, 25x100, 5-sty bk tnt & str; Chas S Guggenheimer, ref, to Henry F Holtorf, 152 Summit av, Mt Vernon, NY, plff; mtg \$17,000; FORECLOS Oct9; Oct24; Oct25'18; A\$16,000-25,000 (R S \$2). 1.700  
Madison av, 1791 (6:1623-53), es, 50.5 s 118th, 25.3x60, 5-sty bk tnt & str; Lina Maier to Isaac Acker, 220 Lenox av; mtg \$15,000 & AL; Oct28; Oct30'18; A\$12,000-19,000 (R S \$6). O C & 100  
Riverside av, 860 (8:2136-24), nes at pt 575 w Bway, runs n 128.2 to pt 100 s 160th xw200x53.9 to dr at pt 775 w Bway xse on curve 214.7 to beg, 6-sty bk tnt; Winter Realities, Inc, to Winter & Wilkes, Inc; AL; Oct24; Oct28'18; A\$100,000-320,000. nom  
St Nicholas av, 1440-6 (8:2154-35), nec 182d, 79.9x60, 1-sty bk str; 182d St & St Nicholas Ave Co at 55 Liberty, to 11 West 51st St Corp at 11 Nassau; mtg \$50,000 & AL; Oct29; Oct30'18; A\$65,000-75,000 (R S \$75). O C & 100  
West Broadway, 61-9 (1:133-15), nec Murray (No 61), 87.6x25, 4-sty bk loft & str bldg; David Foreman, of Bronx, to Doro Realty Co, 2447 Morris av; mtg \$42,000 & AL; Oct24; Oct29'18; A\$46,000-53,000 (R S \$15). O C & 100  
West End av, 480-92 (4:1231-1), nec 83d, runs e125xw92.2xw1.4xw10xw23.8 xw9.10xw 100 to av xs112 to beg, 12-sty bk tnt; Walter C Parker to Durham Realty Corp, 511 5 av; B&S; mtg \$855,000; Oct2; recorded from Oct16'18; Oct28'18; A\$275,000-925,000. O C & 100  
1ST av, 1288 (5:1464-2), es, 25.1 n 69th, 25.1x113, 5-sty bk tnt & str; Marcus Goodman to David Goodman, 336 E 67; ½ pt; AT; AL; Oct23; Oct24'18; A\$15,000-30,000 (R S \$2). O C & 2,000  
2D av, 758 (5:1333-52), es, 98.9 n 40th, 24.8x100, 4-sty bk tnt & str; Alfred H Townley, ref, to Felix Lorch, 778 Dawson, individ & EXR & TRSTE Caroline or Carrie Franklin, plff; FORECLOS Oct30; Oct 31'18; A\$16,000-26,000 (R S \$15). 15.000  
3D av, 2376-8; see Lenox av, 441-3.  
7TH av, 431 (3:809-82), es, abt 75 s 34th, 24.8x100, 4-sty bk tnt & str; Josephine A & Walter I Scott, of East Orange, NJ, to Edith W Scott, 44 Prospect st, East Orange, NJ; ½ pts; mtg \$35,000 & AL; Sept10'15; Oct29'18; A\$108,500-110,000 (R S \$24). gift  
7TH av, 431; Edith W Scott, of East Orange, NJ, to Josephine A Scott, 44 Prospect st, East Orange, NJ; ½ pt; mtg \$35,000 & AL; Sept11'15; Oct29'18 (R S \$12). gift  
7TH av, 2261 (7:1918-1), nec 133d (No 173), 24.1x75, 5-sty bk tnt & str; John A Walsh et al TRSTES, &c, will Patk Oates, to Excelsior Savings Bank, 79 W 23; Oct 14; Oct30'18; A\$16,500-29,000. O C & 50  
8TH av, 610; see Greenwich, 40.  
9TH av, 102 (3:740-62), sec 17th (Nos 362-6), 26.4x100, 4-sty bk tnt & str; Algernon S Norton, ref, to Mary A Strange, 302 W 56, def; PARTITION; Oct25; Oct28'18; A\$22,000-29,000 (R S \$23.50). 23.250  
Blocks 1850, 1930 to 1934; 1949 to 1954; 1963 to 1967; 1974 to 1978; 2149, 2160, 2171, 2172, 2174, 2175, 2179, 2217, 2180 & 2220; also of all right, title, &c, of Martin M Molenaar & Wilfred Molenaar in & to any land whereof Wm Molenaar, whose will, dated April, 1812, was probated in Surrogate's Court May5, 1812, & rec in liber 50 of wills, page 157, died seized; David H Knott, as Sheriff, to City Real Estate Co, 176 Bway; AT which Martin M & Wilfred Molenaar, debts, had on Feb24'16; Sheriff's sale under execution July12'17; Oct22; Oct 29'18. 41  
MISCELLANEOUS CONVEYANCES.  
Borough of Manhattan.  
Broome st, 35; see 88th, 210-4 E.  
Goerck st, 13-19; see 88th, 210-4 E.  
Union sq, 32 or 4TH av, 189 (3:871), es, 26 s 16th, 26x125; also 16TH ST, 104-6 E (3:871), ns, 125 e Union sq, 46x103.3; re jdgt filed Oct19'09; Wm F Baxter to Geo H Pigueron, 32 Union sq; AT; Apr30; Oct30'18. nom  
16TH st, 104-6 E; see Union sq, 32.  
27TH st, 49-51 E; see 4 av, 386.  
88TH st, 210-4 E (misc), also BROOME ST, 35; also GOERCK ST, 13-19; power of atty; Bernhard Straus to Miraim Straus, both at 622 W 141; May28'17; Oct29'18.  
126TH st, 215-7 E (6:1791-8-8½), ns, 172.9 e 3 av, 32x99.11, 2-3-sty & b stn dwgs; re dower; Marguerita H Jackson to Mutual Life Ins Co of N Y; QC; Oct23; Oct29'18; A\$9,600-10,600. nom  
4TH av, 180; see Union sq, 32.



**4TH av, 386** (3:857), nwc 27th (Nos 49-51), 24.8x85; certf & declaration by Theophile Kick, 142 W 92, that he has taken title in trust to deed by Chas A Ritter et al, rec June 27'05, for & on behalf of French Church du St Esprit, & said premises belong to said church; June 27'05; Oct 29'18.

**4TH av, 388** (3:857), ws, 24.8 n 27th, 21.6x85; certf & declaration by Theophile Kick, 142 W 92, that he has taken title in trust to deed by Fashion Realty Co, rec Oct 18'05, for & on behalf of French Church du St Esprit, & said premises belong to said church; Oct 18'05; Oct 29'18.

**Ante-nuptial & trust agmt** (misc) in lieu of dower; Fredk Ayer of Lowell, Mass, party of 1st pt, with Ellen B Banning of St Paul, Minn, party 2d pt, & Arthur P Bonney of Lowell, Mass, party 3d pt, as TRSTE for party 2d pt; June 30, 1884; Oct 25'18.

**Appointment** of Peter B Olney as referee of Isaac Baer, TRSTE under bond of \$3,000, in matter of Sonsin Holding Corp, bankrupt; Mar 8; Oct 29'18.

**Certified copy** (misc) adjudication of bankruptcy & order of reference in matter of Sonsin Holding Corp, bankrupt, referred to Peter B Olney, ref; Nov 14; Oct 29'18.

**Power of atty** (misc); Clark Williams, NY, to Anna P Williams, his wife, NY; Apr 5; Oct 30'18.

## WILLS.

### Borough of Manhattan.

**Chiff st, 30** (1:75-45), es, abt 60 s Fulton, —x—, 4-sty bk loft & str bldg; A\$28,000-37,000; Geo A Meyer Est, Louise N Meyer, EXTRX, 30 E 68; (A) Olin, Clark & Phelps, 149 Bway. Filed Aug 7'18.

**29TH st, 404 W** (3:726-46), ss, abt 100 w 9 av, —x—, 3-sty bk bldg & 3-sty bk rear tnt; A\$10,000-11,000; Mary H Remmey Est; (A) Olcott, Bonyng, McManus & Ernst, 170 Bway. Filed Aug 30'18.

**47TH st, 29 W** (5:1263-19), ns, abt 460 w 5 av, —x—, 4-sty & b stn dwg; A\$68,000-75,000; Luis F Emilio Est; (A) Robt M Mahoney, 114 Washington st, Salem, Mass. Filed Sept 17'18.

**74TH st, 27 W** (4:1127-18), ns, abt 355 w Central Park W, —x—, 4-sty & b bk dwg; A\$34,000-48,000; Jas M Donald Est, Mary R Donald, EXTRX, 27 W 74; (A) Noble & Estabrook, 115 Bway. Filed Oct 15'18.

**86TH st, 134 W** (4:1216-47), ss, abt 345 w Col av, —x—, 4-sty & b stn dwg; A\$26,000-30,000; Julius Heiman Est, Jas G Moses, EXTR, 109 Cleveland st, Orange, NJ; (A) J G Moses, 66 Liberty. Filed Oct 31'18.

**132D st, 15 W** (6:1730-30), ns, abt 160 w 5 av, —x—, 3-sty & b stn dwg; A\$3,700-4,500; Mary G Kugelman Est, Isaac Kugelman, EXTR, 54 E 129; (A) Wm E Cook, 309 Bway. Filed Oct 25'18.

**132D st, 157 W** (7:1917-8), ns, abt 155 e 7 av, —x—, 3-sty & b bk dwg; A\$5,200-6,800; Benj Weeks Est, Ida E Newman, EXTRX, 2007 5 av; (A) Thos C Ennever, 132 Nassau. Filed Oct 21'18.

**West End av, 611-3** (4:1250-96-97), ws, abt 60 s 90th, —x—, 2-4-sty & b bk & stn dwgs; A\$52,000-60,000; Robt Reis Est, Arthur M Reis, EXTR, 44 W 77; (A) Briesen & Schrenk, 25 Broad. Filed July 10'18.

**2D av, 97** (2:461-30), ws, abt 50 s 6th, —x—, 6-sty bk tnt & str; A\$23,000-42,000; Geo Horenberger Est, Mary Mades, ADM-TRX, 22 St Marks pl; (A) Paul Gross, 302 Bway. Letter of admr filed Oct 23'18.

## CONVEYANCES.

### Borough of Bronx.

OCT. 24, 25, 26, 28, 29, 30 & 31.

**Banta la** (18:5643), ns, 114 e Biller pl, 45x77x45x79, City Island; John H Smith, 311 Winthrop, Bklyn, to Emil Lorensen, 179 Banta la, City Island; mtg \$2,000; Oct 8; Oct 26'18 (R S 50c). O C & 100

**Beck st, 768** (10:2707), es, 300 n 156th, 25x100, 2-sty & b bk dwg; Florence C Hughes, 768 Beck, to Amelia Papanek & Pauline Sternberg, 953 E 156; mtg \$6,000; Oct 30; Oct 31'18 (R S 53). O C & 100

**Beck st, 768** (10:2707), es, 300 n 156th, 25x100, 2-sty & b bk dwg; Peter J Hughes, 768 Beck, to Florence C Hughes, 768 Beck; mtg \$6,000; Mar 27; Oct 31'18 (R S 50c). nom

**Canal pl, ws, abt 466.3 s 144th**; see Park av, es. 491.3 s 144.

**Canal pl, ws, abt 491.3 s 144th**; see Park av, es. 491.3 s 144.

**Coster st, 630** (10:2766), es, 460 s Spofford av, 20x100, 2-sty bk dwg; Hudwill Corp, 7 W 45, to Geo Alston, 207 W 147; mtg \$4,500; Oct 19; Oct 26'18 (R S 2). nom

**Falle st, 880** (10:2761B), es, 100 n Seneca av, 25x100, 2-sty fr dwg; Eliz Duncan & ano to Walter E McCarthy, 879 E 162; mtg \$—; Mar 11; Oct 25'18 (R S 50c). O C & 100

**Fox st, 750-756A**; see 156th, 1011 E.

**Freeman st, 829** (11:2971), ns, 71 e Prospect av, 17.2x34.11x18.5x42.3, 3-sty bk tnt; Chas E Moore, ref, to Smith Williamson, 112 N Bway, White Plains, EXTR Annie M Atwood, plff; FORCLOSED & drawn Oct 14; Oct 25'18 (R S 54). 3,800

**Freeman st, 978**; see Bryant av, 1223.

**Glover st, see Glebe av**; see Glebe av, see Glover.

**Hewitt pl, 818-62** (10:2696), es, 96.7 n Longwood av, 480x100, 12-5-sty bk tnts; Fredk Johnson & ano, TRSTES under deed of trust, to G M Holding Corp, 359 Fulton, Bklyn; mtg \$356,000; Oct 10; Oct 30'18 (R S 54). O C & 100

**Manida st, 851** (10:2740), swws, 258.1 se Garrison av, 25x100, 2-sty & b bk dwg; Leah Samuels to Isidor Mohel, 2750 Ocean Pkwy, Bklyn; mtg \$8,000; Oct 22; Oct 24'18 (R S 52). O C & 100

**Parkview pl, 2468** (11:3219), es, — s 190th, 25x90, 2-sty & b fr dwg; Francis G Sigel, 2468 Parkview pl, to Jos M & May A O'Mahoney, 2482 Parkview pl; mtg \$5,000; Oct 30; Oct 31'18 (R S 52). nom

**Simpson st, 985** (10:2724), ws, 438.8 n 163d, 42x107.9x42x108.3, 5-sty bk tnt; Kedy Szurek, 53 St Nicholas av, to Concord Estates Corp, 604 Concord av; mtg \$32,000; Oct 23; Oct 24'18 (R S 58). O C & 100

**Tiffany st, es, abt 95 n Westchester av**; see Westchester av, 985-989 1/2.

**Tilden st** (16:4683), ns, 211 w Paulding av, 26.4x102 to 213th x25x93.7, Laconia Park, except part for 213th; Eliz Ryan, 148 W 67, to Thos Morris, 949 Tilden; Oct 28; Oct 29'18 (R S 53.50). (O C & 100

**140TH st, 607 E** (10:2553), ns, 460 e St Ann's av, 40x95, 5-sty bk tnt; Mary Gerlich, 125 E 88, to Geo Hagelweide, 66 Irving pl; mtg \$31,500; Oct 7; Oct 30'18 (R S 52). nom

**140TH st, 671 E**; see Cypress av, 302.

**140TH st E, sww Walton av**; see Walton av, 327-31.

**143D st, 423 E** (9:2288), ns, 240.1 e Willis av, 14.11x100, 2-sty & b fr dwg; also 143D ST, 425 E (9:2288), ns, 255 e Willis av, 15x100, 2-sty & b bk dwg; also 143D ST, 427-9 E (9:2288), ns, 270.1 e Willis av, 29.11x100, 2-2-sty & b bk dwgs; also 143D ST, 427-9 E (9:2288), ns, 270 e Willis av, 0.1x100, being a strip bet Nos 685-7 E 143d, old Nos; also LEXINGTON AV, 1372 (5:1519-57), ws, 50.10 s 91st, 16.6x88.3, 3-sty & b stn dwg; A\$12,000-13,000; also CANAL ST, 185-7 (1:205-30), nwc Mott (No 97), 50x100.3, 6-sty stn loft & str bldg; 1/2 pt; A\$60,000-90,000; also MOTT ST, 99 (1:205-29), ws, 125 n Canal (old line Walker) or 100.3 n Canal, 25x100, 6-sty bk factory; 1/2 pt; A\$17,000-27,000; Amalia Jaeger Wackerow (Jaeger), at 264 Riverside dr, to Frank W P Jaeger, at Summit, NJ, & Chas C Schmitt, at Hollis, LI, as TRSTES in trust for Frank P Jaeger et al; AL; Oct 8; Oct 31'18. nom

**143D st, 425-9 E**; see 143d, 423 E.

**143D st E, ns, 270 e Willis av**; see 143d, 423 E.

**144TH st, 531 E** (9:2271), ns, 300 e Brook av, 25x100, 4-sty bk tnt; Hy Siemers, B of Q, individ & as husband Engelina A T Siemers, to Hy Siemers, Jr, 1746 Topping av; correction deed; mtg \$14,000; Sept 30; Oct 28'18. nom

**145TH st, 807 E**; see So Blvd, 446.

**148TH st, 256 E** (9:2336), ss, 561.9 e Park av, late Terrace pl, map Melrose So, 25x100, 3-sty fr tnt & str; Lucia Holding Co to Antonia L Speranza, 252 E 148; AL; Oct 26; Oct 28'18 (R S 50c). O C & 100

**149TH st, 310 E** (9:2330), ss, 420.3 e Morris av, 25x86.6, except part for 2-sty bk stable; Jennie Levits, 108 W 118, to Denwood Realty Co, 410 E 150; mtg \$9,250; Oct 21; Oct 25'18 (R S 52). nom

**151ST st, 294 E** (9:2410), ss, 525 w Courtlandt av, 25x118.5, 2-sty fr tnt & 2-sty fr rear tnt; Wm F Fitzgerald, 456 W 17, to Annie Magro, 238 E 148; mtg \$3,250; Oct 23; Oct 30'18 (R S 52). O C & 100

**156TH st, 1011 E** (10:2720), nec Fox (Nos 750-756A), 45x100, 5-sty bk tnt & str; Harry Schrader to Lucia O'Donnell, 858 E 156; QC; mtg \$32,500; May 2'16; Oct 30'18. nom

**163D st, 938 E** (10:2703), ss, 125 e Intervale av, runs s111.11xw40.3xw11.7x100 to st x50 to beg. 5-sty bk tnt & str; Utility Realty Co to Hunts Point Realty Co, 30 E 42; mtg \$40,000; Oct 30; Oct 31'18. nom

**165TH st, 960-8 E**; see Westchester av, 985-989 1/2.

**169TH st, 279 E** (11:2785), ns, 82.6 e Morris av, runs n90.5xe10xs0.5xe10xs90 to st, w20 to beg. 2-sty fr dwg; Belle Harris, 660 Teasdale pl, to Wm L Howitz, 418 E 58; B&S, CaG & AT; Aug 2'15; Oct 30'18. nom

**169TH st, 359 E** (11:2782), ns, 79.11 e Findlay av, 20x90, 2-sty fr dwg; Thornton Bros Co to Minnie Greenberg at South Fallsburgh, NY; mtg \$4,000; Oct 25'18 (R S 52.50). O C & 100

**173D st, 495 E** (11:2915), ns, 44.5 w Bathgate av, 42x100, 5-sty bk tnt; Rebecca Fulle, 107 E 109, et al to Fulle Bldg Co, —; mtg \$30,000; Oct 26; Oct 30'18 (R S 51). nom

**174TH st E, nec Townsend av**; see Townsend av, nec 174.

**174TH st E, nwc Walton av**; see Walton av, nwc 174.

**175TH st, 408 E** (11:2899), ss, 80.4 e Webster av, 26.6x75, 4-sty bk tnt; Lois A Bolt & ano, EXTRX Wm G Bolt et al, to Lois A Bolt Deposit, NY; QC; mtg \$—; July 31; Oct 28'18. nom

**179TH st, 115 E** (11:2807), ns, 127.8 e Morris av, runs n100xe7.1xs0.2xe9.11xs99.10 to st xw16.2 to beg. 3-sty & b bk dwg; August Jacob to Laura G Nicoll, 504 E 167; mtg \$5,500; Oct 23; Oct 25'18 (R S 53.50). O C & 100

**179TH st E, nwc Bathgate av**; see Bathgate av, 2027-9.

**182D st E** (11:3085), ns, 98.7 w Cambreling av, being lots 35 & 40, blk 3055, —x—, vacant; S Walter Kaufman, ref, to Denis J McDonald, 117 E 39 plff; FORCLOSE trans-fer lien Oct 4; Oct 17; Oct 24'18 (R S 50c). 500

**182D st E** (11:3085), ns, 98.7 w Cambreling av, same prop; Denis J McDonald, 117 E 39, to Dominican Convent of Our Lady of the Rosary, 229 E 63; B&S & CaG; Oct 18; Oct 24'18 (R S 50c). nom

**185TH st, 458 E** (11:3039), ss, 183.4 e Park av, 16.8x100, 2-sty fr dwg; Wm H Blauevelt to Eugenia Blauevelt, his mother, 458 E 185; mtg \$2,500; Nov 8'17; Oct 26'18 (R S 50c). gift

**185TH st, 458 E**; Eugenia Blauevelt to Park Lynch, 357 E 183; mtg \$2,500; Oct 25; Oct 26'18 (R S 52). O C & 100

**206TH st, 161 E** (12:3313), ns, abt 112.7 e Grand blvd & concourse, 26x92.9x25x100, 3-sty fr tnt; Saul Kaufman, 505 W 141, to Edwin M Rosenthal, 2304 Robinwood av, Toledo, O; mtg \$6,000; Oct 11; Oct 26'18. nom

**213TH st E, ss, abt 211 w Paulding av**; see Tilden, ns, 211 w Paulding av.

**217TH st E** (16:4700), ns, 200 e Paulding av, 50x114.4, except part for st, Laconia Park; Fredk Silman, 2233 Belmont av, to Theresa C La Morte, 739 E 227; mtg \$4,050; Oct 24'18 (R S 52). O C & 100

**219TH st, 719 E** (16:4667), ns, 205 e White Plains rd, 22.4x114.4; Maria Montagna to Angelina Nocito, 4225 Vireo av; mtg \$3,750; Oct 28; Oct 29'18 (R S 51). O C & 100

**221ST st E, see White Plains av**; see White Plains av, see 221.

**225TH st E** (17:4827), ns, 255 w White Plains av, 25.1x114; Emelie M Von Dietsch, 673 E 225, to Lillie Von Dietsch, 673 E 225; mtg \$7,300; May 17; Oct 31'18 (R S 51). nom

**227TH st E** (17:4841), ns, 205 e White Plains av, 100x228 to 228th, Wakefield; Geo Schweppenhauser to Nicholas J Lales, 2528 8 av; B&S & AT; Jan 20'17; Oct 31'18. nom

**228TH st E, ss, 205 e White Plains av**; see 227th E, ns, 205 e White Plains av.

**232D st E** (17:4879), nes, 105 se Paulding av on map Wakefield, 25x39.10; Witold Samotaj, Bklyn, & ano, to Roman Dombkowski, 149 7 av, Bklyn; Sept 5; Oct 29'18. nom

**240TH st E** (17:5079), nwc Matilda av, 100x100; Mary Fischer et al to Ignatz Buresch, 4610 Matilda av; Aug 26; Oct 29'18 (R S 56). O C & 100

**Albany Post rd** (12:3267), ws, at ns land now or formerly Patk Mallon, 101x151x75 x102; TRSTES of Columbia University to Augustus Van Cortlandt, Sharon, Conn; 1/2 pt; AT; Oct 24; Oct 31'18 (R S 51.50). nom

**Aqueduct av E, 2348** (11:3209), es, 101.3 s 184th, 16.2x73.11x16x71.4, 3-sty & b bk dwg; Geo Schweppenhauser to Nicholas J Lales, 2528 8 av; B&S & AT; mtg \$3,900; Jan 20'17; Oct 31'18. nom

**Bainbridge av, 2871** (12:3296), nws, 425.10 nw 198th, 25.10x188.7x25x182, 2-sty & a fr dwg; Max Just to Louisa H Just, 2871 Bainbridge av; mtg \$7,000; Oct 23; Oct 24'18 (R S 51). O C & 100

**Bailey av, 2872** (12:3260), es, 250 s 230th, 25x101.3x25x100.10, 3-sty bk tnt; Ferdinand W Daehne to Bridget M Carroll, 260 W 144; Oct 25'18 (R S 56.50). 100

**Bathgate av, 1991** (11:3044), ws, 112.6 s 179th, 37.6x100, except part for av, 5-sty bk tnt; Frank J Coyle, ref, to Geo W Kuchler, 919 Main, New Rochelle, NY, & Wm J Amend, 562 West End av, EXTRS Johanna Gunther, plffs; mtg \$24,000; FORECLOS Oct 16; Oct 24; Oct 26'18 (R S 50c). 500

**Bathgate av, 2027-9** (11:3046), nwc 179th, 60.5x94, 5-sty bk tnt & str; Irving Arms Real Estate Corp, 25 Broad, to Coolbaugh Estates, Inc, 56 Liberty; Oct 14; Oct 25'18 (R S 55). O C & 100

**Bathgate av, 2027-9**; Coolbaugh Estates, Inc, to Isear Realty Corp, 320 Bway; mtg \$59,000; Oct 16; Oct 25'18 (R S 57). O C & 100

**Beaumont av, 2282** (11:3101), es, 93 s 183d, 23.5x133 to Crotona av x24x138, 2-sty & b fr dwg; Chas Lembach to Peter Bohn, 2284 Crotona av; AL; Oct 15; Oct 24'18. O C & 100

**Boston rd, 1274** (10:2663), ses, 42.10 sw 169th on map prop Henrietta Barnum, runs sw19.9xsel25xne33 to swws 169th (Nos 750-4) xnw94.6 to rd xnw32.6 to beg. 5-sty bk tnt & str; Thos B Clark, Sound Beach, Conn, to Wm G & Lillian E Happy & Herbert W Clark, Sound Beach, Conn, TRSTES for Herbert W Clark & ano; B&S; Oct 10; Oct 29'18. nom

**Bronxdale av** (15:4056), ss, 152.4 e 187th, 25x100x26x92.9; Rosa Brunelli to Martino & Antonia Rizzo, 323 E 101, tenants by the entirety; mtg \$4,000; Oct 28; Oct 30'18 (R S 52). 100

**Bryant av, 1223** (11:2993), ws, at swws Freeman (No 978), 91.8x25x102.10x27.4, 4-sty fr tnt & str & 1-sty fr stable; Anna E Ehlers, widow & devisee Richd Ehlers, 978 Freeman, to Eugene Lebwohl, 17 W 114, & Tillie Maas, 129 W 112; mtg \$11,500; Oct 24; Oct 26'18 (R S 514). O C & 100

**Bryant av, 1434-6** (11:2999), es, 175 s Jennings, 50x100, 5-sty bk tnt; Ella Weyman to Molex Realty Corp, 170 Bway; mtg \$28,500; Oct 30; Oct 31'18 (R S 511). nom

**Bryant av, 1496** (11:3000), es, 125 s 172d, 25x100, 3-sty bk tnt; Benj Beyer to Fanny Sheinart, 2128 66th, Bklyn; mtg \$6,000; Oct 22; Oct 26'18 (R S 54). nom

**Clinton av, 1818** (11:2949), es, 77.11 n 175th, 19x90.2x19.3x90.2, 3-sty bk tnt; Carrie Block to Olds Holding Corp, 217 Bway; mtg \$4,000; Oct 23; Oct 26'18 (R S 50c). 100

**Clinton av, 1832** (11:2949), es, 224 n 175th, 30x90.2, 3-sty bk tnt; Jacob Bloom, 1832 Clinton av, to Esther Blumenthal, 2105 Mohegan av; mtg \$7,500; Oct 25; Oct 26'18 (R S 55). O C & 100

**Concord av, 604** (10:2642), es, 89.7 s 151st, 42x94, 6-sty bk tnt & str; Katie Schaffer, 53 St Nicholas av, to Concord Estates Corp, 604 Concord av; mtg \$32,000; Oct 22; Oct 24'18 (R S 56). 100

**Concord av, 610** (10:2642), es, 47.7 s 151st, 42x94, 6-sty bk tnt & str; Katie Schaffer, 53 St Nicholas av, to Concord Estates, a corp, 604 Concord av; mtg \$28,000; Oct 22; Oct 24'18 (R S 56). 100

**Crotona av, ws, abt 93 s 183d**; see Beaumont av, 2282.

**Cypress av, 302** (10:2568), nec 140th (No 671), 100x120, vacant; Intervale Holding Co, Inc, to Edgar S & John S Appleby, Glen Cove, LI; B&S & AL; Oct 21; Oct 30'18 (R S 50c). 100



**Daly av, 2068** (11:3127), es, 77.8 n 179th, 37.10x91.9x34.7x88.7, 4-sty bk tnt; Olds Holding Corp'n to Augusta R L Kohler, 2271 Daly av; B&S; Oct25; Oct26'18 (R S \$2). O C & 100

**Eastburn av, 1752** (11:2796), es, 188.3 n 174th, 25x95, 2-sty & b bk dwg; Annie Weinstein to Frank Kratz, 341 Bronx Park av; mtg \$4,000; Oct24; Oct25'18 (R S \$4). nom

**Elliott av, ws, 335 & 368.9 n Elizabeth;** see Elliott av, es, 300 s Julianna.

**Elliott av** (16:4624), es, 300 s Julianna, 45x125; also ELLIOTT AV (16:4624), ws, 368.9 n Elizabeth, 33.8x125; also ELLIOTT AV (16:4624), ws, 335 n Elizabeth, 33.8x125; Nellie Murray, 3339 Olivine av, in-divid & as TRUSTES under deed of trust et al to Mabel C Murray, same address; AT; mtg \$—; Oct23; Oct30'18 (R S \$1). O C & 1,000

**Forest av, 919-25;** see Jackson av, 910-4.

**Forest av, 919;** see Jackson av, 910.

**Forest av, 923, on map 925;** see Jackson av, 914.

**Forest av, 925;** see Jackson av, 914.

**Fulton av, 1250-2** (10:2612), es, 224.4 n 168th, 40x136, 2-2-sty & b fr dwgs; Solomon Cohen to Sidney S Raymond, 440 Ocean Pkwy, Bklyn; mtg \$2,500; Oct31'18. nom

**Gleason av, see Virginia av;** see Virginia av, sec Powell av.

**Glebe av** (15:3971), sec Glover, 26x106.9x 26x107.1, except part for av; J Homer Hildreth to Marie A Hoyer, 1745 Park av; Dec1'16; Oct31'18. O C & 100

**Grand av, 2534** (11:3402), es, 200 s 192d, 50x100, 2 & 3-sty fr dwg; Sarah M Devoe to Harriet E Devoe, 59 Park av, & Sarah A Devoe, 2505 Davidson av, joint tenants; B&S; Oct1; Oct30'18. nom

**Grand blvd & concourse** (11:2823), es, 92.11 s 174th, 52.3x115.11x50x100.9, vacant; also GRAND BLVD & CONCOURSE (11:2838), ws, 130.6 s 174th, runs 25.7xw142.9 to Walton av s11.1xsel8.5x124.2 to beg, vacant; Albertina S Elterich, 801 E 242, to Anna W Schaefer, 1708 Interlaken Pkwy, Seattle, Wash; B&S; Oct24; Oct31'18. nom

**Grand blvd & concourse, ws, 130.6 s 174th;** see Grand blvd & concourse, es, 92.1 s 174th.

**Honeywell av, 2026** (11:3122), es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; Emma S Mason, Atlantic Highlands, NJ, to Isaac Bernstein, 2119 Boston rd; Oct23; Oct26'18 (R S \$6.50). O C & 100

**Hoe av, 1216** (11:2986), es, 225 s Freeman, 25x100, 3-sty bk tnt; Bertha Block, 12 So Summerfield av, Arverne, LI, to John J Hynes, 1525 Hoe av; mtg \$7,750; Oct31'18 (R S \$3). 100

**Hughes av, 2418** (11:3076), es, 121.6 s 188th, 24.8x87.6, 2-sty & b fr dwg; North County Development Co to May Harris, 29 North South Carolina av, Atlantic City, NJ; mtg \$4,000; Oct30; Oct31'18 (R S \$1). O C & 100

**Jackson av, 910** (10:2648), es, 123.5 s 163d, 51.5x85, 5-sty bk tnt; also FOREST AV, 919 (10:2648), ws, 120.10 s 163d, 53.9x90, 5-sty bk tnt; Arthur D Cahn, 352 W 123, to Albert Deutsch, 1292 Mad av; Sept 26; Oct25'18. nom

**Jackson av, 910-14** (10:2648), es, 72 s 163d, runs s102.10x85x100.2x90 to Forest av (Nos 919-25) s107.7xw100x54.11xw75 to beg, 2-5-sty bk tnts; Alde Constn Co, 35 Nassau, to Arthur D Cahn, 352 W 123; Sept26; Oct25'18 (R S \$17). O C & 100

**Jackson av, 914** (10:2648), es, 72 s 163d, runs s51.5x85x100.2x90 to Forest av, 923 on map 925 (10:2648), ws, 67 s 163d, 53.10x90, 5-sty bk tnt; Arthur D Cahn, 352 W 123, to Max J Klein, 22 Mt Morris av, & Ignatz Roth, 121 St Nicholas av; Sept26; Oct25'18. nom

**Jackson av** (10:2636), ws, 188.7 n 163d, 25 x75, vacant; Robt J Hare Powell, ref, to Chas B Sias, 211 W 101, plff; FORECLOS Sept26; Oct24; Oct25'18 (R S \$1). 1,000

**Jones av** (17:5014), ws, 250 n Jefferson av, 25x100; Harriet L Chidsey, Great Neck, LI, to Michl O'Brien, 1885 3 av; May25'14; Oct31'18. nom

**Jones av** (17:5014); same prop; Michl O'Brien to Wm J Nolan, 1158 University av; Oct30; Oct31'18 (R S \$1). O C & 100

**Katonah av, 4282** (12:3384), es, 48 s 236th, 27x85, 3-sty fr tnt; Louis F Hofman, 1000 Hyatt av, Yonkers, NY, to Gustav Gotbub, Readington, NY; Sept30; Oct 31'18 (R S \$6). O C & 100

**Longfellow av, 1417** (11:2999), ws, 150 n Freeman, 25x100, 2-sty fr dwg; Cornelius D Noonan, 4506 No Kenton av, Chicago, Ill, to Esther Friedman, 801 E 5; mtg \$3.250; Oct18; Oct25'18 (R S \$1). 100

**Matilda av, nwc 240th;** see 240th E, nwc Matilda av.

**Monroe av** (11:2792), ws, 95 n 173d, 75x95, 2-sty fr dwg & vacant; Land Estates, Inc, to Wilton Holding Corp'n, 135 Bway; B&S; Oct23; Oct29'18. nom

**Monroe av** (11:2792), ws, 95 n 173d, 75x95; same prop; Wilton Holding Corp'n to Land Estates, Inc, 135 Bway; mtg \$2,500; Oct23; Oct29'18. nom

**Newton av, ws, 250 n 254th;** see Valles av, ws, 400 n 254th.

**Park av** (9:2340), es, 491.3 s 144th, 75x223.6 to Canal pl as on amended map Central Mott Haven, vacant; also PARK AV (9:2340), es, 466.3 s 144th, 25x223.6 to Canal pl on said map, 1-sty fr bldg; Oscar L Gubelman, 81 Northfield av, West Orange, N J, to Geo Haiss, 205 Alex av; B&S; Oct29; Oct30'18 (R S \$32.50). nom

**Park av, es, 466.3 s 144th;** see Park av, es, 491.3 s 144.

**Powell av, see Virginia av;** see Virginia av, sec Powell av.

**Perry av, 3191** (12:3341), ws, 82.3 n 205th, 27.5x117.9x25x106.5, 2-sty & a fr dwg; Merritt Smith, 3191 Perry av, to Kath Smith, 3191 Perry av, his wife; mtg \$4,450; Oct15; Oct30'18. nom

**Pelham rd** (15:4159), ws, 26.2 s Libby, runs w77.1x25xw100x50x63.3 to rd xn78.8 to beg; Henrietta C Wettje, 3021 Heath av, to Frances Nathan, 1731 Pelham rd; Oct30; Oct31'18 (R S \$1.50). nom

**St Raymond av** (15:3971), ss, 100 w Parker av, 25x100, except part for St Raymond av; Gustave Keinath, EXR Anna Schneider, Newark, NJ, to Ludwig Hahn, 2314 St Raymond av; Oct16; Oct24'18 (R S \$4). 3,600

**Sedgwick av, ws, 1171 s Kingsbridge rd, 25.5x100;** Mary I McDonald, EXR Blanche Andrews, to Wm F Smith, 954 E 181; Oct29; Oct31'18. 1,600

**Southern blvd, 446** (10:2600), nec 145th (No 807), 136x134x123.1x190.6, 2-sty fr dwg & vacant; John D Helmke to Clara A L Doherr, 1049 Wash av; mtg \$18,000; Oct 19; Oct24'18 (R S \$2). O C & 100

**Sylvan av** (13:3421K), ws, 25.2 s 256th, 50.4x100.8, vacant; Theo Hallett to Jas S Segrave, 713 Eagle av; Oct16; Oct24'18 (R S \$50c). nom

**Tinton av, 1060** (10:2670), es, 225.10 s 166th, 16.8x100, 2-sty & b fr dwg; Hy J Whittle, of Riverside, Wash, to Ruth Miller, 164 Albany av, Bklyn; QC; Apr19'17; Oct31'18. 1,600

**Townsend av** (11:2848), nec 174th, 25x100, vacant (original deed); Enos S Booth, ref, to Richd Magee on No Oxford st, Belle Harbor, NY; FORECLOS transfer tax lien, July10; Oct8; Oct25'18 (R S \$2.50). 2,275

**Townsend av** (11:2848), nec 174th, same prop (copy of original deed); same to same; FORECLOS transfer tax lien, July 10; Oct8; Oct25'18. 2,275

**Trinity av, 971-3** (10:2632), ws, 27 s 164th, 73x100, 2-5-sty bk tnts; Alvah L Reynolds, Madison, NJ, to Bessie W Seaman, East Orange, NJ; ¼ part; mtg \$52,000; Oct16; Oct24'18. nom

**Valles av** (13:3421J), ws, 400 n 254th, 50x114.4x50x127.6, vacant; also NEWTON AV (13:3421L), ws, 250 n 254th, 50x100, vacant; Edw H Baker, Yonkers, NY, to Mabel A Robinson, at Patterson, Putnam Co, NY; QC; May7'17; Oct30'16). nom

**Verio av, 4314** (12:3398), es, 659.6 s McLean av as on map part Hyatt Farm, 75x153, 2-sty & a fr dwg & vacant; Wm H Cockburn, 720 E 231, et al, to Robt Caterston, 4314 Verio av; QC; May31; Oct30'18. O C & 100

**Virginia av, see Gleason av;** see Virginia av, sec Powell av.

**Virginia av** (14:3791), sec Powell av, 53.8x96x50x104.5; also VIRGINIA AV (14:3792), sec Gleason av, 53.9x113.3x50x121.8; Patk Lenihan to Matthew F Mulvihill, 149 E 121; Oct28; Oct31'18 (R S \$50c). nom

**Walton av, 327-31** (9:2344), swc 140th, 75x96.9x74.8x97.9, 2 & 4-sty bk factory; Margt L wife Geo W Coughlan, 2001 Morris av; mtg \$34,250; Sept28; Oct24'18. nom

**Walton av, es, abt 156.1 s 174th;** see Grand blvd & concourse, es, 92.11 s 174th.

**Walton av** (11:2848), nwc 174th, 25x100, vacant (original deed); Enos S Booth, ref, to Richard Magee on No Oxford st, Belle Harbor, NY; FORECLOS transfer tax lien July10; Oct8; Oct25'18 (R S \$2.50). 2,050

**Walton av** (11:2848), nwc 174th, same prop (copy of original deed); same to same; FORECLOS transfer tax lien July 10; Oct8; Oct25'18. 2,050

**Washington av, 1018** (9:2369), es, 275 n 164th, 25x105, 5-sty bk tnt; Eliz Dellmann, 851 E 169, to Frank Gass, 2019 Powell av; mtg \$16,500; Oct28; Oct31'18 (R S \$50c). 100

**Washington av, 1018;** Frank Gass to Wm Peters, 4444 Van Cortlandt Park E; mtg \$16,500; Oct29; Oct31'18 (R S \$50c). 100

**Washington av, 2519-29** (11:3033), ws, 100 s Fordham rd, 128.3x100x126.7x100, 6-3-sty & b fr tnts; Geo W Short, 410 Riverside dr, to Anna M Jones, 2463 Valentine av; mtg \$10,000; Oct25'18 (R S \$10). O C & 100

**Westchester av, 853** (10:2690), nws, 182 n Prospect av, 20x70.7x21.3x63.4, 3-sty fr tnt; Bernard Hahn, ref, to Louis Cosby, 850 E 161, plff; mtg \$5,300; FORECLOS Apr23; Sept11; Oct26'18 (R S \$1). 6,000

**Westchester av, 983;** see Westchester av, 985-989 ½.

**Westchester av, 985-989 ½** (10:2715), nws, 60.8 ne Tiffany, runs nw76.3xw6.7 to Tiffany xn79 to ss 165th (Nos 960-8), ex100.6 xs46.1xs54 to av xsw102.5 to beg, 1-sty fr str; also WESTCHESTER AV, 983 (10:2715), nws at es Tiffany, 66.8x76.3x6.7x97.2, 4-sty bk tnt & str; Jas McCreery Realty Corp'n, 110 W 42, to Normar Real Estate Corp'n, 170 Bway; mtg \$108,000; Oct8; Oct 25'18. nom

**White Plains av** (16:4668), sec 221st 64 x80.1; Frank L Baron, 1859 Mott av, Far Rockaway, LI, to Geo McCauslan, 3 6th, Weehawken, NJ; Oct16; Oct24'18 (R S \$5). O C & 1,000

**Assignment** (decendent's estates) of all RT&I of share of John J Mulronev in Estate Honora Tancredi; Benl Peck, Baltimore, Md, to John Clancy, Widness, Enr; Thos Clancy, Morrybough, Ireland; Patk Clancy, Morrybough, Ireland; Margt McLoughlin, Glinsk, Ireland, & Martin T Mulronev, 3885 Margunkn av, Phila, Pa; Apr 20'17; Oct25'18. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**169TH st, 279 E** (11:2785), ns, 82.6 e Morris av, runs n90.5xe10xs0.5xe10xs90 to st x w20 to beg, 2-sty fr dwg; re dower; Lillian Herst, widow, 220 W 107, to Wm L Howitz, 418 E 58; Feb21'16; Oct30'18. nom

**178TH st, 807 E** (11:3107), ns, 46 e Mapes av, 49.7x114.8, 5-sty bk tnt; re mtg; Abel King, 148 E 65, & ano to Anna Kornblum, 22 Mt Morris av; Oct16; Oct25'18. O C & 100

**179TH st, 115 E** (11:2807), nes, 127.6 se Morris av, 16.3x100, 3-sty & b bk dwg; re mtg; Geo Schlenker to August Jacob, 2000 Morris av; Oct21; Oct25'18. 1,500

**192D st E, see Creston av;** see Creston av, sec 192.

**Anderson av, 1086** (9:2505), es, 170.7 s 166th, 76x120.8x75.2x109.7, 2-sty & b fr dwg; re mtg; Edw E Black, Yonkers, NY, to Katharine S D B Co, 14 John; Oct30; Oct31'18. nom

**Bathgate av, 2027-9** (11:3046); asn rents to extent of \$3,300; Isear Realty Corp'n to H S Holding Co, 319 E 3; Oct21; Oct25'18. nom

**Bergen av, 533** (9:2293), ws, 98.5 s 148th, 25x89; consent to 3d track; Susan F Kahl to Manhattan Railway Co; Oct14; Oct31'18 (R S \$4). 3,881.86

**Eastburn av, 1752** (11:2796) (owned by party 1st pt); also EASTBURN AV, 1754 (11:2796 (owned by party 2d pt); agmt as to alleyway; Anna Weinstein, 1752 Eastburn av, with Rachel Harris, 1754 Eastburn av; Sept30; Oct25'18. nom

**Creston av** (11:3167), sec 192d, 83.9x100.2 x82.7x105.6, vacant; re mtg; Bowery Savgs Bank to Absar Realty Co, 2133 Daly av; Oct25; Oct30'18. 15,000

**Eagle av** (10:2616), ws, 451.11 s Westchester av, 1.5x100; re mtg; Mary Eckes & ano, EXTRX, & ec, Michl Eckes, to John S Michel, 1245 Jefferson av, Bklyn; Oct29; Oct30'18. 150

**Eastburn av, 1754;** see Eastburn av, 1752.

**Monroe av, 1687** (11:2792), ws, 95 n 173d, 75x95, 2-sty fr dwg & vacant; re mtg; Chas J Earl, at Rumson, NJ, to Land Estates, Inc, 135 Bway; Oct23; Oct 29'18. nom

**Villa av, 3177-9** (12:3322), ws, 188.4 s Van Courtlandt av, 50x100, 5-sty bk tnt; re mtg; N Y Title & Mtg Co to Aloha Realty Co, 27 William; Oct21; Oct24'18. O C & 100

**3D av, 2772** (9:2307), ses, 84 ne 146th, 28x66.2x25x78.10; consent to 3d track; Moritz Pollack (owner), 303 E 161, to Manhattan Railway Co; mtg \$6,000; Oct17; Oct 31'18 (R S \$50c). 250

**3D av, 2772;** consent to 3d track; Metropolitan Savgs Bank (mtgee) to same; Oct 28; Oct31'18. nom

**Certified copy of last will & testament of Hudson N Mason, 1974 University av;** Jan15'16; Oct30'18.

**Parcel 298** (15:3898), on damage map to open Guerlain st from Beach av to Unionport rd; consent to payment of award; John Armstrong, EXR Mary Kearney, to City N Y; Apr23; Oct29'18. nom

**Parcels 5, 7, 10, 21, 22, 28, 30 & 31** (15:4116, 4119, 4120, 4121, 4122 & 4202 & 4207) on damage map to open Morris av from Williamsbridge rd to Eastchester rd; re mte; Amos R E Pinchot, 9 E 81, & ano, EXRS Marv E Pinchot, to City N Y; June 14; Oct29'18. nom

**Parcel 1G** (14:3765) on damage map to open Theriot av; re mtg; Katharina Hoetzel, widow, et al, to Martin Mitchell, 1329 Theriot av; July25; Oct29'18. nom

**Parcels 190 & 190A** (14:3693) on damage map to open Houghton av & Story av; re mtg; Christian Rieger, Jr, EXR Christian Rieger, to City N Y; June24; Oct29'18. nom

**Parcel 4** (11:2891) on damage map to open Prospect pl from Carter av to Clav av; re mte; Hv Schneider, EXR John P Schmenger, to City N Y; Aug15; Oct29'18. nom

**Parcels** (15:4035, 4039, 4040, 4044, 4052, 4053, 4054, 4055, 4056 & 4261) Nos 2 & 2B, 4 & 4A, 16 & 16B, 25 & 25A, 68 & 68A, 91 & 91A, 93, 98 & 98A, 109 & 109A, 111, 117 & 117A, 118 & 118A, 136, 163 & 163A, 164 & 164A, 168 & 168A, 179 & 179A, 191 & 191A, 219 & 219A, 302L, 314, 317, 332A & 332AA on damage map to open Wallace av from Baker av to Bear Swamp rd; also Barnes av from Baker av to Bear Swamp rd; also Matthews av from Baker av at point 144 e Barnes av to Bear Swamp rd; also Muliner av from Morris Park av to Bear Swamp rd; 26 re mtes; Susan V Edwards et al to City N Y; July17; Oct29'18. nom

**Power of atty;** Jos E Enelson, 609 W 115, to Anna M Engelson, 609 W 115; July 25'17; Oct30'18.

**Power of atty;** Louis Eickwort, Mt Vernon, NY, to Louis Eickwort, Jr, Mt Vernon, NY, his son; July7'09; Oct24'18. nom

## LEASES.

### Borough of Manhattan.

OCT. 24, 25, 26, 28, 29, 30 & 31.

**Broad st, 81** (1:29); asn Ls rec Jan23'13; William Sauter to William Sauter, Inc, a cornn, 81 Broad; Oct10; Oct30'18. nom

**Fulton st, 144** (1:79), ss, 161.2 e Bway, 27.2x107.1x27.4x106.9, all; Berchhoff Brewing Asscn of Et Wayne, Ind, to Costis Takis, 1893 7 av; 9 11-12yf Oct31'18; Oct 18; Oct26'18. 14,000 & 15,000

**Trinity pl, 33-41;** see Bway, 57-61.

**Willett st, 89** (2:339), all; Frank Miedalsky, 160 6 av, to Isidore Lerner, 89 Willett, & ano; 3yf Nov1'18; Oct29; Oct30'18. 2,460



**104th st, 304-6 E** (2:392); certifi by party 1st pt as to sub-letting of apt 1 to 3d, also str & ss, etc., to various tenants; Herman Farnes to Farnes Farnes, both at 65-4 Bank; Oct 1; Oct 29 18.

**104th st, 31 E**; see 4 av, 238.

**24th st, 12-9 W** (3:300), ns, 325 w 6 av, 50x114.4, all, with option to purchase prior to Oct 18 for \$80,000; Hyde Real Estate Corp, 25 Mad av, to Warde Piano Co, 296 11 av; from June 17 to Sept 30 22; Aug 17; Oct 29 18. taxes & c 5,000

**24th st, 12-9 W**, 3d to 7th flrs; Warde Piano Co, 121-9 W 24, to General Electric Co, at Schenectady, NY; 4y1 Oct 18; Aug 15; Oct 29 18. 11,250

**24th st, 127-9 W**; assign above Ls as collateral to secure any money due from party 1st pt; Warde Piano Co, 65 E 125, to State Trust Co, at Plainfield, NJ; Oct 18; Oct 29 18. nom

**24th st, 127-9 W** (3:800), ground fl, 1st fl & b; Warde Piano Co, 121 W 24, to Model Examining & Shrinking Co, 320 E 32; from Sept 19 17 to Sept 30 22; Sept 19 17; Oct 29 18. 5,100

**24th st, 127-9 W**; assign above Ls as collateral to secure any money due from party 1st pt; Warde Piano Co, 65 E 125, to State Trust Co, at Plainfield, NJ; Oct 18; Oct 29 18. nom

**27th st, 142-6 E** (3:882), all; Edw W Browning to Abr Arkin, 601 W 177, & Nikra Realty Co, 534 W 178; 5y1 Oct 18; Oct 1; Oct 30 18. 13,500 & 14,000

**30th st, 365 1/2-367 W**; see 9 av, 352.

**31st st, 25-9 W** (3:333), 9th lot; 25 West 31st St Corp to Periman & Tiffany, 138 W 17, & Isidore Periman & Phil Tiffany; 5y1 Feb 19; July 25; Oct 24 18. 5,000

**31st st, 406-26 W** (3:728), 13th lot; agmt modifying Ls dated May 14 15; Chas P Fox, 195 Sherman av, Jersey City, NJ, owner; Hosmer J Barrett, 718 5 av, 2d mtgee, with Stahl & Jaeger, a corpn, 406 W 31, tenant; sub to 1st mtg \$690,000 & 2d mtg \$260,000; Oct 9; Oct 30 18. nom

**36th st, 72-6 W** (3:837), ss, 62.6 e 6 av, runs 62.6x88.9xw25 xn24.8xw37.6 xn74 to beg, all; Frederic A Cauchois, 405 W 117, to Keen's English Chop House, 72-6 W 36; 6y1 May 17; Oct 10 17; Oct 30 18. 12,000

**45th st, 240-2 E** (5:1318), garage, all; Chas Hoffman to Best & Co, at 5 av & 35th; 10y1 Nov 18; Oct 29; Oct 30 18. taxes, & c, 4,000

**52d st, 555 W** (4:1081), all; Herman H Ausderoh et al to Harry A Hakoun, 1476 Bway trading as firm The Perfect Steel Lath Co; 5y1 Aug 15 18; Aug 15; Oct 28 18. 1,300

**72d st, 117 W** (4:1144-26), ns, 150 w Col av, 25x102.2; all; Cepheise C Bates, 131 E 66, to Frank M Soule at Montclair, NJ, from June 15 18 to Sept 30 28; June 15; Oct 25 18. 4,000 to 5,250

**97th st E**, see Park av; see Park av, 1253.

**104th st, 341 E** (6:1676), all; Chas Zerbini to Columbus Real Estate & Mtg Co, 346 Bway; ext Ls; 5y1 May 18; Oct 31 18. 1,200

**131st st W**, nwc 12th av; see 12th av, w s, bet 131st & 132d.

**132d st W**, swc 12th av; see 12th av, ws, bet 131st & 132d.

**146th st, 201 W**; see 7 av, 2522.

**160th st W**, swc Bway; see Ft Washington av, sec 160th.

**160th st W**, see Ft Washington av; see Ft Washington av, sec 160th.

**207th st, 548 W** (8:2226), str & b; Gustavus L Lawrence to Albert Oetgen or Oetjen & Hy Luessen, 548 W 207; 5y1 Oct 18; Oct 17; Oct 24 18. 2,250

**Amsterdam av, 1121-3**; see Ams av, 1125.

**Amsterdam av, 1125** (7:1867), ground fl & rooms 4 & 5 on 2d (top) fl; also AMSTERDAM AV, 1121-3, room 6 on 2d (top) fl; John J Johnson to Morris Gorlin & Saml Levine, as now occupied by Gorlin & Levine; from Aug 12 to May 1 26; July 26 12; corrects error in issue Aug 3 12, when term of lease was omitted. 3,800 & 4,800

**Amsterdam av, 1409** (7:1969), str fl & pt b; Alfred W Levi, 60 W 129, to Meyer Goldberg, 1409 Ams av; 5y1 Jan 19; 5y ren at \$1,200; Oct 25; Oct 26 18. 1,080

**Broadway, 1625** (4:1021), ws, 50.5 s 50th, 25x81.4x25x80.2, all; Rebecca A D Wendel Swope et al to New York Gekco Co, at Brockton, Mass; office at 179 Bway, N Y C; 10y1 Oct 1 20; Aug 30; Oct 29 18. taxes & c 7,500 & 8,000

**Broadway, swc 160th**; see Ft Washington av, sec 160th.

**Broadway, 3447** (7:2088), str fl & b; Regina Kroopf to Herman J Wessels, 3447 Bway; 4y1 Oct 18; Oct 21; Oct 24 18. 2,800 & 3,400

**Broadway, 3447**, str fl & b; Ellerslie Corp to Herman J Wessels, 3447 Bway; 2 9-12y1 Oct 1 22; Oct 21; Oct 24 18. 3,400

**Broadway, 57-61** (1:21); also TRINITY PL, 33-41; 3d fl; Adams Express Building Co to Chase National Bank, 67 Bway; one part for 15 9-12y1 Aug 1 18 at \$6,750; another part for 15y1 May 1 19 at \$16,100; & part for 14y1 May 1 20, at \$7,150; July 30; Oct 24 18. total 30,000

**Fort Washington av** (8:2137), sec 160th, runs e213.8xse— to ws Bway xs189.5 to av xw & nw312.10 to beg, the land, tenant to erect theatre, store & office bldg; City Real Estate Co to Fort Washington Circle Realty Holding Corp, 7 E 42; 21y1 Oct 1 18; 21y ren at \$25,000, taxes, & c; Sept 9; Oct 29 18; taxes & c \$6,000 to completion of bldg & then 25,000

**Park av, 407** (5:1309); agmt cancelling Ls dated May 26 14; Fred Hirschhorn, 417 Park av, & Alex M Bing, 1155 Park av, owners, with Frederic Gallatin, 2 E 55, lessee; Oct 19; Oct 30 18.

**Park av, 1253** (6:1624), sec 97th, all; Frank Zebro & Co, Inc, 1219 Vyse av, to Saml Diamondstein or Dimmenstein, 102 E 97; 2y1 Oct 19 18; Oct 19; Oct 30 18. 2,820

**24th av, 400** (3:933), str & c; Geo W Jarchow to Fritz Cederburg, 408 2 av; 4y1 Mar 10; 5y ren; Oct 18; Oct 30 18. 900

**24th av, 235** (3:338), all; also 191H St, 31 E, str, mezzanine b; W & O Lunch Co to Gramer's Lunch & Restaurant Co, 41 Park Row; from Oct 1 18 to Aug 28 22; Oct 1; Oct 29 18; increase of taxes, & c, & \$9,000 for 208 4 av, & for 31 E 18. 2,000

**24th av, 242** (4:2020), store, & s 1/2 of b; Bella Denger to Albert G Brandstetter, 242 4 av; 3y1 Oct 18; Oct 3; Oct 15 18. 1,020 & 1,680

**71th av, 2522** (7:2032), nwc 140th (No 201), str & b Abr Kornblum, 50 W 112, to Peter J McCauley, 201 W 144; 3y1 Nov 18; 5y ren at \$1,000; Oct 2; Oct 25 18. 900 to 1,500

**8TH av, 2640** (7:2026), n 1/2 str fl & b; Sophia Bishop to Adolph Keeningsberg & Wm Herskowitz, 2640 8 av; & 4-2y1 Sept 110; Oct 2; Oct 31 18. 900 & 900

**8TH av, 352** (3:754), nec 30th (Nos 360 1/2-361), 24.8x61; Marie M de Couval, owner, consents to assign Ls dated Aug 26 13, from Michl Scanlon, 243 W 120, lessee, to Mary Scanlon, 243 W 120; All; Oct 19; Oct 31 18.

**91th av, 352**, nec 30th (Nos 365 1/2-367); assign above Ls, rec Oct 18; Michl Scanlon to Mary Scanlon, both at 243 W 120; Oct 5; Oct 31 18. nom

**101th av, 694** (4:1058-64), s str & c; Jos H Adams to Herman Striegler, 694 10 av; 5y1 July 18; 5y ren; June 12; Oct 25 18. 900

**11th av, 164** (3:094), es, 24.8 n 22d, 24.8 x10; asn Ls rec June 9 08; Domenico Curcio, Town of West New York, NJ, to Park & Tighe, 124 Park av, Yonkers, NY, or 441 W 20; Sept 2; Oct 28 18. nom

**12th av** (7:2004), ws, bet 131st & 132d sts, —x—; asn Ls rec Aug 11 18; Frank J Lennon Co to Charles Schaefer & Son, 304 Meserole, Bklyn; Oct 23; Oct 24 18. nom

## LEASES.

## Borough of Bronx.

OCT. 24, 25, 26, 28, 29, 30 &amp; 31.

**Tiffany st, 1025** (10:2716); sur Ls; Max Kater to Herman Forman, 2147 Honeywell av; Oct 26; Oct 28 18. O C & 100

**173d st, 920 E** (11:2982); agmt as to installation of steam heating plant & receipt for payment of 8 mths rent; Bainbridge P Clark to Green, Siegel & Spencer, known as Majestic Baby Carriage Co, 920 E 173; Oct 26; Oct 28 18. nom

**Bathgate av, 2027** (11:3046), all; Iscar Realty Corp to Bessie Brandwein, 3999 3 av; 3y1 Nov 18; Oct 16; Oct 25 18. 7,300

**Boston rd, 1925** (11:2934), str No 2; Ferdinand Hecht, 761 E 169, to Michel Slade, 754 E 169; 4y1 Nov 18; Oct 11; Oct 26 18. 1,080 to 1,200

**Jerome av, 2437** (11:3197), 3-story bldg; Jas Sloyan to Jacob Hoffman, 2437 Jerome av; 3 1/2y1 Nov 18; Oct 18; Oct 28 18. 1,320 to 1,500

**Morris Park av, 742** (15:4034), str & c; Geo Lahrmann to Robt Alm, 742 Morris Park av; 3y1 Oct 18; 2y ren; Oct 17; Oct 25 18. 840

**Wales av, 644** (10:2653), cor store & c; Wales Constn Co, 230 Grand, to Abr Teitler, 786 E 152; 4 10-12y f July 1 18; June 25; Oct 25 18. 720 to 900

**Wales av, 644** (10:2653), cor stor & c; Abr Teitler to Nathan Josepovitz, 751 E 152; 4 5-12y1 Dec 1 18; Oct 23; Oct 25 18. 720 to 900

**Washington av** (11:3057), es, 100 s 188th, theatre bldg & str; One Hundred and Eighty-Eighth St & Washington Ave Co, 259 W 34, to Westland Amusement Corp, 68 William; 10y1 Oct 15 18; option 20y rew at \$12,000; June 18; Oct 28 18. 9,200 to 10,200

## MORTGAGES.

## Borough of Manhattan.

OCT. 24, 25, 26, 28, 29, 30 &amp; 31.

**Cherry st, 306** (1:257), ns, 233.1 e Jefferson, 25x80; PM; Oct 23; Oct 24 18; & 3y 1/2; Chas E Haskell of East Orange, N J, to N Y Title & Mtg Co. 5,000

**Cherry st, 306**; agmt as to ownership of bond & Mtg for \$5,000 rec even date herewith; Oct 23; Oct 24 18; N Y Title & Mtg Co (owns 4,000) with Jas H Cruikshank, at Freeport, LI (owns \$1,000). nom

**Division st, 45 & 45 1/2** (1:281); ext of mtg for \$5,000 to Oct 15 21, 4 1/2%; Oct 23; Oct 30 18; Emigrant Indust Savings Bank with Meyer Vesell, 317 W 89 (R S \$2.50). nom

**Division st, 77** (1:282), ss, abt 330 w Pike, 25x66.4, also DIVISION ST, 92 (1:293), ns, 49.2 e Eldridge, 24.7x56x21.10x67.2; 1/2 RT & L; pr mtg \$—; Oct 23; Oct 25 18; due Nov 5 19, 6%; Celia wife of & Chas Cappelle of Bronx to Mapleton Holding Co, 135 Bway. 2,500

**Division st, 92**; see Division, 77.

**Ellwood st, 78-82** (8:2172), ws, 287.6 n Nagle av, 62.6x100; ext of mtg for \$45,000 to Oct 30 23, 5 1/2%; Oct 30; Oct 31 18; Elmira, Geo & Edo Schwitters, all at 64 Perry, with Benenson Realty Co, 509 Willis av (R S \$22.50). nom

**Essex st, 105** (2:410); ext of mtg for \$10,000 to Oct 18 21, 4 1/2%; Oct 21; Oct 30 18; Emigrant Indust Savings Bank with Helmut W Jarchow, 333 2 av (R S \$5). nom

**Forsyth st, 147** (2:420), ws, 200 s Rivington, 24x100; PM; Oct 15; Oct 29 18; 3y 5 1/2%; Edith Witt, 239 Howe av, Passaic, NJ, to Deutscher Frauen Verein Zur Unterstutzung Hilfsbedurftiger Witten, Waisen Und Kranken, at 226 W 72. 15,000

**Front st, 194** (1:74); ext of mtg for \$12,000 to Apr 15 19, 5%; Oct 21; Oct 24 18; Jas Arthur of Bklyn with Bank for Savings, 280 4 av (R S \$6). nom

**Grand st, 368-72** (2:351), nwc Norfolk (Nos 41-9), 80x10; pr mtg \$84,000; Oct 24 18; due May 24 21, 6%; Henrietta, Henry & Leopold Boroschek, exrs Wolt Boroschek, to Saml Solinsky, 948 Leggett av, Bronx. 10,000

**Hamilton st, 45-7**; see Monroe, 36-40 1/2 on map 40. 1,800

**Isham st** (8:2250), sec 215th, 100x100, except parts for 24th & Isham Park; Oct 28; Oct 29 18; due May 1 20, 5%; Cornelius J Manney, 72 W 69, to Margt B Newington, 323 W 106. 1,800

**Isham st** (8:2250), sec 215th; same prop; pr mtg \$1,800; Oct 28; Oct 29 18; demand, without int; same to same. 1,800

**Leonard st, 47** (1:177), ns, 101.7 e West Bway, 23.8x100; PM; pr mtg \$24,000; Oct 30; Oct 31 18; due Oct 28 or sooner, 6%; Geo A Mussmann, of Bklyn, to Lizzie P Mussmann, 156 Richmond, Bklyn. 10,000

**Monroe st, 36-40 1/2 on map 40** (1:253), ss, 82 w Market, 91.1x10.3 to ns Hamilton (Nos 45-7), 92.8x48.7; Oct 23; Oct 25 18; due Sept 15 21, 5 1/2%; Fredrika P & Janet P Ludlam & Henrietta L Eager (Adams) to Central Union Trust Co, 80 Bway. 3,000

**Norfolk st, 47-9**; see Grand, 368-72.

**Suffolk st, 118** (2:348), es, 76 s Rivington, 24x75; PM; Oct 24; Oct 28 18; 3y 6%; Pondista Realty Co, 165 Bway, to Ella V Eldredge, 366 Clinton av, Bklyn. 10,000

**Thompson st, 231** (2:539); agmt as to ownership of bond & mtg for \$4,000 rec Feb 6 06; Mar 5 14; Oct 24 18; Francesco Lanza, 218 Chrystie (owns \$750) with Bernhard Mayer, 41 E 72 (owns \$3,250). nom

**Warren st, 42** (1:136), ns, abt 95 w Church, 25x100; PM; Oct 25 18; due Oct 18 23, 5%; John C Sparks at Boonton, NJ, to Philip E Connell, 162 Christopher st Montclair, NJ. 29,000

**Watts st, 86** (2:578), ns, abt 150 w Varick, 21.2x80 to alley; also WATTS ST, 88 (2:578), ns, 206.4 e Hudson, runs e21.4xn43 xe0.8xn37 to alley xw12xsw11x870 to beg; Oct 25 18; 5y 6%; Mitchell Realty Co to Guaranty Trust Co of N Y, 140 Bway. 17,000

**Watts st, 86-8**; certifi as to mtg \$17,000; Oct 24; Oct 25 18; same to same.

**Watts st, 88**; see Watts, 86.

**Waverly pl, 224**; see 11th, 218-20 W.

**West st** (misc); also SPRING ST; also WASHINGTON ST, 507-9; consent & certifi as to chattel mtg \$22,135.33; Sept 23; Oct 24 18; Allison Trucking Co to D C Andrews & Co.

**7TH st, 45 E**; see 2 av, 119-21.

**11TH st, 512 E** (2:404), ss, 170.6 e Av A, 25x75; PM; Oct 29; Oct 30 18; due Sept 30 21, 5 1/2%; Morard Realty Corp, 189 Montague, Bklyn, to Oids Holding Corp, 217 Bway. 7,500

**11TH st, 218-20 W** (2:613), swc Waverly pl (No 224), 75x115; Oct 25; Oct 26 18; due & int as per bond; Rector, etc, of St John the Evangelist's Church in City N Y & Wainwright Memorial Free Church Soc of St John the Evangelist to Greenwich Savings Bank, 246 6 av. 21,000

**11TH st, 238 W** (2:613), ss, 130 e 4th, 20 x95; ext of mtg for \$4,000 to Sept 27 19, 5 1/2%; Sept 27; Oct 28 18; Lucie H Faure of Ossining, NY, with Bank for Savings of Ossining, NY, at Ossining, NY (R S \$2). nom

**12TH st, 413 E** (2:440), ns, 173 e 1 av, 24.4x103.3; PM; Oct 30; Oct 31 18; due & int as per bond; Peter Fiorentino to Lawyers Mtg Co. 20,000

**16TH st, 220 W** (3:765); ext of mtg for \$9,000 to Oct 15 21, 4 1/2%; Oct 24; Oct 30 18; Emigrant Indust Savings Bank with Martin L Sturcke, 220 W 16 (R S \$4.50). nom

**17TH st, 302-6 W**; see 9 av, 102.

**23D st, 409 W**; see 23d, 411 W.

**23D st, 411 W** (3:721), ns, 283.6 e of line equi-distant from ws 9th av & es 10th av, runs n117.6xe22.4xs117.6 to st xw22.4 to beg; also 23D ST, 409 W (3:721), ns, 305.10 e of line equi-distant bet 9th & 10th avs, runs n123.4xe19.7xs49.4xe2.9xs74 to st xw 22.4 to beg, each lot sub to 15 y Ls from May 1 14; Mar 12; Oct 24 18; due Apr 24 19, 5%; John B Robinson at Paris, Fr, & Jas P Eadie, NY, exrs Kath E Moore, to Harriet D Robinson, 69 Ave Victor Hugo, Paris, Fr. 15,000

**23D st, 426 W** (3:720), ss, 275 w 9 av, 25 x98.9; pr mtg \$16,000; Oct 24 18; due Apr 24 20, 6%; Eliz, wife of & Jas Marshall, to Gertrude E Naylor at Somerville, NJ. 3,000

**23D st, 525 W** (3:695), nes, abt 250 w 10 av, 25x98.9; 1/2 pt; leasehold; pr mtg \$3,000; Oct 24; Oct 25 18; demand, 6%; Artemas B Smith of Brooklyn to Artemas B Smith, 150 Gates av, Bklyn, et al, exrs & trstes Henry H Bowman. 1,018.88

**24TH st, 526 W** (3:695), sws, abt 370 w 10 av, 25x98.9; sub to 21 y Ls from Jan 1 05; Mar 12; Oct 24 18; due Apr 24 19, 5%; John B Robinson at Paris, Fr, & Jas P Eadie, NY, exrs Kath E Moore, to Harriet D Robinson, 69 Ave Victor Hugo, Paris, Fr. 7,000

**26TH st, 329-30 E**; see 1 av, 447-51.

**27TH st, 45-51 E**; see 4 av, 386-8.

**27TH st, 334-42 E**; see 1 av, 447-51.

**28TH st, 31-3** (3:858), ns, 175 e Mad av, 45.10x98.9; ext of mtg for \$198,000 to Sept 1 23, 5 1/2%; Oct 29 18; Marconi Realty Corp, 30 E 42, with Metropolitan Life Ins Co (R S \$99). nom

**33D st, 346 E** (3:938), ss, 120 w 1 av, 20x 98.9; also 33D ST, 348 E (3:938), ss, 100 w 1 av, 20x98.9; Oct 18; Oct 25 18; 3y or sooner, 5%; Edw Smolka, B of Q, & Alex Greif, N Y, to Patk Toner, 309 E 33. 6,000

**33D st, 348 E**; see 33d, 346 E.



**38TH st, 318-20 E** (3:943), ss, 280.9 e 2 av, 40x81.7x53.2x75.7; also Interior gore, begins at cl blk bet 37th & 38th sts & 320.9 e 2 av, runs n17.2xmw53.2x23.2x53 to beg, leasehold, Oct9; Oct25'18; due Jan5'20, 4%; Max Solomon, 105 E 10, to Philip Zeller, 255 1 av. 1,500

**38TH st, 323-5 W** (3:762), ns, 450 e 9 av, 54x98.9; ext of mtg for \$23,000 to Oct25'21, 5½%; Oct11; Oct30'18; Bankers Trust Co, 16 Wall, with Louis Steets, 492 9 av (R S \$11.50). nom

**44TH st, 323-35 E**; see 45th, 322-34 E.

**44TH st, 324 W** (4:1034), ss, 300 w 8 av, 17x100.5; Oct30; Oct31'18; due Jan1'22 or sooner, 5½%; John Gorman, of Bronx, to Eliza Burns, 236 W 72. 1,600

**45TH st, 322-34 E** (5:1337), ss, 175 w 1 av, 150x200.10 to ns 44th (Nos 323-35); Oct 25; Oct28'18; due Oct28'23, 5%; Commadore-Biltmore Co to Bank for Savings, 280 4 av. 255,000

**45TH st, 322-34 E**; also 44TH ST, 323-35 E; consent & certf as to mtg \$255,000; Oct 25; Oct28'18; same to same.

**51ST st, 11 W** (5:1267), ns, 250 w 5 av, 25 x100.4; Oct29; Oct30'18; due Nov1'22, 5%; 182d St & St Nicholas Ave Co at 7 E 42, to 11 West 51st St Corp at 11 Nassau. 45,000

**51ST st, 11 W**; certf as to mtg \$45,000; Oct29; Oct30'18; same to same.

**51ST st, 13 W** (5:1267), ns, 275 w 5 av, 25x100.4; ext of mtg for \$45,000 to Oct29 '22, 5½%; Oct29; Oct30'18; Brooklyn Savings Bank, 141 Pierrepont, Bklyn, with 11 West 51st St Corp at 11 Nassau (R S \$22.50). nom

**54TH st, 343 W** (4:1045), ns, 275 e 9 av, 25x40.7x25.2x43.8; PM; Oct25; Oct26'18; due Oct28'23 or sooner, 5½%; Wm F Fane, 15A 3d st, Weehawken, NJ, & Geo Macpherson of Leonia, NJ, to Thos F Murtha, 313 W 76. 8,500

**55TH st, 237-43 E** (5:1329), ns, 100 w 2 av, 100x100.5; pr mtg \$60,000; Oct23; Oct24 '18; 2y or sooner, 6%; Wm Burroughs, 1373 Union, Bklyn, to Francis Doveale, 2137 7 av. 6,000

**57TH st, 223 E** (5:1331); ext of mtg for \$8,000 to Oct17'21, 4½%; Oct25; Oct30'18; Emigrant Indust Savings Bank with Mary I Fitzpatrick, 223 E 57 (R S \$4). nom

**58TH st, 200 W**; see 7 av, 910-6.

**58TH st, 315-35 W** (4:1049), ns, 220.6 w 8 av, runs w240.2x100.5x35.8x100.5 to ss 59th (Nos 312-24), xel50xsl100.5x54.6xsl 100.5 to beg; sub to 9 pr mtgs \$421,000 aggregate; Oct26; Oct29'18; installs, \$3,000 monthly, 6%; Veronica Realty Corp to Jas W Gerard & Mary D, his wife, joint tenants, 372 Mad av. 115,000

**58TH st, 315-35 W**; also 59TH ST, 312-24 W; certf as to mtg \$115,000; Oct26; Oct29'18; same to same.

**58TH st, 315-35 W**; also 59TH ST, 312-24 W; sobrn of mtg for \$330,000 rec June 10'14, to above mtg \$115,000; Oct28; Oct 29'18; Angie M Booth, at Great Neck, LI, with same. nom

**59TH st, 312-24 W**; see 58th, 315-35 W.

**72D st, 221 E** (5:1427), ns, 240 e 3 av, 16.8 x102.2; pr mtg \$6,000; Oct15; Oct31'18; 1y 6%; Jane W Lewine to Fisher Lewine, 110 E 78. 3,500

**74TH st, 57 W** (4:1127); ext of mtg for \$20,000 to Sept3'23, 5%; Sept3; Oct24'18; City Real Estate Co with Chas F Smith, 266 W 72 (R S \$10). nom

**78TH st, 221 W** (4:1170); ext of mtg for \$6,000 to Oct21'21, 4½%; Oct28; Oct30'18; Emigrant Indust Savings Bank with Susan M Daly, 221 W 78 (R S \$3). nom

**80TH st, 73 E** (5:1492); ext of mtg for \$24,000 to Oct1'21, 5½%; Oct21; Oct31'18; Alex Herman, 2 W 72, et al, trstes will Wm Scholle, with Harry W Vogel, 525 West End av, & ano (R S \$12). nom

**82D st, 55 W** (4:1196), ns, 157 e Col av, 18x102.2; Oct1; Oct30'18; 5y5%; Estelle L Davis, 68 W 82, to New Rochelle Trust Co at New Rochelle, NY, sub trste will Geo W Sutton. 23,000

**83D st W, nec West End av**; see West End av, 480-92.

**113TH st, 21 W** (6:1597), ns, 245 w 5 av, 15.6x100.11; pr mtg \$5,000; Oct26; Oct28'18; due Nov1'21, 6%; Abr Faer to Harry Resnicow, 6 E 117, & Harry Rashes, 58 E 117. 1,500

**117TH st, 169 E** (6:1645), ns, 244.6 w 3 av, 19.1x100.11; PM; Oct26; Oct28'18; due & int as per bond; Felix De Falco to Harlem Savings Bank, 124 E 125. 5,000

**119TH st, 74 W** (6:1717), ss, 169 e Lenox av, 16x100.11; PM; Oct30'18; due & int as per bond; David Sherman to Lawyers Mtg Co. 6,000

**120TH st, 155 W** (7:1905), ns, 109 e 7 av, 16x100.11; PM; Oct30; Oct31'18; due & int as per bond; Marie M Ricard to Lawyers Mtg Co. 4,000

**121ST st, 12 W** (6:1720); ext of mtg for \$10,000 to Oct9'21, 4½%; Oct25; Oct30'18; Emigrant Indust Savings Bank with Albt Herskovits, 44 W 28 (R S \$5). nom

**122D st, 407 E** (6:1810); ext of mtg for \$3,000 to Oct22'21, 5½%; Oct22; Oct24'18; Title Guar & T Co with Mary E Rapp, 5 E 129 (R S \$1.50). nom

**126TH st, 215-7 E** (6:1794), ns, 172.9 e 3 av, 32x99.11; PM; Oct28; Oct29'18; due & int as per bond; Louisa Caggiano, 329 E 115, to Mutual Life Ins Co of N Y. 4,000

**126TH st, 215-7 E**; PM; pr mtg \$—; Oct28; Oct29'18; 2y6%; same to Jas H Cruikshank, at Freeport, LI. 1,000

**128TH st, 149 W** (7:1913), ns, 100 e 7 av, 16.8x99.11; PM; Oct28'18; due & int as per bond; Nellie L Mott to Title Guar & T Co. 1,000

**134TH st, 404 W** (7:1972), ss, 50 e Amst av, 50x99.11; Oct29; Oct30'18; due July15 '19, 6%; Eisen Realty Co to Philip Liberman, 601 W 115. 571.57

**137TH st, 225 W** (7:2023), ns, 303 w 7 av, 18x99.11; PM; Oct21; Oct30'18; due & int as per bond; Douglas W Onley to John P Leo, 529 W 142. 7,000

**137TH st, 284 W** (7:1942), ss, 181.6 e 8 av, 15.6x99.11; PM; Sept19; Oct31'18; due Sept15'23, 5%; Theresa W Robinson, at Roscoe, Sullivan Co, NY, to Mary M Baldwin, at Newport, RI. 7,000

**140TH st, 516 W** (7:2071); ext of mtg for \$7,000 to Jan14'24, 5% & 5½%; Oct21; Oct24'18; Geo D Nicholas with Eugenie R Eliscu (R S \$3.50). nom

**140TH st, 518 W** (7:2071); ext of mtg for \$7,000 to Jan14'24, 5% & 5½%; Oct21; Oct24'18; Lydia M Sullivan with Eugenie R Eliscu (R S \$3.50). nom

**142D st, 101-15 W**; see Lenox av, 641-3.

**145TH st, 464 W** (7:2059), ss, 130 e Ams av, 16x99.11; PM; Oct28; Oct30'18; due & int as per bond; Manuel J Brazill, 2090 7 av, to Margt Weed, 464 W 145, & ano, exrs Thos M Weed. 8,000

**162D st, 440 W** (8:2109), ss, 205.11 e St Nicholas av, 16.8x96.8; pr mtg \$8,000; Oct 25; Oct28'18; due Oct15'21, 6%; Mary E F Hill, 440 W 162, to Walter E Frew, 1 W 70, as trste for the War & Relief Administration of the Grand Lodge F & A M of State N Y. 3,000

**162D st, 440 W** (8:2109); ext of mtg for \$8,000 to Oct15'21, 5½%; Oct24; Oct29'18; Gustav Lange, 2528 Grand av, with Mary E F Hill, 440 W 162 (R S \$4). nom

**190TH st, 601 W**; see St Nicholas av, 1593.

**215TH st W**, see Isham; see Isham, sec 215th.

**Av B, 255** (3:983), es, 22.10 n 15th, 22.10x 88; ext of mtg for \$12,000 to Oct27'21, 6%; Oct27; Oct30'18; Sittah R Rose, 2 W 89, & ano, exrs Saml J Rose, with Morris Hyman & Wm Hyman (R S \$6). nom

**Amsterdam av, 86** (4:1155); ext of mtg for \$20,000 to July3'21, 5%; Sept14; Oct 31'18; Emil Silverman, 170 Ams av, with Mary G Richardson, 17 W 74 (R S \$10). nom

**Audubon av, 85-7** (8:2126), es, 56.7 n 169th, 45x95; Oct15; Oct28'18; 5y6%; Mabel E Hopkins, 600 W 144, to Anna Kemper at Milton, NY. 1,000

**Convent av, 322** (7:2059), ws, 19.11 n 143d, 20x100; PM; Oct30'18; due July1'23, 5%; May Sarnoff of Bronx to Hyman Sonn, 40 W 86, et al, trstes will Sigmund Rothfeld. 15,000

**Lenox av, 641-3** (7:2011), nwc 142d (Nos 101-15), 40x100; Oct28; Oct29'18; demand, 6%; Anna C M Brinkman, 813 St Nicholas av, to Caroline W Schroeder, 416 E 84. 4,000

**Madison av, 1181** (5:1498), es, 84 s 87th, 16.8x62.2; PM; Oct28'18; due Oct21'23, 5%; Jas G Elaine Ewing to Seamen's Bank for Savings, 76 Wall. 10,000

**Madison av, 1791** (6:1623), es, 50.5 s 118th, 25x60; PM; pr mtg \$15,000; Oct29; Oct30'18; due Nov1'19 or sooner, 6%; Isaac Acker to Lina Maier, 1 W 102. 1,000

**St Nicholas av, 1593** (8:2169), nwc 190th (No 601), 97x120; ext of mtg for \$165,000 to Sept1'23, 5½%; Aug22; Oct31'18; Shenk Realty & Constn Co (& consent by Abel King, 148 E 65, & ano, holders of two mtgs for \$45,000 aggregate) with Metropolitan Life Ins Co (R S \$82.50). nom

**West End av, 450-92** (4:1231), nec 83d, 112x irreg x92.2x125; ext mtg for \$600,000 to Mar1'23, 5½%; Oct30; Oct31'18; Durham Realty Corp (& consent by Benj N Duke, 2 E 89, holder of mtg for \$190,000) with Metropolitan Life Ins Co (R S \$300). nom

**1ST av, 202-4** (2:440); ext of mtg for \$25,000 to Oct21'21, 4½%; Oct28; Oct30'18; Emigrant Indust Savings Bank with Frances Volkenberg, 315 E 17 (R S \$12.50). nom

**1ST av, 447-51** (3:932), ws, 24.9 n 26th, runs w100x24.9 to ns 26th (Nos 329-39) x w150xw98.9x25x98.9 to ss 27th (Nos 334-42) xel30x74.1xw5x24.8x100 to av xs74 to beg; bldg loan; pr mtg \$150,000; Oct 22; Oct24'18; due June28'23, 5%; Sey Realty Corp, 1476 Bway, to Bowery Savings Bank. 15,000

**1ST av, 447-51**; also 26TH ST, 329-39 E; also 27TH ST, 334-42 E; agmt as to payment of two mtgs, one for \$150,000, rec July1'18, & other for \$15,000, rec even date herewith shall both be paid at same time at option of party 2d pt; Oct22; Oct24'18; same with same. nom

**1ST av, 447-51**; also 26TH ST, 329-39 E; also 27TH ST, 334-42 E; consent & certf as to mtgs & agmts as above; Oct16; Oct 24'18; same to same.

**1ST av, 1483** (5:1452); ext of mtg for \$8,000 to Oct18'21, 4½%; Oct25; Oct30'18; Emigrant Indust Savings Bank with Aaron & Saml Wolheim, 175 E 79 (R S \$4). nom

**2D av, 119-21** (2:463), also 7TH ST, 45 E; ext of mtg for \$60,000 to Oct1'23, 5%; Oct 15; Oct24'18; Excelsior Savings Bank with Louise F Kreusser, 108 Archer av, Mt Vernon, NY, et al, trstes will Ferdinand Ehrhart (R S \$30). nom

**3D av, 1562** (5:1516); ext of two mtgs for \$5,000 aggregate to Oct18'21, 4½%; Oct23; Oct30'18; Emigrant Indust Savings Bank with Henry Hughes, 843 St Nicholas av (R S \$2.50). nom

**4TH av, 386-8** (3:857), nwc 27th (Nos 45-51), runs n46.2xw85xw52.6xw65x98.9 to st xel50 to beg; Oct28; Oct30'18; due Oct30 '23, 5%; Rector, etc, of the French Church du Saint Esprit to Bowery Savings Bank, 128 Bowery. 140,000

**5TH av, 1334** (6:1595); ext of mtg for \$40,000 to Sept1'22, 5%; Oct21; Oct28'18; Florette R Steindler, 210 Riverside dr, et al, exrs & trstes will Bettie Rothfeld, with Chas Lebenstein, 3578 Bway (R S \$20). nom

**7TH av, 139** (3:794), es, 48.8 n 18th, 20.4 x100.1x20.6x100; Oct17; Oct24'18; due & int as per bond; Ernest B Stavey to Greenwich Savings Bank, 246 6 av. 2,000

**7TH av, 910-6** (4:1029), swc 58th (No 200), 100.5x100; ext of mtg for \$643,500 to Apr1'23, 5½%; to Apr1'21 & then 5%; Oct 30; Oct31'18; Durham Realty Corp (& consent by Benj N Duke, 2 E 89, holder of two mtgs \$210,000 aggregate) with Metropolitan Life Ins Co (R S \$321.75). nom

**7TH av, 2226** (7:1937), ws, 24.11 n 131st, 25x75; pr mtg \$19,150; Oct24; Oct31'18; installs, \$100 monthly, 6%; Shiloh Baptist Church, 2226 7 av, to Right Realty & Security Co, 206 Bway. 2,000

**9TH av, 584-6** (4:1033); ext of mtg for \$25,000 to Nov1'19, 5½%; Oct26; Oct31'18; Seymour Schlusell, exr Alex Schlusell, with Bianca Lesser, 362 Riverside dr (R S \$12.50). nom

**9TH av, 102** (3:740), sec 17th (Nos 362-6), 26.4x100; Oct25; Oct26'18; due & int as per bond; Mary A Stange to Algernon S Norton, 2039 Bway, as ref in action Mary A Stange, plff, agt Wm P Fogarty et al, defts. 5,000

**10TH av, 313** (3:700); ext of mtg for \$25,000 to Oct17'21, 4½%; Oct25; Oct30'18; Emigrant Indust Savings Bank with John McCauley, 346 W 29 (R S \$12.50). nom

**11TH av, 197** (3:669), ws, 24.8 s 24th, 24.8x75; sub to 21 y Ls from Aug1'08; Mar 12; Oct24'18; due Apr24'19, 5%; John B Robinson at Paris, Fr, & Jas P Eadie, NY, exrs Kath E Moore, to Harriet D Robinson, 69 Ave Victor Hugo, Paris, Fr. 8,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Morgan av, 492, 494 & 498, Bklyn** (misc); certf as to 3 mtgs \$10,500 aggregate; Oct24; Oct29'18; Tenwell Co to Kate A Terry.

**Certificate** as to mtg \$62,500; July—; Oct 31'18; E H E Realty Corp to Premium Holding Corp.

**Interior gore**, begins at cl blk bet 37th & 38th sts & 320.9 e 2 av; see 38th st, 318-20 E.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

OCT. 24, 25, 26, 28, 29, 30 & 31.

**Canal st, 191-3** (1:205); N Y Title & Mtg Co to Greater New York Savs Bank, 498 5 av, Bklyn; (A) N Y Title & Mtg Co (\$50,000 (now \$30,000), Apr6'18); Oct30'18, 30,000

**Cherry st, 306** (1:257); James H Cruikshank to Robt E Moss at Glen Ridge, NJ; AT in participation agmt; (A) Robt E Moss, 126 Liberty (\$5,000, Oct24'18); Oct25 '18. O C & 100

**Division st, 77** (1:282); also DIVISION ST, 92 (1:293); Sterling Holding Corp to Mapleton Holding Co, 135 Bway; secures note; (A) S N Freedman, 135 Bway (\$1,500, Oct17'17); Oct25'18. nom

**Elizabeth st** (2:521), ws, 108 n Houston, 27x83.1x27x83.5; American Mtg Co to Richd C Sands, 140 W 57, & ano; (A) Middlebrook & B, 46 Cedar (\$25,000 (now \$23,500), June 17'10); Oct24'18; an int of \$21,000. nom

**Ellwood st** (3:2172), ws, 287.6 n Nagle av, 62.6x100; Rockland Realty Co, 509 Willis av, Bronx, to Elmira, Edo & Geo Schwitters, all at 64 Perry; (A) Title Guar & T Co (\$47,000 (now \$45,000), Aug23'16); Oct31'18. 45,000

**Greene st, 102** (2:499); Lawyers Mtg Co to Viola M Flannery, 612 5 av; (A) Benj Trappnell, 170 Bway (\$45,000 (now \$17,000), Apr7, 1896); Oct25'18. 17,000

**Ludlow st, 45** (1:309); American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$28,000, Mar6'07); Oct 24'18. nom

**Pearl st, 303** (1:98); also CLIFF ST, 64-6; Howard Willets & ano, exrs Jno T Willets, to Howard Willets of Islip, LI, & ano, trstes will John T Willets, for Helen W Carson, ¾ pt or int of \$11,000; (A) Frank L Hall, 30 Broad (\$33,000, Sept6'18); Oct 31'18. nom

**Pearl st, 303**; also CLIFF ST, 64-6; same to same for Amelia Willets (¾ pt of same mtg); Oct31'18. nom

**Pearl st, 303**; also CLIFF ST, 64-6; same to same for Eliz W Lambert (¾ pt of same mtg); Oct31'18. nom

**Thompson st, 231** (2:539); Bernard Mayer to Theresa Prinsanzo, 1830 Coney Island av, Bklyn; all RT&I in int of \$3,250; (A) Hovell, McC & C, 50 Court, Bklyn (\$4,900, Feb6'06); Oct24'18. 2,000

**11TH st, 512 E** (2:404); Olds Holding Corp to Regina Hyman, 12 No Wavercrest av, Arverne, LI; (A) Lawyers Title & T Co (\$7,500, Oct30'18); Oct30'18. nom

**11TH st W** (2:613), swc Waverly pl, 75x 115; Hamilton R Searles to Mary A Lockman as collateral; (A) Marsh & Weyer, 42 Bway (\$7,000 (now \$2,000), Apr30, 1856); Oct25'18. nom

**12TH st, 348 E** (2:453); Chas Myers, 969 Park av, exr & Geo C Freeborn, to Jos R Swan, 29 Liberty, NY, or at Shippin Point, Stamford, Conn, trste for Mary F Davenport; (A) Title Guar & T Co (\$6,000, Apr 1'02); Oct30'18. nom

**12TH st, 348 E**; Jos R Swan, trste for Mary F Davenport, to Wm A Moore, 54 Laurel pl, New Rochelle, NY, as trste for Mary F Davenport; (A) same (\$6,000 (now \$5,000), Apr1'02); Oct30'18. nom



**19TH st, 238-46 W** (3:768); Edw A Morrison et al, trstes will Saml Phillips (Trust No 1 for Mary F Baker), to Farmers Loan & Trust Co, 22 William; (A) Geller, R & H, 22 Exch pl (\$44,000, Oct22'17); Oct24'18. 44,000

**21ST st, 431 W** (3:719); Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & Gaillard, 42 Bway (\$6,750, Oct 10'01); Oct29'18. nom

**22D st, 210 E** (3:902); Central Union Trust Co & ano, trstes will Lewis S Wolff, for Clara F Wolff, to N Y Title & Mtg Co (\$10,000, Jan6'09); Oct29'18. O C & 100

**28TH st, 4-8 E** (3:857); Chas Miller, of Franklin, Pa, to U S Mtg & Trust Co, 55 Cedar (\$155,000, Apr18'05); Oct29'18. nom

**34TH st, 23 W** (3:836); Besse MacLeod Leggett & ano, gdns Francis H Leggett, to Theo F Whitmarsh, 339 W 77, & ano, trstes; (A) Breed, A & M, 32 Liberty (\$80,000, Dec23'01); Oct24'18. 80,000

**36TH st, 11 W** (3:838); Besse MacLeod Leggett & ano, gdns Francis H Leggett, to Theo F Whitmarsh, 339 W 77, & ano, trstes; (A) Breed, A & M, 32 Liberty (\$38,000, Dec11'08); Oct24'18. 38,000

**36TH st, 360 W** (3:759); Matilda D Minck of Forest Hills Inn, Forest Hills, B of Q, to Reuben Newman, 286 5 av, as collateral to secure \$9,000, now \$6,000 (\$4,500, Aug 16'18); Oct31'18. nom

**38TH st, 425 W** (3:736); Jas A Scrymser, exr Ann Scrymser, to Flora C & Ada F Scrymser, extrxcs Cath Scrymser, both at Elizabeth, NJ; (A) Emmet & Parish, 52 Wall (\$4,000, June12, 1900); Oct24'18. nom

**38TH st, 425 W**; Flora C & Ada F Scrymser, extrxcs Cath Scrymser, to N Y Life Ins & Trust Co, 52 Wall; (A) same (same mtg); Oct24'18. nom

**41ST st, 12 E** (5:1275); John R Suydam at Bayport, LI, to John R Suydam, Jr, 960 Park av, & ano; (A) Geo W Ellis, 149 Bway (\$50,000, July1'02); Oct25'18. gift

**47TH st, 257-9 W** (4:1019); leasehold; Mores Spodek, 4712 14 av, Bklyn, to Commercial Mtg Co, 20 Broad; (A) Edw J Welch, 20 Broad (\$11,500 (now \$6,300), Sept 12'18); Oct25'18. nom

**71ST st, 307 E** (5:1446); Geo E Rodman, trste Sheldon L Rodman, to Lawyers Mtg Co (\$15,000, Jan29'09; filed & discharged Oct25'18. 15,000

**84TH st, 507 E** (5:1581); Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (\$6,000, June28'05); Oct24'18. 6,000

**86TH st, 330 W** (4:1247); Nathan Goodman, 891 Forrest av, Bronx, to Derm Realty Co, 299 Bway; (A) Herman Gottlieb, 299 Bway (\$2,000, May8'18); Oct31'18. O C & 100

**92D st, 159 W** (4:1223); Mark L Kelley, of Bronx, to Danl F Farrell, 11 W 102; (A) Title Guar & T Co (\$18,000 (now \$15,000, May10'10); Oct28'18. 15,000

**104TH st, 76-8 E** (6:1609); Wm L Condit, of Hoboken, NJ, to Mabel R Sherman; (A) N Y Title & Mtg Co (\$43,000, Apr30 '07); Oct28'18. nom

**104TH st, 76-8 E** (6:1609); same & ano, exrs Mabel R Sherman, to Mary Ullmann, 131 Sherman pl, & ano, trstes will Maurice Ullmann; (A) same (\$43,000 (now \$33,875), Apr30'07); Oct28'18. O C & 22,000

**112TH st, 7 E** (6:1618); Jacob Lederer to Eliphalet L Davis, 249 W 22; (A) Isidore Hershfield, 99 Nassau (\$2,500, Sept 30'08); Oct28'18. nom

**115TH st, 120 E** (6:1642); Gerschon Bart of Bklyn to Barnett Diamond, 909 Driggs av, Bklyn; (A) B Besdine, 44 Court, Bklyn (\$850, Aug20'18); Oct31'18. nom

**115TH st, 434-6 E** (6:1708); American Mtg Co to Kath A S Havemeyer, at Brookville, LI, & ano; (A) Middlebrook & B, 46 Cedar (\$31,000 (now \$22,500), July23'08); Oct24'18. nom

**117TH st, 434-6 E** (6:1710); American Mtg Co to Wm H Sands, 22 E 47, & ano, trstes will Saml S Sands, decd, & ano; (A) Middlebrook & B, 46 Cedar (\$32,000 (now \$18,000), Dec6'06); Oct24'18. nom

**124TH st, 311 E** (6:1801); The Hudwill Corp, 7 W 45, to Hudson P Rose Co, 7 W 45 (\$1,000, Oct16'18); Oct24'18. nom

**126TH st, 215-7 E** (6:1791); Jas H Cruikshank, at Freeport, LI, to Frank Meschia, 16 E 8; (A) Chas F Pinto, 320 Bway (\$1,000, Oct29'18); Oct29'18. 1,000

**132D st, 4 E** (6:1756); Henriette Bachrach to Edw A Ridley, at Fanwood, NJ; (A) Scott, G & B, 46 Cedar (\$15,000, Nov23, 1898); Oct30'18. O C & 100

**136TH st, 264 W** (7:1941); Leonard Weill to N Y Title & Mtg Co (\$4,000, Aug31'18); Oct30'18. 4,000

**138TH st, 609 W** (7:2087); Louise M Cramp, gdn Estate Josephine Powell, to Josephine Powell, 349 West End av; (A) Lawyers Mtg Co (\$7,500, Apr13'11); Oct31 '18. omitted

**141ST st W** (6:1738), ss, 225 e Lenox av, 56.3x99.11x70.5x irreg; American Mtg Co to E Louise Sands, 11 E 84; (A) Middlebrook & B, 46 Cedar (\$11,000 (now \$7,500), June 28'07); Oct24'18. nom

**163D st, 446 W** (8:2110); Uriah W Tompkins, 3413 Bway, to Reuben Newman, 286 5 av (\$9,000 (now \$6,000), Dec3'12); Oct 31'18. nom

**Edgecombe av** (7:2051), es, at cl 143d, runs s190.3xe20 to ws Bradhurst av xn 188.10 to said cl xw72.2 to beg; Hanover Mtg Co, 49 Wall, to New Netherland Bond & Mtg Co, 49 Wall; (A) Alger & C, 49 Wall (\$13,500, Apr2'18); Oct25'18. 13,500

**Morningside av** (7:1849), sec 115th (No 352 W), 31.10x84.9x27x101.5; also MORNINGSIDE AV E 8; re-recorded from Oct17 '18; Service Realty Co, 7 E 42, to Fredk C Raymond on Railroad av, New Canaan, Conn; (A) Title Guar & T Co (\$6,000, Aug 1'18); Oct25'18. 6,000

**Park av, 1114** (5:1501); also PARK AV, 1147 (5:1520); also PARK AV, 1420 (6:1611); Eliza Dean to Hamilton F Dean, 214 E 31; (A) Salter & S, 140 Nassau (3 mtgs, \$22,500 (now \$16,000), Nov1, 1886; \$7,000, Jan14, 1896, & \$15,000, Nov20'06); Oct24'18. nom

**West End av** (4:1231), nec 83d, 112x100 x irreg x125; Durham Realty Corp, 511 5 av, to Benj N Duke, 2 E 89; (A) Wm Theo von der Lippe, 511 5 av (\$190,000, July16'14); re-recorded from Oct16'18; Oct 28'18. nom

**2D av** (3:906), swc 26th, 20x60; Silvie Lord, of Lawrence, LI, to Lawyers Title & T Co (\$6,000, Oct30'15); Oct30'18. 6,000

**3D av, 1999** (6:1659); Hobart Realities Corp, to Wm M Sperry, at Cranford, NJ; (A) Title Guar & T Co (\$9,000, Oct15'17); Sept25'18; corrects error in issue Sept28 as to party 1st pt. nom

**3D av** (5:1516), ws, 26.5 n 87th, 25x80; Edw N Tailor & ano, trstes will Thos Suffern, to Mary A Duer et al; (A) Winston H Hagen, 59 Wall (\$25,000, Apr27, 1895); Oct24'18. 25,000

**8TH av, 133** (3:740); N Y Title & Mtg Corp, for the Relief of Widows and Children of Clergymen of the P E Church in State N Y, 80 Bway; (A) N Y Title & Mtg Co (\$4,000, Aug11'05); Oct28'18. 4,000

**8TH av** (7:2045), ws, 50 s 147th, 50x85; also 103TH ST E (2:407), ss, 398.8 w Av A, 40x103.3x irreg x106.6; also 113TH ST E (6:1685), ss, 175 w 1 av, 25x100.11; also CONVENT AV, 349 (7:2050) es, 99.11 s 145th, 20x100; also AV B (2:407), ws, 19.3 n 13th, 26.8x65; John E Miller & ano, exrs Kate C Brown, to Trustees of Columbia University, 116th & Ams av; (A) Lawyers Mtg Co (five mtgs: \$45,000, May26'08; \$42,000, Apr4'08; \$20,000, Oct8'06; \$15,000, July 8'03; \$12,000, Feb8'12); Oct31'18. nom

**11TH av, 581 & 583** (4:1091); Eliza Dean to Hamilton F Dean, 214 E 31st; (A) Salter & S, 140 Nassau (4 mtgs: \$2,000, Mar13, 1863; \$2,000, Mar13, 1863; \$9,000 (now \$6,500), June6, 1871, & \$9,000 (now \$6,500), June6, 1871); Oct25'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

OCT. 24, 25, 26, 28, 29, 30 & 31.

**Cherry st, 794** (1:256); Aaron & Eliza Cohn to Benj J Weil; (A) Abr I Elkus, 56 Pine; Apr2, 1895; Oct24'18. 20,000

**Delaney st, 272** (2:333); Jacob Furman et al to Wm & Harry Bachrach, exrs will Rachel Bachrach & Fannie Cohen; (A) I Cohen, 299 Bway; April'06; Oct28'18. 23,500

**Division st** (1:282), ss, lot 41, map Hendrick Rutgers of Nov15, 1813, 25x66.4; also DIVISION ST, 92 (1:293); Chas & Celia Cappelle, 219 W 19, to the Mapleton Holding Co; ½ pt; (A) Gettner, Simon & Asher, 299 Bway; Oct16'17; Oct25'18. 1,500

**East Broadway, 165** (1:289); Meyer & Fanny Jarmulowsky, 1186 Lex av, to American Bonding Co of Baltimore; (A) American Bonding Co of Baltimore, 84 William, N Y C; May9'11; Oct29'18. 100,000

**Elizabeth st, 118** (2:470); Guiseppe Cusumano & ano to H B Scharmann & Sons, 371 Pulaski, Bklyn; (A) Tommaso Maigrotta, 118 Elizabeth; Aug18'13; Oct28'18. 2,200

**Ferry st** (1:98), sws, 90 nw Pearl, runs nw21.6xsw56.8xse23 to land of Leggett xne to nec of said land of Leggett, —x— to beg; Cornelius S Morrell of White Plains, NY, to Emily M Hogg, late of 124 Morningside av; (A) Meyers & Clark, 51 E 42; Apr24'16; Oct28'18. 1,500

**Greenwich st, 696** (2:630); Marie Madden, 1353 Boscobel av, Bronx, to Metropolitan Savgs Bank, 59 Cooper sq; (A) A S & W Hutchins, 84 Wm; Apr7'11; Oct28'18. 8,000

**Henry st** (1:269), sec Clinton, 23.9x100; Abr J & Bertha Dworsky to Abr Levenstein & Max Tarshes; satisfied of record without production of original mort by order of Supreme Court, Oct21'18, Justice Jos E Newburger, attys for petitioner, Goldfogle & Dorf, 271 Bway; June22'05; Oct26'18. 20,000

**Market st, 97** (1:250); Patk H Roche at Hotel Breslin, Bway & 29th, to Jno Bittner at Eastern Hotel, 64 Whitehall; (A) Geo Hahn, 15 William; Feb26'17; Oct28'18. 1,100

**Union sq, 32** (3:871); Geo H & Josephine Piguero to John & Michl Kennedy, 1133 Bway; (A) Atwater & Cruikshank, 43 Cedar; June30'05; Oct31'18. 20,300

**Washington st, 446** (1:224); Geo B & Emma F Ritter to Title Guar & T Co; Oct 24, 1899; Oct30'18. 6,000

**Waverly pl** (2:613), swc 11th, runs w75 to land of Siegrist xs115 to land of Hurry xe75 to Waverly pl xn115 to beg, 3 lots, each fronting on Hammond st, 25x115; South Baptist Church in City N Y to Mary E Lawson; (A) Marsh & Wever, 42 Bway; Nov5, 1855; Oct25'18. 7,000

**West st, 407** (2:637); Jno B Hayes, 4 Pilgrim st, Ludgate Hill, London, Eng, et al, exrs to the Guaranty Trust Co of N Y; (A) C K McGuire, 15 Wm; June22'08; Oct 28'18. 6,000

**Wooster st, 46-50** (2:475); U S Trust Co of N Y to Manhattan Savgs Instn, by C M Bird, pres; court order; (A) for petitioner Stewart & Shearer, 45 Wall; July19, 1900; Oct30'18. 100,000

**3D st, 55-7 W** (2:538); Livingston Holding Co to Robt L Ireland, of Bratenahl, Ohio, trste will Charlotte Brinckerhoff; (A) Spencer, Ordway & Wierum, 27 William; Feb26'16; Oct30'18. 33,500

**11TH st, 512 E** (2:404); Abr Kipp to Regina Hyman, 12 No Waverest av, Arverne, LI; (A) John B Pine, 63 Wall; Dec24'10; Oct30'18. 16,000

**11TH st, 512 E** (2:404); Nathan Burkan to Victor Herbert; satisfied of record without production of original mort by order Supreme Court; Oct26'18, Justice Jos E Newburger; (A) for petr Julius H Ziesler, 217 Bway; Mar9'08; Oct28'18. 5,000

**11TH st W** (2:613), swc Waverly pl, 75 x115; The South Baptist Church in City N Y to Greenwich Savgs Bank, 264 6 av; (A) Title Guar & T Co; Feb5, 1855; Oct28 '18. 8,000

**22D st, 460 W** (3:719); Hy L & Clara Marks to Marie La Montagne, 570 Park av; (A) Hurry & Dutton, — John st; Mar13'07; Oct31'18. 9,000

**27TH st E** (3:857), ns, 85 w 4 av, 65x98.9; Alfred V Wittmeyer to Edgar S Appleby, trste; (A) Title Guar & T Co; Apr19, 1899; Oct30'18. 30,000

**32D st, 43-7 W** (3:834); leasehold; Frank P Hynes to Frank J Duffy, 160 W 106; (A) H J & F E Goldsmith, 41 Park Row; May 11'18; Oct29'18. 6,000

**34TH st W** (3:731), ss, 260 w 9 av, 20.7x 98.9; Ellen Downey to Emma J Cook, 225 West End av; (A) Henry S Cook, 38 Park Row; Jan5'15; Oct26'18. 6,000

**35TH st, 534 W** (3:706); Lowes & Amalie Ecklord to Ellen Downey, 525 W 35; (A) Henry S Cook, 38 Park Row; Oct20'14; Oct 26'18. 3,000

**49TH st, 38 W** (5:1264); Walter J Salomon to Walter S & Augustus C Gurnee & Wm Nelson Cromwell, exrs will Walter S Gurnee, decd; (A) Sullivan & Cromwell, 49 Wall; June5'07; Oct24'18. 7,500

**57TH st, 345 W** (4:1048); Emma J Herren (Banks), Tarrytown, NY, to Margt Banks, 1912 Loring pl, Bronx; (A) Jno P Herren, 2 Rector; July20'14; Oct25'18. 2,000

**58TH st, 329 W** (4:1049); Geo L & Hannah Wilson, 137 Riverside dr, to Martin F Huberth, 1045 Forest av, Bronx; (A) Clarence J Shearn, 140 Nassau; Apr12'10; Oct 30'18. 5,000

**58TH st W** (4:1049), ns, 325 w 8 av, 25x 100.5; Martin F Huberth to Emma, Solomon D & Geo H Moss; (A) Weed, Henry & Meyers, 62 William; Oct15'09; Oct30'18. 25,000

**70TH st, 138 W** (4:1141); John E Welch, 138 W 70, to Louise S. Field, 128 E 34; (A) M B Field, 60 Wall; Apr18'11; Oct 29'18. 10,000

**71ST st, 307 E** (5:1446); Esther Isenberg to Lawyers Mort Co, 59 Liberty; Jan29 '09; Oct25'18. 15,000

**71ST st, 43 W** (4:1124); John J & Clara G Crane to Chas, Jas A & Chas C Stillman, exrs Jas Stillman; court order; (A) for petitioner, Shearman & Sterling, 55 Wall; Nov11, 1897; Oct29'18. 2,500

**71ST st, 43 W** (4:1124); same to same; court order; (A) same; Oct25, 1890; Oct 29'18. 10,000

**71ST st W** (4:1124); Zela Van Loan to Wm S Bogert; court order; (A) same; May19, 1886; Oct29'18. 15,000

**85TH st E** (5:1530), ss, 354.6 e 3 av, 50x102.2; Grand Bldg Corp, to Fundy Co, 115 Bway; (A) Jonas & Neuburger, 115 Bway; Aug23'16; Oct29'18. 5,000

**167TH st E** (6:1613), ns, 190 e 5 av, 40x 100.11; Jos & Fannie Zelenko to Jos Kandell, 70 Lenox av; (A) Lawyers Title & T Co, 160 Bway; Feb26'09; Oct24'18. 10,000

**111TH st, 222 E** (6:1660); Giacinto & Nunzia Carrizzo to Edw A Ridley, Fanwood, NJ; (A) Bowers & S, 46 Cedar; Sept 15'10; Oct30'18. 10,000

**111TH st, 25 W** (6:1595); Chas & Jennie Lebenstein, 2 W 112, to Saml Schwartz, on premises; (A) B Swartz, 192 Bway; June 2'13; Oct31'18. 5,000

**111TH st, 27 W** (6:1595); Chas & Jennie Lebenstein, 2 W 112, to Saml Schwartz, on premises; (A) Benj Swartz, 192 Bway; June2'13; Oct31'18. 5,000

**112TH st, 7 E** (6:1618); Michele & Rosina Mulieri & ano to Eliphalet L Davis, 249 W 22; (A) Lawyers T & T Co; Sept30 '08; Oct28'18. 2,500

**116TH st, 71 E** (6:1622); Adolph W & Addie Kempner to Louis Fischer; (A) Sondheim & S, 170 Bway; June6'10; Oct 29'18. 5,000

**121ST st, 227 W** (7:1927); Antonie Caplan, 205 E 56, to Louisa Schilo, Valley Stream, LI; (A) Title Guar & T Co; Apr 23'18; Oct28'18. 1,250

**122D st** (6:1810), ns, 321.3 e 1 av, 16.8x 100.11; Jules F Valois to Edmund L Baylies & Mabel V R Johnson, trstes will of Alex Van Rensselaer, Lewis Cass Ledyard, one of said trstes, having resigned; (A) Carter, Ledyard & Milburn, 54 Wall; Apr27'06; Oct30'18. 5,000

**122D st E** (6:1810), ns, 321.3 e 1 av; same prop; Chas A Stein to same; (A) same; July22, 1887; Oct30'18. 6,500

**125TH st, 514 W** (7:1979); Julius Braun to Therese Weil; (A) Kurzman & Frank, 25 Broad; May23'06; Oct24'18. 5,000

**128TH st, 161 E** (6:1777); Lizzie W Wright & Hy L Armstrong, Owego, NY, to Philip A Payton Jr Co, 67 W 134; (A) Title Guar & T Co; Mar1'16; Oct31'18. 2,480.67

**133D st, 43-5 E** (6:1758); The Block Constn Co to Stephen H Jackson, 53 E 67; (A) 106 Lex av; Apr29'11; Oct30'18. 6,000

**Central Park W** (4:1207), nwc 93d, runs w173.4xn100.8 to cl blk xe73.4xn25xe100 to ws Central Park W xs125.8 to beg; Broad-edge Corp, to Herman Heidelberg, 2 W 72; (A) Edw F Clark, 165 Bway; May24'18; Oct24'18. 28,000



**Park av** (5:1752), swc 128th, 99.11x80; Wm H & Carolyn F Rabeli to C Francis Rabeli, 222 Riverside dr; (A) Burlock E Rabeli, 38 Park Row; Feb24'11; Oct31'18.

**St Nicholas av** (7:1955), nec 128th, 20x 92.6x20.2x89.6; Agnes M Scoville to Sarah L K Haines, 225 E 13, Indianapolis, Ind; (A) — De Grove, 145 Nassau; July6'11; Oct28'18.

**West Broadway** (2:538), nwc 3d, runs n 209.6 to swc West Bway & Wash sq S xw 25x56.8xw25 to point 121 e from sec Thompson xs— to point in ns 3d 125 e from nec Thompson xs again 153 to ns 3d x650 to beg; Third St Realty Co to Robt L Ireland, Bratenahl, Ohio, sub trste will Charlotte Brinckerhoff; (A) Spencer, Ordway & Wierum, 27 William; Nov28'11; Oct30'18.

**West End av** (4:1252), nwc 92d, runs n 38.1xw25xnl.2xw8x849.3 to ns 92d x633 to beg; Harvey J Leder & Arthur W & Blanche M Corse to Carrie Covert; (A) A W Corse, 50 Church; Jan15'15; Oct25'18.

**4TH av** (3:857), nwc 27th, 46.2x85; Theophile & Elise F Kiek to Bank for Savgs in City N Y; (A) N Y Title & M Co; May28'08; Oct30'18.

**9TH av, 108** (3:740); Mary A Stange et al to Algernon S Norton as ref; (A) Wm T Clare, 71 Nassau; Nov1'06; Oct28'18.

**9TH av** (4:1064), nwc 54th, 60.3x75; Matilda B Beinhauer, individ & extrx Ferdinand Beinhauer, to Emigrant Indust Savgs Bank; (A) Edw J McQuire, 51 Chambers; Aug14'17; Oct31'18.

**Lots 14, 16, 18, 20, 22 & 24** (13:3423), map of land in town of Yonkers belonging to Cleveland, Rosenthal & Connell, bounded on n & front by ss of Beech st 150, on s & rear by line parallel with ss Beech st & 100 s therefrom 150, on e by w s Forest st 100, on w by line parallel with w s Forest st & 150 w therefrom 100; Wm & Johanna O'Keefe to J Christy Bell, 337 N Bway, Yonkers, & J Harvey Bell, 51 Warburton av, Yonkers, NY, as trsts, & Farmers Loan & Trust Co, 22 William, as successor trste will Jas C Bell; (A) Edwin J Crandall, 103 Park av; Aug22, 1890; Oct 28'18.

**All real estate, rights, privileges, corporate franchises, patents, plant, apparatus, &c, &c;** Metropolitan Telephone & Telegraph Co to Bankers Trust Co of City N Y; trust mtg to cover bond issue; (A) Burton N Harrison, 120 Bway; May24, 1888; Oct30'18.

## MORTGAGES.

### Borough of Bronx.

OCT. 24, 25, 26, 28, 29, 30 & 31.

**Coster st, 630** (10:2766), es, 460 s Spofford av, 20x100; pr mtg \$—; Oct19; Oct 26'18; 2y6%; Geo Alston, 207 W 147, to Hudwill Corp'n, 7 W 45.

**Freeman st, sws at ws Bryant av**; see Bryant av, ws at sws Freeman.

**Hewitt pl, 818-62** (10:2696), es, 96.7 n Longwood av, 480x100; PM; Oct29; Oct30'18; installs, 6%; G M Holding Corp'n, 359 Fulton, Bklyn, to Fredk Johnson, —, & ano, trsts under deed of trust.

**Parkview pl, 2468** (11:3219), es, — s 190th, 25x90; PM; pr mtg \$5,000; Oct30; Oct31'18; due &c as per bond; Jos M O'Mahoney, 2482 Parkview pl, to Francis G Sigel, 2468 Parkview pl.

**Tiffany st, 911** (10:2711); sobrn agmt; Sept13; Oct29'18; Kermit Realty Co, 1065 So Blvd, & Abr M Baumann, 170 W 74, with Chas Hoffman, 39 W 89.

**154TH st E** (9:2413), ss, 250 w Courtlandt av, 25x100; ext of \$8,500 mtg to Oct7'23 at 6%; Oct7; Oct26'18; Otto Kuhlmann, Hoboken, NJ, with Louise Kellar, 764 So Oak dr, & ano, trsts Dora Paul.

**165TH st, 858 E** (10:2690); ext of \$3,300 mtg to Oct28'21 at 5%; Oct25; Oct29'18; Theresa Daus, 238 E 41, with Wm Seibert, 238 E 41.

**169TH st, 369 E** (11:2782), ns, 79.11 e Findlay av, 20x90; pr mtg \$4,000; Oct25'18; installs, 6%; Minnie Greenberg, South Fallsburgh, NY, to Thornton Bros Co, 1318 Findlay av.

**175TH st E, swc Gleason av**; see Gleason av, swc 175.

**177TH st E** (15:3903 & 3904), ss, 391.9 e Devoe av, runs sw736.2xw100 to es Devoe av x s w 465.4x— to n bank of creek of Bronx River x— to e bank Bronx River xn — to land now or late Domestic Realty Co xne to point 82.11 sw 177th xn42 to 177th xsel31.4 to beg; also 177TH ST E (15:3903 & 3904), ss, 495.8 e Devoe av, runs s270.2xw140xne205xsel105xne215 to st x w275 to beg; also 177TH ST E (15:3903 & 3904), sec Devoe av, runs s194.1xsw — to ws Devoe av xn & nw — to st xe — to beg; also PLOT (15:3903 & 3904), begins 270.2 s 177th & 495.8 e Devoe av, runs e 140xsw—xne— to beg; also DEVOE AV (15:3903 & 3904), es, 726.10 s 177th, runs e 100xs—xw—xn— to beg; also strip of land containing 1 16-100 acres located north of station of N Y, N H & H R R Co at West Farms; leasehold; Oct23; Oct24'18; 1y6%; Bronx Exposition, Inc, at 177th st & Bronx River, to Palisades Realty & Amusement Co, at Palisades, NJ.

**177TH st E** (15:3903 & 3904); same prop; certf as to above mtg; Oct23; Oct24'18; same to same.

**177TH st E, ss, 495.8 e Devoe av**; see 177th E, ss, 391.9 e Devoe av.

**177TH st E, sec Devoe av**; see 177th E, ss, 391.9 e Devoe av.

**178TH st, 412 E** (11:3027), ss, 119.11 e Webster av, 20x100; Oct21; Oct24'18; 1y, int as per bond; Louis Sipkin to Solomon E Blogg, 309 W 99.

**179TH st E, nwc Bathgate av**; see Bathgate av, 2027-9.

**182D st E** (11:3083), ss, 108.3 e Belmont av, 26.6x100x25.3x94.8; Oct31'18; installs, 6%; Cnas G Boenau to Railroad Co-Oper B & L Assn, 103 Park av.

**185TH st E** (11:3039), ss, 183.4 e Park av, 16.8x100; PM; pr mtg \$2,000; Oct29; Oct26'18; installs without interest; Patk Lynch to Eugenia Blauvelt, 488 E 185.

**187TH st E, nec Arthur av**; see Arthur av, nec 187th.

**192D st W, nec University av**; see University av, nec 192d.

**192D st E, sec Creston av**; see Creston av, sec 192.

**203D st E, ns, 37.7 w Valentine av**; see Valentine av, nwc 203.

**203D st E, nwc Valentine av**; see Valentine av, nwc 203.

**217TH st E** (16:4700), ns, 200 e Paulding av, 50x114.4, Laconia Park, except part for st; Oct24'18; 1y6%; Theresa C La Morte, 739 E 227, to Fredk Silman, 2233 Belmont av.

**Arthur av** (11:3077), nec 187th, 45x83.7; pr mtg \$24,298.45; Oct24'18; demand, 6%; Salvatore De Fiore, 2398 Arthur av, & Salvatore Jacometti, 2398 Arthur av, to Hy Enas Brewing Co, 493 E 54.

**Anderson av** (9:2505), es, 170.7 s 166th, 76x120.8x75.2x109.7; certf as to mtg \$5,000; Oct22; Oct31'18; Katharine S D B Co to Ella L Murphy.

**Anderson av** (9:2505), es, 170.7 s 166th, 76x120.8x75.2x109.7; Oct30; Oct31'18; 3y6%; Katharine S D B Co, 14 John, to Ella L Murphy, 121 St Charles pl, Atlantic City, NJ.

**Aqueduct av, 2342 E** (11:3209); certf as to payment of \$500 on a/c of mtg for \$3,900; Oct24; Oct30'18; Eliz K Upham to Francis J N Connor.

**Bailey av, 2572** (12:3260), es, 250 s 230th, 25x101.3x20x100.10; Oct25'18; 3y5%; Bridget M Carroll to Ferdinand W Daehne, 1017 Grote.

**Bathgate av, 2027-9** (11:3046), nwc 179th, 60.5x94; PM; pr mtg \$60,000; Oct21; Oct 25'18; 3y6%; Isear Realty Corp'n, 320 Bway, to Coolbaugh Estates, Inc, 56 Liberty.

**Belmont av, ws, 91.11 n 177th**; see Hughes av, 1968.

**Boston rd, 1153** (10:2614), ws, 79.2 n 167th, 34x100; pr mtg \$—; Oct23; Oct24'18; 3y6%; Jay Tee Bee Holding Co to Hy J Reehl, 334 E 80, & ano.

**Boston rd, 1153**; certf as to above mtg; Oct23; Oct24'18; same to same.

**Bryant av, 1434** (11:2999), es, 175 s Jennings, 50x100; PM; pr mtg \$28,500; Oct30; Oct31'18; 2y6%; Malex Realty Corp'n to Geo Stark, 46 N Bway, White Plains, NY.

**Bryant av** (11:2993), ws at sws Freeman, 91.8x25x102.10x217.4; PM; Oct24; Oct 26'18; due Nov1'28, 5%; Eugene Lebwohl, 17 W 114, & Tillie Maas, 129 W 112, to Anna E Ehlers, 978 Freeman.

**Bryant av** (11:3000), es, 125 s 172d, 25 x100; Oct22; Oct26'18; 3y6%; Fanny Sheinart, Bklyn, to Benj Beyer, 1496 Bryant av.

**Bryant av, 1496**; ext of \$2,500 mtg for 3y from Nov1'21 at 6%; Oct22; Oct26'18; same with same.

**Burke av, 662** (16:4544), ss, 123.9 w Olivine av, runs s116.8xw3.4xs20xe25xn 20xe3.4xn116 to Burke av xw25 to beg; pr mtg \$2,170.56; Oct29'18; 3y5%; Henriette Witol, 662 Burke av, to Pauline Witol, 233 Alexander av.

**Cauldwell av** (10:2633), es, abt 197.4 n 165th, 74.2x101.9x75x101.9; Oct22; Oct26'18; installs, 6%; Robt Kanter to Atlantic Savings & Loan Assn, 321 Court, Bklyn, 3,000.

**Creston av** (11:3167), sec 192d, 83.9x100.2 x82.7x105.6; bldg loan; Oct26; Oct30'18; demand, 6%; Absar Realty Co to City Mtg Co, 15 Wall.

**Creston av** (11:3167), same prop; certf as to above mtg; Oct29; Oct30'18; same to same.

**Crotona av, 2067** (11:3080), ws, 50 n Oakland pl, 25x100; Oct25; Oct26'18; due, &c, as per bond; Caroline B Gent & Charlotte & Fredk Boss to Title Guar & T Co.

**Daly av, 1987** (11:3121); ext of \$29,000 mtg to Nov22'21 at 5½%; Oct21; Oct31'18; Empire City Savgs Bank, 231 W 125, with Jay A Levey, 827 Beck.

**Devoe av, es**; see 177th E, ss, 391.9 e Devoe av.

**Devoe av, es, 726.10 s 177th**; see 177th E, ss, 391.9 e Devoe av.

**Devoe av, sec 177th**; see 177th E, ss, 391.9 e Devoe av.

**Elliot av** (16:4624), es, 300 s Juliana, 45x125; PM; pr mtg \$3,000; Oct23; Oct30'18; installs, 6%; Mabel C Murray, 3339 Olivine av, to Nellie Murray, same address, individ & as trste under deed of trust et al.

**Gleason av** (14:3755), swc 175th, 50x 106.8; ext of \$1,000 mtg to Oct15'20 at 5½%; Oct11; Oct25'18; Matthew N Hicks, exr Margt C Hicks with Anna Kreutzer, 1838 Gleason av (R S 50c).

**Honeywell av, 2026** (11:3122), es, 32.7 s 179th, 22x111.6; PM; Oct25; Oct26'18; due, &c, as per bond; Isaac Bernstein, 2119 Boston rd, to Emma S Mason, Atlantic Highlands, NJ.

**Hughes av, 1968** (11:3079), es, 91.11 n 177th, 25x95 to Belmont av; Oct25; Oct30'18; due, &c, as per bond; Anna M or Anna A, Jos E & Annie Engelson to Title Guar & T Co.

**Monroe av** (11:2792), ws, 95 n 173d, 75x 95; Oct23; Oct29'18; 3y6%; Wilton Holding Corp'n to N Y Title & Mtg Co.

**Monroe av** (11:2792), es, 95 n 173d; same prop; certf as to above mtg; Oct23; Oct29'18; same to same.

**Park av, es, 406.3 s 144th**; see Park av, es, 491.3 s 144th.

**Park av** (9:2340), es, 491.3 s 144th, 75x 223.6 to Canal pl as on amended map Central Mott Haven; also PARK AV (9:2340), es, 466.3 s 144th, 25x223.6 to Canal pl on said map; PM; Oct29; Oct30'18; due Aug 30'23, 5%; Geo Haiss, 205 Alex av, to Oscar L Gubelman, 81 Northfield av, West Orange, NJ.

**Pelham rd** (15:4159), ws, 26.2 s Libby, runs w77.1xs25xw10xs50xe63.3 to rd xn78.8 to beg; PM; Oct30; Oct31'18; 3y5%; Frances Nathan, 1731 Pelham rd, to Henrietta C Wettje, 3021 Heath av.

**St Raymond av** (15:3971), ss, 100 w Parker av, 25x100, except part for St Raymond av; PM; Oct16; Oct24'18; due Jan1'22, 6½%; Ludwig Hahn to Alma E Kirkham, 9 Stone av, Ossining, NY.

**St Raymond av** (15:3971); same prop; PM; pr mtg \$2,500; Oct16; Oct24'18; 2y6%; same to Gustave Keenath, exr Anna Schneider, 87 Hudson, Newark, NJ.

**Trinity av, 971-3** (10:2632), ws, 27 s 164th, 73x100; ¼ pt; Oct16; Oct31'18; 3y 6%; Alvah L Reynolds, Madison, NJ, to Jacob W Gulick, 47 Rector, Newark, NJ.

**University av** (11:3215), nec 192d, 107.3x 72.1x99.6x78; agmt consolidating mtg for \$75,000 & mtg for \$5,000 & extending same to Oct29'23 at 5%; Oct29; Oct31'18; Union Sq Savgs Bank with Wm M Moore Holding Co & Wm M Moore, 2487 University av.

**University av** (11:3215), nec 192d, 107.3x 79.1x99.6x78; Oct29; Oct31'18; 3y5%; Wm M Moore Holding Co, 2487 University av, to Union Sq Savgs Bank.

**University av** (11:3215); same prop; certf as to above mtg; Oct29; Oct31'18; same to same.

**Valentine av** (12:3309), nwc 203d, 126.8x 37.7x126.9x37.7; also strip begins 203D ST E (12:3309), ns, 37.7 w Valentine av, runs w0.4xn100xe0.3xn26.9xe0.1xs126.9 to beg; pr mtg \$4,500; Sept13; Oct28'18; 3y5½%; John J. Augusta, Frank & Hugo or Hugo H Hoffstad to Teresa wife Frank C Hoffstad, 3055 Valentine av.

**Villa av** (12:3322), ws, 188.4 s Van Courtlandt av, 50x100; Oct17; Oct24'18; 3y 6%; Aloha Realty Co to N Y Title & Mtg Co.

**Villa av** (12:3322), ws, 188.4 s Van Courtlandt av, 50x100; certf as to mtg for \$10,000; Oct17; Oct29'18; Aloha Realty Co to N Y Title & Mtg Co.

**Wales av** (10:2581), es, 100 ne 147th, 25 x100; Oct17; Oct25'18; installs, 6%; Robt O De Lacy to Wm T Doran, 298 Lex av.

**Westchester av** (10:2715), nws, 60.8 ne Tiffany, runs nw76.3xw6.7 to Tiffany xn 100.6xs46.1xs54 to av xsw102.5 to beg; also WESTCHESTER AV, nws, at es Tiffany, 60.8x76.3x6.7x97.2; Oct21; Oct25'18; due Apr15'19, 6%; Normar Real Estate Corp'n to Jacob Rosenthal, 530 West End av.

**Westchester av** (10:2715), nws, 60.8 ne Tiffany, same prop; certf as to above mtg; Oct21; Oct25'18; same to same.

**Westchester av, nws at es Tiffany**; see Westchester av, nws, 60.8 ne Tiffany.

**White Plains rd** (16:4629), es, 50 n Bartholdi; same prop; pr mtg \$3,000; Oct1; Oct 24'18; 3y5½%; same to Salvatore Maresca, 242 W 67.

**Certf** (gen'l mtgs) as to chattel mtg for \$475; Sept24; Oct25'18; Spadaccini & Son, Inc, to Autocar Sales Co, 553 W 23.

**Plot** begins 270.2 s 177th & 495.8 e Devoe av; see 177th E, ss, 391.9 e Devoe av.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

OCT. 23, 24, 25, 26, 28, 29 & 30.

**Beck st** (10:2709), es, 211.5 n Longwood av, 37.3x100; Eliz Gardner & ano, extrx Resolvld Gardner, to Eliz Gardner, 522 W 142, & ano; (A) Alexander & A, 92 William (\$19,000, Mar15'10); Oct23'18.

**Chisholm st, 1342** (11:2972); Marie Heiderman, extrx Julius Heiderman, to Ernest A Treubig, 783 Elton av; (\$2,000, Junel6'06); Oct30'18.

**Fox st, 1038 & 1040** (10:2726); Benenson Realty Co to Hy Hahenfeld, 433 E 143; (A) N Y Title & Mtg Co (\$7,000, Aug15'18); Oct26'18.

**Mead st, 637** (15:4027); Land Bank of State of N Y, 220 Bway, to Franklin Soc for Home Bldg & Savings, 33 Park Row; (A) Title Guar & T Co (\$2,800, Apr19'15); filed & discharged Oct28'18.

**Simpson st, 1007** (10:2724); Julius H Zieser, Bklyn, to Louis Davis, 217 Bway; (A) J H Zieser, 217 Bway (\$3,000, Apr5'18); Oct23'18.

**146TH st E** (9:2291), ns, 340 w Brook av, 25x100; Eliza Dean to Hamilton F Dean; (A) Salter & S, 140 Nassau (\$15,000, May5, 1899); Oct24'18.

**165TH st, 858 E** (10:2690); Carrie D Ruh- lender, 141 W 69, to Theresa Daus, 238 E 41; (A) August Dreyer, 1482 Bway (\$3,300, Oct28'15); Oct29'18.



**169TH st, 578 E** (10:2694); Wm Okin, 115 Spruce, Newark, NJ, to Jacob Marx, 170 W 74; (A) J & E Marx, 35 Nassau (\$3,500, Oct2'18); Oct2'18. nom

**172D st, 1010 E** (11:3008); Thos R Baker & ano, exrs Hy B Hathaway, to Mattie A Hathaway, 406 West Mahoning st, Punxsutawney, Pa; (A) Alphonse Dession, 80 Wall (\$5,000, May2'11); Oct25'18. 5,000

**206TH st, 161 E** (12:3313), ns, abt 112.7 e Grand blvd & concourse, 26x92.9x25x100; Milton B Loeb, Hotel Bonta, 94th & Bway, to Julius L Loeb, 8th & Cincinnati sts, Lafayette, Ind; (A) Loeb, B & A, 1 Wall (\$6,000, Mar4'13); Oct23'18. nom

**Alexander av** (9:2315), nwc 141st, 50x 75.9x49x75.9; Benenson Realty Co to Emma Cramer, 313 E 169; (A) Title Guar & T Co (\$3,000, Oct19'18); Oct23'18. 3,000

**Bryant av** (11:3003), es, 105 n 174th, 150 x100; City Mtg Co to N Y Trust Co, 26 Broad; (A) F A Snow, 15 Wall (\$55,000, June25'18); Oct23'18. nom

**Chatterton av** (14:3798), ns, 330 w Olmstead av, 25x108; Lillie A Fink to Diedrich Fink, 1129 Findlay av, trste Claus Droge; (A) Forster, H & K, 59 Wall (\$3,000, Mar10'10); Oct30'18. 3,055.70

**Clinton av** (11:3092), swc 179th, 20x100x 20.4x100; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$5,000, Oct5'11); Oct30'18. nom

**Clinton av, 1818** (11:2949); Olds Holding Corp to Title Guar & T Co (\$4,000, Oct22'18); Oct23'18. 4,000

**Creston av** (11:3163), sec 183d, 93x179 to Grand blvd & concourse; Annie L McEntyre & al to Hanover Mtg Co, 49 Wall; (A) Alger & C, 49 Wall (\$16,500, Feb8'16); Oct23'18. 16,500

**Creston av** (11:3163); same prop; Hanover Mtg Co, 49 Wall, to New Netherland Bond & Mtg Co, 49 Wall; (A) same (\$16,500, Feb8'16); Oct23'18. 16,500

**Eastern blvd** (15:4174), nwc Middletown rd, —x—; Geo B Mead, Jr, exr Anna W Ferris, to Sarah M Ferris, at Eastchester rd & Pelham Pkway; (A) McGuire, H & S, 16 Exch pl (\$5,000, Oct22'07); Oct30'18. 5,088.20

**Grand av** (11:3204), es, 100 sw192d, 50x 100; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$3,250, July2'06); Oct30'18. nom

**Grand av** (11:3204); same prop; same to same; (A) same (\$4,250, July2'06); Oct30'18. nom

**Grand av** (11:3214), ws, 100 sw 192d, 25x 106; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$2,000, Oct23'06); Oct30'18. nom

**Grand av** (11:3205), es, 100 n 192d, 50x 100; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$4,500, May5'08); Oct30'18. nom

**Grand av** (11:3205), es, 450 n 192d, 50x 100; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$4,665, Dec10'09); Oct30'18. nom

**Grand av** (11:3205), es, 550 n 192d, 23.5 to Kingsbridge rd x61.9x irreg; same to same; (A) same (\$4,665, Dec10'09); Oct30'18. nom

**Grand av** (11:3205), es, 500 n 192d, 50x 100; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$4,665, Dec10'09); Oct30'18. nom

**Hughes av, 2008** (11:3079); Jehial M Roeder, trste of Alert Constn Co, Inc, a bankrupt, to Johanna Seff, 92 Brunswick, Newark, NJ; AT: (A) H J Krinsky, 299 Bway (\$5,000, Apr1'14); Oct24'18. 1,500

**Hughes av, 2008**; Johanna Seff, Newark, NJ, to Abr Orently, 7 W 22; (A) same (\$5,000, Apr1'14); Oct24'18. O C & 100

**Monroe av** (11:2792), ws, 95 n 173d, 75x 95; N Y Title & Mtg Co to Chas J Earl, Rumson, NJ; (A) N Y Title & Mtg Co (\$2,500, Oct23'18); Oct29'18. 2,500

**Morris av** (11:2795), sec Grand blvd & concourse, 96.6x125x irreg; City Mtg Co to N Y Trust Co, 26 Broad; (A) F A Snow, 15 Wall (\$70,000, Sept23'18); Oct23'18. nom

**Perry av** (12:3333), es, 300 s 204th, 50x 110; Sarah M Devoe to Harriet E Devoe, 59 Park av, & ano; (A) Holt & G, 42 Bway (\$5,000, Apr19'05); Oct30'18. nom

**Puesley av** (14:3794), nec Ellis av, runs w261.2x197.11 to ss Tremont av xse305.9 to Puesley av xss40.2 to beg; also LOTS 1 to 5 (14:3796), map F G Ketchum; also land in N Y & Queens Co; Amalia J Wackerow to Frank W P Jaeger, Summit, NJ, & ano, trstes; (A) H C Knoenpel, 5 Beekman (\$10,000, June14'17); Oct23'18. nom

**St Anns av, 158** (10:2547); Herman Berkowitz, 1956 Crotona Pkway, to Rosa Harris, 1980 Prospect av; (A) Morris Berkowitz, 74 Bway (\$2,000, Jan31'18); Oct29'18. 100

**Sheridan av** (9:2456), nec 165th, 49x100x 54.7x100.2; Columbia Trust Co to N Y Title & Mtg Co (\$42,000, Mar13'18); Oct29'18. O C & 100

**Southern blvd, 966** (10:2742); Olds Holding Corp to Regina Hyman, 12 No Wavecrest av, Arverne, LI; (A) Strassbourger & S, 74 Bway (\$4,475, June21'18); Oct30'18. nom

**Taylor av, 1402** (15:3900); Fredk A Southworth, exr John B Golden, to Lucy E Elliott, 246 Tremont av; (A) Title Guar & T Co (\$3,000, May15'10); Oct29'18. 2,500

**Union av, 572** (10:2674); John C Hart Realty Co to John C Travis, 130 E 24; (A) J C Travis, 32 Nassau (\$4,500, June 27'07); Oct28'18. nom

**Valentine av** (11:3153), ws, 56 s n 188th, 50x100; Abr M Baumann to Wm Junce, 634 Manhattan av; (A) R E Bereman, 509 Willis av (\$4,000, Oct21'15); Oct26'18. 4,000

**Valentine av** (11:3149), nwc 181st, 62.10x 185x63.2x185; 135 Broadway Holding Corp to Emma Rosenwald, 574 Mad av; (A) N Y Title & Mtg Co (\$56,000, July6'16); Oct24'18. an int of 45,000

**Villa av, 3173-5** (12:3322); N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$30,000, Jan21'15); Oct24'18. 10,000

**Wallace av, 1858** (15:4053); Title Guar & T Co to Jakob Frankel, 121 Lewis; (A) Title Guar & T Co (\$3,500, Oct10'12); Oct30'18. 2,500

**Watson av** (14:3800), ns, 88.11 w Olmstead av, 25x103; Sarah M Devoe to Harriet E Devoe, 59 Park av; (A) Holt & G, 42 Bway (\$5,000, Apr3'12); Oct30'18. nom

**Lot 41** (14:3698), map Unionport; Bruno Labate, Minneapolis, Minn, to Italia Gragnani, 1449 Longfellow av (\$4,000, Sept23'15); Oct28'18. 2,000

**Lots 157 to 159, 183 to 185** (14:3796), map property N Y Catholic Protectory; N Y Catholic Protectory to Fredk Storck, 3037 Decatur av (\$5,600, Apr6'11); Oct24'18. 5,000

**Lot 229** (13:3421M), map Samler Estate; Stasia Somers to Warner W Westervelt, trste Owen E Westlake, Woodcliff Lake, N J; (A) W W Westervelt, 150 Nassau (\$2,000, Nov3'09); Oct24'18. 2,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

OCT 23, 24, 25, 26, 28, 29 & 30.

**Delancey pl** (\*), es, lots 158 to 165, map 211 lots portion Downing Est, 194.11x90; also DELANCEY PL (\*), ws, lots 173 to 176, said map, 100x95; Mary C Burke, Saml Spiegler & Casriel Benjamin to John Dwyer, New Rochelle, NY; (A) Bureau of Awards, NY; Jan24'06; Oct24'18. 5,000

**Echo pl** (11:2810), ns, 231.11 e Morris av on map J G Powers, 25x100; Annie F Vreeland, Martin L Bauman et al, exrs Jacob F Paulsen; (A) Douglas Mathewson, 55 Liberty, May6, 1893; Oct30'18. 1,800

**Echo pl** (11:2810); same prop; same to same; (A) same; Sept30, 1897; Oct30'18. 376.43

**Kelly st, 1042** (10:2716); Levan M Burt, Bklyn, to Herman Ahrens, 1831 2 av; (A) J Lehrenkrauss & Sons, 359 Fulton, Bklyn; July21'13; Oct30'18. 1,800

**Mead st, 637** (15:4027); Chas H McAdoo, 637 Mead, to Franklin Soc for Home Bldg & Savgs, 38 Park Row; (A) Title Guar & T Co; Apr19'18; Oct28'18. 2,800

**135TH st E** (9:2298), ns, 81.6 e Alex av, 12.6x100; also 135TH ST E (9:2298), ns, 94 e Alex av, 12.6x100; Jas R Trotter, 205 Kent, Bklyn, to Eliz M Mitchell, 213 E 62; Mar17'16; Oct30'18. 1,000

**162D st, 869 E** (10:2690); Louis Schwert-hoffer to Jas C Gaffney, 1148 Tiffany; (A) Title Guar & T Co; Apr2'18; Oct23'18. 2,200

**169TH st E** (11:2785), ns, 82.6 e Morris av, 20x90x irreg; Thornton Bros Co to C Otto Toussaint, —; (A) Title Guar & T Co; Jan25'08; Oct30'18. 4,000

**224TH st E** (\*), ss, 72.6 w Bronxwood av, 32.6x114, Wakefield; John A Smedes, 870 E 224, to Josephine Dean, 429 E 156; (A) W Fairchild, 1 Liberty; Nov10'15; Oct24'18. 425

**232D st E** (17:4879), nes, 105 se Paulding av on map Wakefield, 25x89.10; Roman Dombkowski, Bklyn, to Alex Dembski, 73 St Marks pl; (A) Anton Gronich, 200 Bway; July9'15; Oct29'18. 300

**236TH st E** (17:4999), swc Byron, 25x100; also 236TH ST E (17:4999), ws, lots 13 to 15, blk 8, map Whitehall Realty Co; also OLINVILLE AV (17:5001), sec 235th, 26.4x 100; Geo M Schmitt, at Morris Park av & Bear Swamp rd, to Chas P Hallock, 999 E 180; July27'08; Oct23'18. 3,000

**Bailey av, 2872** (12:3260); Jos McChue, 2410 Creston av, to Ferdinand Daehne, 1755 Bathgate av; (A) Title Guar & T Co; June30'15; Oct23'18. 6,000

**Bryant av** (11:2748), ws, 382 s 165th, 42x 100; Turpod Realty Co to Jennie Rudinsky, Bklyn; (A) F A Snow, 15 Wall; Apr8'15; Oct23'18. 7,000

**Bryant av** (11:2993), ws at sws Freeman, 27.4x100x25x91.8; Cord Havecker to Jos Schlunkert, —; (A) Wm H Peirce, 99 Nassau; Oct25'18. 4,000

**Clinton av** (11:2949), es, 77.11 n 175th, 19x90.2x19.3x90.2; Holyoke Realty & Constn Co to Mary A Truslow, —; (A) Title Guar & T Co; Feb1'10; Oct23'18. 8,500

**Hughes av** (11:3076), nec 188th, 20x87.6; Tommaso Giordano to Lawyers Mtg Co; Sept10'08; Oct24'18. 10,000

**Hughes av** (11:3079), sec 179th, 73.4x95 to Belmont av x59x96; Alert Constn Co to Isidor Heiliger, 423 W 120; (A) H J Krinsky, 299 Bway; Feb17'14; Oct24'18. 3,000

**Hughes av** (11:3079), same prop; Rose Orently, 86 W 119, to Abr Orently; (A) same; Apr1'14; Oct24'18. 5,000

**Intervale av** (11:2965), ws, 316 n Freeman, 50x100; Vale Constn Co to Louisa D Nuhn; (A) Lawyers Title & T Co; Mar31'10; Oct23'18. 7,000

**Jackson av** (10:2639), ws, 235.7 s 165th, 18.3x75; Paula & Julius Reich to Sarah Grossman, 2750 3 av; (A) I B Ripin, 256 Bway; May29'16; Oct25'18. 1,000

**Jackson av** (10:2639), same prop; Newman & Hyman Grossman to same; (A) same; Dec10'12; Oct25'18. 2,500

**Morris av** (11:2807), es, 225 n 179th, 18.9 x100; Jas C Green, 413 Morris Park av, to Andw C Jung, 672 Eagle av; (A) Lawyers Title & T Co; Oct17'17; Oct23'18. 1,000

**Riverdale av** (13:3421C & 3415R & 3415T), nwc Fieldston rd, 43.11x167.7x irreg; Frances Fluri, 1330 St Nicholas av, to Wm P Berrien, at nwc Fieldston rd & 253d; (A) Otto Schullinger, 176 Bway; Nov1'13; Oct30'18. 4,750

**St Anns av, 341** (9:2268); Julie Loewenstern to Hy Dohrmann, —, & ano, exrs Jacob Dohrmann; (A) Strassbourger & S, 74 Bway; Nov3'02; Oct30'18. 2,000

**Southern blvd** (10:2600), nec 145th, 136x 134x123.1x190.6; John D Helinke to Benenson Realty Co, 509 Willis av; (A) Elfers & A, 277 Bway; June2'16; Oct24'18. 4,000

**Webster av** (11:3025 & 3026), nwc 188th, 175x110.2x183.7x97.7; No 2333 Creston av Co to Annie Haigh, 327 Lenox av, exr Hartley Haigh; (A) Title Guar & T Co; Nov6'16; Oct23'18. 13,400

**White Plains rd** (16:4629), es, 50 n Bartholdi, —x101.11x50x96; Louigi Vollono & Michl & Catello Maresca to Fano Abinso, 304 W 142; (A) John B Broomell, 111 Bway; Oct1'13; Oct23'18. 4,000

**Lot 345** (\*), map Van Nest Park; Nicholas Pharao to Mary A Allison; (A) Stephen Wray, 1995 Boston rd; Mar6'05; Oct23'18. 3,000

**Lot 14** (\*), blk 68, map Morris Park; Wm Landgrebe to Mutual Life Ins Co, —; (A) Lawyers Title & T Co; July21'13; Oct26'18. 1,345

**Lots 94 & 95** (\*), map Willis Estate; Knud Knudsen to Hudson P Rose Co, 7 W 45; (A) K Knudsen, 1303 Garden, Hoboken, NJ; Apr25'07; Oct30'18. 675

**Lots 106 & 107** (\*), map Estate Bradish Johnson; Mary J Picinich, Tenafly, NJ, to Estate Bradish Johnson; (A) Title Guar & T Co; July27'15; Oct24'18. 595

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

### Borough of Manhattan.

**Arents, Geo.**—Feb22'18 (Oct28'18)—57TH ST, 38 W (5:1272-61), 23.6x100.5, 4-sty & b stn dwg, \$146,000.

**Arnold, Richd.**—June21'18 (Oct22'18)—61ST ST, 208 E (5:1415-43½), 17x100.5, 4-sty bk dwg, \$12,000.

**Berliner, Solomon.**—Apr29'17 (Oct28'18)—AV, A, 71 (2:432-30), 24x100, 4-sty bk tnt & str; ¼ pt of \$24,000.

**AV, A, 73** (2:432-29), 24x100, 4-sty bk tnt & str; ¼ pt of \$24,000.

**5TH AV, 1448** (6:1601-37), 25x100, 5-sty bk tnt & str, \$24,000.

**Cook, Adam.**—Feb19'18 (Oct25'18)—78TH ST, 148 W (4:1149-52), 18x102.2, 4-sty & b stn dwg, \$19,000.

**WASHINGTON ST, 708-10** (2:637-70), 46x81 x irreg, 4-sty bk loft & str bldg; ¾ pts of \$55,000, or int of \$37,900.

**Coshland, Gilbert F.**—Aug1'16 (Oct22'18)—116TH ST, 121-3 W (7:1901-21), 41.8x 100.11, 6-sty bk & stn tnt; ½ pt of \$70,000.

**113TH ST, 67 E** (6:1619-25), 25.8x100.11, 5-sty bk & stn tnt; ¼ pt of \$20,000.

**113TH ST, 69 E** (6:1619-26), 25.9x100.11, 5-sty bk & stn tnt, \$20,000.

**Daly, Philip.**—Aug31'17 (Oct25'18)—64TH ST, 126 W (4:1135-43), 20x100.5, 4-sty bk & stn dwg, \$18,000.

**6TH AV, 809** (4:998-35), 20x80, 4-sty bk tnt & str, \$42,000.

**10TH AV, 775** (4:1081-31), 25.5x60, 5-sty bk & stn tnt & str, \$12,000.

**10TH AV, 773** (4:1081-30), 25.5x60, 5-sty bk & stn tnt & str, \$12,000.

**Delmage, Wm J.**—May26'18 (Oct28'18)—89TH ST, 434 E (5:1568-33), 25x108.6, 5-sty stn tnt, \$20,000.

**Donahue, Park.**—May1'18 (Oct25'18)—71ST ST, 132 E (5:1405-60), 22x100.5, 4-sty & b stn dwg, \$42,500.

**Dunkak, Emille.**—Dec24'17 (Oct28'18)—AMSTERDAM AV, 701 (4:1225-1), nec 94th, 25.8x82, 5-sty bk tnt & str, \$35,000.

**Levy, Bessie E.**—May5'17 (Oct25'18)—27TH ST, 422 W (3:724-49), 24.9x98.8, 5-sty bk & stn tnt, \$22,000.

**Loewenthal, Jacob.**—Nov3'16 (Oct22'18)—8TH AV, 2916 (7:2040-3), 25.6x100, 4-sty bk tnt & str; appraised market value \$13,000; value as appraised in this proceeding, \$17,500.

**Riger, Nelson.**—Jan30'18 (Oct23'18)—COL-UMBUS AV, 787 (7:1834-4), 25x74, 5-sty bk tnt & str, \$24,750.

**7TH AV, 2271-3** (7:1918-61-62), 50x75x47.4x 71.5, 2-5-sty bk tnts & str, \$10,000.

**AMSTERDAM AV, 841** (7:1861-1), nec 106th (No 161), 25.11x100, 5-sty bk tnt & str, \$83,000.

**Rothfeld, Bettie.**—Apr23'18 (Oct28'18)—72D ST, 163 W (4:1144-7), 20x102.2, 5-sty & b stn dwg, \$50,000.



126TH ST, 29 W (6:1724-23½), 18.9x99.11, 3-sty & b stn dwg, \$6,500.

**Seymour, Jennie F.**—Oct 23'17 (Oct 25'18)—FRANKLIN ST, 96-8 (1:178-1), 61.7x77.7, 5-sty bk loft & str bldg; 1-5 of 1-7 of \$110,000.

163D ST, 465 W (8:2110-104), 25x112.6, 5-sty bk & stn tnt, \$12,000.

**Stiner, Caroline.**—Mar 24'17 (Oct 28'18)—VESEY ST, 44 (1:86-23), 25x101.1x irreg, 5-sty bk lofts & str, \$54,000.  
120TH ST, 149 W (7:1905-8½), 19x100.11, 3-sty & b stn dwg; assessed value \$12,000 (sold by exrs on Aug 30'17 to Israel Rosenberg for \$9,500).

**Travers, Ambrose F.**—Jan 29'06 (Oct 25'18)—51ST ST, 321 W (4:1042-21½), 20x100.5, 3-sty & b stn dwg; sold under foreclosure for \$20,539.92, less mtg of \$10,000, int, taxes, &c; equity \$9,205.96.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers' Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 1, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

#### JOSEPH P. DAY.

**Convent av, 322 (\*)**, ws, 19.11 n 143d, 20 x100, 4-sty & b bk dwg; due, \$16,935.31; T&c, \$34.40; Hyman Sonn et al. 16,500

#### HENRY BRADY.

**Beaver st, 9 (\*)**, nwc New (No 81), runs w30.3x116.6xne3.10xe44.6xsw103.8 to beg, 7-sty bk office & str bldg; due, \$163,790.76; T&c, \$7,141.70; Agnes E O'Donnell, 10,000  
**48TH ST, 509 W (\*)**, ns, 150 w 10 av, 25x100.5, 5-sty stn tnt; due, \$14,902.63; T&c, \$421.30; Central Savgs Bank in City N Y. 14,060

**124TH ST, 122 W (\*)**, ss, 225 w Lenox av, 18.9x100.11, 4-sty stn tnt; due, \$13,056.70; T&c, \$153.80; Sadie V Brady. 4,500

**124TH ST, 124 W (\*)**, ss, 243.9 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; due, \$13,295.40; T&c, \$155.80; Timothy Davenport et al, exrs. 4,500

**124TH ST, 126 W**, ss, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; due, \$12,763.92; T&c, \$153.80; Marjorie C Singer. 6,000

**164TH ST, 451 W**, ns, 300 e Ams av, 50x104, vacant; due, \$12,342.55; T&c, \$409.42; Narragansett Realty Co. 11,000

**2D av, 758 (\*)**, es, 98.9 n 40th, 24.8x100, 4-sty bk tnt & str; due, \$19,923.02; T&c, \$5.84; Felix Lorch, exr, &c. 15,000

#### BRYAN L. KENNELLY.

**Division st, 28-30 (\*)**, ns, abt 230 e Bowery, 26.7x134.4x25x147.4, 6-sty bk loft & str bldg; due, \$19,028.71; T&c, \$1,466.60; Florence Israel. 40,367

**131ST ST, 2 E (\*)**, ss, 75 e 5 av, 17.6x99.11, 3-sty & b stn dwg; due, \$4,039.88; T&c, \$188; Chas M Cauldwell. 3,500

#### HENRY BRADY.

**85TH ST, 62 W**, ss, 194 e Col av, 19x102.2, 4-sty & b stn dwg; due, \$12,970.90; T&c, \$728.40; adj sine die.

**129TH ST, 132 W (\*)**, ss, 400 e 7 av, 25x90.11, 5-sty bk tnt; due, \$23,558.90; T&c, \$328.60; Geo W Dunn et al, exrs. 20,000

Total ..... \$145,367  
Corresponding week 1917..... 316,700  
Jan. 1, 1918 to date..... 22,181,568  
Corresponding period 1917..... 30,407,449

### Bronx.

The following are the sales that have taken place during the week ending Nov. 1, 1918, at the Bronx Salesrooms, 3208-10 3d av.

#### JAMES J. DONOVAN.

**Tiebout av, 2391 (\*)**, ws, 216.1 n 184th, 100.1x120, 3-sty bk & stn dwg & vacant; due, \$9,790.41; T&c, \$11,051.50; Globe & Rutgers Fire Ins Co. 10,000

**Union av, 851 (\*)**, ws, 103.8 n 160th, 20.8x106, 3-sty fr tnt; due, \$5,573.03; T&c, \$357.55; Cecelia M Steinert. 4,600

**Valentine av, 2388 (\*)**, es, 126 n 184th, 50x85, 2-sty & b fr dwg; due, \$4,937.86; T&c, \$5,507.68; Globe & Rutgers Fire Ins Co. 5,000

#### HENRY BRADY.

**Chisholm st, 1324**, es, 215 s Jennings, 20 x100, 2-sty fr dwg; due, \$1,459.52; T&c, \$151.80; Louis Haberstroh. 1,925

**Freeman st, 803 (\*)**, ns, 98.7 e Union av, 20x86.9, 2-sty & b fr dwg; due, \$4,262.31; T&c, \$328.50; Cornelius Schouten. 3,750

**Freeman st, 860 (\*)**, ss, intersec nws Stebbins av (No 1315), 65x28x31.5x63, 3-sty fr tnt & str; due, \$2,038; T&c, \$208; Paul L Loewenwarter et al. 5,000

**151ST ST E (\*)**, ns, 350.3 e Morris av, runs n116.10xe50x24xw6.6xs92.8xw43.6 to beg, vacant; due, \$7,179.37; T&c, \$609.69; Margaret Nealis, exr. 6,300

#### JOSEPH P. DAY.

**Webster av, 3194 (\*)**, ss, 1,025 e 204th, 25.4x81.11x25.4x82.7, 3-sty fr tnt & str; due, \$2,026.99; T&c, \$183; sub to 1st mtg \$4,500; Wm K Gensheimer. 6,200

**Webster av, 3192 (\*)**, ss, 1,000 e 204th, 25x82.7x25x83.5, 3-sty fr tnt & str; due, \$5,037.10; T&c, \$351; Chas Lutz. 5,550

Total ..... \$48,325  
Corresponding week 1917..... 317,450  
Jan. 1, 1918, to date..... 4,860,919  
Corresponding period 1917..... 7,314,340

## VOLUNTARY AUCTION SALES.

### Manhattan.

#### NOV. 7.

##### JOSEPH P. DAY.

57TH ST, 443 E, ns, bet 1 av & Av A, 20x100, 3-sty & b bk dwg (exr sale).

7TH AV, 369, 21x75, 4-sty bk loft & str bldg (vol sale).

### Bronx.

#### NOV. 7.

##### JOSEPH P. DAY.

TREMONT AV, 788, bet Mapes & Prospect avs, 25x100, 1-sty bk str (exrs sale).

TREMONT AV, 909-13, bet Daly & Honeywell avs, 86.5x143, 1-sty bk str (exrs sale).

182D ST, E, ns, 150 w Grand av, 50x100, vacant, ½ pt (exrs sale).

Jerome AV, es, 48 s 182, 50x100, vacant, ½ pt (exrs sale).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of Legal Sales for Manhattan, to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:

#### NOV. 2.

No Legal Sales advertised for this day.

#### NOV. 4.

LAFAYETTE ST, 434, ws, 202.5 s Astor pl, runs s27xw137.6xs23xw20.6xw12xne17.6xw20x18xe155 to beg, 2-3 & 5-sty stn office & str bldg; U S Trust Co N Y—Marshall H Mallory; Stewart & Shearer (A), 45 Wall; Jno H Rogan (R); due, \$34,862.85; T&c, \$1,052.00; Samuel Marx.

25TH ST, 114-16 E, ss, 183.4 w Lex av, 41.8x98.0, vacant; Alice H Reimer—Braender Bldg & Constn Co, Inc, et al; Smith & Bowman (A), 38 Park Row; Michael J Egan (R); due, \$13,834.65; T&c, \$1,498.60; Samuel Marx.

#### NOV. 5.

No Legal Sales Advertised for this day.

#### NOV. 6.

LAFAYETTE ST, 208, ws, 179.3 n Broome, 21.3x100, 3 & 4-sty bk loft & str bldg; Women's Hospital in State N Y—Claudia Boland Molinari et al; Chas N Talbot (A), 34 Pine; Fred M Ahern (R); due, \$17,975.62; T&c, \$479.29; Henry Brady.

UNION SQUARE E, 26 & 28, or 4 av, 183-5, es, 78 n 15th, 50x125, 2-5-sty bk loft & str bldgs; Union Sq Savgs Bank—Earl G Pier et al; Stephen P Nash (A), 30 Pine; Herman Joseph (R); due, \$166,465.50; T&c, \$19,128.10; Henry Brady.

120TH ST, 56 E, ss, 252 w Park av, 27x100.11, 5-sty bk tnt; Margt A Howard—Myron Butler et al; Geller, Rolston & Horan (A), 22 Exchange pl; Herman Joseph (R); due, \$23,968.31; T&c, \$3,319.81; Bryan L Kennelly.

#### NOV. 7.

84TH ST, 64 W, ss, 100 e Col av, 18x102.2, 4-sty & b stn dwg; Dry Dock Savgs Inst—Robt B Chappotin et al; Frank M Tichenor (A), 38 Park Row; Enos S Booth (R); due, \$12,438.35; T&c, \$1,254.20; Joseph P Day.

126TH ST, 205 E, ns, 92.9 e 3 av, 16x90.11, 3-sty & b stn dwg; 126TH ST, 211 & 213 E, ns, 140.9 & 3 av, 32x99.11, 2-3-sty & b stn dwgs; Jno E Roosevelt et al, trs—Loretta Corp et al; Roosevelt & Kobbe (A), 44 Wall; Israel H Zinovoy (R); due, \$12,573.59; T&c, \$748.02; Henry Brady.

126TH ST, 211-3 E, see 126th st, 205 E.  
LEXINGTON AV, 1672, swc 105th, 17.7x55, 3-sty stn tnt & str; N Y Life Ins & Trust Co—Bernhard J Deeking et al; Emmet & Parish (A), 52 Wall; John H Rogan (R); due, \$13,064.42; T&c, \$650; Joseph & Co.

1ST AV, 1695, ws, 25.2 s 88th, 25.2x100, 5-sty bk tnt & str & 3-sty bk rear tnt; Executor's Sale of estate of Chas Hechler; Steiner & Petersen (A), 300 Bway; Eliz A Hechler, exrtr; Joseph P Day.

65TH ST, 31 & 33 W, ns, 231.3 e Col av, 62.6x100.5, 2-5-sty bk tnts; Wm Einstein et al, exrs—Sarah K Hunter et al; Rose & Paskus (A), 128 Bway; Saml Mandelbaum (R); due, \$73,898.74; T&c, \$3,946.20; Joseph P Day.

#### NOV. 8.

EAST BROADWAY, 204, ns, 157.6 e Jefferson, 26.4x65, 5-sty bk tnt & str; Winfield S Hoyt et al, trs—Sheppard H Sapiro et al; Cary & Carroll (A), 59 Wall; Richard R Costello (R); due, \$20,886.90; T&c, \$625.70; Henry Brady.

HENRY ST, 163, ns, 152.6 w Jefferson, 21.8x75, 4-sty bk tnt; Eliz W Burke—Saml Solomon et al, exrs; Miller, King, Lane & Trafford (A), 80 Bway; Thos O'Callaghan (R); due, \$16,584.28; T&c, \$704.20; Bryan L Kennelly.

#### NOV. 9.

No Legal Sales advertised for this day.

#### NOV. 11.

MADISON ST, 280, ss, 140.7 w Montgomery, 25x100, 5-sty stn tnt & str; Montgomerly Savgs Bank—Sophie Cohen et al; Middlebrook & Borland (A), 46 Cedar; Jos P Morrissey (R); due, \$21,685.46; T&c, \$705.25; Henry Brady.

### Bronx.

The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:

#### NOV. 2.

No Legal Sales advertised for this day.

#### NOV. 4.

FT SCHUYLER RD, nec Pilgrim av, 25x100; Minnie Hummel—Lilly Barrol et al; Lawrence E French (A), 41 Park Row; M Maldwin Fertig (R); due, \$9,363.83; T&c, \$403; Joseph P Day.

#### NOV. 5.

No Legal Sales advertised for this day.

#### NOV. 6.

BATHGATE AV, 2423, swc 188th (No 519), 32x89.4, 5-sty bk tnt & str; Central Union Trust Co of N Y—Wilhelmina H Mehlhop; Joline, Larkin & Rathbone (A), 54 Wall; Chas M O'Keefe (R); due, \$29,756.56; T&c, \$348; Henry Brady.

KING AV, es, 225 s Beach, 25x218x—x208; Sheriff's Sale of all right, title, &c, which Oliver H Conett et al had on July 27, 1917, or since; Jas F Donnelly, sheriff; Jas J Donovan.

#### NOV. 7.

BRYANT AV, 1420, es, 350 s Jennings, 25x100, 1-sty bk str; Decatur M Sawyer et al—Frida Wattenberg et al; Cary & Carroll (A), 59 Wall; Israel J P Adelman (R); due, \$6,063.98; T&c, \$219.49; James J Donovan.

KINGSBRIDGE TER, nws, intersec es Kingsbridge rd, 171.1x99.6x163.9, 2-sty fr dwg & vacant; Ruth B Moran—Matilda Edelstein et al; Hirsh, Newman & Reass (A), 391 Fulton; Bklyn; Ely Neumann (R); due, \$13,264.43; T&c, \$1,263.97; James J Donovan.

WEBSTER AV, ws, 50 s 173d, runs w83.11xs21.6xw34.4xs99.10xe3.7xs40.5xe101.5xn165.10 to beg, vacant; Edgar S Appleby et al—Nan Realty Corp et al; Cannon & Cannon (A), 135 Bway; Robt H Bergman (R); due, \$14,477.37; T&c, \$1,708.20; James J Donovan.

#### NOV. 8 & 9.

No Legal Sales advertised for these days.

#### NOV. 11.

214TH ST, 740 E, ss, 291 e Holland av, 25x100; Saul Domroe—Nicola Parrotta et al; Adolph Cianchetti (A), 192 Bowery; Denis Quinn (R); \$8,029.91; T&c, \$262.15; James J Donovan.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

### Manhattan.

#### OCT. 25.

HENRY ST, 198; Maimie E Cohn et al—Saml Katzenbogen et al; amended; Elkus, Vogel, Gleason & Proskauer (A).

107TH ST, 324 W; David Zipkin—Perry A Hull et al; Arnstein & Levy (A).

117TH ST, ns, 125 e 7 av, 25x100.11; Central Savings Bank in City N Y—Geo Munsterman et al; M Auerbach (A).

#### OCT. 26.

114TH ST, 213 E; Mary Mesback—Meta Blehm et al; Steiner & Peterson (A).

211TH ST, sws, 100 nwc 9 av, 100x99.11; Frank W Blauvelt—Dyckman Tract Realty Co et al; B Flood, Jr (A).

AV A, 250; Lottie Schlusell et al—Lena Welkowitz et al; Lachman & Goldsmith (A).

#### OCT. 28.

COLUMBIA ST, 86; Rose S Roberts—Aaron Gruner et al; Myers & Goldsmith (A).

#### OCT. 29.

WEST ST, sec Horatio, 109.7x125xirreg; Bway Savgs Inst City N Y—J Seaver Page et al; R Kelly (A).

37TH ST, 145 East; City Real Estate Co—Economic Realty Corp et al; H Swain (A).

62D ST, ns, 155 w 2 av, 50x100.5; Farmers' Loan & Trust Co—Home for the Christian Hungarian Sick Benevolent Societies of N Y et al; Geller, Rolston & Horan (A).

1ST AV, swc 100th, 40.11x100; Metropolitan Trust Co City N Y—Julius J Dukes et al; amended; Alger & Coughlan (A).

#### OCT. 30.

ATTORNEY ST, es, 150 n Stanton, 25x100; Sarah W Herrman—Herman Hanchstein et al; Baylis & Sanborn (A).

24TH ST, 144 E; Belle Selig et al—Fiss, Doerr & Carroll Horse Co et al; Elkus, Vogel, Gleason & Proskauer (A).

26TH ST, 319-21 W; General Theological Seminary of the Protestant Episcopal Church in the U S—Lillian L Goldstein et al; Murray, Ingersoll, Hoge & Humphrey (A).

35TH ST, ns, 61 w 2 av, 19.6x49.4; American Female Guardian Soc & Home for the Friendless—Geo Pullman, trste, et al; Cary & Carroll (A).

52D ST, 249 E; Farmers Loan & Trust Co, exr—Mary J Murphy et al; Geller, Rolston & Horan (A).

54TH ST, 426 W; Sarah A Joseph—Eliz Wollinghorst et al; Wolf & Kohn (A).

122D ST, ns, 87.6 w Pleasant av, 12.6x50.5; Fulton Trust Co of N Y—Annie Gaffney et al; Kneeland, Harrison & Hewitt (A).

2D AV, 2104-6; 2 actions; Robt W Candler—Jacob Levin et al; Jay & Candler (A).

#### OCT. 31.

56TH ST, 216 E; City Real Estate Co—Lawrence J Michaels et al; H Swain (A).

114TH ST, 207 E; Louis F Henry—Luigi Piccoli et al; Middlebrook & Borland (A).

119TH ST, 139 E; Harriet L Kent et al—Maurice Deiches et al; W P Vining (A).

PLEASANT AV, 384-6; City Real Estate Co—Jas F Murphy, exr, et al; H Swain (A).



**NOV. 1.**  
3D AV, 2125; also 116TH ST, 201 E; Jeanne G Postley et al—Frida Oehl et al; S M Fischer (A).  
125TH ST, ss, 488.1 w 5 av, 15.7x100.11; Michl T N Burke—Winchester Realty & Constn Co, Inc, et al; Dean, Tracy & Stanfield (A).

**Bronx.**

**OCT. 24.**  
KELLY ST, es, 616.4 n Longwood av, 33.2x100; Central Union Trust Co of N Y—Foxvale Realty Co et al; Joline, Larkin & Rathbone (A).  
LOT 58, map of land at Kingsbridge, 24th Ward, prop of Wm O Giles; Jno F Shupe—Altmont Realty Co; F P Schenck (A).  
**OCT. 25.**  
DIGNEY AV, es, 315.8 s Kingsbridge rd, 50x100; Theresa Mayer—Fredk Bautz et al; R C Baker (A).  
TRINITY AV, ws, 126.5 s 160th, 40x102.1; Isidor Samuels—Manhattan Av Holding Corp; H B Davis (A).  
TRINITY AV, ws, 166.5 s 160th, 40x102.1; Ephraim Samuels—Manhattan Av Holding Corp; H B Davis (A).  
LOTS 257 to 267, incl; also LOTS 309 to 321 incl, map of estate of Eliz R B King situated at City Island; Wm Webber et al, as exrs—Helen Arnov et al; Dunn & Daly (A).  
LOTS 712-713, map of Est Eliz R King, situated on City Island; Agnes Walsh et al, as admtrix—Vincenzo Parlato et al; P E Reville (A).

**OCT. 26.**  
BRIGGS AV, ws, 200 n 196th, 20x93.4; Commonwealth Savgs Bank of N Y C—Nathan B Levin Co et al; G H Hyde (A).  
HUGHES AV, sec 181st, 50x127.7; Benj Benenson—Edw E Clipp et al; Elfers & Abberley (A).  
JESSUP AV, es, 100.2 s of Featherbed la, 75x100; Mary Lee Cole—Francis Wooley et al; W F Wund (A).

**OCT. 28.**  
No Foreclosure Suits filed this day.  
**OCT. 29.**  
JENNINGS ST, sec Bristow, 78.5x27.4; Ceres Union—Jos Sonsin Co, Inc, et al; House, Grossman & Vorhaus (A).  
LOT 76, 77, 78 & 79, map of Wilton, Port Morris & East Morrisania; City Real Estate Co—Jay Tee Bee Holding Co et al; H Swain (A).  
**OCT. 30.**  
138TH ST, 606-8 E; Jacob J Newman et al—Herman Cohen et al; Hirsch, Sherman & Limburg (A).  
156TH ST, ss, 52.5 w Cauldwell av, 50x100; Leontine J Frost as trste—Vito Calcagno et al; W C French (A).  
LOT 867, westerly one-half, map of Village of Wakefield; H Elizabeth Oliver—Mary Arete Atkinson; Mott & McCready (A).  
**OCT. 31.**  
MORRIS AV, 648-54; Excelsior Savgs Bank in City N Y—Bruno B Saloschin et al; H Swain (A).  
TRINITY AV, ws, 126.5 s 160th, 40x102.1; Isidor Samuels—Manhattan Av Holding Co; H B Davis (A).  
TRINITY AV, ws, 166.5 s 160th, 40x102.1; Ephraim Samuels—Manhattan Av Holding Co; H B Davis (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**OCT. 24.**  
No Judgments in Foreclosure Suits filed this day.  
**OCT. 25.**  
107TH ST, ss, 50 w 1 av, 50x63.5; Cortland Savings Bank—Loretta Corp; Cary & Carroll (A); Jno F Farrell (R); due .....26,217.06  
74TH ST, ns, 299.6 w West End av, 25.6 x80.11; Eckel M Stlger—Frank Bradley; W D Stein (A); Isidor Wasservogel (R); due .....45,995.63  
119TH ST, 17 W; Iphigenia Z Place—Saml Siskind et al; Wells & Snedeker (A); Geo W Collins (R); due .....10,561.25  
**OCT. 26.**  
115TH ST, ss, 270 w 3 av, 27x100.11; Farmers Loan & Trust Co—Cora C Rushby et al; Geller, Rolston & Horan (A); David L Weil (R); due .....10,215.18  
113TH ST, ns, 137.10 e 3 av, 16.8x100.11; Chas W Cox—Kopel Goldhaber; Cadwalader, Wickersham & Taft (A); Michl J Egan (R); due .....6,997.52  
**OCT. 28.**  
1ST AV, 1136; Isaac L Silberberg et al—Bozzuffi Realty Co, Inc; Myers & Sherwin; Jno Mullin (R); due .....16,212.56  
FRONT ST, 126; Susan Pringle et al—Wm J McNulty; Edw C Moon (A); Chas A Curtin (R) due .....23,335.27  
**OCT. 29.**  
No Judgments in Foreclosure Suits filed this day.  
**OCT. 30.**  
69TH ST, ns, 185 e Columbus av, 20x100.5; Windham Realization Co, Inc—Jno G Van Horne; Alexander & Green (A); Jno H Rozan (R); due .....37,241.25  
JEFFERSON ST, 14; Sheldon Leavitt et al—Saml Ellisberg; Roosevelt & Kobbe (A); Mortimer S Brown (R); due .....14,543.02  
**OCT. 31.**  
11TH AV, es, 25.1 n 51st, 25.1x100; Citizens Savgs Bank—Marks Levy et al; Beall & Rogers (A); Francis S McAvoy (R); due .....14,746.25

MADISON ST, ss, 95.3 e Scammel, 24.7x96; Citizen Savgs Bank—Max Markel, exr, et al; Beall & Rogers (A); Roger Foster (R); due .....16,829.51

**Bronx.**

**OCT. 25.**  
FREEMAN ST, ns, 57.5 e Prospect av, 13.4x42.2; Alice Coudock—West Farms Constn Co et al; Williamson & Bell (A); C E Moore (R); due .....4,129.83  
FREEMAN ST, ns, 88.1 e Prospect av, 17.1x42.2; Smith Williamson as exr—West Farms Constn Co et al; Williamson & Bell (A); C E Moore (R); due .....3,613.61  
**OCT. 26.**  
DALY AV, es, 77.7 n 179th, 37.8x91.7; N Y Investors Corp—Olds Holding Corp et al; H Swain (A); J P Morrissey (R); due .....15,975.31  
**OCT. 28.**  
OLMSTEAD AV, nwc Powell, av, 105x108; Millie Watkins et al, as gdns—Jas J Walsh et al; M I St John (A); C M O'Keefe (R); due .....3,118.64  
**OCT. 29.**  
LOT 55, map in partition estate Maria F Pierce et al, situated at Westchester; Wm Hejduk—Lina Fassert et al; Kadel, Vankirk & Kennedy (A); T Gilleran (R); due .....2,875.72  
**OCT. 30 & 31.**  
No Judgments in Foreclosure Suits filed these days.

**LIS PENDENS.**

The first name is that of the Plaintiff; the second that of the Defendant.

**Manhattan.**

**OCT. 25.**  
GRAND ST, 270, & GRAND ST, ss, 50 e Essex, 16.8x70.9, & PROP in Kings County; Morris Klunkowstein—Frances Lautenberg et al; action to set aside conveyances; I Cohn (A).  
SOUTH ST, 62; Lawyers Mtg Co—Augustus T Murray et al; partition; Harris, Corwin, Moffet & Schek (A).  
**OCT. 26.**  
ATTORNEY ST, 151-3; Emma C Alexander—Carrie E Colyer et al; partition; I N Williams (A).  
90TH ST, 13, W; Mary C Hart—City Boroughs Realty Co; notice of levy; J C Harrison (A).  
BROADWAY, sec 96th, 100.11x180.6; Cordelia Wechsler—"Borchard," a Corp; specific performance; S T Stern (A).  
**OCT. 28.**  
No Lis Pendens filed this day.  
**OCT. 29.**  
No Lis Pendens filed this day.  
**OCT. 30.**  
No Lis Pendens filed this day.  
**OCT. 31.**  
143D ST, 243-5 W; Edw P Kaestner—Chas A Adam et al; action to declare deed void; F P. Woglom (A).

**NOV. 1.**  
No Lis Pendens filed this day.

**Bronx.**

**OCT. 24.**  
No Lis Pendens filed this day.  
**OCT. 25.**  
FAILE ST, 1076; also FAILE ST, 1070; Delta Holding Corp—Sirius Realty Co, Inc; action to declare liens; A P Wilkes (A).  
**OCT. 26.**  
No Lis Pendens filed this day.  
**OCT. 28.**  
No Lis Pendens filed this day.  
**OCT. 29.**  
224TH ST, 870 E; Matter of petition of Richard L Johnson; action to register title; W Fairchild (A).  
**OCT. 30.**  
LOT 15, blk 3018, sec 11, on tax map; Municipal Liens Co—Esther Kelly Baker et al; action to foreclose tax lien; H Swain (A).  
**OCT. 31.**  
No Lis Pendens filed this day.

**MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**OCT. 25.**  
29TH ST, 548 & 550 W; Jos Goldstein et al—Margaret Brangan; Saml Feinman (52). .....101.25  
145TH ST, 414 W; Arrow Electrical Cont Co—David A Swick (53). .....29.00  
AV B, 333, & 20TH ST, 546 & 548 E; Henry Cont Co—Augustus N Hand & Donald S Walker; Thos J Fanning (54). .....445.90  
**OCT. 26.**  
AV B, 329-33; Jos Freudenheim—Augustus N Hand & Donald S Walker; trstes; Thos J Fanning (55). .....265.40  
**OCT. 28.**  
42D ST, 130-2 W; American Hardware Corp of N Y—Bush Term Co & Exhibition Bldg Inc; L Barth & Sons (58). .....714.63  
152D ST, 620 W; Louis Hochman—Rabette Moller; Arthur J Meyers (56). .....112.75  
CENTRAL PARK W, 478-80; American Elevator & Machine Corp—Albany Savgs Bank; Harry Cohane (57). .....523.55  
**OCT. 29.**  
125TH ST, 115 W; Ludwig, Levitt & Son—Major White; Geo Forster (63). .....1,003.59

AV D, 329-33; Sam Moskalik—Augustus N Hand & Donald S Walker, trstes; Thos J Fanning. (60). .....500.00  
SAME PROP; B Holl & Co—same (61). .....223.00  
SAME PROP; Albert Hinz—same (62). .....350.00  
BROADWAY, 2525 to 2539; Emergency Plumbing Corp—95th & Bway Corp Kennedy Theatres, Inc (64). .....2,076.06  
MADISON AV, 1783; Jos Grossmann—Wm Korn (59). .....44.05

**OCT. 30.**  
26TH ST, 114-20 W; J Harry Riker—Criterion Constn Co. ....313.90  
53D ST, 512 W; R MacCracken, Inc—Eliz McGillicuddy & 512 West 53d St Co (71). .....330.60  
82D ST, 55 W; Herman B Birnbaum—New Rochelle Trust Co, trste, & Aug H Hillers & Co (67). .....159.00

AV B, 329-33; R MacCracken, Inc—Jno N Brockman Est & Thos J Fanning (70). .....213.95  
BROADWAY, 2525-39; Emergency Plumbing Corp—95th St & Broadway Corp & Kennedy Theatres, Inc (69). .....2,076.06  
3D AV, 993; Jos Schmideberg—W Bourke Cockran & Western Cabinet Co, Inc (68). .....250.00  
4TH AV, 71-3; Jacob Kantrowitz—Morris Weinstein & Sam Wolf (65). .....350.00

**OCT. 31.**  
66TH ST, 69 W; L Rodvieu Co—St Nicholas Skating & Ice Co & W 66th St Realty Co; R H Kauner & Langlois Constn Co, Inc (72). .....162.25

**NOV. 1.**  
11TH ST, 326-8 W; Tosti & Barone Contracting Co, Inc—West 11th St Warehouse, Inc, & Paletz & Zucker, Inc (1). .....653.55  
21ST ST, 202-4 E; Morris Spergel—Lexington Twenty-First Co Realty Co, Inc (2). .....649.50

**Bronx.**

**OCT. 24.**  
BOSTON RD, 1024; Wm Weinraub—Geo H Jacob Constn Co. ....75.00  
**OCT. 25.**  
No Mechanics' Liens filed this day.  
**OCT. 26.**  
No Mechanics' Liens filed this day.  
**OCT. 28.**  
No Mechanics' Liens filed this day.  
**OCT. 29.**  
No Mechanics' Liens filed this day.  
**OCT. 30.**  
149TH ST, 355 E; Conradsen & Hill—Peoples Big Market, Inc, Peoples Big Market, Inc, & Saml E Jacobs, Pres (14). .....441.88  
**OCT. 31.**  
RADCLIFFE AV, ws, 100.5 n Arnov av, 50.1x100; Jos Laguna—Alphonso & Carmine Verderose; Alphonso Verderose (15). .....1,475.00

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

**OCT. 25.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 26.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 28.**  
CLINTON ST, 88; Max Gilman—J Grossman et al; Aug23'18. ....125.00  
**OCT. 29.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 30.**  
MANHATTAN AV, 134; Philip De Young; Wilhelmina Niedermeyer et al; Oct21'18. ....143.14  
**OCT. 31.**  
77TH ST, 219-23 W; Louis Bayer—77th St Corp et al; Jan29'18. ....1,650.00  
**NOV. 1.**  
77TH ST, 219-23 W; Thos & Buckley Hoisting Co—77th St Realty Corp et al; Mar20'18. ....149.17

**Bronx.**

**OCT. 24.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 25.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 26.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 28.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 29.**  
140TH ST, 607 E; Harry Weinstein—Rosie Klein et al; July16'18. ....69.00  
BRYANT AV, es, 105 n 174th, 50x100; G Goldberg & Sons, Inc—Eckman Bldg Co, Inc, et al; Oct14'18. ....375.00  
**OCT. 30.**  
No Satisfied Mechanics' Liens filed this day.  
**OCT. 31.**  
No Satisfied Mechanics' Liens filed this day.



**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Manhattan.**

**OCT. 24.**  
MENDIRICHAGA, Tomas; National Park Bank of N Y; \$2,000; L F Doyle.

**OCT. 25.**  
LAVONIA DYE CO; American Aniline Products, Inc; \$3,322.20; G B Rosenheim.

WARMSLEY, Wm J; Gasco Specialty Co, Inc; \$2,419.20; W S Bennet.

**OCT. 26.**  
GORDON, Harry, & Frank Cohen; Crown Embroidery Works; \$8,544.12; H R Lhowe.

**OCT. 28.**  
BANK OF LA GRANE OF GEORGIA; Hubbard Bros & Co; \$1,000; A S Locke.

**OCT. 29.**  
No Attachments filed this day.

**OCT. 30.**  
AMERICAN STANDARD MOTION PICTURE CORPN; Acme Lithographing Co, Inc; \$1,777.92; Grauer & Rathopf.

FLANAGAN, DANA D; Dallis Flanagan; \$4,089.45; J S Wise, Jr.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

**OCT. 25, 26, 28, 29, 30 & 31.**  
512 West 56th St Co. 513-25 W 55th st & 522-26 W 56th st. Raisler Heating Co. ....10,500.00

**Bronx.**

**OCT. 24, 25, 26, 28, 29 & 30.**  
Hopkins, John R. Shakespeare av, swc 1630th st. —x— Peerless American Products Co. Radiators..... 3,106.00

Transit Bldg Co. Same prop. same Boiler. .... 600.00

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender;  
the second that of the Borrower.

**Bronx.**

**OCT. 24.**  
No Building Loan Contracts filed this day.

**OCT. 25.**  
No Building Loan Contracts filed this day.

**OCT. 26.**  
No Building Loan Contracts filed this day.

**OCT. 28.**  
No Building Loan Contracts filed this day.

**OCT. 29.**  
No Building Loan Contracts filed this day.

**OCT. 30.**  
192D ST, sec Creston av. 82.7x105.5; City Mtg Co loans Absar Realty Co to erect 5-sty apt; 4 payments.....85,000.00

**OCT. 31.**  
No Building Loan Contracts filed this day.

**PLANS FILED FOR NEW CONSTRUCTION WORK.****Manhattan.**

**FACTORIES AND WAREHOUSES.**  
JANE ST, 83-90, 1-sty bk warehouse, 43x119, tar & gravel rf; \$6,000; (o) Stephen B. Sofield, 357-59 W 12th; (a) Henry Regelman, 133 7th (154).

**MISCELLANEOUS.**

**BATTERY PARK,** s of Aquarium, near sea wall, 1-sty fr Y. M. C. A. hut, 80x38, rubberoid rf; \$14,000; (o) City N. Y. Commissioner of Parks; (a) B. G. Burnett, 2 W 43d (153).

**UNION SQ PARK,** w s, opp W 15th, 1-sty fr soldiers' & sailors hut, 60x30, felt rf; \$8,000; (o) Salvation Army, Inc., Col. Wm. Peart, V. P., 122 W 14th; (a) Cady & Gregory, 40 W 32d (155).

**Bronx.****FACTORIES AND WAREHOUSES.**

**EXTERIOR ST,** w s, 1,154.6 n 150th, 2-sty bk factory, 138x185, tar & gravel rf; \$50,000; (o) Wm. Vincent Astor, 50 E 42d; lessees, American Balsa Co., Inc., 50 E 42d; (a) C. G. Flygare, 405 Lexington av (161).

**PLANS FILED FOR ALTERATIONS****Manhattan.**

**BEAVER ST,** 60-62, remove pier, new window to 7-sty bk office; \$200; (o) N. Y. Cotton Exchange, on prem; (a) Jno. H. Knubel, 305 W 43d (2032).

**BEEKMAN PL,** 39, new bathroom, skylight to 4-sty bk apts; \$150; (o) Rebecca M. Schlossman, 37 Beekman pl; (a) A. H. Zacharius, 45 W 34th (2036).

**BRYANT PARK,** 42d & 6 av, 2 wings added to 1-sty fr soldiers' & sailors' hut; \$10,000; (o) City of N Y Commissioner of Parks; (a) B. G. Burnett, 2 W 43d (2034).

**CANAL ST,** 356, new show windows & entrance, cornice to 3-sty str & apt; \$800; (o) The Michael Adrian Corp., 137 E 34th, Geo. Adrian, Pres., 442 2 av; (a) Jno. F. Connor, 36 E 28th (2033).

**DELANCEY ST,** 132-34, new doors, remove partitions, rearrange toilet to 3-sty bk str & tnt; \$2,500; (o) Mary F. Wagner, 500 5 av; (a) Moore & Landsiedel, 148th & 3 av (2003).

**HOUSTON ST,** 326-28 E, new bk wall to 5-sty bk str & meeting rooms; \$500; (o) Max Sameth, on prem; (a) Jacob Fisher, 25 Av A (2041).

**NASSAU ST,** 154-56, cut openings, new door to 19-sty f. p. office; \$1,000; (o) N. Y. Tribune, G. W. Rogers, V.-P., Pelham Manor, N. Y.; (a) Albert B. Hager, 13 Park Row (2024).

**SPRUCE ST,** 9-13, install stairs, doors, cut opening to 5-sty f. p. lofts; \$1,000; (o) Est Henry L. Einstein, Cecelia Einstein, extrx, 41 W 53d; (a) Albert B. Hager, 13 Park av (2023).

**VESTRY ST,** 6, new posts & girders to 3-sty bk factory; \$500; (o) Corpn Trinity Church, 187 Fulton; (a) Franklin M. Small, 265 Bway (2045).

**WASHINGTON PL,** 118 remove steps, change partitions to 3-sty bk dwg; \$2,400; (o) Mrs. Clara Sulzer, on prem; (a) Wm. Wiegand, 45 W 34th (2044).

**WATER ST,** 181, new columns, beams to 5-sty bk warehouse; \$500; (o) Clarence Sackett, 31 Nassau; (a) E. Greene, 5 Beekman (2038).

**13TH ST,** 33-45 W, new bk wall, remove partitions to 5 & 8-sty bk str; \$8,000; (o) Selig Rosenbaum, 280 Col av; (a) Chas. B. Meyers, Union sq (2031).

**13TH ST,** 21-22, new partitions, water closet to 2-sty bk str & office; \$350; (o) David C. Kassel, on prem; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (2049).

**15TH ST,** 246 E, install heating apparatus, plumbing fixtures, ash lift, stairs, remove partitions to 5-sty bk res; \$10,000; (o) Cloak Pressers' Bldg Assn, Jos. Breslauer, Pres., 354 Cypress av; (a) Jno. V. Van Peit, 281 4 av (2039).

**17TH ST,** 36 W, new partitions, stairs, remove stoop, show window to 4-sty bk str & mfg; \$1,500; (o) Saml. Bergman, 98 2 av; (a) Chas. M. Straub, 147 4 av (2026).

**33D ST,** 533-51 W, erect balcony to 3½-sty bk factory; \$75; (o) Edw. C. White, Chatham, N. Y.; (a) Chas. H. Richter, 39 Cortlandt (2043).

**35TH ST,** 3-7 W, f. p. bridge, steps, steel girders to 8 & 11-sty f. p. str & loft; \$750; (o) Gorham Co., 5 av & 36th; (a) F. C. Zobel, 35 W 39th (2047).

**56TH ST,** 6 E, 2-sty ext to 4-sty bk office & show rooms; \$2,000; (o) Est of Jos. Laroque, Jos. Laroque, extr, 40 Wall; (a) N. H. Hunt, 922 Morris av (2035).

**60TH ST,** 26 E, grading yard to 5-sty bk dwg; \$2,000; (o) Dunnoek Realty Co., 119 W 40th; (a) Emery Roth, 119 W 40th (2046).

**73D ST,** 147-51 E, change partitions, new kitchen, window to 5-sty bk tnt; \$100; (o) Mrs. Frieda Hart, 50 W 119th; (a) Martin J. Fielder, 50 Park pl (1999).

**106TH ST,** 308 W, install vent shaft, 2-sty ext, rearrange partitions, new bathrooms to 5-sty bk res; \$8,000; (o) Realty Managers, Inc., Frank Begrish, Jr., Pres., 200 Bway; (a) R. H. Almiroty, 220 5 av (2025).

**BOWERY,** 265, remove ext, new window to 2-sty bk str & loft; \$1,250; (o) M. Glucksman, 95 W 119th; (a) Rich. Rohl, 42 E 23d (2029).

**BROADWAY,** 1619, extend mezzanine to 2-sty bk str; \$2,000; (o) A. Russell, 30 Pine; (a) Robt. T. Lyons, 52 Vanderbilt av (2028).

**LENOX AV,** 21-37, remove stairs, new partitions to 2-sty bk baths & str; \$200; (o) Grammond Holding Co., Inc., 215 W 98th; (a) Jacob Fisher, 25 Av A (2017).

**MADISON AV,** 746, new stairs, window, partitions to 3-sty bk str & tnt; \$400; (o) Alliance Realty Co, 115 Bway; (a) Gronenberg & Leuchtag, 303 5 av (2030).

**MADISON AV,** 578, new stairs, beams to 5-sty bk tnt & str; \$300; (o) H. Rogers, 61 Bway; (a) H. Stritter, 904 Trinity av (2048).

**3D AV,** 2102, remove portion of front wall, new beams, show window, water closet to 5-sty bk str & tnt; \$1,500; (o) I. H. Kempner, 17 W 42d; (a) Gronenberg & Leuchtag, 303 5 av (2042).

**6TH AV,** 942, new bathroom, water closet compt to 4-sty bk tnt; \$900; (o) Bowe & Seligman, 59 W 53d; (a) Jno. Brandt, 271 W 125th (2001).

**7TH AV,** 512, new partitions, tile floor, to 10-sty f. p. hotel; \$2,000; (o) Navarre Hotel Corp., Jos. Manger, Pres, on prem; (a) B. H. & C. N. Whinston, 148th & 3 av (2040).

**7TH & 8TH AVS,** 31st & 33d sts, new parcel room, stairs, chute to 5-sty f. p. terminal; \$25,000; (o) Penn. R. R. Co., Saml. Rea, Pres., on prem; (a) Gibbs & Hill, on prem (2027).

**8TH AV,** w s, bet 157th & 159th, bk walls, concrete foundations, close openings to 2 & 3-sty f. p. grandstand; \$25,000; (o) Mrs. H. G. Coogan, 604 Bway; (a) Chas. H. Higgins, 126 E 38th (2037).

**Bronx.**

**PARK AV,** e s, 302 n 181st, 1-sty fr ext, 18.2x 40, to 2-sty fr dwg; \$1,000; (o) Pasquale Gubistose, 4440 Park av; (a) Wm. A. Faiella, 553 E 187th (232).

**RIVERDALE AV,** Randolph la, Hudson River & City Line, new columns, girders, partitions, plumbing, skylights & fireproofing to 2-sty stone stable & garage; \$2,500; (o) Sisters of Charity, on prem; (a) I. E. Ditmars, 111 5 av (233).



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PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

NOV. 1, 2, 4, 6 &amp; 7.

**Beekman st, 10-4;** see Nassau, 138-42.  
**Bleecker st, 260** (2:586-66), ws, 65.6 n Leroy, 24.6x75, 4-sty bk tnt & str; Alfred Chirney to Thos Chirney, both at Great Barrington, Mass; Oct28; Nov1'18; A\$7,500-9,000 (R S \$20). nom  
**Broome st, 35** (2:326-47), swc Goerck (Nos 13-19), 25.2x100x25.3x100, 5-sty bk tnt & str; Miriam Straus & ano, EXRS & Hannah Straus, to Leah Landesman (Straus) & Miriam & Bernhard Straus, all at 622 W 141, heirs Hannah Straus; AL; Oct1; Nov4'18; A\$13,500-29,500 (R S \$5). O C & 100  
**Broome st, 35,** swc Goerck (Nos 13-19); Leah Landesman (Straus), 622 W 141, et al, heirs Hannah Straus, to Lemira Realty Corp, 622 W 141; AL; Oct1; Nov4'18 (R S \$5). O C & 100  
**Cherry st, 244** (1:255-20), ns, abt 110 w Rutgers, 25.3x138, 5-sty bk tnt & str & 3-sty bk rear tnt; Max Mandel, of Bklyn, to Cornician Realty Co, 503 13th, Bklyn; mtg \$17,000 & AL; Nov1; Nov4'18; A\$9,500-15,500 (R S \$1). O C & 100  
**East st (2:318 & 317), es,** bet Broome & Delancey, the bulkhead; also ½ piers adj known as 57 & 58, E R, with rights of crantage, dockage, water rights, &c, except part released from mtg rec Mar18, 1897, as follows; EAST ST, es, 244.11 n from ss Broome, produced, runs n128.10 to ci pier 58 x— to & across pier head line to point 3.2 e therefrom & 255.11 from es East st x— xw256.3 to beg, all RT&I to lands under & above water bet middle line of pier 56 E R & middle line of pier 57 on ws East River, including bulkhead bet said piers conveyed to new East River Bridge by Mayor, &c, dated Dec2, 1896, & to Bklyn & N Y Ferry Co by deed dated Dec21, 1896; also KENT AV (Bklyn), ws, at ci S 6th, runs s254.9xw202.3 to bulkhead line E R xn277.2 to said ci x223.10 to beg; also other property in Bklyn; for description of Bklyn prop see deed (in R & G) rec in Kings Co Oct10'17, or legal notice (in R & G) Sept12'17; also all other property, real & personal, formerly of the Bklyn & N Y Ferry Co, with bldgs, docks, wharves, piers, bulkheads, &c, which was & is sub to mtg rec in N Y Jan2, 1886, & supplemental mtg rec Mar17, 1897; FORECLOSED; Edw E McCall, ref, to N Y Harbor Realty Corp, 60 Bway; FORECLOS Sept12'17; Oct10'17; recorded in Kings Co Oct10'17; Nov6'18. 376,500  
**Ellwood st, 72-6** (8:2172-48), ws, 225 n Nagle av, 62.6x100, 5-sty bk tnt; Benenson Realty Co to Denwood Realty Co, 509 Willis av; mtg \$47,000; Nov4; Nov7'18; A\$9,000-55,000 (R S \$5). O C & 100  
**Essex st, 40** (1:311-6), es, abt 175 s Grand, 25x100, 7-sty bk tnt & str; Dora Berman to Saml Cohen, 305 Mad; mtg \$26,500 & AL; Oct1; Nov6'18; A\$23,000-39,000 (R S \$9.50). O C & 100  
**Forsyth st, 147** (2:420-26), ws, 200 s Rivington, 24x100, 5-sty bk tnt & str; Edith Witt, 239 Howe av, Passaic, NJ, to Jeanette Deitz, 720 Riverside dr; mtg \$15,000 & AL; Nov1'18; A\$16,000-28,000 (R S \$7). O C & 100  
**Front st, 95-7** (1:35-13), ses, at nes Gouverneur la, 44.11x61.8x45.2x60.8, 4-sty bk loft & str bldg; Thos S Gladding, of Montclair, NJ, to Edw H O'Brien, at Hotel St Francis, San Francisco, Cal; mtg \$35,000 & AL; Nov6; Nov7'18; A\$34,000-44,000 (R S \$23). O C & 100  
**Goerck st, 13-19;** see Broome, 35.  
**Gouverneur la, nes,** at ses Front; see Front, 95-7.  
**Grand st, 579** (1:265-35), ss, 93.4 w Corlears, 16.8x83.5x15x75.3, 5-sty bk tnt & str; Abr I Kantrowitz to Central Savgs Bank, 100 E 14; mtg \$5,000; Oct31; Nov1'18; A\$4,500-6,000. nom  
**Greene st, 52** (2:474-6), es, 109.2 s Broome, 25x75, 5-sty bk loft & str bldg; Olds Holding Corp to J Early Wood, Jr, at Swanow pl, Pelham Manor, NY; mtg \$11,500 & AL; Nov1'18; A\$11,000-15,000 (R S \$7.50). O C & 100

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**Harrison st, 1;** see Hudson, 81.

**Horatio st, 78** (2:642-50), ss, 169.4 w Greenwich, 25x87.5, 4-sty bk tnt; John Griffin, ref, to Antoinette C Simonson, 197 Park av, Port Richmond, B of Q, one of the defts; PARTITION June1; Sept26; Nov4'18; A\$9,500-11,500 (R S \$9.50). 9,300

**Hudson st, 81** (1:180-8), swc Harrison (No 1), 19.8x49.7, 3-sty bk tnt & str; Diedrich Muller, of Darien, Conn, to Markham Realty Corp, 31 Nassau; mtg \$18,000; Nov6'18; A\$24,000-28,000 (R S \$6). O C & 100

**Madison st, 179** (1:273-11), ns, 265.6 e Pike, 24.5x100, 5-sty bk tnt & str; Bronx National Realty Corp to Cylil Teitelbaum, 206 New Jersey av, Bklyn; mtg \$24,000 & AL; Oct28; Nov1'18; A\$15,000-28,500 (R S \$1.50). O C & 100

**Nassau st, 138-42** (1:101-26), nec Beekman (Nos 10-4), 85.3x69.11x85.2x69.6, 14-sty bk office & str bldg; Chas W Hall, of Larchmont, NY, to Metropolitan Life Ins Co; B&S; mtg \$600,000 & AL; Nov2; Nov4'18; A\$485,000-675,000. nom

**Pearl st, 92;** see Water, 58.

**Stanton st, 162** (2:350-32), ns, 50 w Clinton, 25x75, 4-sty bk tnt & str; Lawyers Mtg Co to Meier Padwe, 252 5th, Jersey City, NJ, & Helen Sternberg, 176 Rivington, NY; B&S; AL; Oct31; Nov1'18; A\$16,000-20,000 (R S \$13.50). O C & 100

**Water st, 55** (1:32-7), ss, abt 170 e Coenties sl, 28.2x85.10x28.2x85.3, 5-sty bk loft & str bldg; Florence McAndrew, of Headley Park, Bordon (Hampshire), Eng, to Saml Brody, 788 Eastern Pkway, Bklyn; AL; Aug16; Nov7'18; A\$24,000-36,000 (R S \$39). 30,025

**Water st, 58** (1:30-25), ns, 137.7 w Old sl or Hanover sq, 21.6x69.11x21.7x70.8, 5-sty bk loft & str bldg; mtg \$10,000; A\$15,000-22,000; also PEARL ST, 92 (1:30-11), ses, abt 137 se Hanover sq, runs se45xne0.6xse 18.1xne20.6xnw63.9 to st xsw21 to beg, 4-sty bk loft & str bldg; sub to AL; A\$11,000-15,500; Young & Griffin Coffee Co, 97 Water, to Bklyn Terminal Co, 104 Pearl; B&S & CaG; Oct18'17; Nov4'18. nom

**Water st, 60** (1:30-24), nws, abt 115 sw Hanover, 24.4x70.8x24.5x71.3, 4-sty bk loft & str bldg; Young & Griffin Coffee Co, 97 Water, to Bklyn Terminal Co, 104 Pearl; B&S & CaG; AL; Feb19'17; Nov4'18; A\$15,000-20,000. O C & 100

**4TH st, 294 W;** Dora, wife of & Fredk Rabbe, 294 W 4, to Jas R Clarke, at Yonkers, NY, & Wm H Clarke, at Great Neck, LI; AL; Nov1'18 (R S \$5.50). nom

**4TH st, 294 W** (2:623-39), ws, 130 n 11th, 20x60, 3-sty & b bk dwg; Fredk Rabbe to Dora Rabbe, his wife, both at 294 W 4; B&S & CaG; mtg \$6,500 & AL; Dec20'16; Nov1'18; A\$7,000-9,000 (R S \$5.50). gift

**6TH st, 208-10 E** (2:461-12), ss, 130 e 3 av, 50x97, 6-sty bk tnt & str; Mary E Kreitzberg to Ida Mesch, both at 10 Covert, Bklyn; ½ pt; QC & confirmation & correction deed; AL; Dec14'17; Nov4'18; A\$32,000-60,000. nom

**9TH st, 350-2 E;** see 1 av, 145.

**10TH st, 27 E** (2:562-44), ns, 154 e University pl, 24.10x94.9, 7-sty bk loft & str bldg; Greenwich Savgs Bank to Cosul Realty Corp, 38 Park Row; B&S; AL; Nov1; Nov2'18; A\$19,000-37,000 (R S \$40). O C & 100

**11TH st, 349-51 W** (2:638-26), ns, 22 w Washington, runs n50xw27.8xn15.4xw18xs 15.4xe1.8xs50 to st x44 to beg, 4-sty bk factory & stable; Francis C Brennan & Isabel, his wife, to Kath G Brennan, 351 W 11; AT; B&S & CaG; Oct28; Nov4'18; A\$11,000-16,000 (R S \$2). O C & 100

**12TH st, 229-31 E** (2:468-46), ns, 400 e 3 av, 49.6x103.3, 7-sty bk tnt; South Jersey Land Co to Progressive Realty & Impt Co, at 516 Sutter av, Bklyn; mtg \$70,000 & AL; Nov4; Nov6'18; A\$34,000-83,000 (R S \$10). O C & 100

**14TH st, 437 E** (3:946-20), ns, 119 w Av A, 25x103.3, 5-sty bk tnt & str; Fidelia Mittelmann to Marne Holding Co, both at 51 E 96; AL; Oct31; Nov4'18; A\$14,000-19,500 (R S \$5). nom

**17TH st, 21-7 W** (3:819-26 & 56 & 55), ns, 333 w 5 av, 102x184 to ss 18th (Nos 16-24), 4-sty bk loft & str bldg, 2-sty bk str & 11-sty bk loft & str bldg; Susquehanna Silk Mills, a corp, to 18 West 18th St, a corp, at 542 5 av; B&S; Nov1'18; A\$252,500-601,500 (R S \$200). O C & 100

**18TH st, 16-24 W;** see 17th, 21-7 W.

**25TH st, 11 W** (3:827-27), ns, 600 e 6 av, 25x98.9, 12-sty bk loft & str bldg; Weehawken Dry Dock Co to Anthony McOwen, 515 Wales av, & Josiah A Briggs, 2687 Marion av; B&S; mtg \$138,000, & PM mtg \$12,000 & AL; Oct30; Nov6'18; A\$55,000-140,000 (R S \$81). nom

**32D st, 100-2 E;** see 4 av, 477.

**37TH st, 251-7 W** (3:787-14-17), ns, 150 e 8 av, 66x98.9, 1-3 & 3-4-sty bk tnts; Elemco Realty Co to Lawyers Mtg Co; B&S; Oct31; Nov2'18; A\$85,000-89,000 (R S 50c). nom

**46TH st, 432 W** (4:1055-51), ss, 325 e 10 av, 25x100.4, 5-sty bk tnt; Adam Muller, 44 E 87, to Flora P Unger, 2688 Kingsbridge ter; ½ pt; AL; Nov6'18; A\$11,000-18,500. nom

**46TH st, 434 W** (4:1055-52), ss, 300 e 10 av, 25x100.4, 5-sty bk tnt & str; Adam Muller, 44 E 87, to Chas F Muller, 1430 Mad av; ½ pt; AL; Nov6'18; A\$11,000-19,000. nom

**46TH st, 434 W;** Flora P Unger, 2688 Kingsbridge ter, to same; ½ pt; AL; Nov6'18. nom

**51ST st, 311 E** (5:1344-6), ns, 125 e 2 av, 18.6x100.5, 4-sty stn tnt; Jacob H Grubman, 311 E 51, to David Sternberger, 121 Whitestone av, Flushing, B of Q; mtg \$12,500 & AL; Nov4; Nov6'18; A\$7,500-12,500 (R S \$14). O C & 100

**54TH st, 323 E** (5:1347-11), ns, 250 e 2 av, 25x100.5, 5-sty bk tnt & str & 3-sty bk rear tnt; Fidelia Mittelmann to Marne Holding Co, both at 51 E 96; AL; Oct31; Nov4'18; A\$10,000-18,500 (R S \$4.50). nom

**54TH st, 331 E** (5:1347-15), ns, 283.9 w 1 av, 19.9x100.5, 5-sty bk tnt & str; Fidelia Mittelmann to Marne Holding Co, both at 51 E 96; AL; Oct31; Nov4'18; A\$7,750-14,000 (R S 50c). nom



56TH st, 208-10 W (4:1027-40), ss, 122.7 e Bway, 50x116.2x50.2x120.2, 8-sty bk hotel; 48th St Realty & Constn Co to E L Barnett, Inc, 18 E 41; B&S & CaG; mtg \$120,000 & AL; Nov1'18; A\$125,000-200,000 (R S \$120). O C & 100

56TH st, 210 W (4:1027-40), ss, 122.7 e Bway, 50x116.2x50.2x120.2, 8-sty bk hotel; E L Barnett, Inc, to Louise E Behan, 237 Argyle rd, Bklyn; mtg \$203,000; Nov1; Nov 6'18; A\$125,000-200,000. O C & 100

56TH st, 210 W; Louise E Behan, of Bklyn, to Commonwealth Hotel Constn Corp, 18 E 41; B&S & CaG; mtg \$203,000 & 4th or PM mtg \$87,000; Nov1; Nov6'18 (R S \$60). O C & 100

64TH st, 22 E (5:1378-60), ss, 95 w Mad av, 25x100.5, 4-sty & b stn dwg; Chas L Bernheimer, 18 E 64, to Leicestershire Realty Co, 2 Wall; mtg \$85,000 & AL; Oct 29; Nov1'18; A\$77,000-115,000 (R S \$15). nom

64TH st, 144 W (4:1135-50), ss, 433 w Col av, 17x100.5, 4-sty & b stn dwg; Henry Voorhis, of River Edge, NJ, to Mary E Patten, 235 W 75; ½ pt; mtg \$15,000 & AL; Oct24; Nov1'18; A\$12,500-17,500. nom

65TH st, 50 E (5:1382-41), ss, 100 w Park av, 20x100.5, 4-sty & b stn dwg; Ida M Seeburger, 50 E 68, to Darwin P Kingsley, on ss W 254th; B&S; AL; Nov1'18; A\$50,000-61,000 (R S \$55). O C & 100

69TH st, 335 W (4:1181-13), ns, 475 w West End av, 6.8 to land Hudson River R R Co x101.8x22.3x100.5, 2-sty bk str; Fredk B Sanson, of Germantown, Pa, to Wm D Kilpatrick, 71 E 95; B&S & CaG; mtg \$2,000 & AL; Oct24; Nov1'18; A\$3,000-3,000 (R S \$2). nom

71ST st, 43 W (4:1124-13½), ns, 466.8 w Central Park W, 16.8x102.2, 4-sty stn tnt; A\$19,000-23,000; also 71ST ST, 45 W (4:1124-13), ns, 483.4 w Central Park W, 16.8x102.2, 4-sty stn tnt; A\$19,000-22,500; Fidelity Co to Laura E Walker, 539 W 179; AL; Oct30; Nov1'18 (R S \$26). O C & 100

71ST st, 45 W (4:1124-13), ns, 483.4 w Central Park W, 16.8x102.2, 4-sty stn tnt; Zelah Van Loan to Fidelity Co, 245 Washington st, Jersey City, NJ; May10, 1889; Nov1'18; A\$19,000-22,500. O C & 100

71ST st, 45 W; see 71st, 43 W.  
80TH st, 418 E (5:1559-38), ss, 303 w Av A, 25x102.2, 5-sty bk tnt; Mary Dunn, widow, at Randolph, Morris Co, NJ, to Anna M Burbridge, 313 W 25; AL; Oct28; Nov4'18; A\$8,500-15,500. nom

81ST st, 250-6 W; see Bway, 2251-9.

82D st, 115-7 E (5:1511-8), ns, 175 e Park av, 75x102.2, vacant; Lawyers Realty Co to M S C Holding Corp, at 681 5 av; B&S; mtg \$ 65,700 & AL; Nov4'18; A\$75,000-75,000 (R S \$9.50). nom

83D st, 121 W (4:1214-24), ns, 198.8 w Col av, 16.4x102.2, 3-sty stn tnt & str; Lawyers Mtg Co to Alfred W Herzog, 123 W 83; B&S; AL; Nov6; Nov7'18; A\$11,000-12,500 (R S \$9.25). O C & 100

86TH st, 327-9 E (5:1549-13-13½), ns, 265 e 2 av, 40x100.8, 2-5-sty bk tnts & str; Katie Stolzenberger, widow, to Johann D Von Twistern, 327 E 86; ½ pt; mtg \$33,000; Oct23; Nov2'18; A\$16,000-32,000 (R S 50c). 400

86TH st, 327-9 E; Johann D Von Twistern to Emma Von Twistern, his wife, 327 E 86; all of; B&S & CaG; mtg \$32,500; Oct 31; Nov2'18 (R S 50c). nom

88TH st, 210 E (5:1533-42), ss, 185 e 3 av, 25x100.8, 5-sty bk tnt; A\$70,000-19,000; also 88TH ST, 212 E (5:1533-41), ss, 210 e 3 av, 25x100.8, 5-sty bk tnt & str; A\$10,000-19,000; also 88TH ST, 214 E (5:1533-40), ss, 235 e 3 av, 25x100.8, 5-sty bk tnt & str; A\$10,000-19,000; Miriam Straus & ano. EXRS & Hannah Straus, to Leah Landesman (Straus) & Miriam & Bernhard Straus, all at 622 W 141, heirs Hannah Straus; AL; Oct1; Nov4'18 (R S \$5). O C & 100

88TH st, 210-14 E; Leah Landesman (Straus), 622 W 141, et al, heirs & c Hannah Straus, to Lemira Realty Corp, 622 W 141; AL; Oct1; Nov4'18 (R S \$5). O C & 100

88TH st, 212-4 E; see 88th, 210 E.

90TH st, 25 W (4:1204-20½), ns, 291 w Central Park W, 17x100.8, 5-sty & b bk dwg; Normar Real Estate Corp to Julius Tishman & Sons, Inc, 18 E 41; B&S; mtg \$17,000 & AL; Oct21; Nov2'18; A\$13,000-21,000 (R S \$1). nom

100TH st, 23 W (7:1836-21), ns, 275.3 w Central Park W, runs n25.11xw94.8 to es Manhattan av (No 2) x25.11x94.8 to beg, 6-sty bk tnt & str; J & C Realty Co, 618 Lex av, to Margt K Jack, 667 E 234; AL; Nov1'18; A\$24,000-50,000 (R S 50c). nom

102D st, 75 W (7:1838-6), ns, 119 e Col av, 27x100.11, 5-sty stn tnt; Fred R Walter, of Bklyn, to Jas S Segrave, 713 Eagle av; AL; Mar6'17; Nov7'18; A\$14,000-26,000 (R S \$6). nom

102D st, 171 W (7:1857-12), ns, 275 e Ams av, 25x96.10x25x96.8, 5-sty bk tnt; Byrd D Wise, ref, to Herbert Cracauer, — Otsego pl, Englewood, NJ; FORECLOS Oct4; Oct31; Nov2'18; A\$13,500-21,500 (R S \$19.50). 19,500

102D st, 171 W; Herbert Cracauer, of Englewood, NJ, to Cobban Realty Co, 100 W 107; Oct31; Nov2'18 (R S \$22.50). O C & 100

107TH st, 226 E (6:1656-35), ss, 250 w 2 av, 25x100.11, 4-sty bk tnt & str; Metropolitan Savgs Bank, 59 Cooper sq E, to Sebastiano Di Palermo, 663 E 188; AL; Nov2; Nov4'18; A\$6,500-11,000 (R S \$8.50). O C & 1,000

108TH st, 225 E (6:1658-13), ns, 310 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$6,500-11,000; also 108TH ST, 227 E (6:1658-14), ns, 335 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$6,500-11,000; Home for Incurables, at 3 av & 181st, to Chas E Haskell, 227 Main st, Orange, NJ; B&S; AL; May 24; Nov1'18; re-recorded from Sept26'18 (R S \$12.50). 12,500

108TH st, 227 E; see 108th, 225 E.

109TH st, 73 E (6:1615-32), ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; Max Fromer, 46 W 116, to Harry Schuman, 100 E 96, & Ray Fastow, 226 W 146; mtg \$12,000 & AL; Oct31; Nov2'18; A\$12,000-20,000 (R S \$4). nom

116TH st, 130 W (7:1825-50), ss, 310.6 e 7 av, 32x100.11, 5-sty bk tnt & str; Ford-craw Co to Rebecca A Crawford, 95 West Main st, West Hartford, Conn; AL; Oct1; Nov1'18; A\$25,500-45,000 (R S 50c). O C & 100

118TH st, 17 W (6:1717-25), ns, 285 w 5 av, 25x100.11, 5-sty bk tnt; Seymour Realty Co, 25 Broad, to Sidney I Moll, 108 W 111; Oct31; Nov2'18; A\$12,000-21,000 (R S \$19.50). nom

118TH st, 17 W; Sidney I Moll, 108 W 111, to John W Roddy, 248 Congress st, Troy, N Y; mtg \$15,750; Nov1; Nov2'18. nom

118TH st, 447 E (6:1806-20), ns, 107.9 w Pleasant av, 19.9x100.10, 3-sty & b bk dwg; Edmund T Simes, cor Archer av & Orchard st, White Plains, NY, to Fortunata Costanzo, 435 E 118; AL; Nov1; Nov2'18; A\$5,100-5,700. O C & 100

119TH st, 111 E (6:1768-5), ns, 90 e Park av, 25x100.10, 5-sty bk tnt; Elemco Realty Co to Dinah L Cohen, 68 E 96; B&S; mtg \$11,500 & AL; Nov4; Nov6'18; A\$8,000-18,000 (R S \$2). O C & 100

120TH st, 1 W; see Mt Morris av, 1.

122D st, 429 E (6:1810-13½), ns, 321.3 e 1 av, 16.8x100.11, 3-sty & b stn dwg; Edmund L Baylies, 13 E 62, & ano, TRSTES will Alex Van Rensselaer, to Antonino Lopresti, 309 E 28, & Antonino Azzara, 260 W 35; B&S & CaG; Oct30; Nov1'18; A\$3,500-4,500 (R S \$5.50). nom

123D st, 417 E (6:1811-9), ns, 199.6 e 1 av, 19x100.11, 3-sty fr tnt; Anna Schreiber, 125 Foster av, Bklyn, to Peter De Luca, 2364 1 av; 1st mtg \$2,000 & 2d mtg \$—; AL; Oct31; Nov6'18; A\$3,700-3,800 (R S 50c). O C & 350

123D st, 420 E (6:1810-37), ss, 287 e 1 av, 25x100.11, 4-sty bk tnt; Chas F Halsted, TRSTE will Francis S Halsted, to Mary Izzo, 422 E 123; B&S & CaG; Oct30; Nov1'18; A\$5,000-9,000 (R S \$6). 6,000

125TH st, 79 E (6:1750-32), ns, 90.1 w Park av, 27.11x99.11, 4-sty bk tnt & str, with AT to strip 0.1x99.11 on e; John F Haase, 506 W 149, to John F Haase Realty Co, 101 E 125; AT; AL; Oct31; Nov1'18; A\$32,000-44,000 (R S \$10). O C & 100

126TH st, 29 W (6:1724-24½), ns, 328.9 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Floriette R Steindler et al, EXRS & Bettie Rothfeld, to Chas E Haskell, 227 Main st, Orange, NJ; Oct31; Nov4'18; A\$6,300-8,200. O C & 100

126TH st, 29 W; Chas E Haskell, of Orange, NJ, to Mary E Galvin, 2066 Mad av; mtg \$5,000; Nov4'18 (R S \$3). O C & 100

126TH st, 44 W (6:1723-55), ss, 470 w 5 av, 20x99.11, 3-sty & b stn dwg; Sophie Herzfeld et al to Bridget Hickey, 143 W 62; B&S; mtg \$15,000; Oct17; Nov6'18; A\$8,400-10,000. nom

127TH st, 310 W (7:1953-40), ss, 175 w 8 av, 25x99.11, 4-sty bk tnt; Anthony Av Realty Co to Hesu Realty Co, both at 5 Beekman; mtg \$11,000 & AL; Nov6; Nov7'18; A\$8,000-13,000 (R S \$1). nom

129TH st, 310 W (7:1955-22), ss, 175 w 8 av, 25x99.11, 5-sty bk tnt; Leopold A Olivella, 341 W 101, to Margt A Parker, 310 W 129; mtg \$19,000 & AL; Sept17'17; Nov1'18; A\$7,500-19,500 (R S \$5). nom

131ST st, 2 E (6:1755-68½), ss, 75 e 5 av, 17.6x99.11, 3-sty & b stn dwg; John F Couch, ref, to Chas M Cauldwell, 58 W 47, plfr; FORECLOS —; Oct31; Nov2'18; A\$3,800-4,700 (R S \$3.50). 3,500

131ST st, 145 W (7:1916-13½), ns, 285 e 7 av, 20x99.11, 3-sty & b stn dwg; Robt Hill to Jas A Branson & Lucy, his wife, 142 W 131, as tenants in common, each to hold ½ pt; mtg \$5,000; Nov1; Nov2'18; A\$5,200-7,000 (R S \$2.50). O C & 100

132D st, 14 E (6:1756-62), ss, 240 e 5 av, 30x99.11, 5-sty bk tnt; Ray Breiterman to Sydney Gubin, 1815 7 av; mtg \$19,750 & AL; Oct24; Nov6'18; A\$6,600-20,500 (R S \$2). nom

133D st, 36 W (6:1730-55), ss, 460 w 5 av, 25x99.11, 5-sty bk tnt; Bway Savgs Instn to Pendant Realty Co, 74 E 92; B&S; AL; Nov1; Nov2'18; A\$6,500-14,500 (R S \$13). O C & 100

164TH st, 451 W (8:2111-35), ns, 300 e Ams av, 50x104, vacant; Alfred H Townley, ref, to Narragansett Realty Co, 405 W 14; FORECLOS Oct25; Nov6; Nov7'18; A\$7,500-7,500 (R S \$11). 11,000

165TH st, 468 W (8:2111-18), ss, 250 e Ams av, 16.8x65.8x16.9x63.4, 3-sty & b fr dwg; Mary A Patterson, widow of Rowland Patterson, to Eliz, Frances, Mary, Margt, Sarah & Anna Patterson, all at 468 W 165, & Rowland A Patterson, 434 W 120; B&S & CaG; Oct31; Nov1'18; A\$3,500-4,500. nom

176TH st, 615 W (8:2144-11), ns, 100 e Wadsworth av, 42.6x99.11, 5-sty bk tnt; Louis E Bates Co, a corp, to Louis E Bates, 615 W 176; mtg \$34,000; Nov1'18; A\$15,500-45,000 (R S \$14.50). O C & 100

183D st, 661 W (8:2164-62½), ns, 104.1 e Bway, 16.8x74.11, 3-sty & b bk dwg; Geo Hagelweide, 66 Irving pl, to Mary C Rogers, 626 W 136; mtg \$5,000; Nov4'18; A\$4,000-6,000 (R S \$2). O C & 100

204TH st, 600-6 W (8:2225-24), nwc Sherman av (Nos 178-80), 55x100, 5-sty bk tnt & str; John F Haase, 506 W 149, to John F Haase Realty Co, 101 E 125; AT, being ½ pt; AL; Oct31; Nov1'18; A\$19,000-67,000 (R S \$15). O C & 100

Av C, 155 (2:392-33), ws, abt 50 s 10th, 23x83, 5-sty bk tnt & str; Powpitt Co to Florence Hunt, 3 Virginia pl, Bklyn; AL; Nov4; Nov6'18; A\$12,000-21,000 (R S 50c). nom

Broadway, 2251-9 (4:1228-57), swc 81st (Nos 250-6), 76.5x103.5x76.5x102.3, 3-sty bk office & str bldg; also AT to gore adj above on w fronting 2 ft on ss 81st, & runs — to point at swc of above; Realty Co of America to Chas L Bernheimer, 18 E 64; mtg \$250,000 & AL; Oct31; Nov1'18; A\$280,000-290,000 (R S \$70). O C & 100

Broadway (8:2232-3), es, 40.9 n 214th, 40.10x78.10x37.5x94.11, vacant; Jas O'Malley, ref, to Jas Bloomingdale, R F D No 1, at Saratoga Springs, NY, plfr; FORECLOS Oct22; Nov6; Nov7'18; A\$11,000-11,000 (R S \$8). \$5,000

Convent av, 322 (7:2059-11½), ws, 19.11 n 143d, 20x100, 4-sty & b bk dwg; May Sarnoff, of Bronx, to Schaefer Constn Co, 5 W 31; mtg \$15,000 & AL; Oct30; Nov7'18; A\$10,000-12,500 (R S \$2.50). nom

Madison av, 1542 (6:1610-17), ws, 83.10 n 104th, 17.1x70, 4-sty stn tnt & str; Diana Yorke (Calisher) to Belle Calisher, both at 325 W 83; ¼ pt; Oct28; Nov1'18; A\$7,200-11,000 (R S \$2.50). nom

Manhattan av, 2; see 100th, 23 W.

Manhattan av, 60 (7:1838-45), es, 30 s 103d, 35.5x95, 5-sty bk tnt; Mortimer S Brown, ref, to Elited Corp, 215 Montague, Bklyn; FORECLOS Oct3; Nov4; Nov6'18; A\$23,500-38,000 (R S \$30). 30,000

Mt Morris av, 1 (6:1720-14), nwc 120th (No 1), 20.11x85, 4-sty & b stn dwg; Lewis C Ledyard, Jr, to Ysabel G Wright, 1 Mt Morris av; AL; Oct31; Nov1'18; A\$16,000-19,000 (R S \$20). nom

Pleasant av, 411 (6:1809-27½), ws, 67.6 s 122d, 16.8x100, 3-sty & b stn dwg; Henrietta Hirsch, 1043 So Blvd, to Rachela Rusciano, 413 Pleasant av; mtg \$2,500; Nov1; Nov4'18; A\$3,700-5,900 (R S \$3.50). O C & 100

Sherman av, 178-80; see 204th, 600-6 W.

1ST av, 145 (2:450-29), swc 9th (Nos 350-2), 23.6x100, 2-5-sty bk tnts & str; 145 First Av, Inc, to Folsom Corp, both at 14 Bible House; mtg \$25,300; Oct14; Nov 1'18; A\$32,000-44,000 (R S \$15). nom

1ST av, 145, swc 9th (Nos 350-2); Folsom Corp, 14 Bible House, to Chas S Folsom, at Cambridge, Md; mtg \$25,300; Oct14; Nov 1'18 (R S \$15). nom

2D av, 1542 (5:1543-3), es, 51.1 n 80th, 25.6x100, 4-sty bk tnt & str; Olga Scalson to Elias Pitzele, both at 845 W 180; ½ pt; AL; Oct24; Nov7'18; A\$14,000-19,000 (R S 50c). O C & 100

3D av, 1874 (6:1631-36), ws, 75.11 n 103d, 25x100, 5-sty stn tnt & str; Regal Building Co to Fannie G K Williams, at 9 av & Shore rd, L I City, B of Q; AL; Oct31; Nov4'18; A\$15,000-25,000 (R S 50c). 500

4TH av, 477 (3:887-95), see 32d (Nos 100-2), 25x80, 5-sty bk hotel; Luer Immen, 359 E 201, to Rhinelander Real Estate Co, 31 Nassau; mtg \$55,000; Oct31; Nov6'18; A\$105,000-112,500 (R S \$15). O C & 100

5TH av, 146 (3:821-40), ws, 53.8 n 19th, 26x100, 5-sty stn loft & str bldg with 2 & 3-sty ext; David C Cook, of Elgin, Ill, to Edw S Atwater, 136 S Hamilton st, Poughkeepsie, NY; AL; Oct31; Nov6'18; A\$70,000-72,000 (R S \$125). 125,000

5TH av, 933 (5:1389-4), es, 77.2 n 74th, 25x100, 4-sty & b stn dwg, 1 & 2-sty ext; Herman Woog to Chas E Mitchell, 3 E 85; AL; Nov4'18; A\$180,000-275,000 (R S \$125). nom

5TH av, 2254 (6:1735-36), ws, 49.11 n 137th, 49.11x62.6, 6-sty bk tnt & str; Julia A Groh, 35 W 91, to Denwood Realty Co, 509 Willis av; B&S; Oct4; Nov7'18; A\$11,000-28,000 (R S \$26). nom

6TH av, 877 (4:1002-32), ws, 100.4 s 50th, 25x100, 5-sty stn tnt & str; John J O'Connell, ref, to Helen Somborn, 301 W 108, & Sidonia Kaufman, 251 W 95; mtg \$28,000 & AL; PARTITION Oct16; Nov1; Nov2'18; A\$40,000-46,000 (R S \$1). 1,000

7TH av, 2010-2 (7:1926-31), ws, 50.11 n 120th, 50x99.10, 7-sty bk tnt; Francis Scallion to Margt Scallion, 541 Manhattan av; mtg \$70,000 & AL; Sept18'15; Nov4'18; A\$35,000-86,000. nom

7TH av, 2010-2; Margt Scallion to Jas J Scallion, 105 Gerry st, Elmhurst, B of Q; mtg \$70,000 & AL; Nov1; Nov4'18. nom

8TH av, 862 (4:1023-62½), es, 40.5 s 52d, 20x80, 4-sty stn tnt & str; Louis B Rolston, of Purchase, NY, to Geo N Shafer, 324 W 103; mtg \$25,000; Nov1'18; A\$24,500-28,000 (R S \$6.50). O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Ann st, 72; see William, 152-4.

Greene st, 52; see Greene, 54.

Greene st, 54 (2:474), owned by party 1st pt; also GREENE ST, 52, owned by party 2d pt; agmt as to encroachment, &c, & that boundary line bet above shall be 109.2 s Broome; Caroline L, wife John H Iselin, 59 E 79, with Olds Holding Corp, 217 Bway; Sept16; Nov1'18. nom

Greenwich st, 405 (1:214); agmt as to distribution of estate at valuation of above for \$27,500; Nich W Day, at East Orange, NJ, & Lyman N Jones, EXRS & c Jos Naylor, with Walter R Mason, at Yonkers av & Wilbur st, Yonkers, NY, & Edgar F Mason, at 191st & St Nicholas av, as devisees will Jos Naylor; 1-7 pt; Nov22'15; Nov6'18. nom

William st, 152-4 (1:93), see Ann (No 72), 40x50; agmt as to easement & right of way through bldg & passageway on Ann & William to or from subway station at Fulton; Chas F Noyes, owner, with City N Y & Interborough Rapid Transit Co, 165 Bway; June7; Nov4'18. nom

19TH st, 274 W (3:768-77); assign rents to secure advances, &c; Lizzie Wright to Ames & Co, 26 W 31; Nov15'16; Nov1'18. nom



116TH st, 130 W (7:1825), ss, 310.6 e 7 av, 32x100.11, 5-sty bk tnt & str; res mtg rec on Dec'15 in Bronx Co; International Trust Co, a corp of Mass, to Rebecca A Crawford; Oct5; Nov'18. nom

122D st, 135 E (6:1771), ns, 325 e Park av, 26.3x100.11; also 2D AV, 606 (3:939), es, 148.2 s 34th, 24.10x80; 2d pt; agmt as to assign rents by party 2d pt to secure mtg & advances of \$6,115.86 made by party 1st pt, &c; Benj Abert, 40 E 83, with Annie Mikola, 14 E 83; Sept'18. nom

186TH st, 600 W (7:2166), swc St Nicholas av (Nos 1509-15), 100x100; agmt by party 2d pt to assign rents to ext of \$9.-311.64 to secure notes, &c; Benenson Realty Co, 401 E 152, with Galli Realty Corp, 60 Bway; Oct1; Nov'18. nom

St Nicholas av, 1509-15; see 186th, 600 W. 2D av, 606; see 122d, 135 E.

Certified copy (misc) will of Louise Smith, late of Cold Spring, NY; Mar'21; Nov'18.

Certified copy will (misc) of Jos M Daggett; July'15; Nov'18.

Certified copy (misc) of order appointing Harold A. Arthur D & Everett V Meeks as TRUSTES will of Albt V Meeks, in matter of application of Helene A Meeks et al; Oct'14; Nov'18. court order

Power of atty (misc); Nahnan Feldmanns, 31 Cannon, to Sadie McManamey, 145 N 7, Bklyn, his daughter; Oct'28; Nov'18.

Power of atty (misc); Moro de Moro, of Ingatstone, County of Essex, Eng, to Clinton Gage, of Phila, Pa; Dec'16; Nov'18.

Power of atty (misc); Theresa W Robinson, of Roscoe, Sullivan Co, NY, to Andw M Robinson, NY; Oct'21; Nov'18.

Power of atty (misc); Silas O De Camp to Emma C Camp, both at 600 W 186; Oct'28; Nov'18.

## WILLS.

### Borough of Manhattan.

37TH st, 317 W (3:761-24), ns, abt 205 w 8 av, —x—, 3-sty bk tnt; A\$19,000-20,500; Maria Neke Est, Julius Neke, EXR, 317 W 37; (A) J J Pheelan, 261 Bway. Filed Oct 19'18.

77TH st, 79 E (5:1392-35), ns, abt 25 w Park av, —x—, 2-sty bk stable; A\$40,000-46,000; John W Sterling Est, Geo H Church, EXR, 1002 Madison av; (A) John A Garver, 55 Wall. Filed July'18.

143D st, 225 W (7:2029-26), ns, abt 125 w 7 av, —x—, 5-sty bk tnt; A\$6,500-17,000; also 17TH ST, 315 W (3:741-27), ns, abt 150 w 8 av, —x—, 5-sty bk tnt; A\$10,500-22,000; Caroline Bloch Est, Rose Bloch, EXTR, 530 W 142; (A) Frank Herwig, 93 Nassau. Filed Oct'18.

5TH av, 2172 (6:1730-39), ws, abt 25 s 133d, —x—, 5-sty bk tnt & str; A\$8,200-13,000; Saml Rosenthal Est, Saml Rosenthal, EXR, Hotel Ansonia; (A) Arnsteln & Levy, 128 Bway. Filed Oct'16'18.

## CONVEYANCES.

### Borough of Bronx.

NOV. 1, 2, 4, 6 & 7.

Beck st, 695 (10:2685), ns, 411.5 e Av St John, 25x125, 4-sty bk tnt; Nachum Kohn to Martin Haase, 695 Beck; mtg \$12.-500; Sept'10; Nov'18. O C & 100

Bronx Park S, 904-12; see Daly av, 2155. Clinton pl, 71 (11:3207), ns, 275 w Grand av, 25x100, 2-sty & b fr dwg; Manierre El-lison to Geo H Van Tuyl, 41 Bennett av; mtg \$6,000; Oct'28; Nov'21'18 (R S \$450). O C & 100

Clinton pl, 71; Geo H Van Tuyl to Hat-tie E Welsh, 71 Clinton pl; 3-7 pts; mtg 3-7 of \$6,000; Nov'1; Nov'21'18 (R S \$2). O C & 100

Crotona Park N (11:2944), nwc Cronona av (No 1801), 35x98.2x34.10x101.1, 5-sty bk tnt; Barnett Brodsky et al to Pershing Realty Co, 1826 Marmion av; mtg \$34,500; Nov'1; Nov'18 (R S \$550). 100

Hoffman st, 2470 (11:3066), es, 64.11 s 189th, 25x114.5x25x114.3, 3-sty fr tnt; Saml L Maduro, 309 Webster av, New Rochelle, NY, to Theo H Fishel, Rochelle Heights, New Rochelle, NY; mtg \$6,000; Oct'28; Nov'1'18 (R S \$2). nom

Kelly st, 1030 (10:2716), es, 70.6 n 165th, runs n60.9x100x24x86.10xw102.7 to beg. 5-sty bk tnt; Dormond Realty Co to Morris Cullicker, 454 E 169; mtg \$42,000; Nov'1; Nov'21'18 (R S \$13). O C & 100

Oak Tree pl, nwc Arthur av; see Arthur av, 2163.

Parkview pl, 2482 (11:3219), es, 421 s 190th, 32x90, 2-sty & b fr dwg; Wm J Fal-lon to Hedwig E Traud, 1601 University av; B&S & CaG; Nov'1; Nov'21'18 (R S \$4). O C & 100

Parkview pl, 2482; same prop; Hedwig E Traud to Chas W Meulenber, 2690 Briggs av; Nov'1; Nov'21'18 (R S \$10). O C & 100

Tiffany st, 1068-70 (10:2717), es, 254.3 s 167th, 50x100, 2-2-sty fr dwgs; Bertha Grossman to Ernestine Maass, 1551 So blvd; Nov'1; Nov'21'18 (R S \$750). O C & 100

Tiffany st, 1068-70; Ernestine Maass to Bronx National Realty Corp, 882 Prospect av; mtg \$6,500; Nov'1; Nov'21'18. O C & 100

138TH st, 456 E (9:2282), ss, 516.8 e Wil-lis av, 16.8x100, 3-sty & b bk dwg; Abr Lightstone, 509 W 110, to Nathan Hart, 543 E 137; Nov'4; Nov'18 (R S \$350). O C & 100

140TH st E, swc Walton av; see Walton av, 327-31.

102D st, 221-9 E (9:2445), ns, extends from Grant av (No 911) to Sherman av (No 910). —x— to cl bk bet 162d & 163d, 1-sty fr bldg; John T Milligan, 42 Briggs av, Richmond Hill, NY, to John Massimino, 205 E 163; Sept'12; Nov'18. 100

165TH st, 702 E (10:2659), ss, 149.10 w Tinton av, 20x143.8, 3-sty bk tnt; Jos M Stanton to Mary A Stanton, his wife, 762 E 165; mtg \$7,000; Oct'3; Nov'18. O C & 100

170TH st, 494-8 E; see 3 av, 3681-3.

170TH st, 578 (828) E (11:2931), ss, 80.3 e Fulton av, 17.5x109.8x17.3x108.4, 2-sty fr dwg; Louis W Woehling, EXR Helena W Woehling, to Jacob Edelman, 482 E 173; mtg \$3,000; Nov'4; Nov'18 (R S \$1). 4,000

172D st, 465 E; see Washington av, nwc 172d.

179TH st, 640 E; see Hughes av, 2008.

179TH st, 1000 E; see Bryant av, 2016-8.

179TH st E, swc Belmont av; see Hughes av, 2008.

180TH st, 547-9 E (11:3062), ns, 187.3 e 3 av, 48 to Monterey av (No 2001) x101.1x 33.1x100, 5-sty bk tnt & str; Anna M Jones, 2463 Valentine av, to Eliam Realty Corp, 855 E 163; mtg \$38,000; Nov'1; Nov'18 (R S \$20). 100

180TH st, 801-3 E; see Mapes av, 2108.

181ST st, 1014-22 E; see Boston rd, 2131-9.

188TH st, 427 E; see Park av, 4720.

190TH st, 51 E; see Morris av, 2500.

219TH st E, ns, 305 e White Plains av; see 220th E, ns, 305 e White Plains av.

220TH st E (16:4667), ss, 305 e White Plains av, 100x114 to 219th, Wakefield; Mary E Gillings to Peter Gillings, 737 E 219, her son; B&S; Dec'30'16; Nov'18. nom

239TH st, 329 E (12:3388), ns, 250.6 w Martha av, 25x100, 2-sty & a fr dwg; Louis Eickworth, Mt Vernon, NY, to Franz Junge, 4286 Park av; mtg \$3,500; Oct'28; Nov'18 (R S \$150). O C & 100

Anthony av, 1796 (11:2892), es, 44.7 n Prospect pl, 25x120.8x26x113.5, 2-sty & b fr dwg; Caroline Wagler to Lewis Berg-sown, 1796 Anthony av; mtg \$5,000; Oct'21; Nov'18 (R S \$4). O C & 100

Arthur av, 2163 (11:3063), nwc Oak Tree pl, 21.3x93.7x21.3x93.8, 2-sty fr dwg; Eliz Zeller, 2142 Arthur av, to John Birken-hauer, 2163 Arthur av; mtg \$5,000; Nov'1; Nov'21'18 (R S \$350). O C & 100

Belmont av, swc 179th; see Hughes av, 2008.

Bogart av (15:4265), ws, 125 s Neil av, 25x100; Morris Park Estates to Anna Los-sow, 3858 3 av; Oct'22; Nov'18 (R S \$2). nom

Boston rd, 2131-9 (11:3138), swc 181st (Nos 1014-22), 114.5x130.5x112.1x125.6, 1-sty bk str & theatre, 3-sty bk court house & 1 & 2-sty fr str & office bldg; Land Realty Co, 1005 E 180, to Minnie Borger, 1007 E 180; B&S; June'21'17; Nov'2'18. O C & 100

Boston rd, 2131-9 (11:3138), swc 181st (Nos 1014-22); same prop; Minnie Borger to John A Steinmetz, 2155 Daly av; June 21'17; Nov'21'18. O C & 100

Boston Post rd (18:5653, 5654, 5655), ses, adj land Chas H Ropes, runs s—x— to Pelham Bay Park x—s— to Hutchinson River xsw—x— to Eastchester Ship Canal x— to old creek or river x— to land now or formerly Lockwood x— to ses Boston Post rd xne— to beg, except part for rd; Anthony McOwen to Weehawken Dry Dock Co, at Ft Baldwin av, Wee-hawken, NJ; mtg \$53,000; Oct'15; Nov'6'18 (R S \$80). nom

Bryant av, 1478 (11:3000), es, 315 s 172d, 20x100, 3-sty bk tnt; Benj Kaplan to Frank Prager, 20 E 100; mtg \$5,000; Oct 21; Nov'21'18 (R S \$4). O C & 100

Bryant av, 2016-8 (11:3136), sec 179th (No 1000), 45x99.1x45x99.2, 5-sty bk tnt & str; Bryant Constn Co, 1509 Bryant av, to Concourse Estates Corp, 135 Bway; mtg \$35,000; Nov'1; Nov'21'18 (R S \$15). O C & 100

Bryant av, 2016-8 (11:3136), sec 179th (No 1000); Concourse Estates Corp to Harris Mandelbaum, 12 W 87, & Fisher Lewine, 110 E 78; mtg \$40,000; Nov'1; Nov'21'18 (R S 50c). 100

Courtlandt av, 585-97 (9:2410), ws, 84.2 n 150th, runs w75xn34.2xw25xn29.7x100 to av xs63.9 to beg, 3-sty fr hall & str; J & M Haffen Brewing Co to Philip H Lee, 862 Courtlandt av; Oct'31; Nov'4'18 (R S \$25). 25,000

Courtlandt av, 585-97; Philip H Lee to First Union Baptist Church, 585 Court-landt av; B&S; mtg \$23,000; Oct'31; Nov'4'18 (R S \$2). nom

Crotona av, 1801; see Crotona Park N, nwc Crotona av.

Crotona av, 2157 (11:3083), ws, 201.10 s 182d, 30x225.3x39.11x231.9, 4-sty bk tnt; Denwood Realty Co, 509 Willis av, to Francesco Barbieri, 2338 Beaumont av; mtg \$17,000; Nov'21'18 (R S \$150). O C & 100

Crotona av (11:3103), ws, 425 n 183d, 75 x80, vacant; Andw Wissemann, 753 Home, to Harry Cahn, 2540 Grand av; Oct'30; Nov'1'18 (R S \$5). O C & 100

Cruger av, 1732 (15:4034), es, 100 s Morris Park av, 50x100, except part for Cruger av; David J Hanrahan, 528 Leland av, et al, to Hudwill Corp, 7 W 45; mtg \$4,000; Oct'30; Nov'1'18 (R S \$250). O C & 100

Daly av, 2155 (11:3125), swc Bronx Park S (Nos 904-12), runs s101.1xw115.4x20.2x w25xn106.7 to Bronx Park s1x139.3 to beg, 2-2-sty fr dwgs & 1-sty fr bldg & vacant; Land Realty Co, 1005 E 180, to Minnie Borger, 1007 E 180; June'21'17; Nov'21'18. nom

Daly av, 2155, swc Bronx Park S (Nos 904-12); Minnie Borger, 1007 E 180, to John A Steinmetz, 2155 Daly av; June'21'17; Nov'21'18. nom

Decatur av, 2707 (12:3283), ws, 100.4 n 195th, runs w102.6xw38xn18.3x136.6 to av xs25 to beg, 3-sty fr tnt; Herman Lieske to Max Silver, 828 Dawson, & Louis Hey-man, 431 E 51; mtg \$5,000; Oct'31; Nov'18 (R S \$1). O C & 100

Devoe av (5:3906), sec Walker av, 62.10 x100x102.11x107.9; Rasac Realty Co, 814 West End av, to David Schlesinger, 940 E 180; mtg \$25,500; Nov'1; Nov'18 (R S \$6). nom

Fordham rd, 50 E; see Walton av, sec Fordham rd.

Grand blvd & concourse (11:2838), ws, 155.5 s 174th, runs w124.2xsw18.5 to es Walton av xsl1.1xsl142.9 to Grand blvd & concourse xn25.9 to beg, vacant; Laura E Walker to Julius Schork, 1620 University av; Nov'4'18 (R S \$3). O C & 100

Grand blvd & concourse, ws, 130.6 s 174th; see Grand blvd & concourse, es, 92 s 174th.

Grand blvd & concourse (11:2823), es, 92.11 s 174th, 52.3x115.11x50x100.9, vacant; also GRAND BLVD & CONCOURSE (11:2838), ws, 130.6 s 174th, runs s25.7xw142.9 to Walton av xsl1.1xsl18.5xsl124.2 to beg, vacant; Anna W Schaefer, 1708 Interlaken Pkway, Seattle, Wash, to Laura E Walker, 538 W 179; Sept'28; Nov'4'18 (R S \$6). O C & 100

Grant av, 911; see 162d, 221-9 E.

Hoe av, 1145 (10:2745), ws, 150.4 n 167th, 24.8x100, 3-sty fr tnt; Emma Bernheimer to Jacob C Stirn, 1147 Hoe av; mtg \$6,000; Nov'1; Nov'6'18 (R S \$3). O C & 100

Holland av (15:4038), ws, 200 s Van Nest av, 25.2x100; Robt J Hare Powel, ref, to Fredk A Southworth, TRSTE John Southworth, 990 Peace, Pelham Manor, NY, plff; FORECLOS —; Nov'6; Nov'18 (R S \$250). 2,500

Hughes av, 2008 (11:3079), sec 179th (No 640), runs e96 to ws Belmont av xs59xw— to Hughes av xn73 to beg, 5-sty bk tnt; R O Realty Co to Pauline Weinstein, 225 E 53; mtg \$61,000; Oct'31; Nov'18 (R S \$15). 100

Hunts Point av, 828 (10:2762), es, 295.4 n Lafayette av, 19.3x108.11x18.9x104.6, 3-sty bk tnt & str; also HUNTS POINT AV, 830 (10:2762), es, 314.7 n Lafayette av, 19.3x 113.4x18.9x108.11, 3-sty bk tnt & str; Wal-ter C White, Township of Ocean, NJ, to Rose Birnbaum, 928 Kelly, & Rebecca Ger-son, 153 Broome; Nov'6; Nov'18 (R S \$1250). O C & 100

Hunts Point av, 830; see Hunts Point av, 828.

Jackson av, 675 (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8, 6-sty bk tnt & str; Broadway Savs Instn to Stars & Stripes Realty Co, 51 Chambers; B&S & CaG; Oct'31; Nov'18 (R S \$35). O C & 100

Jackson av, es, nbt 99.11 nw Westches-ter av; see Westchester av, 709.

Jerome av (12:3318), nec Morris av, 106.5 x126.2 x100.1x113.7, except part for Morris av, vacant; Cecil Platt, 454 River-side dr, to Chas W Edwards, Glen Ridge, NJ; mtg \$2,345.86; Dec'13'16; Nov'4'18. nom

Leland av (14:3560), ws, 125.4 n Davis, 50x100; Gustie Beckwick, Wash, DC, heir Martin Paulsen, to Kaia Paulsen, widow, 1030 73d, Bklyn; B&S & CaG; Mar'20; Nov'2'18. nom

Mapes av, 2100 (11:3111), nec 180th (Nos 801-2), 93x47, 5-sty bk tnt & str; John F Haase, 506 W 149, to John F Haase Realty Co, 101 E 125; AL; Oct'31; Nov'18 (R S \$12). O C & 100

McGraw av, 1894 (15:3928), ss, 150 e Cottage Grove av, 25x81.2x29.6x96.9; Thos J McAuliffe to Michl Malone, 1074 Virginia av; Oct'31; Nov'21'18 (R S \$350). O C & 100

Monterey av, 2001; see 180th, 547-9 E.

Morris av, nec Jerome av; see Jerome av, nec Morris av.

Morris av, 2500 (11:3175), nec 190th (No 51), 114x35; Margt M Murphy to Peter B Stanton, 2327 Walton av; mtg \$3,500; Jan 4; Nov'7'18. O C & 100

Ogden av, 1435 (9:2536), ws, 225 s Uni-versity av, runs s75xw100xn78.3xnel1.5xse 20.1x77.1 to beg, 6-sty bk tnt; Lankan Realty Co, 600 W 181, to Hedwig E Traud, 1601 University av; mtg \$57,000; Nov'1; Nov'21'18 (R S \$38). O C & 100

Park av, 3762 (11:2902), es, 260 s 171st, 20x150, 3-sty fr tnt; Denwood Realty Co to Morris Kohn, 857 Westchester av; mtg \$4,000; Nov'1; Nov'21'18 (R S \$1). O C & 100

Park av, 3764 (11:2902), es, 240 s 171st, 20x150, 3-sty fr tnt & str; Denwood Real-ty Co to Morris Kohn, 857 Westchester av; mtg \$4,000; Nov'1; Nov'21'18 (R S \$1). O C & 100

Park av, 4720 (11:3041), nec 188th (No 427), 35.4 x100 x42x100.2, 5-sty bk tnt & str; also PARK AV, 4726 (11:3041), es, 35.4 n 188th, 42x100, 5-sty bk tnt; Reville-Siesel Co to May H Dwyer, 1821 Waterloo pl; mtg \$54,000; Oct'28; Nov'4'18 (R S \$21). nom

Park av, 4726; see Park av, 4720.

Patterson av (14:3495), ns, 50 w Taylor av, runs w75xn100xe25xn25x100 to Taylor av xs25xw50xsl100 to beg; Lewis A Cocks et al to Wm Englert, 455 Concord av; ½ pts; Nov'1; Nov'6'18 (R S \$3). O C & 100

Patterson av (14:3495), ns, 50 w Taylor av; same prop; Willard P Beach & ano, EXRS Caroline E Cocks, to same; ½ pt; Nov'1; Nov'6'18 (R S \$150). 1,500

Ryer av, 2036 (11:3149), es, 208.1 n Burn-side av, 24x95.4, 3-sty bk tnt; Alice M Nolan, 2036 Ryer av, to Roger A Nolan, 2036 Ryer av; ½ pt; B&S & AL; Oct'18; Nov'4'18. nom

St Anns av, 364; see St Anns av, 368-70.

St Anns av, 368-70 (10:2556), es, 37.7 s St Marys, 75.2x100, 2-5-sty bk tnts; also ST ANNS AV, 364 (10:2556), es, 150.5 s St Marys, 37.7x100, 5-sty bk tnt; John Ran-kin, also known as John Rankin, Jr, 123 W 44, to Elisabeth F Rankin, 119 W 77; Nov'1; Nov'6'18 (R S \$99). nom

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**Saxe av** (14:3431, 3432, 3433, 3434, 3435, 3436 & 3445; 15:3880), es, 175 s McGraw av, 50x100; also UNION AV, 911 (10:2668), ws, 208.4 s 163d, 52x—x52x164.3, 2-sty & a fr dwg; also L I SOUND, ss, at es lot 35, map Clasons Point, contains 9 3-100 acres; also LOT 35 on said map, contains 3 3/4-100 acres; also land in Oneida Co, NY, & Madison Co, NY; Clinton Stephens, 2028 Grand blvd & concourse, & ano, to Maud Stephens, same address, & Louise S Downes, Clason Point, NY; 1-10 pt; Oct29; Nov7'18 (R S \$15).

**Shakespeare av**, 1298 (9:2506), es, 159.9 s 170th, 20x114, 2-sty bk dwg; Isabel Stern to Louis Fitzgerald, 1765 Townsend av; mtg \$6,000; Nov4; Nov6'18 (R S 50c).

**Sherman av**, 910; see 162d, 221-9 E. Taylor av, ws, 100 n Patterson av; see Patterson av, ns, 50 w Taylor av.

**Union av**, 636 (10:2674), es, 111.5 s 152d, 16.8x90, 2-sty & b bk dwg; Yetta Rothstein, Nashville, Tenn, to Bernard Frommer, 691 Wales av; mtg \$4,000; Oct14; Nov2'18 (R S \$2).

**Union av**, 911; see Saxe av, es, 175 s McGraw av.

**Unionport rd** (15:4011), s.w.s, abt 241.10 ne Morris Park av, 29.2x60.3x49.10x88.4; Mary A Robinson, 1253 Wash av, to Geo McCauslan, 3 6th, Weehawken, NJ; mtg \$2,300; Nov7'18 (R S 50c).

**Vyse av**, 1426 (11:2994), es, 275 n Freeman, 25x100, 5-sty bk tnt; Moritz Mark to Nathan Dornstreich, 1317 2 av; AT; mtg \$17,000; Nov4; Nov6'18 (R S \$1).

**Vyse av**, 1489 (11:2988), ws, 200 s 172d, 25x100, 3-sty bk tnt; Victoria Mohn, widow, 108 W 95, to Fred Fischer, 803 Ams av; mtg \$8,000; Oct31; Nov1'18.

**Vyse av**, 1566 (11:2996), es, 75 s 173d, 50x100, 6-sty bk tnt; Wm Schmidt, 1439 Prospect av, to Augusta Larson, 1171 Clay av; mtg \$32,500; Nov—; Nov6'18 (R S \$16).

**Walker av**, see Devoe av; see Devoe av, sec Walker av.

**Walton av**, 327-31 (9:2344), s.w.c 140th, 75x96.9x74.8x97.9, 2 & 4-sty bk factory; Geo W Coughlan, 140th & Walton av, to Lambert L Cheatham, 206 W 95; B&S; mtg \$34,250; Sept30; Nov7'18.

**Walton av** (11:2854), ws, 133.10 s Burnside av, 75x100, vacant; Columbia Trust Co, TRSTE under trust agmt, & ano, to Burnside Av Realty Corp, 141 Bway; B&S; mtg \$5,625; Sept9; Nov1'18.

**Walton av** (11:3184), sec Fordham rd (No 50), 131.4x76.11x125.7x74.11, vacant; Thos Dowd & ano to Dividend Realty Corp, 215 Montague, Bklyn; mtg \$32,000; Nov1; Nov6'18 (R S \$6).

**Walton av**, es, abt 130.6 s 174th; see Grand blvd & concourse, es, 92.11 s 174th.

**Washington av**, 1178-80 (9:2372), es, 148.4 n 167th, 41.8x127.2x41.8x127.1, 6-sty bk tnt; Lina Hoffmann, 1018 Havemeyer av, to Geo Herold, 356 S 3 av, Mt Vernon, NY; 1/2 pt; AL; Nov6; Nov7'18 (R S \$1).

**Washington av**, 1178-80; Geo Herold, Mt Vernon, NY, to Max Schwartz, 220 Roebling, Bklyn; Mtg \$35,000; Nov6; Nov7'18 (R S \$12).

**Washington av**, 1178-80 (9:2372), es, 148.4 n 167th, 41.8x127.2x41.8x127.1, 6-sty bk tnt; Max Schwartz, 220 Roebling, Bklyn, to Solomon Fishbach, 2930 W 30, Bklyn; mtg \$35,000; Nov1; Nov7'18 (R S \$7).

**Washington av**, 1373 (11:2901), ws, 258.10 s 170th, 27x137.6, 4-sty bk tnt; Harry Cahn, 2540 Grand av, to Andw Wissemann, 753 Home; mtg \$10,000; Oct31; Nov1'18 (R S \$7.50).

**Washington av** (11:2905), n.w.c 172d (No 465), 30.5x95.2, 4-sty bk tnt & str; Hedwig E Traud, individ & as devisee Wm T Traud, to Ennis & Sinnott, Inc, 7 E 42; mtg \$17,000; Nov1; Nov2'18 (R S \$11).

**Webster av**, 1399 (11:2887), ws, 100 n 169th, 16.5x90, 3-sty fr tnt; Clara Apple, 1399 Webster av, to Kath Beck, 1399 Webster av; Oct30; Nov1'18.

**Webster av**, 1713-17 (11:2889), ws, abt 115 n 173d, 100.3x18.5x100x24.6, 3-sty fr tnt & str & 1-sty bk office; Theresa Leckler, 887 E 181, to Anna Piculo, 2234 Ryer av; mtg \$5,600; Mar1; Nov2'18 (R S \$1).

**Westchester av**, 709 (10:2645), n.w.s, 99.11 ne Jackson av, runs nw67.7 to Jackson av xn29.11xse85.1 to Westchester av xsw28.10 to beg, 2-sty bk str; David Schlesinger to Rasac Realty Co, 814 West End av; mtg \$18,000; Sept24; Nov4'18 (R S \$2).

**Westchester av**, 949-51 (10:2704), ns, 125.1 e Intervale av, runs e50xn78.9xw25xw78.9 to Intervale av xs25xe65.3xs65.7 to beg, 2-1-sty bk tnt & str; Adolph Zinsmeister, 10 Lake av, Tuckahoe, NY, to Bertha Reinig, East Wallingford, Conn; 1-5 pt; AT; mtg \$9,400; Nov2'18 (R S \$2.25).

**Willis av**, 173 (9:2298), ws, 75 s 136th, 25x100, 5-sty bk tnt & str; Harry W Walls, 184 Nagle av, to Maria A Breden, 240 Audubon av, & Lillie G Otterstedt, 2973 Perry av; mtg \$—; Oct25; Nov1'18 (R S \$1).

**3D av**, 3651-3 (11:2910), ws, abt 275 s 170th, 50x136, except part for av, 6-sty bk tnt & str; Rose Nudelman, 31 Dewey pl, Bklyn, to Fannie Millman, 718 Tinton av; 1/2 pt; mtg \$55,000; Oct29; Nov4'18 (R S 50c).

**3D av**, 3681-3 (11:2910), s.w.c 170th (Nos 494-8), runs s52.1xs0.7xw40xn52.9 to st xe 122.6 to beg, 1-sty bk garage & 2 & 3-sty fr tnt & str; John T Milligan, 42 Briggs av, Richmond Hill, NY, to Meta Investing Co, 11 W 177; Sept12; Nov7'18.

**Lot 35, map Clasons Point**; see Saxe av, es, 175 s McGraw av.

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**188TH st**, 427 E; see Park av, 4720. **223D st**, 769 E (17:4837); declaration as to relationship of parties 2d pt in deed dated May16'18; Hudwilt Corp, 7 W 45, with Saverio & Assumata Tangredi, 2229 Adams pl; Oct16; Nov2'18.

**Bogart av** (15:4265), ws, 125 s Neil av, 25x100; re mtg; N Y Trust Co to Morris Park Estates, 43 Exch pl; Oct29; Nov4'18.

**Bogart av** (15:4265), ws, 125 s Neil av; same prop; re mtg; Lawyers Title & T Co to same; Oct28; Nov4'18.

**Old Post rd from Moshulu to Spuyten Duyvil** (misc) ws, adj n line prop formerly W C Westmore, — to land Bowie Dash, x—x— to Riverdale av x—; order of court striking out part of description in deed recorded May13'09; Waldo Hutchins, plff, vs Fordcrav Co et al, defts; Oct30; Nov7'18.

**Park av**, 4720 (11:3041), nec 188th (No 427), 35.4x100x42x100.2, 5-sty bk tnt & str; also PARK AV, 4726 (11:3041), es, 35.4 n 188th, 42x100, 5-sty bk tnt; re mtg; Columbia Bank to Reville-Siesel Co, 30 E 42; Oct30; Nov4'18.

**Park av**, 4726; see Park av, 4720. **Washington av**, 1373 (11:2901), ws, 258.10 s 170th, 27x136.6, 4-sty bk tnt; re mtg; Minnie S Fahs to Harry Cahn, 2540 Grand av; Nov1'18.

**Parcels 152 & 152A** (15:3878) on damage map to open Taylor av from West Farms rd to Westchester av; re mtg; Bankers Trust Co, TRSTE Herman B Lanfer, to City N Y; July25; Nov1'18.

**Parcel, 153 & 153A** (15:3878) on damage map to open same; re mtg; same to same; July25; Nov1'18.

**Parcels 121 & 121A** (15:4261), on damage map to open Wallace av from Baker av to Bear Swamp rd; Matthews av from Baker av at point 149 e Barnes av to Bear Swamp rd, & Muliner av from Morris Park av to Bear Swamp rd; re mtg; Eliz B Stone, Ossining, NY, to City N Y; July23; Nov1'18.

**Parcels 197 & 197A** (15:4053) on damage map to open same; re mtg; John J Hubel to same; July1; Nov1'18.

**Parcels 233, 234 & 234A** (15:4054) on damage map to open Barnes av; re mtg; Antonia Schmidt to City N Y; July24; Nov6'18.

### LEASES.

#### Borough of Manhattan.

NOV. 1, 2, 4, 6 & 7.

**Chambers st**, 94 (1:135), str, b & sub b; Saml Gershowitz to Stewart Lunch Co, 94 Chambers; from Nov1'18 to May1'26; Oct21; Nov1'18.

**4,300 & 4,750** & for last2 yrs each 3,250 **Water st**, 59 (1:33), ss, —, the land; TRUSTEES of Sailors Snug Harbor to Wm J Farrell, 22 E 29; ext Ls; 21yf Nov1'18; 21 y ren; Nov1; Nov4'18.

**Water st**, 59; consent by TRUSTEES of Sailors Snug Harbor that Jules & Emile Vatable, firm H A Vatable & Son, may asn Ls dated Nov1, 1897, to Wm J Farrell, 22 E 29; Nov1; Nov4'18.

**3D st**, 130 E (2:430), ss, 200 w Av A, 25x111.11; sur Ls dated Mar6, 1899, with bldg; Henry Loh to Wm V Astor, at Rhinebeck, NY; Nov1'18.

**3D st**, 132 E (2:430), ss, 175 w Av A, 25x111.11; sur Ls dated Mar6, 1899, with bldg; Andw Miller to Wm V Astor, at Rhinebeck, NY; Nov1'18.

**3D st**, 134 E (2:430), ss, 150 w Av A, 25x111.11; sur Ls dated Mar6, 1899, with bldg; John A Jaekel & ano to Wm V Astor, at Rhinebeck, NY; Nov1'18.

**3D st**, 136 E (2:430), ss, 125 w Av A, 25x111.11; sur Ls dated Mar6, 1899, with bldg; Margaretha F Hesse (Faeth) to Wm V Astor, at Rhinebeck, NY; Nov1'18.

**31ST st**, 406-26 W (3:728); agmt modifying Ls, tenant to pay increased rental or \$63.022 per annum from Oct15'18 to Mar31'25, & amended as to foreclosure action &c; Chas P Fox, 195 Sherman av, Jersey City, NJ, party 1st pt, owner, with Hosmer J Barrett, 718 5 av, holder of 2d mtg to secure \$265,000, & sub to 1st mtg \$690,000, & Louis Satenstein; 452 Riverside dr, doing business as American Book Bindery, tenant of basement & 1st to 6th & pt 7th flrs or lofts; Oct9; Nov7'18.

**32D st**, 100-2 E; see 4 av, 477. **44TH st**, 158 W (4:996), all; John & Michl J O'Connor to St Regis Modern Buffet, Inc; 21yf Apr1'18; Apr5; Nov2'18.

**51ST st**, 241 E (5:1325); asn Ls rec Oct22'18; Constant Loufs, 246 E 51, to Andrew A Campbell, 939 6 av; AT; Nov1; Nov4'18.

**101ST st**, 403-5 E (6:1695), ns, 95 e 1 av, 50x100; asn Ls rec Aug29'17; John A Smith, Sr, 2264 7 av, to Eliz Smith, 639 Jefferson pl, Bronx; Dec28'17; Nov6'18.

**Av C**, 90 (2:376), cor str & pt b & stands around str; Morris Vogel to Benny Rosenbaum, 90 Av C, & Morris Kalverisky, 59 Attorney; 3yf Oct15'18; Oct21; Nov7'18.

**Broadway**, 2865 (7:1594), s 1/4 of store; Wilkens & Von Seth to Christian Bang, 2865 Bway; 5yf Aug31'18; Sept30; Nov4'18.

**Lenox av**, 470 (6:1731), str fl & pt b; assign Ls rec June3'16; Morris D Ruderman to Geo Kahn, 672 Union av; Oct30; Nov1'18.

**1ST av**, 1210 (5:1460), str & b; Adam Wiener, TRSTE for Richd G Wiener, to Louis Dattner, 1210 1 av; 3 1/2yf Nov1'18; 3y ren; Oct23; Nov2'18.

**2D av**, 85 (2:460), 2d fl; Michl J Adrian Corp to Abr Gogel, 643 E 6; 4y & 5 1/2 mos from Nov15'18; Oct30; Nov7'18.

**4TH av**, 477 (3:887), sec 32d (Nos 100-2), —x—; sur Ls dated Feb27'17; John H Wulff to Luer Immen, 359 E 201, Bronx; A T; Oct14; Nov6'18.

**7TH av**, 431 (3:809), all; Edith W Scott, of East Orange, NJ, et al, to Morris W Gitlitz, 134 S 9, Bklyn; 15yf Oct1'18; Sept26; Nov1'18.

### LEASES.

#### Borough of Bronx.

NOV. 1, 2, 4, 6 & 7.

**161ST st**, 815 E; see Union av, 868. **Claremont Pkway**, see Washington av; see Washington av, 1570.

**Park av**, 4342-4 (11:3036), es, 225 n 179th, —x—, 1-sty bldg; Benenson Realty Co to Jacob Asarow, 4290 Park av; 10yf Dec1'18; Oct3; Nov2'18.

**Tremont av**, 1652 E (11:3021); asn Ls; Eva L Friedman, 2312 Av M, Bklyn, to Chaskel Greenspan, 807 E 145; Oct29; Nov6'18.

**Union av**, 868 (10:2677); also 161ST ST, 815 E, all; Wm Prager et al, EXRS Pincus Lowenfeld, to Jacob Berlin, 865 Fox; 4 10-12yf Nov1'18; Oct24; Nov2'18.

**Washington av**, 1570 (11:2912), sec Claremont Pkway, str; Julius Fowl, 216 W 102, to Ellis Smith, 1570 Wash av, & ano; 5yf May1'19; Oct9; Nov7'18.

**Webster av**, 1902 1/2 (11:3028), 1st str adj cor str; Hopkins G Barrett to Elias Levy, 2042 Wash av; 5yf Nov1'18; Sept11; Nov2'18.

### MORTGAGES.

#### Borough of Manhattan.

NOV. 1, 2, 4, 6 & 7.

**Bleecker st**, 260 (2:586), ws, 65.6 n LeRoy, 24.6x75; PM; Oct28; Nov1'18; 3y6%; Thos Chirney, of Great Barrington, Mass, to Bank of Huntington, at Huntington, LI.

**Cannon st**, 35 (2:332), ws, 175 n Broome, 25x100; equal lien with mtg \$10,500; Oct22; Nov1'18; due Oct1'23, 6%; Caroline Ray to John M White, 383 Park av, gdn Susan & Mary White.

**Cannon st**, 35; ext of mtg for \$10,500 to Oct1'23, 5 1/2%; co-ordinated with mtg \$5,500 rec Nov1'18; Oct22; Nov1'18; John M White, gdn Susan & Mary White, with Caroline Ray.

**Cherry st**, 244 (1:255), ns, abt 110 w Rutgers, 25.3x138; PM; pr mtg \$—; Nov1; Nov2'18; 3y6%; Cornician Realty Co, 503 13th, Bklyn, to Max Mandel, 517 16th, Bklyn.

**Cooper sq**, 32; see 7 av, 441-3. **East Broadway**, 109 (1:282), ss, 5th lot w Pike, 23.2x75; Oct31; Nov7'18; due & int as per bond; Spencer Holding Corp to Title Guar & T Co.

**East Broadway**, 109; certf as to mtg \$10,000; Oct28; Nov7'18; same to same.

**Essex st**, 40 (1:311), es, abt 175 s Grand, 25x100; PM; pr mtg \$26,500; Nov1; Nov6'18; due May1'20 or /sooner, 6%; Saml Cohen, 305 Madison, to Dora Berman, 55 W 110.

**Grove st**, 52-56 (2:591); estoppel agmt as to 1st mtg for \$25,000 rec Jan7, 1898, is a valid 1st mtg for \$15,000 on Nos 52 & 54 & now held by party 2d pt, who also released award of \$33,407.92 on 52-6 for 7th av extension & parties of 3d pt hold mtgs sub to said mtg for \$15,000, &c; Oct25; Nov6'18; Thayne-Cowen Corp, party 1st pt, owner; N Y Savings Bank, party 2d pt, & Flora E Solomon, 536 W 113, & Atlantic Finance Corp, 192 Bway, parties 3d pt.

**Grove st**, 52-4 (2:591), ss, 75 e Bleecker, 50x100; pr mtg \$15,000; also GROVE ST, 56 (2:591), ss, 125 e Bleecker, 25x101x25x162.2; also GROVE ST, 58, ss, 150 e Bleecker, 25x99x25x100.2, except parts taken for 7 av extension; Oct25; Nov4'18; due as per bond, 6%; Thayne-Cowen Corp to Sterling Holding Corp, 299 Bway.

**Grove st**, 52-8; certf as to mtg \$6,000; Oct25; Nov4'18; same to same.

**Grove st**, 56; see Grove, 52-4.

**Houston st**, 200 W (2:528); leasehold & bldg assign of 1/2 int & AT in contract for sale of above as security for note of \$500; Sept12; Nov2'18; Louis J Zork, 1457 Bway, to Umberto Sardella, 10 St Lukes pl.

**Madison st**, 123; see Market, 40. **Market st**, 40 (1:275); also MADISON ST, 123; ext of 4 mtgs for \$20,000 aggregate to Oct16'21, 4 1/2%; Oct28; Nov1'18; Emigrant Indust Saves Bank with Mary A & Stephen A Reilly, 123 Madison (R S \$10), nom.

**McDougal st**, 136; see 7 av, 441-3. **Mulberry st**, 133-7 (1:236); ext of mtg for \$10,000 to July10'18, 5%; July10'13; Nov7'18; Millie Raffloer, of Berlin, Germany, with Brian G Hughes.

**Reade st**, 22-6 (1:154); ext of mtg for \$60,000 to Oct29'21, 4 1/2%; Oct29; Nov1'18; Emigrant Indust Saves Bank with Howard W & Paul E Vernon, 58 So Portland av, Bklyn (R S \$30).

**Stanton st**, 162 (2:350), ns, 50 w Clinton, 25x75; PM; Oct31; Nov1'18; due & int as per bond; Meier Padwe, or Podwe, 252 5th, Jersey City, NJ, & Helen or Helene Sternberg, 176 Rivington, N Y, to Lawyers Mtg Co.

**3D st**, 111-3 W; see 7 av, 441-3. **4TH st**, 177-9 E; see Av A, 59.

**5TH st**, 528 E (2:400), ss, 58.1 w from point 223.10 w Av B, 19.8x96.2x19.4x96.2; 1/4 pt; pr mtg \$5,000; June23; Nov4'18; 3y int as per bond; Lena, wife, & Wm Klein to Johann Mutschler, 290 Central av, Jersey City, NJ.



6TH st, 208-10 E (2:461), ss, 130 e 3 av, 50x97; ½ pt; pr mtg \$—; Nov'18; 2y6%; Ida Mesch, 10 Covert, Bklyn, to Micwiel Co, Inc, 162 E 23d. 500

10TH st, 27 E (2:562), ns, 154 e University pl, 24.10x94.9; PM; Nov'1; Nov'218; due & int as per bond; Cosul Realty Corp to Greenwich Savgs Bank, 246 6 av. 35,000

14TH st, 140 E; see 7 av, 441-3.

17TH st, 21-7 W (3:819), ns, 333 w 5 av, 102x184 to ss 18th (Nos 16-24); PM; pr mtg \$—; Nov'18; due June 1'23, 6%; 18 West 18th St Corp to Susquehanna Silk Mills, a corp, 149 Mad av. 75,000

18TH st, 16-24 W; see 17th, 21-7 W.

21ST st, 231 E (3:901); ext of mtg for \$14,000 to Oct28'23, 5%; Oct28; Nov'18; Emigrant Indust Savgs Bank with Edw S Schaeffler, 625 W 156 (R S \$7). nom

21ST st, 236 E (3:901); ext of mtg for \$14,000 to Oct28'23, 5%; Oct28; Nov'18; Emigrant Indust Savgs Bank with Edw S Schaeffler, 625 W 156 (R S \$7). nom

25TH st, 11 W (3:827), ns, 600 e 6 av, 25x98.9; PM; pr mtg \$138,000; Oct30; Nov 6'18; installs, 6y6%; Anthony McOwen & Josiah A Briggs, both of Bronx, to Weehawken Dry Dock Co, foot Baldwin av, Weehawken, NJ. 12,000

29TH st, 4 E (3:858); ext of mtg for \$40,000 to May15'22, 5%; Nov'6; Nov'7'18; John B Hart, of Hartford, Conn, with Seamen's Bank for Savgs, 76 Wall (R S \$20). nom

33D st, 2 E; see 5 av, 331.

33D st, 201 W; see 7 av, 420.

34TH st, 169 W; see 7 av, 441-3.

35TH st, 504-6 W (3:709); ext of mtg for \$8,000 to Oct15'21, 4½%; Oct29; Nov'18; Emigrant Indust Savgs Bank with John Sinnott, 413 W 47 (R S \$4). nom

51ST st, 311 E (5:1344), ns, 125 e 2 av, 18.6x100.5; PM; Nov'4; Nov'6'18; 5y5%; David Sternberger, 121 Whitestone av, Flushing, B of Q, to Jacob H Grubman, 345 W 86. 12,500

51ST st, 418 W (4:1060); ext of mtg for \$12,000 to Dec10'21, 5%; Nov'18; Fredk T Unz with John J Boylan, 418 W 51 (R S \$6). nom

55TH st, 237-43 E (5:1329), ns, 100 w 2 av, 100x100.5; re dower to secure mtg for \$6,000 rec Oct24'18; Edna Van T, wife w/m Burroughs, 1373 Union, Bklyn, to Francis Dovale, 2137 7 av; QC; Oct30; Nov'18. nom

56TH st, 208-10 W (4:1027), ss, 122.7 e Bway, 50x116.2x50.2x120.2; PM; pr mtg \$—; Nov'1; Nov'4'18; 1y or sooner, 6%; E L Barnett, Inc, 18 E 41, to 48th St Realty & Constn Co, 200 W 54. 58,000

56TH st, 208-10 W (4:1027); ext of mtg for \$120,000 to May18'21, 5%; May18'16; Nov'2'18; City Real Estate Co with 48th St Realty & Constn Co, 812 Bway. nom

56TH st, 210 W (4:1027), ss, 122.7 e Bway, 50x116.2x50.2x120.2; PM; pr mtg \$203,000; Nov'1; Nov'6'18; 1y6%; Louise E Behan of Bklyn to E L Barnett, Inc, a corp, 18 E 41. 87,000

56TH st, 210 W; PM; pr mtg \$178,000; Nov'1; Nov'6'18; 1y or sooner, 6%; E L Barnett, Inc, a corp, to Second New York Realty Corp, 165 Bway. 25,000

64TH st, 22 E (5:1378); ext of mtg for \$45,000 to June1'20, 4½%; Jan14; Nov'18; Sarah Ufland, 545 W 111, with Chas L Bernheimer, 18 E 64 (R S \$22.50). nom

68TH st, 50 E (5:1382), ss, 100 w Park av, 20x100.5; PM; Nov'18; 5y5%; Darwin P Kingsley, of Bronx, to Ida M Seeberger, 50 E 68. 40,000

71ST st, 43-5 W (4:1124), ns, 466.8 w Central Park W, 33.4x102.2; PM; Oct2; Nov 1'18; 3y or sooner, 5½%; Laura E Walker, 538 W 179, to Edgar S Appleby, at Glen Cove, LI, trste will Leonard Appleby. 22,500

83D st, 70-2 W; see Col av, 475.

83D st, 121 W (4:1214), ns, 198.8 w Col av, 16.4x102.2; PM; Nov'6; Nov'7'18; due & int as per bond; Alfred W Herzog to Lawyers Mtg Co. 7,000

86TH st, 157-61 E (5:1515), ns, 204.5 w 3 av, 76.8x100.8; pr mtg \$106,896.62; Oct7; Nov'18; due July1'19, 6%; Tappan Realty Co to Arrowhead Realty Co, both at 1571 Bway. 15,000

86TH st, 157-61 E; certf as to mtg \$15,000; Oct7; Nov'18; same to same.

88TH st, 51 E (5:1500), ns, 87.8 e Mad av, 25.6x100.8; pr mtg \$19,000; Oct30; Nov 7'18; demand, 6%; Winifred Bowes to John McLaughlin, 1115 Mad av. 2,000

88TH st, 182 W (4:1218); ext of mtg for \$37,000 to Nov15'21, 5%; Oct29; Nov'2'18; Auguste C K Oetjen with Seamen's Bank for Savgs, 76 Wall (R S \$18.50). nom

91ST st, 421 E (5:1571), ns, 244 w Av A, 25x100.8; agmt spreading mtg for \$5,000 rec July7, 1894, now on above, to also cover 91ST ST, 423 E (5:1571), ns, 219 w Av A, 25x100.8; sub to pr mtg \$6,000; Sept24; Nov 4'18; Herman F Bauer, 157 E 91, with Albt Ahrens, 956 Stebbins av. nom

91ST st, 423 E; see 91st, 421 E.

92D st, 72 E (5:1503), ss, 88 w Park av, 17x100.8; Nov'6; Nov'7'18; due & int as per bond; John Horn to Title Guar & T Co. 12,000

99TH st, 143 W (7:1854); ext of mtg for \$5,000 to Oct16'21, 4½%; Oct26; Nov'18; Emigrant Indust Savgs Bank with Mary I Fitzpatrick, 223 E 57, & ano, devisees Eliza Guilfoyle (R S \$2.50). nom

102D st, 75 W (7:1838), ns, 119 e Col av, 27x100.11; Oct31; Nov'7'18; due & int as per bond; Jas S Segrave, of Bronx, to Lawyers Mtg Co. 14,000

102D st, 171 W (7:1857), ns, 275 e Ams av, 25x96.10x25x96.8; certf as to mtg \$20,000; Oct31; Nov'4'18; Cobban Realty Co to Cath Ernst. 20,000

102D st, 171 W (7:1857), ns, 275 e Ams av, 25x96.10x25x96.8; PM; Oct31; Nov'2'18; due Nov'23, 5%; Cobban Realty Co, 100 W 107, to Cath Ernst, 1136 Tinton av. 20,000

107TH st, 226 E (6:1656), ss, 250 w 2 av, 25x100.11; PM; Nov'4'18; 5y5%; Sebastiano Di Palermo, 663 E 188, to Metropolitan Savgs Bank, 59 Cooper sq E. 7,500

114TH st, 201 E; see 3 av, 2089.

115TH st, 400 E; see 1 av, 2236.

116TH st, 130 W (7:1825), ss, 310.6 e 7 av, 32x100.11; pr mtg \$29,000; Oct1; Nov'18; 1y6%; Rebecca A Crawford, of West Hartford, Conn, to N Willard Curtis, 2495 Atlantic av, Bklyn. 2,500

116TH st, 130 W; sobrn of mtg for \$10,500 rec Apr19'07, to mtg \$2,500; Oct2; Nov 1'18; American Surety Co of N Y with same. nom

118TH st, 447 E (6:1806), ns, 107.9 w Pleasant av, 19.9x100.10; PM; Nov'1; Nov 2'18; 5y or sooner, 5%; Fortunata Costanzo, 435 E 118, to Edmund T Simes, cor Archer av & Orchard st, White Plains, NY. 3,000

118TH st, 17 W (6:1717), ns, 285 w 5 av, 25x100.11; PM; Nov'1; Nov'2'18; 5y or sooner, 5%; Sidney I Moll, 108 W 111, to Seymour Realty Co, 25 Broad. 15,750

122D st, 429 E (6:1810), ns, 321.3 e 1 av, 16.8x100.11; PM; Nov'18; 5y5%; Antonio Lo-Presti or Lopresti, 309 E 28, & Antonio Azzara, 260 W 35, to Edmund L Baylies, 10 E 62, & ano, trstes will Alex Van Rensselaer. 4,300

123D st, 420 E (6:1810), ss, 287 e 1 av, 25x100.11; Oct31; Nov'18; due Jan2'22, 5%; Mary Izzo, 422 E 123, to Emilie E Heeve, 234 W 101. 2,000

126TH st, 29 W (6:1724), ns, 323.9 w 5 av, 18.9x99.11; PM; Nov'4'18; due Sept1'23 or sooner, 4½%; Chas E Haskell, of Orange, NJ, to Florette R Steindler, 210 Riverside dr, et al, exrs & Bettie Rothfeld (R S \$6.50). 5,000

127TH st, 2-4 W; see 5 av, 2056.

131ST st, 145 W (7:1916), ns, 285 e 7 av, 20x99.11; PM; pr mtg \$—; Nov'1; Nov'2'18; due May1'20, 6%; Jas A Branson to Robt Hill, 145 W 131. 1,500

133D st, 36 W (6:1730), ss, 460 w 5 av, 25x99.11; PM; Nov'1; Nov'2'18; 5y or sooner, 5½%; Pendant Realty Co to Broadway Savgs Instn, 5-7 Park pl. 11,500

133D st, 507 W (7:1987), ns, 137.6 w Ams av, 37.6x99.11; pr mtg \$—; Oct29; Nov 2'18; due Apr29'20, 6%; D H Jackson Co to Olga E Schlauf, 604 W 191. 3,000

137TH st, 284 W (7:1942), ss, 181.6 e 8 av, 15.6x99.11; pr mtg \$7,000; Oct30; Nov 4'18; installs, \$75 monthly, 6%; Theresa W Robinson, at Roscoe, NY, to Edna P Allen, 105 W 137. 500

164TH st, 451 W (8:2111), ns, 300 e Ams av, 50x104; PM; Nov'6; Nov'7'18; due & int as per bond; Narragansett Realty Co to Mutual Life Ins Co of N Y. 7,000

172D st, 650 W (8:2142), ss, 296.1 w Bway, 50x95; pr mtg \$42,000; May1; Nov 1'18; 5y5%; Chas A Held, 3807 Main st, Bridgeport, Conn, to August M Gesser & Aline M, his wife, at Pearl River, NY, tenants by entirety. 10,000

183D st, 559-61 W (8:2154); ext of mtg for \$30,000 to Oct24'21, 4½%; Oct29; Nov'18; Emigrant Indust Savgs Bank with Fred Immoor, 192 Christie st, Leonia, NJ (R S \$15). nom

183D st, 661 W (8:2164), ns, 104.1 e Bway, 16.8x74.11; pr mtg \$5,000; Nov'4'18; due Mar1'20 or sooner, 6%; Mary C Rogers to Geo Hagelweide, 66 Irving pl. 1,000

Av A, 59 (2:432), nwc 4th (Nos 177-9), 24x72; Nov'18; 3y6%; Hedwig E Traud, individ & devisee will Wm T Traud, to Oscar Scherer, 313 W 100. 8,000

Av C, 155 (2:392), ws, abt 50 s 10th, 23 x83; pr mtg \$15,000; Nov'4; Nov'6'18; due June1'19, 6%; Florence Hunt of Bklyn to Kate Sherman, 129 Varet, Bklyn. 5,250

Bowery, 392; see 7 av, 441-3.

Columbus av, 475 (4:1196), sec 83d (Nos 70-2), 26.8x100; ext of mtg for \$32,000 to Oct15'21, 4½%; Oct29; Nov'18; Emigrant Indust Savgs Bank with John Sinnott, 413 W 47 (R S \$16). nom

East End av, 86 (Av B) (5:1580), ws, 76.10 n 83d, 25.4x80; pr mtg \$10,500; Oct29; Nov'18; due Nov'23, 6%; Fredk Fox (Fuchs), 104 Buckingham rd, Yonkers, NY, to Philip Krieger, 1794 Prospect av, 2,000

Lexington av, 1368 (5:1519); ext of mtg for \$4,500 to Oct17'21, 4½%; Oct26; Nov 1'18; Emigrant Indust Savgs Bank with Timothy D Lehane, 1368 Lex av (R S \$2.25). nom

Manhattan av, 69 (7:1838), es, 30 s 103d, 35.5x95; PM; Nov'4; Nov'6'18; 5y6%; Elited Corp, 215 Montague, Bklyn, to N Y Title & Mtg Co. 30,000

Pleasant av, 411 (6:1809), ws, 67.6 s 122d, 16.8x100; PM; pr mtg \$2,500; Nov'1; Nov'4'18; 4y6%; Rachela Rusciano, 413 Pleasant av, to Henrietta Hirsch, 1043 So Blvd, 2,000

1ST av, 2236 (6:1708), sec 115th (No 400), 150.10x95; ext of mtg for \$15,000 to Jan1 '22, 4½%; Oct28; Nov'18; Emigrant Indust Savgs Bank with Mary E & Jennie O'Brien, 61 W 126 (R S \$22.50). nom

2D av, 829 (5:1318), ws, 122.11 s 45th, runs w92.2xs—xsw7.7xe60.1 to av xn27.6 to bg; pr mtg \$11,000; Nov'18; 3y6%; Edw Volz to Peter Kazban, 811 E 222. 1,500

2D av, 2134 (6:1681), es, 25.8 s 110th, 25x 75; Oct31; Nov'18; due Nov'21, 5%; Chas D Olendorf, 110 Riverside dr, to Wm L O'Connor, 609 W 114, trste will Danl O'Connor. 3,000

3D av, 2089 (6:1664), nec 114th (No 201), 25.10x160; ext of mtg for \$19,500 to Oct 15'21, 4½%; Oct29; Nov'18; Emigrant Indust Savgs Bank with John Sinnott, 413 W 47 (R S \$9.75). nom

5TH av, 331 (3:862), sec 33d (No 2), 24.8x 70; ½ pt; AT; Oct31; Nov'18; due & int as per bond; Richd A Ford, of Wash, DC, to Title Guar & T Co. 25,000

5TH av, 933 (5:1389), es, 77.2 n 74th, 25x 100; PM; Nov'4'18; 5y5%; Chas E Mitchell to Herman Woog, 50 W 77. 110,000

5TH av, 2254 (6:1735), ws, 49.11 n 137th, 49.11x62.6; PM; Nov'4; Nov'7'18; due Nov1 '23, 5%; Denwood Realty Co, 509 Willis av, to Julia A Groh, 35 W 91. 21,000

5TH av, 2056 (6:1124), swe 127th (Nos 2-1), 49.11x110; pr mtg \$—; July6; Nov 4'18; 3y5½%; Finnish Workers Educational Assn of Manhattan, Inc, to Workers Credit Union, 48 Wallace av, Fitchburg, Mass. 25,000

6TH av, 798 (5:1261), es, 40.5 n 45th, 20x 60; equal lien with mtg \$20,000 held by party 2d pt; Nov'18; 3y6%; Sarah C Clarke to Richd K Fox, at Red Bank, NJ. 3,000

6TH av, 798; ext of mtg for \$20,000 to Nov'21, 6%; equal lien with mtg \$5,000; Nov'18; Richd K Fox, at Red Bank, NJ, mtgee, with Sarah C Clarke, 336 Convent av (lt S \$10). nom

7TH av, 52-6; see Grove, 52-6.

7TH av, 441-3 (3:810), nec 34th (No 169), 37x59; also 14TH ST, 140 E (2:559), ss, 158.4 w 3 av, runs s 106.6xe8.4xs5.6xsw 37.10xn136.2 to st xe20.10 to bg; also BOWERY, 392, or COOPER SQ, 32 (2:544), ws, 328 n 4th, runs w36xwnw21.6 & 92.3 xne 21.3xse91.1 & 14.6xe36 to st xe22.1 to bg; also McDougal ST, 136 (2:541), nec 3d (Nos 111-3), 20x58; also 8TH AV, 588-90 (3:788), es, 52.11 s 39th, 26.4x64, 1-36 pt; Nov 2; Nov'7'18; due as per bond, 6%; Julian Franklin to Philip Sugarman, 136 W 118, et al, doing business as Royal Co of N Y, at 99 Nassau. 700

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; certf as to agmt amending mtg \$— rec in Kings Co in 13041 p 67; Dec18'17; Nov'18; Crown Impt Co to Title Guar & T Co. 1,500

7TH av, 420 (3:783), nwc 33d (No 201), 22x50; pr mtg \$14,000; Oct24; Nov'2'18; due Sept27'20, 6%; Felix A Donnelly, 120 W 57, to Agnes C McCormack, 145 E 49. 10,000

8TH av, 523-0 (3:760); ext of mtg for \$60,000 to Oct30'21, 4½%; Oct24; Nov'18; Emigrant Indust Savgs Bank with Surprise Building Co, 235 6 av (R S \$30). nom

Carroll st, Bklyn (misc), ss, 100 e Franklin av, 92.3x91x100.3x31.1; cert



83D st, 18 W; Solomon A Fatman to Caroline Bijur, 1 W 70; (A) same; same mtg; Nov'18. 15,000

92D st E (4:1223), ns, 189 e Ams av, 18x 100.5; Danl F Farrell to N Y Title & Mtg Co (\$15,000 (now \$15,000), May10'10; Nov 7'18. O C & 100

92D st, E (5:1503), ss, 88 w Park av, 17x 100.8; Title Ins Co of N Y to Mary A Morrill; (A) Title Guar & T Co (\$18,000, Sept 11'02; filed & discharged Nov7'18. 18,000

92D st, E (5:1503), same prop; Mary A Morrill to Mary A Morrill as gdn Edw T & Amos Morrill; (A) same (same mtg); Nov 7'18. 18,000

104TH st, 29-31 E (6:1610); Mollie Ettlinger to Saml L Ettlinger, 225 W 108; (A) Geza Eichhorn, 309 Bway (\$2,500 (now \$1,000), Jan16'17; Nov2'18. nom

107TH st E (6:1702), ns, 368 e 1 av, 75x 100.11; also 107TH ST E, ns, 343 e 1 av, 25x100.11; Louis C Freedman, 160 W 95, to Mary L Handley, 315 Park av; (A) Wm A Ferguson, 1790 Bway (\$2,000, Aug23'17; Nov6'18. nom

108TH st, 164 E (6:1635); Edwin E Isman, exr Emille B Risley to Lawyers Mtg Co (\$7,500, Apr21'08; Nov1'18. 7,500

116TH st, 38-40 W (6:1599); Josiah M Willets, 30 W 52, to Howard Willets, of Isup, LI, et al, trstes for Josiah M Willets; (A) Frank L Hall, 30 Broad (\$65,000, Oct 29'09; Nov1'18. nom

131ST st, 64 W (6:1728); Classic Realty Corp, 600 W 181, to Eliz Kines, 101 W 35; (A) Title Guar & T Co (\$3,500, Oct4'18; Nov2'18. nom

136TH st, 108 W (7:1920); Right Realty & Security Co, 30 Nassau, to Saml A Singerman, 364 Manhattan av; 1/2 part; (A) Greenberg & Levy, 38 Park Row (\$1,400, June6'13; filed & discharged Nov7'18. nom

144TH st, 313 W (7:2044); Matilda D Minek of Forest Hills Inn, at Forest Hills, E of Q, to John & Louise Stewart, 430 W 38; (A) Harry J Schum, 323 W 39 (\$5,000, Aug17'18; Nov1'18. 4,500

143D st, 502 W (8:2129); Wm R Rose to Isaac Mayer, 601 W 110; (A) Rose & P, 128 Bway (\$40,000, Jan16'07; Nov1'18. nom

143D st, 506 W (8:2129); Wm R Rose to Isaac Mayer, 601 W 110; (A) Rose & P, 128 Bway (\$40,000, Jan16'07; Nov1'18. nom

184TH st W (8:2165), ss, 100 w St Nicholas av, 99x99.11; also Av D, 41-3 (2:3'4); also 102D St, 103 W (7:1857); also 121ST St E (6:1808), ss, 250 w Pleasant av, 39x 100.11; also 101ST St E (6:1672), ss, 316.9 w 1 av, 35.10x100.11; also ELIZABETH ST, 170 (2:478); John E Miller & U S Trust Co of N Y, exrs Kate C Brown, to N Y University, 32 Waverly pl; (A) Stewart & S, 45 Wall (six mtgs, \$45,000, June2'13; \$53,000, May9'05; \$20,000, Oct17'11; \$10,000, Oct27 '08; \$30,000, Mar29'05; \$10,000, Feb28'08; Nov4'18. nom

Av C, 155 (2:392); Ray Flashenberg, 403 Kosciusko, Bklyn, to Florence Hunt, 3 Virginia pl, Bklyn; (A) Louis Besdine, 189 Montague, Bklyn (\$10,000 (now \$5,250), Sept28'17; Nov6'18. nom

Amsterdam av, 906-S (7:1876); Dry Dock Savings Instn to Philipp Paulus, 1732 Metropolitan av, Middle Village, E of Q, trste will John Paradies (two mtgs, each \$12,500, Apr16, 1886; Nov1'18. 2 asns each \$12,500 total 25,000

Ft Washington av (8:2139), swc 170th, 100x150; Chas M Rosenthal, 670 West End av, to F Monroe Dyer at Closter, NJ; (A) Merchant, O & M, 149 Bway (\$43,500, Dec 29'15; Nov7'18. O C & 100

Madison av, 1497-9 (6:1608); Abr I Spiro (with consent by N Y Life Ins Co) to Rutenberg & Schiller Realty Co, 140 Nassau; (A) Lawyers Mtg Co (\$60,000, Apr13'06; Nov1'18; an int of \$3,500. nom

Madison av, 1497-9; Sol H Miller, admr Anna Miller, decd, & Max Koven to Henry E Jones at Newport, RI, sojourning at 3 Place des Etats Unis, Paris, Fr; AT; (A) same (same mtg); Nov1'18. nom

Pinehurst av, 90 (8:2177); Henry Morgenthau Co, 30 E 42, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk 'Le, 35 Nassau (\$43,000, Apr19'18; Nov7 '18. O C & 100

STH av, 862 (4:1023); Frank H Cozzens to Frank H Cozzens at Carmel, NY, & ano, trstes for Marion Willcox & ano; (A) Geller, R & H, 22 Exch pl (\$18,000, Aug18, 1896; Nov1'18. nom

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

NOV. 1, 2, 4, 6 & 7.

Broome st, 158 (2:342); Morris & Johanna Sturtz to Central Savings Bank in City N Y; (A) Meyer Auerbach, 56 Pine; Nov27, 1897; Nov4'18. 1,000

Canal st (1:200), sec Mulberry, 49.10x 100.7x50.2x100.5; Ella V Cann to Geo M Clemmett, 3647 Bway, & Jennie M Vernon, 829 Park av, exrs Estate Samuel E Vernon; (A) C J McDermott, 2 Rector; Nov3'13; Nov4'18. 20,000

Front st, 95-7 (1:35); Thos S & Effie P Gladding, 172 Gates av, Montclair, NJ, to Sarah B Reynolds, Kingston, NY, & ano; (A) Lawyers Title & T Co; Jan16'18; Nov 7'18. 11,000

Henry st (1:267), sec Scammel, 95.3x 125.7x95.3x130.5; Rector, &c, All Saints Church in City N Y to Rector, &c, of Trinity Church; (A) H & J M L Nash, 67 Wall; Dec5, 1894; Nov1'18. 20,000

Henry st (1:267), sec Scammel, runs s 125.9x70x127 to Henry xw70.1 to beg; Rector, &c, All Saints Church in City N Y to Rector, &c, of Trinity Church; (A) Grove C Sniffen, 149 Bway; Sept20, 1856; Nov1'18. 5,000

Henry st (1:267), sec Scammel; same prop; same to same; (A) same; May27, 1874; Nov1'18. 9,310

Henry st (1:267), sec Scammel, 75x127x 70x125.9; Rector, &c, All Saints Church in City of N Y to the Rector, &c, of Trinity Church; (A) Grove C Sniffen, 149 Bway; July2, 1839; Nov2'18. 8,000

Henry st (1:267), sec Scammel, same prop; same to same; (A) same; Feb21, 1829; Nov2'18. 8,000

Ludlow st, 144 (2:411); Harry Walger to Emma D Gardner, 22 Grove, Bklyn; (A) Gilbert Elliott, 154 Nassau; Aug2'18; Nov 2'18. 942.60

Macdougall st, 139 (2:543); Jennie F Belaril, 137 Macdougall, to John S Fogliasso, Centre av, Fort Lee, NJ; (A) L Porras, 552 West Bway; July6'17; Nov7'18. 1,000

Monroe st, 13 (1:276); Saml Harris & Barnett Freedman to I H Zinany; (A) Aaron Morris, 234 Bway; Aug31'06; Nov6 '18. 12,000

Monroe st, 15 (1:276); Saml Harris & Barnett Freedman to Saml Harris, as admr Ida Harris; (A) Aaron Morris, 234 Bway; Aug31'06; Nov6'18. 12,000

12TH st, 229-31 E (2:468); South Jersey Land Co, 320 Bway, to Leopold M & Carrie E Rothman, 2 W 120; (A) Arnstein & Levy, 128 Bway; June1'15; Nov6'18. 4,000

37TH st, 251-57 W (3:787); Lulu Quigg to Lawyers Mortgage Co, 59 Liberty; Feb 27'12; Nov2'18. 86,000

50TH st W (4:1041), ns, 576.4 w 8 av, 19.2x100.5; Edmund Leurguin, 89 N 15th, East Orange, NJ, to Cath Martin, 355 W 50; (A) Lawyers Title & T Co; May12'14; Nov7'18. 6,300

56TH st, 210 W (4:1027); 48th St R & C Co to Leon Aronson; (A) Jerome Eisner, 41 Park Row; May8'12; Nov2'18. 30,000

52D st E (5:1511), ns, 175 e Park av, 75 x102.2; 115 East 82d St Corp to the Hermitage Co, 30 Broad; (A) A H Atterbury, 80 Broad; Aug2'16; Nov4'18. 19,500

89TH st, 70 W (4:1202); Hester Bates to Louis & Agnes M Smyth, exrs will Teresa R Smyth; (A) Wm R Conklin, 31 Nassau; Feb24, 1893; Nov4'18. 21,000

92D st E (5:1503), ss, 88 w Park av, 17x 100.8; Edw Welckem to Amos Morrill; (A) N Y Title & M Co, 135 Bway; Sept11'02; Nov7'18. 18,000

102D st W (7:1838), ns, 119 e Col av, 27x 100.11; Cecelia McKenna to Caroline Harcombe, admtr will Geo D Thrift; (A) E S Clinch, 115 Bway; Jan29'15; Nov7'18. 25,000

107TH st W (7:1862), ns, 100 e Ams av, runs e100 x100.11 xw 75 x100.11xw 49.9 x8 104.11 to cl blk xw4x100.11 to ns 107th; Jos Berndt to Harold A. Arthur D & Everett V Meeks, trstes will Albt V Meeks; court order; (A) for petitioner Lester S Holmes, 165 Bway; Jan10, 1894; Nov7'18. 24,000

108TH st, 227 E (6:1658); Solon R & Sarah R Postley to Home for Incurables, 3 av & 181st; (A) Roosevelt & Kobbe, 44 Wall; Nov18'09; Nov6'18. 12,500

109TH st, 309 E (6:1681); Giovanni Guglielmetti, 322 E 104, to Dora Goldfein & Mary Levenstein, 200 W 111; (A) Goldfogle & W, 350 Bway; Apr15'14; Nov6'18. 1,800

118TH st E (6:1806), ns, 118.9 w Pleasant av, 19.9x100.10; Edmund T Simes, North White Plains, NY, to John J Teeple, of Bklyn; (A) Rufus L Scott, 93 Nassau; Sept 5'12; Nov7'18. 2,000

118TH st, 17 W (6:1717); John W & Mary H Strayer, Morsemere, NJ, to Emma Gutman, at San Remo Hotel, 74th & Central Park W, extr will of Mayer Gutman; (A) Kurzman & Frank, 25 Broad; Sept28'09; Nov6'18. 22,000

124TH st, 348 E (6:1800); Como & Maria Grazia Brigante, on premises, to Miriam Tuckman; (A) S N Tuckman, 320 Bway; Jan4'15; Nov1'18. 1,000

127TH st W (7:1933), ns, 282 w 7 av, 14 x99.11; Wells Holding Co, 159 W 125, to Francis S Quinn, 2 E 127; (A) Geo W Short, 158 W 125; June18'18; Nov2'18. 2,000

131ST st, 24 E (6:1755); Otto & Mary Lulves to Robt W Cooper of Bklyn; (A) Wm G Johnson, 265 Bway; Oct20'04; Nov 1'18. 4,500

136TH st, 108 W (7:1920); Lelia W Robinson to Saml A Singerman; (A) S A Singerman, 35 Nassau; June5'03; Nov7'18. 1,400

144TH st W (6:1742), ns, 550 e Lenox av, 75x99.11; Cathleen Turney to Peter Duffy; (A) Wesselman & Kraus, 51 Liberty; Feb15 '07; Nov6'18. 9,000

144TH st W (6:1742), ns, 625 e Lenox av, runs e127.6 to Exterior xnw15.9xw68.11x8 99.11 to beg; Cathleen Turney to Peter Duffy; (A) Wesselman & Kraus, 51 Liberty; Feb15'07; Nov6'18. 21,000

145TH st W (6:1742), ss, 475 e Lenox av, 75x74.11; same to same; (A) same; Feb15 '07; Nov6'18. 10,000

145TH st W (6:1742), ss, 550 e Lenox av, runs s74.11x143.11 to Exterior xne86.10xw 100 to beg; Cathleen Turney to Peter Duffy; (A) Wesselman & Kraus, 51 Liberty; Feb15'07; Nov6'18. 17,000

151ST st W (7:2083), ns, 300 w Ams av, 45x99.11; Arthur R Sanders to Jacob Marx, 170 W 74; (A) Parker & Ernst, 35 Nassau; Apr9'06; Nov7'18. 15,000

Av C (2:392), ws, being lot 31, map attached to deed by Noah Scovill et al, to Saml Fickett, 23x85; Lenken Realty Corp to Florence Hunt, 3 Virginia pl, Bklyn; (A) S Chugerman, 189 Montague, Bklyn; Sept27'17; Nov6'18. 10,000

Park av (6:1629), es, 75 n 101st, 25.11x 94; David & Johanna Oppenheimer to John Fredk Baier, 356 Warwick, Bklyn; (A) Chas Brandt, Jr, 189 2 av; June25, 1894; Nov7'18. 11,000

1ST av (5:1445), swc 83d, 25x75; Isidor A Wohlheim to Hy C & Elise Steinhoff, 2492 Elm pl, Bronx; (A) S W Weiss, 45 Wall; July16'06; Nov4'18. 10,000

3D av, 1874 (6:1631); Geo Tomes, of Bklyn, to Leopold Levy; (A) Title Guar & T Co; Oct2'05; Nov6'18. 3,000

## MORTGAGES.

### Borough of Bronx.

NOV. 1, 2, 4, 6 & 7.

Elm pl (11:3023), es, 164.11 s Kingsbridge rd, 25.3x81.11x25x82.8; Nov6'18; 3y 6%; Geo E Altstadt to Lawyers Title & T Co. 2,500

Glover st (15:3971), es, 100 n Lyon av, 50x130, except part for st; Aug1; Nov7'18; 5y5 1/2%; Antonio Rotunno, 2349 Lorillard pl, to North Side Mtg Corp, 391 E 149. 3,500

Parkview pl (11:3219), ses, 421 s 190th, 32x90; PM; Nov1; Nov2'18; 3y5 1/2%; Chas Meulenbergh, 2690 Briggs av, to Lankan Realty Co, 600 W 181. 5,500

Purdy st, 1318 (15:3935); ext of \$5,000 mtg to Oct15'21 at 6%; Oct15; Nov1'18; Amelia Ganter, 371 E 157, to Mary Essenswanger, 1318 Purdy (R S \$2.50). nom

Tiffany st (10:2717), es, 254.3 s 167th, 2 lots, each 25x100; 2 PM mtgs, each \$3,250 Nov1; Nov2'18; 3y5 1/2%; Ernestine Maass to Harris Mandelbaum, 12 W 87, & ano. 6,500

Tilden st (\*), ns, 210.10 w Paulding av, 26.4x102 to 213th x25x93.7, except part for 213th; PM; Oct28; Nov1'18; 5y6% for 1st 3y & 5 1/2% thereafter; Thos Morris, 949 Tilden, to Eliz Ryan, 148 W 67. 2,300

138TH st, 456 E (9:2282), ss, 516.8 e Willis av, 16.8x100; PM; Nov4; Nov6'18; 5y6%; Nathan Hart, 543 E 137, to Abr Lightstone, 509 W 110. 6,000

167TH st, 372 E (9:2429), ss, 45.8 w Clay av, 64.4x58.11x56.11x59.11; pr mtg \$25,000; Nov6; Nov7'18; 3y6%; A J Schwarzer Co, 369 E 167, to Bessie Timmermann, 310 E 163. 4,200

167TH st, 372 E; certf as to above mtg; Nov6; Nov7'18; same to same.

172D st E, nwc Washington av; see Washington av, nwc 172d.

179TH st, 1000 E; see Bryant av, sec 179th.

179TH st E, swc Belmont av; see Hughes av, sec 179th.

179TH st E, sec Belmont av; see Hughes av, sec 179th.

180TH st E (11:3062), ns, 187.2 e 3 av, 48 x101.1x33.1x100; PM; pr mtg \$38,000; Nov 1; Nov2'18; due Nov1'28, 6%; Eliam Realty Corp, 855 E 163, to Anna M Jones, 2463 Valentine av. 14,500

188TH st, 427 E; see Park av, nec 188th.

213TH st E, ss, abt 210.10 w Paulding av; see Tilden, ns, 210.10 w Paulding av.

210TH st E (16:4666), ns, 205 e White Plains rd, 22.4x114; pr mtg \$3,250; Oct28; Nov6'18; 3y6%; Angelina Nocito, 4225 Verio av, to Maria Montagna, 866 E 219. 500

223D st, 769 E (17:4837); declaration as to relationship of parties 1st pt in mtg dated May16'18; Oct16; Nov2'18; Hudwill Corp with Saverio & Assunta Tangredi, 2229 Adams pl. nom

230TH st, 329 E (12:3388), ns, 250.6 w Martha av, 25x100; PM; Oct28; Nov4'18; installs, 6%; Franz Jung, 4286 Park av, to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. 700

Anthony av (11:2892), es, 44.7 n Prospect pl, 25x120.8x26x113.5; ext of \$5,000 mtg to Nov2'23 at 5%; Nov2; Nov4'18; Caroline Wagler with Lewis Bergson, 1796 Anthony av. nom

Belmont av, swc 179th; see Hughes av, sec 179th.

Bryant av (11:3136), sec 179th (No 1000), 45x99.1x45x99.2; PM; pr mtg \$—; Nov1; Nov2'18; 3y6%; Concourse Estates Corp to Bryant Constn Co, 135 Bway. 5,000

Courtlandt av, 585-97 (9:2410), ws, 84.2 n 150th, runs w75x34.2xw25x29.7x100 to av xs63.9 to beg; PM; Oct31; Nov4'18; due &c as per bond; Philip H Lee to J & M Haffen Brewing Co, 2804 3 av. 23,000

Crotona av (11:3083), ws, 201.10 s 182d, 30x225.3x39.11x231.9; PM; pr mtg \$17,000; Nov1; Nov2'18; due Dec1'21, 6%; Francesco Barbieri, 2338 Beaumont av, to Denwood Realty Co, 509 Willis av. 2,750

Cruger av, 1732 (15:4034), es, 100 s Morris Park av, 50x100, except part for Cruger av; Oct31; Nov1'18; 1y6%; Hudwill Corp, 7 W 45, to Geo A Hanrahan, on Denhoff av, Freeport, LI, & ano. 1,000

Devoe av (15:3906), sec Walker av, 62.10 x100x102.11x107.9; PM; Nov1; Nov4'18; due &c as per bond; David Schlesinger, 940 E 180, to Rasac Realty Co, 814 West End av. 3,000

Grand blvd & concourse (11:2823), es, 92.11 s 174th, 52.3x115.11x50x100.9; Nov4; Nov6'18; 3y6%; Laura E Walker, 538 W 179, to Anna W Schaefer, 1708 Interlaken Pkway, Seattle, Wash. 3,250

Grand blvd & concourse (12:3319), ws, 125 n Minerva pl, 25x125; Oct30; Nov1'18; 3y6%; Johanna Trueman, 4 Convent av, to Herman Thielhelm, 517 W 159. 1,000

Hoe av, 1145 (10:2745), ws, 150.4 n 167th, 24.8x100; PM; pr mtg \$—; Nov1; Nov6 '18; 2y6%; Jacob Stirn, 1147 Hoe av, to Emma Bernheimer, 1145 Hoe av. 2,000

Hughes av (11:3079), sec 179th, 73x— to Belmont av x59x96; PM; pr mtg \$53,000; Oct31; Nov1'18; due Sept1'23, 6%; Pauline Weinstein to R O Realty Co, 7 W 22. 8,000



**Hunts Point av, 828** (10:2762), es, 295.4 n Lafayette av, 19.3x108.11x18.9x104.6; Nov6; Nov7'18; 3y5½%; Rose Birnbaum & Rebecca Gerson to Walter C White, Township of Ocean, NJ. 5,000

**Hunts Point av, 830** (10:2762), es, 314.7 n Lafayette av, 19.3x113.4x18.9x108.11; PM; Nov6; Nov7'18; 3y5½%; Rose Birnbaum & Rebecca Gerson to Walter C White, Township of Ocean, NJ. 5,000

**Jackson av, 675** (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8; PM; Oct31; Nov1'18; 3y5%; Stars & Stripes Realty Co to Bway Savgs Instn, 5-7 Park pl. 33,000

**Livingston av** (13:3415A), ws, at nec land H J Janeway, runs w175xn35x175 to av xs35 to beg; July15; Nov7'18; 3y2%; Henry J Janeway to Delafield Estate, 27 Cedar. 4,500

**McGraw av, 1894** (15:3928), ss, 150 e Cottage Grove av, 25x81.2x29.6x96.9; PM; Oct30; Nov2'18; due Jan1'22, 5½%; Michl Mallone to Royal Bronx Realty Co, 1126 Tremont av E. 2,000

**Morris av, 1990** (11:2807); ext of \$7,500 mtg to Oct30'21 at 5½%; Oct26; Nov1'18; Emigrant Indust Savgs Bank with Thos P Kennedy, 1990 Morris av. nom

**Park av, 4726** (11:3041), es, 354 n 188th, 42x100; PM; pr mtg \$25,000; Oct25; Nov4'18; due &c as per bond; May H Dwyer to Benenson Realty Co, 509 Willis av. 6,000

**Park av** (11:3041), nec 188th (No 427), 35.4x100x42x100.2; PM; pr mtg \$29,000; Oct25; Nov4'18; due &c as per bond; May H Dwyer to Benenson Realty Co, 509 Willis av. 5,000

**Patterson av** (14:3495), ns, 50 w Taylor av, runs w75xn100x25xn25x100 to Taylor av xs25xw50x100 to beg; PM; Nov1; Nov6'18; 5y6%; Wm Englert, 455 Concord av, to Lewis A Cocks, 451 Patterson av, et al, exrs Caroline E Cocks. 3,200

**Taylor av, ws, 100 n Patterson av**; see Patterson av, ns, 50 w Taylor av.

**Trinity av, 892-6** (10:2638), es, 150 n 161st, 60x100; Apr15; Nov6'18; 1y6%; Nannie E Fowler to Bernard Brooks, 930 Fox. 1,000

**Vyse av, 1426** (11:2994), es, 275 n Freeman, 25x100; pr mtg \$17,500; Nov4; Nov6'18; 3y6%; Nathan Dornstreich to Moritz Mark, 441 E 86. 2,000

**Vyse av** (11:2988), ws, 175 s 172d, 25x100; Nov2; Nov6'18; 1y6%; Augusta Larson to John H Kroog, 1496 Vyse av. 1,500

**Vyse av** (11:2996), es, 75 s 173d, 50x100; PM; pr mtg \$32,500; Nov2; Nov6'18; due Oct9'20, 6%; Augusta, wife Geo H Larson, to Wm Schmidt, 1439 Prospect av. 10,500

**Walker av, sec Devoe av**; see Devoe av, sec Walker av.

**Washington av** (9:2372), es, 148.4 n 167th, 41.8x127.2x41.8x127.1; pr mtg \$27,000; Nov6; Nov7'18; installs, 6%; Max Schwartz, 220 Roebing, Bklyn, to Geo Herold, 356 S 3 av, Mt Vernon, NY. 5,000

**Washington av** (11:2905), nwc 172d, 30.5 x95.2; Nov1; Nov2'18; demand, 5½%; Hedwig E Traud, individ & as devisee Wm T Traud, to Oscar Scherer, 313 W 100. 7,000

**Washington av** (11:2905), nwc 172d; same prop; ext of 2 mtgs aggregating \$17,000 to Nov1'21 at 5½%; Nov1; Nov2'18; Oscar Scherer with Hedwig E Traud, 1601 University av. nom

**Consent & certf** as to chattel mtg for \$3,565; Nov1; Nov6'18; London Casino, Inc, to Max Greenberg.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

OCT. 31, NOV. 1, 2, 4 & 6.

**Banta la** (18:5643), ns, 69 e Billar pl, 47 x79x45x77; Caroline Nelson, Elizabeth, NJ, to Bronx Security & Brokerage Co, 258 E 138; (A) J Wilson Bryant, 391 E 148 (\$1,500; Sept1'14); Nov2'18. nom

**Beck st** (10:2707), es, 200 s 156th, 25x100; Thos J Brennan, 600 W 192, to Clair Brennan, 600 W 192; (A) Timothy A Leary, 2 Rector (\$2,500, Jan29'04); Nov4'18. 2,500

**Garfield st, 1631** (15:4024); David Scott, exr Adaline H Dodge, to Geo C Dodge, 175 Washington pl; (A) C H Baechler, 1126 E Tremont av (\$3,500, July2'06); Nov4'18. 2,000

**Loring pl, 1912** (11:3221); same to same; (A) same (\$7,000, Jan1'16); Nov6'18. O C & 100

**Loring pl, 1916** (11:3221); same to Wm C Oesting, 249 Kingsbridge rd E; (A) same (\$7,000, Dec1'16); Nov6'18. O C & 100

**Loring pl, 1920** (11:3221); Oesting Bldg Co to Wm C Oesting, Jr, 2000 Grand blvd & concourse; (A) A & H Bloch, 99 Nassau (\$5,000, Apr1'16); Nov6'18. O C & 100

**Loring pl, 1924** (11:3221); Oesting Bldg Co to Louis E Bates, 615 W 176; (A) A & H Bloch, 99 Nassau (\$7,500, Apr1'16); Nov6'18. O C & 100

**Purdy st, 1318** (15:3935); Kath L Ferris at Eastchester rd & Pelham pkway, to Amelia Ganter, 371 E 157; (A) Title Guar & T Co (\$5,000, July15'12); Nov1'18. 5,000

**139TH st, 518 E**; see 187th E, ns, 100 w Southern Blvd.

**140TH st, 501 E** (9:2285); Wm L Rosan to Rosa Rosenfeld, 256 Franklin av, Far Rockaway, LI; (A) B E Siegelstein, 99 Nassau (\$3,000, Oct15'18); Nov6'18. nom

**156TH st, 300-2 E** (9:2415); Elmira M Schwitters et al to Hy Windeler, 382 E 138, & ano, exrs Jacob Dohrmann, —, (A) Elfers & A, 277 Bway (\$30,000, Sept12'13); Nov2'18. 26,000

**156TH st, 960 E** (10:2708), ss, 100 e Kelly, 25x100; Lawyers Mtg Co to Franklin Burr, exr &c Jos T Burr, Mt Kisco, NY (\$5,000, Aug27'18); Nov6'18. 5,000

**179TH st, 699 E** (11:3029); Rollin H Lynde, So Orange, NJ, to John W Harper, exr Jos W Harper; (A) Chas H Baechler, 1126 Tremont av E (\$5,500, Mar10'03); Nov4'18. 5,000

**179TH st, 699 E**; John W Harper, exr Jos W Harper, to Adaline H Dodge, —, (A) same (\$5,500, Mar10'03); Nov4'18. nom

**179TH st, 699 E**; David Scott, exr Adaline H Dodge, to Geo C Dodge, 175 Washington pl; (A) same (\$5,500, Mar10'03); Nov4'18. 5,500

**180TH st E, ss, part lots 31-32, map East Tremont**; see 187th E, ns, 100 w So Blvd.

**187TH st E** (11:3115), ns, 100 w Southern blvd, 32.9x98.10x irreg; also CONCORD AV (10:2642), es, 47.7 s 151st, 42x94; also 139TH ST, 518 E (9:2266); also HUGHES AV (11:3070), ws, 21.4 s Oak Tree pl, 25x95; also 180TH ST E (11:3094), ss, part lots 31 & 32, map East Tremont, 49x115x irreg; John E Miller & ano, exrs Kate C Brown, to Trustees of Columbia University in City NY, 116th & Amsterdam av; (A) Lawyers Mtg Co (asn 5 mtgs: \$19,000, June 25'14; \$30,000, Feb9'16; \$25,000, Apr21'11; \$3,500, Oct11'11, & \$19,000, Mar5'14); Oct31'18. nom

**Andrews av, 1909** (11:3221); Oesting Bldg Co to Louis E Bates, 615 W 176, & ano; (A) A & H Bloch, 99 Nassau (\$5,500, Sept8'15); Nov6'18. O C & 100

**Andrews av, 1929**; same to same (\$5,000, Oct16'15); Nov6'18. O C & 100

**Anthony av, 1706** (11:2892); N Y Skin & Cancer Hospital to Caroline Wagler, 2102 Tinton av; (A) Lawyers Title & T Co (\$5,000, Sept10'02); Nov4'18. 5,000

**Clinton av** (11:3096), es, 64.2 s 181st, 42.11x72.1x42.11x97.1; also 172D ST (11:2966), ws, 150 s Boston rd, 100x200; John E Miller & ano, exrs Kate C Brown, to N Y University, a corpn, 32 Waverly pl; (A) Stewart & S, 45 Wall (\$31,000, Oct1'14); Nov2'18. nom

**Concord av, es, 47.7 s 151st**; see 187th E, ns, 100 w So Blvd.

**Eagle av** (10:2617), ws, 92 s 156th, 18x99.2; Max Schenke, Bklyn, to Arnold Weston, 362 Eastern Pkway, Bklyn; (A) Thos O'Brien, 719 Eagle av (\$2,000, Feb26'14); Nov6'18. O C & 100

**Findlay av, 1122** (9:2434); Bessie Timmermann to Sophia Goeren, 1125 Teller av; (A) Mackellar & G, 43 Cedar (\$2,700, Apr30'18); Nov1'18. 2,700

**Grand Blvd & Concourse** (9:2472), nwc 165th, 102.11x72.6x102.11x74; Joseph H Schwartz to Amanda Wundram, 401 E 154; (A) Goldfein & W, 350 Bway (\$13,000, Feb1'18); Nov2'18. nom

**Hughes av, ws, 21.4 s Oak Tree pl**; see 187th E, ns, 100 w So Blvd.

**Morris av** (11:2807), es, 80 s 179th, 20x100; Rudolph Seus to Emigrant Indust Savgs Bank; (A) Title Guar & T Co (\$7,500, Feb15'07); Oct31'18. 7,500

**Park av** (11:3041), nec 188th, 35.4x100x42x100.2; Benenson Realty Co to Patk J Fanning, 427 E 69; (A) F X Kelly, 391 E 149 (\$5,000, Oct25'18); Nov4'18. 5,000

**Tiebout av, 2235** (11:3145); Louise M Cramp, gdn Josephine Powell, to Josephine Powell, 349 West End av; (A) Lawyers Mtg Co (\$3,500, July31'13); Oct31'18. nom

**University av** (11:3215), nec 192d, 107.3x79.1x99.6x78; City Mtg Co to Union Sq Savings Bank, 20 Union sq; (A) S P Nash, 30 Pine (\$75,000, Aug19'18); Oct31'18. 75,000

**Warren av** (13:3407), ws, 285.2 s Spuyten Duyvil Pkway, 383.6x48.3x irreg to Johnson av; Union Sq Savings Bank, 20 Union sq, to Wm M Moore, 2487 University av; (A) S P Nash, 30 Pine (\$15,000, Oct7, 1891; \$6,000, Aug24'08); Oct31'18. O C & 100

**Warren av** (13:3407), same prop; Wm M Moore to Union Square Savings Bank, 20 Union sq; (A) S P Nash, 30 Pine (\$15,000, Oct7, 1891; \$6,000, Aug24'08); Oct31'18. O C & 100

**Washington av, 1238** (9:2373); Sarah E Bruce, 33 W 87, to Sarah Krakauer, 607 New Lots av, Bklyn; (A) P Krakauer, 5 Wash av, Bklyn (\$30,000, July15'08); Oct31'18. 30,000

**Washington av, 1469** (11:2902), ws, 240 s 171st, 18.9x139.6; Lawyers Mtg Co to Marie Heinrich, 790 E 150; (A) Lawyers Mtg Co (\$6,000, July12'09); Nov4'18. 5,000

**Whitlock av** (10:2736 & 2737), nec 144th, 100x75; also SPOFFORD AV, ns, 200 w Brown av, 50x100; Harriet Cochrane to Jacob Bate, 752 West End av; (A) G Squires, 299 Madison av (\$500, Jan31'17); Nov1'18. 500

**Lots 8 to 17** (9:2522), parcel 12, map Wm B Ogden; Merle I St John to Edwin B Sheldom, Delhi, NY; (A) Danl Seymour, 80 Bway (\$5,000, Mar16'15); Nov2'18. 6,002.77

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

OCT. 31, NOV. 1, 2, 4 & 6.

**Clinton st** (11:3207), ns, 275 w Grand av, 25x100; Manierre Ellison to Geo C Ellison, 608 F st, Wash, DC; (A) Manierre & M, 31 Nassau; Dec1'07; Nov6'18. 1,700

**Herschel st** (\*), swn, 202.6 se Halsey pl, 25.3x97.10x irreg; John May, 107 Herschel, to Julius Beck, 2055 3 av; (A) Maerkle, D & M, 291 Bway; Nov12'13; Oct31'18. 1,000

**Jullanna st** (\*), ss, 125 w Olivville av, 25 x100; John Boddie, 660 Magenta, to Michl Murtha, 3366 Boddie av; (A) John V Sheridan, Fordham, NY; Nov1'15; Nov1'18. 2,000

**Park View pl** (11:3219), ses, 421 s 190th, 32x90; Michl J O'Keefe to Hedwig E Traud, individ & as legatee Wm T Traud; (A) Lawyers Title & T Co; Oct12'06; Nov6'18. 6,000

**Tiffany st, 1068-70** (10:2717); Gustave A Rueck to Harris Mandelbaum, 12 W 87, & ano; (A) N Y Title & Mtg Co; Oct25'12; Nov2'18. 8,800

**145TH st E** (9:2271), ss, 225 e Brook av, 50x100; Mary O'Connor to Cath Torpey, 530 E 145; (A) Jos S Kulkin, 154 Nassau; May 12, 1898; discharged by court order dated Oct28'18; Nov2'18. 800

**148TH st, 442-6 E** (9:2292); Ahr Realty Co, 444 E 158, to Saml Stern, 938 St Nicholas av; (A) N Y Title & Mtg Co; Oct20'15; Nov1'18. 3,500

**151ST st, 294 E** (9:2410); Wm F Fitzgerald, 294 E 151, to Mary E Martill, 116 E 85; (A) Title Guar & T Co; Nov4'16; Oct31'18. 1,000

**161ST st, 657 E** (10:2631); Wm Mossner to Patk J Owens, 887 Trinity av; (A) J J O'Brien, 38 Park Row; Feb7'13; Nov1'18. 1,000

**179TH st, 1000 E** (11:3136); Isidor Grayhead to Bryant Av Constn Co, 1509 Bryant av; (A) Lawyers Title & T Co; May14'15; Nov1'18. 12,000

**180TH st E** (11:3029), sec Webster av, 99.10x49.7x102.3x49.8; Koelsch Hubener Co to Central Savings Bank; (A) Meyer Auerbach, 42 Bway; Aug2'06; Oct31'18. 42,000

**182D st E** (11:3083 & 3084), ss, 108.3 e Belmont av, 26.6x100x25.3x94.8; Robt Pickens & Havey D Bolton to Moses G Wright & ano, exrs Eliz Wright; (A) Williamson & Bell, 364 Alex av; Oct10'18; Oct31'18. 3,250

**219TH st, 719 E** (16:4667); Maria Montagna, 829 E 226, to Domenico Rinaldi, 140 Vroom, Jersey City, NJ; Mar4'15; Nov6'18. 700

**219TH st, 833 E** (\*); Effie Watkins, 833 E 219, to Laura A Hammond; (A) Title Guar & T Co; Oct'08; Oct31'18. 1,350

**227TH st E** (\*), ss, 180 e White Plains rd, 25x114; Lodovico Righetti to Eleanor M McGregor, —, (A) Manhattan Mtg Co, 200 Bway; Oct27'08; Nov6'18. 100

**227TH st E** (\*); same prop; same to same; (A) same; Sept15'08; Nov6'18. 750

**227TH st E** (\*); same prop; same to same; (A) same; May1'09; Nov6'18. 150

**239TH st, 323 E** (\*); John A Kennelly to Louis Eickwort, Mt Vernon, NY; (A) J H Zieser, 217 Bway; Aug12'09; discharged by court order dated Oct30'18; Nov2'18. 2,100

**239TH st E** (12:3388), ns, 250.6 w Martha av, 25x100; Danl B Mahoney to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY; July 9'10; Nov6'18. 2,250

**Brook av** (9:2272), sec 146th, 25x100; Felix Hessberg to Emigrant Indust Savgs Bank; (A) R & E J O'Gorman, 51 Chambers; Apr10'05; Nov4'18. 15,000

**Crotone av** (11:3101), es, 119.11 s 183d, 24.2x42x24x41.2; Aaron Katz to Ellen Mulhare, 769 Tinton av; (A) Title Guar & T Co; Mar12'18; Nov6'18. 250

**Daly av** (11:3127), es, 246 s 180th, 38.9x180x36.2x180; Marie Krabo & Johanna R Ernst to Chas Vetterman; (A) Chas H Baechler, 1126 Tremont av E; Dec6'09; Nov4'18. 2,000

**Jackson av, 675** (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8; Carl Sotscheck to Broadway Savings Instn, —, (A) Richd Kelly, 233 Bway; July15 '07; Nov1'18. 35,000

**Jackson av** (10:2573), nec 142d, 75x100; John Jordis Iron Works, a corpn, to Caroline S Fellowes, 30 E 60; (A) Lawyers Title & T Co; Apr28'10; Nov1'18. 11,500

**Katonah av, 4282** (12:3384), es, 48 s 236th, 27x85; Ida Stroh to Louis F Hoffman, 100 Hyatt av, Yonkers, NY; (A) Title Guar & T Co; Aug19'10; Oct31'18. 5,000

**McGraw av, 1894** (15:3928); Thos J McAuliffe to Meier Schultz, —, & ano; (A) C H Baechler, 1126 E Tremont av; Jan2 '07; Nov2'18. 1,500

**Morris av, 587-9** (9:2440); Mary Connolly, Princeton, NJ, to North Side Mtg Corpn, 391 E 149; (A) Clocke, K & R, 391 E 149; Aug14'13; Nov4'18. 500

**Ogden av, 1435** (9:2536); Lankan Realty Co to Abel King, 148 E 65, & ano; (A) Lawyers Title & T Co; Nov28'17; Nov2'18. 10,000

**Old Boston rd** (\*), ws, 425.10 n Jullanna, 150x110x150x116; also 2D AV (\*), ns, w ½ lot 576, map Wakefield, 50x114; Geo W Benjamin to John Bussing, Jr (certificate from Jas K Appar, Register of West Co that mtg is discharged of record); Nov1, 1893; Nov6'18. 12,500

**Old Boston rd** (\*), ws, 425.10 n Jullanna, 100x110x100x116; Geo W Benjamin to John Bussing, Jr, 205 East Lincoln av, Mt Vernon, NY; Jan16'13; Nov2'18. 3,500

**Park av** (9:2442), es, 55.9 s 154th, 55.9x116.2x50x91.5; Giuseppe Cerrato, 231 E 151, to Henry Pizzutiello, 646 Morris av; (A) Harry Steinbock, 586 Morris av; Nov1'17; Nov4'18. 500

**St Ann's av, 125** (9:2261); August Henricke, 736 Jackson av, to John H Borgstede, 129 St Ann's av; (A) Hrlleman & Y, 391 E 149; Nov18'13; Oct31'18. 2,000

**St Ann's av, 125**; same to same; (A) same; Feb1'06; Oct31'18. 5,000

**St Ann's av, 127**; same to same; (A) same; Feb1'06; Oct31'18. 4,500

**St Raymond av** (\*), ss, 100 e Grace av, 40x100; also PARKER AV (\*), ws, 100 n Lyon av, 50x130; Jos Spagna to Gustav Zimmermann, 966 E 18, Bklyn; (A) Kadel, Van K & K, 370 E 149; Dec18'16; Nov2'18. 400



**Seofield av W** (18:5627), ss, at nwc lands Michl Sweeney, 110 to h w mark Eastches-ter Bay x100x120x100; Edgcombe Realty Corp, 2157 Ams av, to Robt Kelly, 67 W 100; (A) Title Guar & T Co; Mar18; Oct 31'18. 2,000

**Sedgwick av** (11:3237), ws, 356 n of un-named st just n Bailey av, 37.10x100x37.9x 100; Richd W Lawrence to Title Guar & T Co; Nov16'06; Nov1'18. 5,000

**Shakespeare av** (9:2506), es, 159.9 s 170th, 20x114; Gustav Stern to Jos Seeman, et al; (A) C McMillan, 233 Eway; May2'08; discharged by court order; Oct28'18; Nov 2'18. 556.95

**Steuben av** (12:3327 & 3339), ws, 235 s Gun Hill rd, 25x100; Frances Devine, 665 W 178, to Francis Ludford, 2539 Cambreling av; (A) F Devine, 1787 Undercliff av; June 24'14; Nov6'18. 750

**Topping av** (11:2798), ws, lots 13 & 14, map land Julia Hard, 50x100, except part for av; Topping Av Co to Edw Perpet, 680 Dawson; (A) Wesselman & K, 55 Lib-erty; July31'11; Nov2'18. 4,000

**Townsend av** (11:2847), swc 174th, 100x 75; Theo Southard, 1624 University av, to Wm Holman, 711 7 av, College Point, LI; (A) H E Lippincott, 35 Nassau; June21'18; Oct31'18. 2,000

**Trinity av, 971-3** (10:2632); Esther Horo-witz, 782 Prospect av, to Alvah L Rey-nolds at Madison, NJ; (A) N Y Title & Mtg Co; May1'16; Oct31'18. 10,500

**Valentine av** (12:3304), ws, 72.1 n 197th, 18x80x18x81; Philip Cahill, 2825 Valentine av, to Geo E Buckbee, 1941 Grand blvd & concourse; (A) G E Buckbee, 507 Tremont av; Jan7'11; Nov4'18. 1,000

**Vyse av, 1426** (11:2994); Mary Diamond to Moritz Mark, et al; (A) A H Schwarz, 130 Fulton; Oct30'11; Nov6'18. 3,500

**Vyse av** (11:2996), es, 375 s 173d, 60x100; Nelson Black Constn Co to John H Rouse; (A) Kurzman & F, 25 Broad; Apr14'11; Nov6'18. 7,500

**Lot 145** (\*), map Bradish Johnson Es-tate; Jacob Arbeit to Estate Bradish John-son; (A) Title Guar & T Co; July27'15; Nov 4'18. 315

**Lots 71, 72 & 78** (11:2823 & 2838), map 110 lots Woolf vs Woolf; Fritz Selje to Anna W Schaefer at Allentown, Pa; (A) N Y Title & Mtg Co; May11'08; Oct31'18. 4,000

**Lot 187** (16:4549), amended map Adeo Park; Leodegar Siebert to Reuben F Washburne, 258 S 10th av, Mt Vernon, N Y; (A) W F Kaufman, 7 Beekman; Oct19 '11; Oct31'18. 500

**Lot 26** (11:3237), map Bailey Estate; Harriet C Lawler to Eleanor C Duncan, 195 Claremont av; (A) Title Guar & T Co; July10'07; Nov1'18. 1,067

**Lot 176** (\*), map sect 2 St Raymond Park; Harry F Reese to Dora Frank, 7 W 120; (A) Isaac Levison, 258 E 138; Oct30 '16; Nov1'18. 485

### REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceed-ings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the de-cedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty re-gardless of mortgages or other liens. The information comprises the name of de-cedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

#### Borough of Manhattan.

**Besig, Josephine.**—Mar10'18 (Oct29'18)—MANHATTAN AV, 481 (7:1947-17), 15x80, 3-sty & b stn dwg, \$6,500.

**Elkin, Isaac N.**—June19'18 (Oct29'18)—61ST ST, 206 W (4:1152-37), 25x100.5, 5-sty bk tnt & str, \$15,000.

**Fann, Barbara.**—Apr8'16 (Oct30'18)—83D ST, 432 E (5:1562-30), 25x100, 5-sty bk & stn tnt, \$16,000.

**Haubner, Kathryn H.**—Jan13'18 (Oct30'18)—8TH AV, 470 (3:783-85), 24.8x100, 4-sty bk bldg & str; 1-6 pt of \$45,000.

**Haigh, Hartley.**—Apr20'18 (Oct30'18)—153D ST W (7:2047-5-6), ns, 100 w 8 av, 50x99.11, vacant, \$10,000.

**Neuburger, Mayer.**—July11'18 (Oct30'18)—91ST ST, 118 E (5:1519-63½), 20x100.8, 5-sty bk & stn tnt, \$20,500.

**Morrison, Wm R.**—June14'14 (Oct31'18)—46TH ST, 517 W (4:1075-21), 25x100.4, 5-sty bk tnt, with 2-sty bk rear shop, \$16,000.

**Morrison, Sarah J.**—Sept7'14 (Oct31'18)—Same prop, \$16,000.

**Palm, Chas.**—Nov5'17 (Nov1'18)—64TH ST, 172 E (5:1398-46), 20.10x100.5, 3-sty bk dwg, \$22,000.

**Ruhnstruck, Henry.**—Apr20'17 (Oct29'18)—MAIDEN LA, 28 (1:66-16), sec Nassau (No 52), 15.10x41.4x11.7x46, 5-sty bk loft & str bldg; estimated market value, \$107,000; value as appraised in this pro-ceeding, being the assessed value, \$155,000.

### AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisd Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

#### Manhattan.

The following is the complete list of property sold, withdrawn or ad-journed during the week ending Nov. 8, 1918, at the New York Real Estate salesrooms, 14-16 Vesey st.

##### HENRY BRADY.

**East Broadway, 204** (\*), ns, 157.6 e Jef-ferson, 26.4x65, 5-sty bk tnt & str; due, \$20,886.90; T&c, \$625.70; Winfield S Hoyt et al trstes. 18,500

**Lafayette st, 208** (\*), ws, 179.3 n Broome, 21.3x100, 3 & 4-sty bk loft & str bldg; due, \$17,975.62; T&c, \$479.29; Women's Hospital in State N Y. 18,000

**Union Square E, 26 & 28, or 4TH av, 183-5** (\*), es, 78 n 15th, 50x125, 2-5-sty bk loft & str bldgs; due, \$166,465.50; T&c, \$19,128.10; Union Sq Savings Bank. 160,000

**126TH st, 205 E** (\*), ns, 92.9 e 3 av, 16x 99.11, 3-sty & b stn dwg; also 126TH ST, 211 & 213 E, ns, 140.9 e 3 av, 32x99.11, 2-3-sty & b stn dwgs; due, \$12,573.59; T&c, \$748.02; Jno E Roosevelt et al trs. 10,500

##### BRYAN L. KENNELLY.

**Henry st, 163** (\*), ns, 152.6 w Jefferson, 21.8x75, 4-sty bk tnt; due, \$16,584.28; T&c, \$704.20; Eliz W Burke. 16,000

**120TH st, 56 E** (\*), ss, 252 w Park av, 27 x100.11, 5-sty bk tnt; due, \$23,968.31; T&c, \$3,319.81; Margt A Howard. 23,000

##### JOSEPH P. DAY.

**65TH st, 31 & 33 W** (\*), ns, 231.3 e Col av, 62.6x100.5, 2-5-sty bk tnts; due, \$73,838.74; T&c, \$3,946.20; Wm Einstein et al, exrs. 65,000

**54TH st, 64 W** (\*), ns, 100 e Col av, 18x 102.2, 4-sty & b stn dwg; due, \$12,438.35; T&c, \$1,254.20; Dry Dock Savgs Inst. 13,000

**57TH st, 443 E**, ns, bet 1 av and Av A, 20 x100, 3-sty & b bk dwg (exr sale); bid in at \$10,500.

**7TH av, 369**, 21x75, 4-sty bk loft & str bldg (vol sale); withdrawn.

**1ST av, 1695**, ws, 25.2 s 88th, 25.2x100, 5-sty bk tnt & str & 3-sty bk rear tnt (exrs sale); Commercial Exch Bank. 15,250

##### SAMUEL MARX.

**Lafayette st, 434** (\*), ws, 202.5 s Astor pl, runs s27wx137.6xs23wx20.6xnnw12xne17.6 xnw20x18xe155 to beg, 2-3 & 5-sty stn of-fice & str bldg; due, \$34,862.85; T&c, \$1,052; U S Trust Co N Y. 35,800

**25TH st, 114-16 E** (\*), ss, 183.4 w Lex av, 41.8x98.9, vacant; due, \$13,834.65; T&c, \$1,498.60; Alice H Reimer. 49,550

##### JOSEPH & CO.

**Lexington av, 1672** (\*), swc 105th, 17.7x 55, 3-sty stn tnt & str; due, \$13,064.42; T&c, \$650; N Y Life Ins & Trust Co. 12,000

Total	436,600
Corresponding week 1917	307,238
Jan. 1, 1918 to date	22,618,168
Corresponding period 1917	30,714,687

#### Bronx.

The following are the sales that have taken place during the week ending Nov. 8, 1918, at the Bronx Sales-rooms, 3208-10 3d av.

##### JAMES J. DONOVAN.

**Bryant av, 1420** (\*), es, 350 s Jennings, 25x100, 1-sty bk str; due, \$6,063.98; T&c, \$219.49; Decatur M Sawyer et al. 5,500

**King av, es, 225 s Beach, 25x218x—x208**; Sheriff's sale of all right, title, &c; Elsie M Geer. 1,600

**Webster av** (\*), ws, 50 s 173d, runs w 83.11xs21.6xw34.4xs99.10xe3.7xs40.5xe101.5 x n165.10 to beg, vacant; due, \$14,477.37; T&c, \$1,708.20; Edgar S Appleby et al. 14,000

##### HENRY BRADY.

**Bathgate av, 2423**, swc 188th (No 518), 32x89.4, 5-sty bk tnt & str; due, \$29,756.56; T&c, \$348; Central Union Trust Co of N Y. 2,000

##### JOSEPH P. DAY.

**Ft Schuyler rd** (\*), nec Pilgrim av, 25x 100; due, \$9,363.83; T&c, \$403; Minnie Hum-mel. 8,000

**Tremont av, 788**, ss, abt 265 e Prospect av, 25x100, 1-sty bk str (exrs sale); Ber-nard Treptow. 12,400

**Tremont av, 900-13**, ns, abt 45 w Honey-well av, 86.5x143, 1-sty bk str (exrs sale); Benenson Realty Co. 30,250

**182D st W**, ns, 150 w Grand av, 50x100, vacant, ½ part (exrs sale); bid in at \$3,000.

**Jerome av, es, 48 s 182d**, 50x100, vacant, ½ part (exrs sale); bid in at \$3,100.

Total	\$73,750
Corresponding week 1917	210,850
Jan. 1, 1918 to date	4,934,669
Corresponding period 1917	7,525,190

### VOLUNTARY AUCTION SALES.

#### Bronx.

##### JERE JOHNSON, JR., CO.

**NOV. 12.** WHITLOCK AV, 911-29, ws, 100.9 s Barretto, 200 x100, 8-3-sty bk tnts (trstes sale) at 14-16 Vesey st.

### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

#### Manhattan.

**NOV. 9.** No Legal Sales advertised for this day.

##### NOV. 11.

**MADISON ST, 280**, ss, 140.7 w Montgomery, 25x 100, 5-sty stn tnt & str; Greenwich Savgs Bank—Sophie Cohen et al; Middlebrook & Borland (A), 46 Cedar; Jos P Morrissey (R); due, \$21,685.46; T&c, \$705.25; Henry Brady.

##### NOV. 12.

**53TH ST, 55 W**, ns, 97.6 e 6 av, 21.0x100.5, 4-sty & b stn dwg; Adele S Basso, trste—Eliz W Doremus et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Mortimer S Brown (R); due, \$49,250.45; T&c, \$2,369.20; Henry Brady.

**80TH ST, 501 E**, ns, 73 e Av A, 25x51.2, 5-sty bk tnt & str; Central Svgs Bk in City N Y—Frank Volz et al; Meyer Auerbach (A), 25 Broad; Thomas Costigan (R) due, \$7,732.45; T&c, \$427.40 Henry Brady.

##### NOV. 13.

No Legal Sales advertised for this day.

##### NOV. 14.

**17TH ST, 17-9 W**, ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; Lawyers Mortgage Co—19 West 17th St Corp et al; Cary & Carroll (A), 59 Wall; John L O'Brien (R); due, \$195,338.11; T&c, \$4,411.40; Henry Brady.

**143D ST, 610-6 W**, & COLYERS ROW, 1-8, ss, 175 w Broadway, 100x99.11, 9-2-sty fr dwgs; Edw F Weed—John J Fitzpatrick et al; Dun-lap & Otto (A), New Rochelle, N Y; Geo M Mackellar (R); due, \$16,203.18; T&c, \$4,386.70; Joseph P Day.

##### NOV. 15.

**28TH ST, 308 W**, ss, 125 w 8 av, 25x98.0, 3-sty & b bk dwg; David Frank et al—Gaetano T Conti et al; Kurzman & Frank (A), 25 Broad; Henry W Showers (R); due, \$10,060.04; T&c, \$889.40; Joseph P Day.

##### NOV. 16.

No Legal Sales advertised for this day.

##### NOV. 18.

**32D ST, 352 E**, ss, 82.6 w 1 av, 17.6x19.4x17.6x 49.6, 4-sty bk tnt & str; Isabella Hart—Annie Mynett et al; Sigmund Wechsler (A), 233 Broadway; Joseph W Keller (R); due, \$6,278.73; T&c, \$328.05; Henry Brady.

**74TH ST, 319 W**, ns, 80.11 e Riverside dr, 25.6x71.9x25.6x72.9, 4-sty & b bk dwg; Eckel M Stiger—Frank Bradley et al; Wm D Styer (A), 80 Broadway; Isidor Wasservogel (R); due, \$46,334.70; T&c, \$1,177.95; Joseph P Day.

#### Bronx.

##### NOV. 9.

No Legal Sales Advertised for this day.

##### NOV. 11.

**214TH ST, 740 E**, ss, 291 e Holland av, 25x100; Saul Domroe—Nicola Parrotta et al; Adolph Cianchetti (A), 192 Bowery; Denis Quinn (R); \$8,029.91; T&c, \$262.15; James J Dono-van.

##### NOV. 12.

**INTERVALE AV, 1035**, on map 1045, ws, 441.11 s 167th, 25x105.10x24.3x102.4, 3-sty fr tnt & str; Wm A Dunford—John J Dunford et al; McLaughlin & Stern (A), 15 William; Robert H Bergman (R); partition; Joseph P Day.

**SEDGWICK AV, 2268**, es, 289.7 n 183d, 40.11x 120.9x40.8x126.3, 3-sty fr dwg; Roman Catholic Orphan Asylum in City N Y—Eugene J Quin et al; Edw H Daly (A), 52 Wall; Francis Pollock (R); due, \$15,602.03; T&c, \$838.85; Chas A Berrian.

##### NOV. 13.

**KINGSBRIDGE TER, 3071**, ns, 102.6 w Summit pl, 75x184.6x75x191.6, 2-sty & b fr dwg & 2-sty fr rear bldg; John H Thorn—Cora M Converse et al; Thomas C Larkin (A), 291 Broadway; Thomas F Dougherty (R); due, \$8,782.86; T&c, \$136.80; Joseph P Day.

**LONGFELLOW AV, 1133**, ws, 132.3 n 167th, 25x 100, 4-sty bk tnt; Robert J Reiley, exrs, &c—Seymour Realty Co et al; Knox & Deignan (A), 291 Broadway; Wallace S Fraser (R); due, \$15,441.75; T&c, \$384; James J Donovan.

##### NOV. 14.

**KINGSBRIDGE TER**, nws, intersec es Kings-bridge rd, 171.1x99.6x163.9, 2-sty fr dwg & vacant; Ruth B Moran—Matilda Edelstein et al; Hirsh, Newman & Reass (A), 391 Fulton, Bklyn; Ely Neumann (R); due, \$13,264.43; T&c, \$1,263.97; James J Donovan.

##### NOV. 15 & 16.

No Legal Sales advertised for these days.

##### NOV. 18.

**HALL PL, 1080**, ses, 77.2 sw 167th, runs s and se26xe48.7xe30.11 to Intervale av, xn30xw36.8x w32.6 to beg; vacant; Julia C S Grant—Emma Guttfelisch et al; Robert H Koehler (A), 7 Wall; Thomas G Price (R); due, \$3,385.16; T&c, \$173; Joseph P Day.

**UNION AV, 533**, ws, 156.3 s 149th, 18.9x100, 2-sty & b fr dwg; Franz Aubach et al—Edw P Butler et al; Arthur Bell (A), 391 East 149th; Orson A Raynor (R); due, \$3,718.40; T&c, \$178.22; Henry Brady.

### FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

##### NOV. 2.

**PIKE ST, 53**; Title Guarantee & Trust Co—Morris Newgold et al; Y Allen (A).

**123D ST, ns, 199.6 e 1 av, 19x100.11**; Kath H Baum—Anna Schreiber et al; K M Baum (A).

##### NOV. 4.

**122D ST, 171-3 E**; Emil Altman—Christian Deges et al; Lewis & Shaap (A).



123D ST, 56 E; Emigrant Industrial Savgs Bank—Thos M Mordecai et al; R & E J O'Gorman (A).

LEXINGTON AV, 1836-8; Frederic de P Foster et al—Jno H Bodine et al; W A Alcock (A).

#### NOV. 6.

4TH ST, ws, 66.1 s Horatio, 9.7x74x irreg; Henrietta F H Boardman—Mary S Doyle et al; Douglas, Armitage & McCann (A).

115TH ST, ss, 100 e 5 av, 20x100.11; Amelia M Bauchle—Wm Steinberg; G Y Bauchle (A).

121ST ST, 60 E; N Y Life Ins & Trust Co, trste—Jacob Baruch et al; Emmet & Parish (A).

AV A, nwc 12th, 51.9x100; also RUTGERS ST, lot 706, except parts released, map of est Hendrick Ruthers; Safety Holding Co—Myles Purvin, trste, et al; amended; H H Straus (A).

#### NOV. 7.

No Foreclosure Suits filed this day.

#### NOV. 8.

35TH ST, ns, 80.6 w 2 av, 19.6x49.4; Society for Relief of Half Orphan & Destitute Children—Geo Pullman, trste, et al; Cary & Carroll (A).

80TH ST, 321 E; Eliz Kober—Alfred Brossard et al; G A Steinmuller (A).

BROOME ST, 22; Title Guarantee & Trust Co, trste—Matilda Jackson et al; H Swain (A).

#### Bronx.

#### NOV. 1.

IRVINE ST, ws, 149.3 s Garrison av, 20x50; Dorothy H Votitchenko—Eugene L Loos et al; S T Carter, Jr (A).

167TH ST, swc Nelson av, 33x127.1; Chas S Guggenheimer as trste—Jas Branigan et al; Guggenheimer, Untermyer & Marshall (A).

238TH ST, ss, 100 w Martha av, 100x250; Louisa S Wheelwright—Ginsburg Realty Co et al; E M Scudder (A).

SOUTHERN BLVD, sec Freeman, 50x100; City Real Est Co—Mabel E Ernout et al; H Swain (A).

#### NOV. 2.

No Foreclosure Suits filed this day.

#### NOV. 4.

MORRIS AV, ws, 158.4 n 184th, 25x86.9; Evelyn M Fanning et al—Jno Fleming et al; Cloeman, Serth & Gotthold (A).

PLIMPTON AV, ws, 300 n 170th, 75x100; Helen C M Blakeslee—Delta Holding Corp et al; Wesselman & Kraus (A).

#### NOV. 6.

No Foreclosure Suits filed this day.

#### NOV. 7.

169TH ST, swc Stebbins av, 19.5x80; Farmers Loan & Trust Co, trste—Violet C Hines et al; Geller, Rolston & Horan (A).

### JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

#### NOV. 1.

53D ST, ss, 225 w 6 av, 18.9x100.5; Jas J Gulick—Fannie Brunhild et al; G J & S N Carr (A); Jno J O'Connell (R); due .....10,633.33

53D ST, ss, 243.9 w 6 av, 18.9x100.5; Same—same; same (A); same (R); due .....10,633.33

2D ST, 236; Achilles H Kohn—Morris Fisher et al; Wollman & Wollman (A); Alfred H Townley (R); due....25,895.83

#### NOV. 2.

No Judgments in Foreclosure Suits filed this day.

#### NOV. 4.

3D AV, 1695; N Y Savgs Bank—Abr Satzman et al; Jno A Dutton (A); Emanuel Van Dernoort (R); due....33,075.00

#### NOV. 6.

114TH ST, ns, 214 w 3 av, 26.6x100.10; Emigrant Industrial Savgs Bank—Ellen Timoney; R & E J O'Gorman (A); due .....9,338.83

141ST ST, ss, 53 e Amsterdam av, 18x 99.11; Seamen's Bank for Savgs in City N Y—Josephine Dahn; Cadwalader, Wickersham & Taft (A); Lawrence C Hull, Jr (R); due.....15,727.08

#### NOV. 7.

No Judgments in Foreclosure Suits filed this day.

#### Bronx.

#### NOV. 1.

175TH ST E, ss, 74.8 e of 3 av, 39x100; also 3D AV, sec 175th, 32.4x100; Frank Cohen et al—Wingman Realty Corp; R S Lind (A); R J Wittstein (R); due .....17,800.95

#### NOV. 2.

No Judgments in Foreclosure Suits filed this day.

#### NOV. 4.

3D AV, sec, 175 ne 153d, 55x187.2; Julie M M Grant, trste—Pauline Muller et al; Joline, Larkin & Rathbone (A); P J Sinnott (R); due.....41,297.45

#### NOV. 6.

RIVERVIEW TER, es, 250 n Sedgwick av, 25x80; Henry Becker—Peter Elding et al; J T Hanlon (A); H H Strauss (R); due .....887.00

#### NOV. 7.

WATSON AV, ss, 205 e Pugsley av, 200x216; Anne Thomson—John C Fisher et al; Lotter & Thompson (A); C Eno (R); due.....14,777.08

### LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

#### Manhattan.

#### NOV. 2.

31ST ST, 142 E; Jas R Gordon—Wm H Seach et al; action to foreclose mechanics lien; J P Everett (A).

#### NOV. 4.

E BROADWAY, 232; also DIVISION ST, 221; Saml Padwee—Aaron L Poretz et al; action to set aside deeds, &c; A Rickman (A).

#### NOV. 6.

2D ST, 75; also BARROW ST, 16; also 6TH ST, 426 E; also 49TH ST, ss, 357 w 2 av, 21x 100; Jno J Guntzer—Rose Guntzer et al; partition; G V Grainger (A).

46TH ST, 227 E; Jno J Guntzer et al—Anna Straub et al; partition; G V Grainger (A).

#### NOV. 7.

131ST ST, ns, 350 e 12 av, 20x99.11; Rose Dempsey—Edward Dempsey et al; action to establish dower, &c; A J Ewald (A).

#### NOV. 8.

WILLIAM ST, 122-6; Jno P Gilford—Thos B Gilford, Jr, et al; partition; Murray, Ingersoll, Hoge & Humphrey (A).

115TH ST, 412 W; Herman Feldmann et al—Henry J Lange et al; counterclaim; G H Hyde (A).

#### Bronx.

#### NOV. 1.

LOTS 11 to 18, incl; also LOTS 21 to 28, incl, blk 18, map of Pelham Park; matter of petition of Happy Home Realty Co, Inc; action to register title; W Fairchild (A).

#### NOV. 2.

No Lis Pendens filed this day.

#### NOV. 4.

213TH ST, swc Willet av, 100x100; Wm J Thompson—Adelaide McKeon et al; partition; L E French (A).

LOTS 57, 58 & 59, map of 250 lots known as Thompson-Rose Est; Wm J Thompson et al—Chas Edgar Thompson et al; partition; L E French (A).

LOTS 78 and southerly 1/2 of lot 77, map of 250 lots known as Thompson-Rose Est; also WHITE PLAINS RD, nec Gun Hill rd, 310x 149x irreg; Adeline R T Paskert—Alex Thompson et al; partition; L E French (A).

#### NOV. 6.

KING AV, es, 225 e Beach, 25x208x irreg; Agnes Cecilia Hayes—Oliver H Collett et al; notice of levy; H Kahn (A).

#### NOV. 7.

3D AV, 3313; Samuel Horowitz—Henry Voss; action for specific performance of contract; J. W. Bryant (A).

LOT 2, blk 2836, sec 11, on tax map; Alfred Servida—Judith Woolf; action to foreclose tax lien; H Swain (A).

LOT 4, blk 2846, sec 11, on tax map; J Romaine Brown—Judith Woolf; action to foreclose tax lien; H Swain (A).

LOT 25, blk 2836, sec 11, on tax map; Alfred Servida—Judith Woolf; action to foreclose tax lien; H Swain (A).

LOT 38, blk 2836, sec 11, on tax map; Alfred Servida—Judith Woolf; action to foreclose tax lien; H Swain (A).

LOTS 45 & 46, blk 2845, sec 11, on tax map; Anna R Crossin—Judith Woolf; action to foreclose tax lien; H Swain (A).

LOT 75, blk 2846, sec 11, on tax map; also LOT 6, blk 2845, sec 11, on tax map; Anna R Crossin—Judith Woolf; action to foreclose tax lien; H Swain (A).

### MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

No Mechanics Liens filed this day.

#### NOV. 4.

71ST ST, 31 W; Kahn Window Shade & Awning Co—Parkside Operating Co, Inc, & Edw Spiegel (A).....746.00

131ST ST, 614-6 W; Liberty Iron Works, Inc—Clover Farms Co, Inc; renewal (3).....435.00

#### NOV. 6.

70TH ST, 229 E; Julius Bleiberg—Louis Floschenberg (6).....180.01

BROADWAY, 2523; Wm G Mazzarone—Broadway & 95th St Co & Kennedy Theatres, Inc (8).....2,459.06

PROP in blk bounded by Depew pl, 45th st, 46th st & Lexington av; Baker, Smith & Co—N Y Central & Hudson River R R Co; renewal (5) 6,885.00

PROP in blk bounded by 58th & 59th sts, 9th & 10th avs; Andrew V O'Neill—Roosevelt Hospital & Lewis P Fleuhrer Co, Inc (7).....1,530.79

#### NOV. 7.

46TH ST, 613 W; Leo Krug—Emma Heinrich & Heinrich Bros (9).....401.75

81ST ST, 204 W; Wright Lumber Co—Ellis Hyman (renewal) (10).....2,920.07

CENTRAL PARK W, 331-5, & 93D ST, 1 W; E Ullman & Sons—Broadedge Corp & Geo M Ehrgett (11).....63.47

#### NOV. 8.

131ST ST, 614-8 W; Oriental Fire-Proof Sash & Door Co—Clover Farm Co & Doherty & Donovan; renewal (12).....335.00

2D AV, 66; Edw Pauker—Beatrice Pelz & P Pelz (13).....50.75

71ST ST, 31 W; S Wolf's Sons, Inc—Edw Spiegel & Parkside Operating Co, Inc (14).....203.69

#### Bronx.

#### NOV. 1, 2 & 4.

No Mechanics Liens filed these days.

#### NOV. 6.

No Mechanics Liens filed this day.

#### NOV. 7.

No Mechanics' Liens filed this day.

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

#### NOV. 2.

27TH ST, 154-6 W; Harry Meisel—David Steiner et al; Sept 27 '18.....80.00

#### NOV. 4.

28TH ST, 30 E; Hyman Finkelstein et al—Salvatore M Maiselle et al; Oct 21 '18 .....125.00

42D ST, 130-2 W; American Hardware Corp of N Y—Bush Terminal Co & Exhibition Building, Inc, et al; Oct 28 '18 .....714.65

54TH ST, 260 W; Monroe M Golding, Inc—Henrietta B Karsch et al; Mar 29 '18 .....35.85

8TH AV, 938; Monroe M Golding, Inc—Jacob Appell Est et al; Mar 29 '18...56.00

#### NOV. 6.

77TH ST, 219-25 W; Pietrowski & Konop, Inc—77th St Realty Corp et al; Jan 29 '18 .....1,972.82

#### NOV. 7.

80TH ST, 233 E; Oscar Schweitzer—Pincus Jaffe et al; Apr 26 '18.....572.78

#### NOV. 8.

3D ST, 361 E; Louis G Miller—Mayer Schnee et al; Aug 5 '18.....347.50

#### Bronx.

#### NOV. 1, 2 & 4.

No Satisfied Mechanics Liens filed for these days.

#### NOV. 6.

No Satisfied Mechanics Liens filed this day.

#### NOV. 7.

TREMONT AV, 508-14 E; Bartelstone Bros—Caroline B Gent et al; Sept 12 '18 .....568.55

### BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

#### Bronx.

#### NOV. 1, 2 & 4.

No Building Loan Contracts filed for these days.

### ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

#### Manhattan.

#### OCT. 31.

CONSOLIDATED MFRS CORPN; North American Export Corp; \$4,201.08; L M Wilson.

#### NOV. 1.

No Attachments filed this day.

#### NOV. 2.

BROWNHILL, Harry A, & Geo Kramer; B Hirshfeld & Co; \$915.50; E Endelman.

H FORD & Co, Ltd; Julius Marcus; \$6,243.42; Prince & Nathan.

UNION TRUST CO, Ltd Thompson-Starrett Co; \$33,661.29; Eidlitz & Hulse.

#### NOV. 4.

WORAM, Chas, & Augustus H Adams; Harmer St C Denny; \$1,137.15; L H Moos.

#### NOV. 7.

LEE, Clayton D; Chas N Henley; \$5,001.11; H Goldman.

WEBSTER MFG CO; Latshaw Steel & Metal Products Corp; \$923.87; G D Zahm.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### Bronx.

#### MISCELLANEOUS.

BUNGAY ST, e s, 800 s Whitlock av, 1-sty fr shop, 40x90, tar paper rf; \$10,000; (o) N. Y., N. H. & H. R. R. Co., New Haven, Conn; (a) S. Millor, New Haven, Conn. (162).

### PLANS FILED FOR ALTERATIONS

#### Bronx.

GERMAN PL, e s, 200 s Rae, 1-sty bk ext, 55x 65, new columns & girders & blk front to 2-sty bk storage & garage; \$2,500; (o) Westchester Fish Co, 657 Brook av; (a) De Rosa & Perivla, 110 W 40th (235).

OLINVILLE AV, e s, 150 s Gun Hill rd, new partitions, brick front, plumbing in 2-sty fr dwg; \$1,800; (o) Anna Lazzari, 2972 Hull av; (a) Geo. H. Alphet, 720 E 222d (234).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, if will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction.  
con omitted—consideration omitted.  
corpn—corporation.  
c—corner.  
c l—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.











# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Entered at the Post Office at New York, N. Y., as second class matter.

Vol. CII

No. 2644

NEW YORK, NOVEMBER 16, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

NOV. 8, 9, 11, 12, 13 & 14.

**Attorney st, 156** (2:345-4), es, 150 n Stanton, 25x100.5, 5-sty bk tnt & str; Nettemend, at Holly Park, Plainfield, NJ, to Saml Levy, 58 W 116; mtg \$21,000 & AL; Oct30; Nov9'18; A\$15,000-23,000 (R S 50c).  
O C & 100

**Broome st, 72-4** (2:332-71), ns, 50 w Cannon, 47x75, 6-sty bk tnt & str; Dormond Realty Co to Sophie Bisgaier, 6 Columbia; mtg \$16,000 & PM mtg \$4,900; Nov 11'18; A\$18,000-40,000 (R S \$8).  
O C & 100

**Broome st, 72-4**; Sophie Bisgaier to Nathan D Perlman, 440 E 5; ½ pt; mtg \$20,900 on whole; Nov11'18 (R S \$1.50).  
O C & 100

**Charles st, 80-2** (2:620-56-57), ss, 175 e Bleecker, 50x95, 2-5-sty stn tnts; Louis H Meht, of Rahway, NJ, to Eliz M West, of New Windsor, NY; mtg \$63,500 & AL; Oct 28; Nov8'18; A\$22,000-50,000 (R S \$1). nom  
O C & 100

**Clinton st, 221-3**; see Madison, 258.  
**Division st, 252-4** (1:315-17), nwc Ridge (Nos 1-5), 44.4x84x39.6x63.5, 6-sty bk tnt & str; Sarah Grossman & Bella Feldman to Saml Grossman & Saml Goldhirst, both at 58 Thomas; AL; Nov11'18; Nov9'18; A\$29,000-55,000.  
nom

**East Broadway, 102** (1:282-58), ns, abt 165 w Pike, 25x65, 4-sty bk tnt & str; Moskovitz Company, a corp, to Hyman Moskovitz, 1950 2 av; AT; AL; July29'13; Nov13'18; A\$18,500-24,000.  
nom

**James st, 45** (1:116-20), ws, 25 s Madison, 25.1x60.2x25.3x59.8, 2 & 4-sty bk & fr tnt & str; Metropolitan Savgs Bank, 59 Cooper sq E, to John Lagomasino, 383 14th, Bklyn; AL; Nov13; Nov14'18; A\$10,000-15,000 (R S \$10).  
O C & 1,000

**John st, 110 (96)** (1:69-53), sws, abt 140 w Pearl, 20.6x42.9x21x43, nws, 5-sty bk loft & str bldg; Fredk J Stimson, 109 E 71, et al, to Chas L Huisking, 145 Lincoln rd, Bklyn; sub to PM mtg \$17,000 & AL; Nov9; Nov14'18; A\$18,500-23,000 (R S \$27).  
O C & 100

**Lafayette st, 434** (2:545-37), ws, 202.5 s Astor pl, runs nw155xsw18x20xw17.6xsl2x se20.6xne23xsl37.6 to st xne27 to beg, 2-3 & 5-sty stn office & str bldg; John H Rogan, ref, to U S Trust Co of N Y, 45 Wall, pff; FORECLOS Nov4; Nov8; Nov9'18; A\$40,000-44,000 (R S \$36).  
35,800

**Lewis st, 12** (2:326-36), es, 150 n Grand, 25x100, 5-sty bk tnt & str; Harry I Gold, ref, to Good Samaritan Dispensary, 75 Essex, pff; FORECLOS Sept13; Oct31; Nov 8'18; A\$8,000-14,000 (R S \$10).  
10,000

**Lewis st, 179-183** (2:360-19), ws, 25 s 5th, runs w29.8x23.4xw50.3x48x86.5 to st xne72.5 to beg, 6-sty bk loft & str bldg; A \$21,000-45,000; also 76TH ST, 417 E (5:1471-10), ns, 345 w Av A, 25x102.2, 5-sty bk loft & str bldg; A\$8,000-15,000; Minnie May, 110 Morningside dr, to Henry & Isaac S Strauss, both at 526 W 113; 1-5 pt; AL; Nov11'18 (R S \$1.50).  
1,500

**Liberty st, 146 (142)** (1:56-26), ss, 71.5 w Washington, runs s54.1lxw25.5xne54.8 to st xne25.2 to beg, 3-sty bk loft & str bldg; Fredk M Hilton of Briarcliff Manor, NY, to Mary T White, 53 E 54; ½ pt; B&S; mtg \$24,000; Nov11; Nov13'18; A\$35,000-45,000 (R S \$15.50).  
nom

**Madison st, 258** (1:270-15), swc Clinton (Nos 221-3), 26.6x68.3x26.7x68.3, 6-sty bk tnt & str; Janet Ueberall, 581 W 161 (formerly Janet Kohn), daughter & heir Harry Horwitz, to Tillie Horwitz, 322 Throop av, Bklyn, ¾ of ½ pt; AL; Nov9; Nov11'18; A \$23,000-38,000 (R S 50c).  
gift

**Orchard st, 189** (2:417-60), ws, 226 n Stanton, 25x87.6, 6-sty bk tnt & str; Jos L B Mayer to Jennie Paley, 696 Cauldwell av; AL; Aug15; Nov8'18; A\$16,000-25,000.  
nom

**Ridge st, 1-5**; see Division, 252-4.  
**Rivington st, 5** (2:425-19), ss, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty bk tnt & str; Thos F Gilroy, Jr, ref, to Lena & Eliza Hoeft, 2497 Marion av, pffs; FORECLOS Apr25'16; May2'16; Nov8'18; A\$18,000-26,000 (R S \$28).  
28,000

**Rivington st, 258** (2:334-38), ns, abt 75 e Sheriff, 25x75, 5-sty bk tnt & str, 4-sty bk rear tnt; Henry C Kranichfeld to Chas H Kranichfeld, 286 Audubon av; mtg \$15,000; Dec10'17; Nov11'18; A\$15,000-20,000.  
O C & 100

**Sheriff st, 93** (2:339-61), ws, 100 s Stanton, 25x100, 6-sty bk tnt & str; Israel Altman to David Auerbach, 93 Sheriff; mtg \$22,500 & AL; Oct31; Nov8'18; A\$14,000-21,000 (R S \$2).  
O C & 100

**Water st, 113** (1:33-13), ses, 40.4 sw Wall, 22x90, 5-sty bk tnt & str; Danl S Brassil to Ninety-Five Wall St Realty Co, at 95 Wall; mtg \$28,500 & AL; Nov13; Nov 14'18; A\$24,000-35,000 (R S \$20).  
O C & 1,000

**Wooster st, 46-50** (2:475-37), es, 100.2 s Broome, 71.7x100x70.4x100, 6-sty bk loft & str bldg; U S Trust Co of N Y, EXR & TRSTE E A Matthiessen, to Elbas Realty Co, 309 Bway; AL; Oct21; Nov8'18; A\$43,000-66,000 (R S \$70).  
70,000

**Wooster st, 73-5** (2:487-14), ws, 240.8 n Broome, 55x200 to es West Bway (Nos 387-9), 5-sty bk loft & str bldg; Louis L Lorillard et al to Chas Laue, 152 8 av, Bklyn; all sub to 1-5 pt to an estate in trust for life of Kath B Lorillard; Sept5; Nov12'18; A\$72,000-80,000 (R S \$34).  
O C & 100

**Wooster st, 73-5**; also WEST BROADWAY, 387-9; Louis L Lorillard & ano, TRSTES for Kath B Lorillard, will Peter Lorillard, to same; 1-5 pt; AT; B&S & CaG; Sept7; Nov12'18 (R S \$8.50).  
8,400

**Worth st, 24**; see West Bway, 160-6.

**3D st, 195 E** (2:399-40), ns, 103 w Av B, 24x96.2, 3-sty bk tnt & str & 4-sty bk rear tnt; Carrie Levy to Rudolph Elkan, 813 E 179; mtg \$18,750 & AL; Oct31; Nov 8'18; A\$13,500-18,000 (R S \$1).  
O C & 100

**3D av, 195 E**; Rudolph Elkan, 830 E 179, to Jacob Gottlieb, 424 Willis av; ½ pt; mtg \$18,750 & AL; Nov4; Nov8'18 (R S \$1).  
O C & 100

**4TH st, 320 E** (2:373-13), ss, 202.3 e Av C, 18.9x96, 3-sty bk tnt; Julius S Heller, 320 E 4, to Jacob Heller, at Pomona, Rockland Co, NY; mtg \$9,500; Nov6; Nov 8'18; A\$10,000-12,000.  
O C & 100

**4TH st, 365-7 E**; see Av D, 40.

**18TH st, 100-6 W**; see 6 av, 279-87.

**29TH st, 337-9 E** (3:935-25), ns, 182.6 w 1 av, 44x99.9, 2-sty bk garage; Mohican Realty Co to Fidelio Brewing Co, 501 1 av; B&S; AL; Nov7; Nov8'18; A\$19,000-38,000 (R S \$20).  
O C & 100

**30TH st, 45 E** (3:860-33), ns, 105.6 w 4 av, 19.9x98.9, 4-sty & b bk dwg; Annie L Morris to Emily M Gallatin, 36 E 75; B&S; Nov6; Nov8'18; A\$44,200-47,000.  
gift

**40TH st, 341 W** (4:1031-11), ns, 250.6 e 9 av, 24.6x98.9, 4-sty bk tnt & str; Janet Ueberall, 581 W 161 (formerly Janet Kohn, daughter & heir Harry Horwitz) to Tillie Horwitz, 322 Throop av, Bklyn; ¾ of ½ pt; AL; Nov9; Nov11'18; A\$16,000-18,500 (R S 50c).  
gift

**48TH st, 509 W** (4:1077-26), ns, 150 w 10 av, 25x100.5, 5-sty stn tnt; Jos D Kelly, ref, to Central Savings Bank, 157 4 av, pff; FORECLOS Oct25'18; Nov11'18; A\$10,000-17,000 (R S \$14).  
14,000

**53D st, 55 W** (5:1269-5), ns, 97.8 e 6 av, runs n60.3xw0.2xna40.2xe21.6xsl00.5 to st xw 21.4 to beg; also AT to strip adj above on w begins 53d, ns, 97.8 e 6 av, 0.2x60.3, 4-sty & b stn dwg; Mortimer S Brown, ref, to Adele S Bass, 77 Park av, TRSTE will Uriah J Smith, pff; FORECLOS Nov12; Nov13; Nov14'18; A\$43,000-53,000 (R S \$45).  
45,000

**53D st, 141-3 W** (4:1006-13-13 ½), ns, 300 e 7 av, 37.6x100, 2-4-sty & b stn dwgs; Rebe C Wilansky, 101 W 118, to Edmund Francis Realty Co, 20 Nassau; mtg \$25,000 & AL; Sept9'15; Nov9'18; A\$28,000-31,000.  
nom

**55TH st, 325 E** (5:1348-12 ½), ns, 287.10 e 2 av, 18.1lx100.5, 3-sty & b stn dwg; August Wasserscheid et al, heirs, & C, Augusta Wasserscheid, to Clara Wasserscheid Kroger, 325 E 55; AT; Oct5; Nov11'18; A \$75,000-10,000.  
nom

**60TH st, 31 E**; see Madison av, 663-7.

**61ST st, 30 E**; see Madison av, 663-7.

**62D st, 24 E** (5:1376-57 ½), ss, 40 w Mad av, 18x100.5, 4 & 5-sty bk dwg; Olds Holding Corp to Cross Realty Company at Huntington, LI; mtg \$53,400 & AL; Nov13'18; A\$54,000-80,000 (R S \$12).  
O C & 100

**66TH st W** (4:1178-28), ns, 100 w West End av, 40x100.5, vacant; mtg \$8,500; A\$11,500-11,500; also 67TH ST W (4:1178-37), ss, 100 w West End av, 40x100.5, vacant; A \$13,000-13,000; Ellen K SooySmith, devisee will Chas SooySmith, to Howard W McAteer, 137 Riverside dr; B&S; Oct17; Nov 14'18.  
nom

**67TH st W, ss, 100 w West End av**; see 66th st W, ns, 100 w West End av.

**71ST st, 136 W** (4:1142-47), ss, 350 w Col av, 20x100.5, 4-sty & b bk dwg; Realty Mtg Co to Allendale Building Co, 30 E 42; B&S; mtg \$12,000 & AL; Nov9; Nov12'18; A\$23,500-26,000 (R S 50c).  
nom

**74TH st, 244-6 E** (5:1428-30-31), ss, 133.4 w 2 av, 33.4x102.2, 2-4-sty & b bk dwgs; Central Savings Bank to Kathryn F Schieffer, 164 Cedar av, Richmond Hill, B of Q; B&S; AL; Nov7; Nov11'18; A\$13,000-17,000 (R S \$15).  
15,000

**74TH st, 407 E** (5:1469-7), ns, 157 e 1 av, 28x83.10x28.6x88.3, 5-sty bk tnt; Benno Loewy, EXR Wm Jonas, to Bettie H Jonas, 176 W 87; AL; Nov8'18; A\$8,000-16,000.  
nom

**74TH st, 407 E**; Senta & Eva Jonas to same; AT; B&S & CaG; AL; Nov8'18 (R S \$2).  
nom

**74TH st, 502 E** (5:1485-48), ss, 77 e Av A, 21x102.2, 2-sty bk shop; Mary Poksteft, 364 E 72, to Marie Skokan, 418 E 80; ½ pt; AT; mtg \$7,000 & AL; Oct24; Nov14'18; A\$5,000-8,000 (R S \$1.50).  
O C & 100

**76TH st, 417 E**; see Lewis, 179-83.

**76TH st, 8 W** (4:1123-39), ss, 150 w Central Park W, 25x102.2, 5-sty & b stn dwg; Charlotte T Dillon to David B Cahn, 116 E 61; mtg \$25,000 & AL; Nov12'18; A \$32,500-56,000 (R S \$65).  
O C & 100

**84TH st, 10 W** (4:1197-39), ss, 160 w Central Park W, 21x102.2, 4-sty & b stn dwg; Malex Realty Corp to Alfred Benjamin, 560 W 180; B&S; mtg \$14,500 & AL; Oct31; Nov9'18; A\$17,000-23,000 (R S 50c).  
nom

**85TH st, 436-40 E** (5:1564-31-32), ss, 119 w Av A, 75x102.2, 2-6-sty bk tnts & str; Melton Realty Corp, 378 Grand, to Czilli Kellner, 114 E 97; mtg \$69,500 & AL & PM mtg \$3,500; Oct31; Nov12'18; A\$28,000-78,000 (R S \$7).  
nom

**85TH st, 436-40 E**; Czilli Kellner to Jos Stern, 52 E 101; ¾ pts; AL; Nov11; Nov12'18.  
nom

**86TH st, 108 W** (4:1216-36), ss, 85 w Col av, 20x100, 4-sty & b stn dwg; Hispania Holding Co to Langhorne Constn Corp, 200 W 72; AL; Nov8'18; A\$25,000-30,000 (R S \$5).  
nom

**87TH st, 32 W** (4:1200-48), ss, 370 w Central Park W, 20x100.8, 4-sty & b stn dwg; Von-Ja-Ges-C Realty Alliance, Inc, to Alice Von Roeder, 32 W 87; mtg \$25,000 & AL; Nov11; Nov12'18; A\$18,000-24,000 (R S 50c).  
O C & 100

**89TH st, 117 E** (5:1513-13), ns, 108.11 w Lex av, 27.1lx100.8, 5-sty stn tnt; Nathan H Weil of Bronx to John R Eustis, 2621 Grand av, Bronx; AT; mtg \$20,000; Sept9; Nov13'18; A\$17,500-26,000 (R S 50c).  
O C & 100

**94TH st, 131 W** (4:1225-19 ½), ns, 462 e Ams av, 16.6x100.8, 3-sty & b stn dwg; Alfred Chirney, of Great Barrington, Mass, to Ella Chirney Christie, 104 W 70; Oct31; Nov8'18; A\$11,300-14,500 (R S \$20).  
nom

**95TH st, 151 W** (4:1226-12), ns, 276 e Ams av, 18x100, 3-sty & b stn dwg; A\$11,000-16,500; also LOTS 68, 131, 143, 160, 180, 181, 202 to 205, 232 to 235, 261, 262, 282 & 283 (10:2764, 2769 & 2770), map of Hunts Point Estates (Bronx), with AT to Falle st & Longfellow av; also property at Rye, NY; John P Magner, of Rye, NY, to Isidor Liebman, 150 St Nicholas av; AL; Oct21; Nov9'18 (R S 50c).  
nom

**101ST st, 343-5 E** (6:1673-24), ns, 40 w 1 av, 40x100.11, 6-sty bk tnt & str; Jas H Cruikshank to Chas E Haskell, 227 Main st, Orange, NJ; mtg \$29,000 & AL; Oct7; Nov8'18; A\$12,000-37,000.  
nom

**103D st, 245-7 E**; see 2 av, 2001.



**108TH st, 225 E** (6:1658-13), ns, 310 e 3 av, 25x100.11, 4-sty stn tnt & str; mtg \$5,000; A\$6,500-11,000; also 108TH ST, 227 E (6:1658-14), ns, 335 e 3 av, 25x100.11, 4-sty stn tnt & str; mtg \$5,800; A\$6,500-11,000; Masis Realty Corp., 15 Park row, to Anton Finger, 1723 1 av; Nov8; Nov14'18 (R S \$3.50). O C & 100

**108TH st, 227 E**; see 108th, 225 E.

**110TH st, 12-14 E** (6:1615-62-63), ss, 150 w Mad av, 52x100.11, 2-5-sty bk tnts; John F Makley, of Larchmont, NY, EXR Jos M Daggett, to Stars & Stripes Realty Co, 51 Chambers; mtg \$28,000; Nov11; Nov12'18; A\$26,000-48,000 (R S \$6). 34,000

**112TH st, 7 E** (6:1618-7), ns, 150 e 5 av, 25x100.11, 5-sty bk tnt; Remlu Realty Corp. to Grand Concourse Realty Co, 299 Bway; B&S & CaG; mtg \$18,000 & AL; Nov 7; Nov8'18; A\$11,000-23,000 (R S \$1). O C & 300

**113TH st, 76-S W** (6:1596-67), ss, 75 e Lenox av, 50x100.10, 6-sty bk tnt; Lawyers Mtg Co to Aport Realty Co, 213 4 av; B&S; AL; Nov7; Nov8'18; A\$27,500-72,000 (R S \$57.50). O C & 100

**117TH st, 153 W** (7:1902-7), ns, 125 e 7 av, 25x100.11, 5-sty bk tnt; Mary & Fanny Malone to Geo Munsterman, at Bay Shore, LI; B&S & CaG; Nov7; Nov9'18; A\$12,500-23,000 (R S 50c). nom

**120TH st, 56 E** (6:1746-47), ss, 121 e Mad av, 27x100.11, 5-sty bk tnt; Herman Joseph, ref, to Margt A Howard, at San Remo Hotel, 74th & Central Park W, pff; FORECLOS; Nov6; Nov8; Nov9'18; A\$9,800-23,000 (R S \$23). 23,000

**123D st, 520 W** (7:1977-41), ss, 200 w Amst av, 33.8x100.11, 5-sty bk tnt; Mary Foley of Mt Vernon, NY, to Loretta V Wynne, 321 S 4 av, Mt Vernon, NY; Harriet Cohen, 2612 Bway, & Martha B Moshier, 1925 7 av; mtg \$21,333; June10; Nov13'18; A\$18,500-33,000 (R S \$4). O C & 100

**124TH st, 122 W** (7:1908-43), ss, 225 w Lenox av, 18.9x100.11, 4-sty stn tnt; John V Judge, ref, to Sadie V Brady, 33 W 76, pff; FORECLOS Oct31; Nov1; Nov11'18; A\$7,500-11,000 (R S \$4). 4,000

**124TH st, 124 W** (7:1908-43½), ss, 243.9 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; John V Judge, ref, to Timothy Davenport, 26 Belmont ter, Yonkers, NY, & Ira H Brainerd, 11 W 83, EXRS & TRSTES Roswell Smith, pffs; FORECLOS Oct31; Nov1; Nov12'18; A\$7,500-11,000 (R S \$4.50). 4,500

**124TH st, 126 W** (7:1908-44), ss, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; John V Judge, ref, to Marjorie G Singer, 311 W 74; FORECLOS Oct31; Nov1; Nov 11'18; A\$7,500-11,000 (R S \$6). 6,000

**124TH st, 410 W** (7:1964-42), ss, 225 w Morningside Av E (Col) av, 25x100.11, 5-sty bk tnt; Lena Gehring, 309 Brown st, Union Hill, NJ, to Anna B Benedict, 905 Jefferson av, Bklyn; ½ pt; mtg \$21,000 on whole; May1'18; Nov13'18; A\$12,000-24,000. nom

**125TH st, 315 E** (6:1802-8), ns, 190 e 2 av, 20x99.11, 3-sty & b bk dwg; Belwood Realty Co, 35 Nassau, to Elemco Realty Co, 59 Liberty; B&S & CaG; mtg \$6,000 & AL; Nov13; Nov14'18; A\$7,200-8,000 (R S 50c). nom

**125TH st, 524 W** (7:1979-45), ss, 308 w Ams av, 27x100.11, 5-sty bk tnt & str; Benno Loewy, EXR Wm Jonas, to Bettie H Jonas, 176 W 87; AL; Nov8'18; A\$14,000-24,000. nom

**125TH st, 524 W**; Senta & Eva Jonas to same; AT; B&S & CaG; AL; Nov8'18 (R S \$3.50). nom

**125TH st, 528 W** (7:1979-47), ss, 362 w Ams av, 27x100.11, 5-sty bk tnt & str; Senta & Eva Jonas to Bettie H Jonas, 176 W 87; AT; B&S & CaG; AL; Nov8'18; A\$14,000-24,000 (R S \$4.50). nom

**125TH st, 528 W**; Benno Loewy, EXR Wm Jonas, to same; AL; Nov8'18. nom

**127TH st, 310 W** (7:1953-40), ss, 175 w 8 av, 25x99.11, 4-sty bk tnt; Hesu Realty Co, 5 Beekman, to Abr Blum, 551 W 178, & Louis Seigel, 219 Audubon av; mtg \$11,000 & AL; Nov9; Nov11'18; A\$8,000-13,000 (R S \$5.50). O C & 100

**129TH st, 132 W** (7:1913-47), ss, 400 e 7 av, 25x90.11, 5-sty bk tnt; Timothy A Leary, ref, to Geo W Dunn, 62 Edgcombe av, & Emma A Brown, 119 W 71, EXRS & TRSTES John G Brown, pffs; FORECLOS Nov1; Nov9'18; A\$8,000-22,000 (R S \$20). 20,000

**134TH st, 118 W** (7:1918-47), ss, 318.6 w Lenox av, 28x99.11, 5-sty stn tnt; Columbia Trust Co & ano, TRSTES will Eliza M Morgan, for Caroline E Bates et al, to Saint Nicholas Leasing & Impt Co, 586 W 178; B&S; AL; Nov5; Nov11'18; A\$7,300-19,000 (R S \$18). 18,000

**137TH st, 204 W** (7:1942-38½), ss, 118 w 7 av, 18x99.11, 3-sty & b stn dwg; Jos M Moron to Lavinia Moron, both at 204 W 137; mtg \$8,000; Nov8; Nov12'18; A\$5,000-7,800 (R S \$1). nom

**137TH st, 316 W** (7:1960-59), ss, 196 w 8 av, 16x99.11, 3-sty & b bk dwg; Elizabeth Realty Co to Mary Wright, at nec Lenox av & 141st; mtg \$5,500; Nov7; Nov 12'18; A\$4,100-6,500 (R S \$1.50). nom

**161ST st W**, see Ft Washington av; see Ft Washington av, 46-52.

**161ST st W**, see Ft Washington av; see Ft Washington av, 47-53.

**171ST st, 703 W** (8:2139-199), ns, 95 w Ft Washington av, 25x100, 3-sty & a fr dwg; Mary F Martin, 2596 Grand av, Bronx, to Engelbert Neus, 703 W 71; mtg \$8,500 & AL; Nov7; Nov11'18; A\$5,000-5,500 (R S 50c). O C & 100

**180TH st, 719 W** (8:2176-152), ns, 144.5 e Ft Washington av, 85x110, 6-sty bk tnt; Lillian Sasse, 701 W 177, indiv & EXTRX Louis Sasse, & Henry C Sasse, 477 W 143, EXR Louis Sasse, to John F Haase & Meta R, his wife, 506 W 149, as tenants by en-

tirety; AT; mtg \$110,000 & AL; Mar4'16; Nov11'18; A\$40,000-130,000 (R S \$12.50). 12,500

**180TH st, 719 W**; John F Haase & Meta R, his wife, to John F Haase Realty Co, Inc, 101 W 125; AL; Oct31; Nov11'18 (R S \$25). O C & 100

**186TH st, 501 W**; see Ams av, 2540. Av D, 40 (2:360-1), nec 4th (Nos 365-7), 24x99.11x24x99.8, 6-sty bk tnt & str; Ella Frankel, 605 W 177, to Babette Wachsmann, 120 W 117; ½ RT&L; AL; Nov12; Nov14'18; A\$23,000-44,500 (R S \$2). O C & 600

**Amsterdam av, 2540** (8:2156-pt lot 83), nwc 186th (No 501), 107.4x100, vacant; Euneva Realty Corp. to Herbert A Wise, 790 Riverside dr; QC; mtg \$20,000 & AL; Oct29; Nov9'18; A\$— (R S \$1). nom

**Ft Washington av, 46-52** (8:2137-58), sec 161st, 102.2x124.4x99.11x145.11, 6-sty bk tnt; Breim Realty Co to Leonett Realty Co, 217 W 110; mtg \$175,000 & AL; Oct29; Nov13'18; A\$85,000-235,000 (R S \$51). O C & 100

**Ft Washington av, 47-53** (8:2136-86), sw c 161st, 102x147x99.11x125, 6-sty bk tnt; Breim Realty Co to Leonett Realty Co, 217 W 110; mtg \$165,000; Oct29; Nov13'18; A\$85,000-235,000 (R S \$61). O C & 100

**Lenox av, 231** (7:1906-33), ws, 80 s 122d, 20.11x80, 5-sty stn tnt & str; Geo F Dodge, of New Rochelle, NY, to New Rochelle Securities Co, 264 Main st, New Rochelle, NY; B&S & CaG; Nov2; Nov8'18; A\$13,500-17,000 (R S 50c). nom

**Lenox av, 231**; New Rochelle Securities Co, of New Rochelle, NY, to Geo F Dodge & Ida K, his wife, of New Rochelle, NY, as tenants by entirety; B&S & CaG; Nov2; Nov8'18 (R S 50c). nom

**Madison av, 663-7** (5:1375-49), sec 61st (No 30), 100.5x109, 10-sty stn tnt; A\$350,000-750,000; also 60TH ST, 31 E (5:1375-25), ns, 89 e Mad av, 20.1x100.5, 4-sty & b stn dwg; A\$40,000-44,000; also property at Far Rockaway, B of Q, & in Florida; deed of trust; Fredk Haberman, 667 Mad av, to Sylvester Haberman, 667 Mad av; Sarah Fisher, 157 W 79, & Sol Richman at Far Rockaway, B of Q, as TRSTES for Sylvester Haberman, his son, & his other children; AT; AL; Oct28; Nov13'18. gift

**West Broadway, 160-6** (1:144-52-53), swc Worth (No 24), 55x51x55x51.3, 2-5-sty bk tnts & str; Wm F Boland to Kate Purcell, 100 Morningside dr, ½ pt; John J McEvoy, 3 W 103, ½ pt, & John F Purcell, 213 W 106, ½ pt of ½ pt; AT & B&S; AL; Oct14; Nov12'18; A\$47,000-50,000. nom

**West Broadway, 387-9**; see Wooster, 73-5.

**2D av, 948** (5:1343-2½), es, 40.5 n 50th, 20x70, 4-sty stn tnt & str, 1-sty ext; Eliz J Vogel, 332 Stone av, Bklyn, to Ridgeview Realty Co, 277 Bway; AL; Oct28; Nov9'18; A\$9,500-14,500 (R S 50c). nom

**2D av, 953** (5:1324-26), ws, 80.5 s 51st, 20x80, 4-sty stn tnt & str; Lottie Deutsch, 839 W 179, to Isaac Rosenbloom, 305 W 111; mtg \$11,000 & AL; May2; Nov9'18; A\$10,300-15,500. nom

**2D av, 966** (5:1344-1½), es, 25 n 51st, 20x 53, 4-sty stn tnt & str; Jos P McCormack, 431 E 51, to Geo B Peyser, 1851 7 av; mtg \$6,000 & AL; Nov12'18; A\$8,300-12,000 (R S \$3.50). nom

**2D av, 1950** (6:1672-3), es, 50.11 n 100th, 25x100, 5-sty bk tnt & str; Moskovitz Company, a corp., to Hyman Moskovitz, 1950 2 av; mtg \$17,500 & AL; July29'13; Nov13'18; A\$10,000-18,000. nom

**2D av, 2401** (5:1653-21), nwc 103d (Nos 245-7), 25.5x75, 4-sty bk tnt & str & 1-sty bk str; Arnold Barnett, 2049 5 av, to Harry Barnett, formerly at 2049 5 av, now with A E Force in France; AT; mtg \$19,000 & AL; Nov11'18; A\$12,500-20,000. O C & 100

**2D av, 2032** (6:1676-52), es, 75.11 s 105th, 25x75, 4-sty stn tnt & str; Sarah Levine, 2147 Honeywell av, to Ida Rosenbaum, 315 E 101; AL; Nov7; Nov8'18; A\$7,600-15,000 (R S 50c). nom

**3D av, 1501** (5:1530-47), es, 51.1 s 85th, 25.6x100, 2 & 4-sty stn str; Cornelia E McCormack, 888 E 176, to Eberhart Service Co, 401 E 76; mtg \$18,000; Nov6; Nov13'18; A\$23,000-28,000 (R S \$5.50). nom

**3D av, 1501** (5:1530-47), es, 51.1 s 85th, 25.6x100, 4-sty stn str, 2-sty ext; Eberhart Service Co to Pauline W Eberhart, 1841 Marmion av; mtg \$20,400 & AL; Nov13; Nov14'18; A\$23,000-28,000. nom

**6TH av, 279-87** (3:793-38), swc 18th (Nos 100-6), 92x100, vacant; Cecile J wife of & Danl H Lockwood of Cheshire, Mass, to Mary E O'Brien, 619 Bramhall av, Jersey City, NJ; AT & B&S; July25; Nov11'18; A\$230,000-230,000. nom

**6TH av, 279-87**, swc 18th (Nos 100-6); Mary E O'Brien of Jersey City, NJ, to Danl H Lockwood of Cheshire, Mass; AT & B&S; July25; Nov11'18. nom

**9TH av, 102** (3:740-62), sec 17th (Nos 362-6), 26.4x100, 4-sty bk tnt & str; Algernon S Norton, ref, to Mary A Stange, 502 W 56, deft; PARTITION; Oct25; Oct28 '18; A\$22,000-29,000 (R S \$23.50). (Corrects error in issue Nov2 when grantee was Mary A Strange). 23,250

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**36TH st, 7 E** (3:866); agmt that American Red Cross may use & occupy above as private residence for 1 year from date which occupation shall not affect covenants as to restrictions, &c; Roxton Realty Co, 30 Nassau, owner of 389 5 av, & U S Trust Co, 45 Wall, mtgee, with Frank L Polk, owner of 7 E 36; Nov1; Nov11'18.

**38TH st, 334 E** (3:943); also 95TH ST, 207-9 E (5:1541); assign rents to secure 2d mtg \$7,500 rec Feb10'15; Laura & Louis Oppenheim to Morris Oppenheim; sub to 1st mtg \$—; Apr18; Nov9'18. nom

**69TH st, 328 E** (5:1443), ss, 225 e 2 av, 16.8x77.4; declaration by party 1st pt that he is one & the same person & conveyed above on Jan15'17; J Henry Block or John H Block to Julius J or Julius J Czapp & John M Aranyossy, 328 E 69; Nov13'18.

**87TH st, 32 W** (4:1200); certf as to stockholders consent & ratify conveyance of above; Von-Ja-Ges-C-Realty Alliance to Alice Von Roeder, 32 W 87; Nov11; Nov13 '18.

**95TH st, 207-9 E**; see 38th, 334 E. 2D av, 948 (5:1343); re assign rents dated Feb14'14; Peter Ruge to Morris Zwierling, 330 Ashford, Bklyn; Apr19'15; Nov9'18.

**3D av, 1501** (5:1530), es, 51.1 s 85th, 25.6 100; re jdgt filed Oct5'17; Caroline G Storey, individ & Fredk D Storey, EXR Lavinia M Tree, to Cornelia E McCormack, 888 E 176, Bronx; Oct2; Nov13'18. nom

**Copy of last will** (misc) of Waldron Williams, late of Rye, NY; July7'15; Nov 11'18.

**Copy of last will** (misc) of Hoffman Miller, late of Tuxedo, NY; Oct22'15; Nov 11'18.

**Exemplified copy** (misc) of last will of Edw D Douglas, late of Rye, NY; Dec19'16; Nov14'18.

## WILLS.

### Borough of Manhattan.

**35TH st, 215 E** (3:916-12), ns, abt 180 e 3 av, —x—, 4-sty bk tnt & 2-sty fr rear tnt; A\$8,800-12,000; Jas G Shand Est, Eliz G Shand, ADMTRX, 215 E 35; (A) J H Rogan, 145 Nassau. Letter of administration filed Oct18'18.

**102D ST, 320 E** (6:1673-39), ss, abt 300 w 1 av, —x—, 5-sty bk tnt; A\$6,000-15,500; ½ pt; John Ahrens Est, Herman Ahrens, EXR, 239 E 95; (A) A E Gutzsell, 38 Park Row. Filed July18'18.

## CONVEYANCES.

### Borough of Bronx.

NOV. 8, 9, 11, 12, 13 & 14.

**Chisholm st, 1324** (11:2972), es, 215 s Jennings, 20x100, 2-sty fr dwg; Chas M O'Keeffe, ref, to Louis Haberstroh, Jr, Lynbrook, LI; FORECLOS Oct29; Nov13; Nov 14'18 (R S \$2). 1,925

**Crotona Park N, 841** (11:2957), nec Marmion av (No 1780) as on map Estate Geo Faile, 25x93.6x25x93.5, 2-sty & a fr dwg; Lindo Bldg Co to Saml S Marcus, 841 Crotona Park N; mtg \$3,500; Nov9; Nov 11'18 (R S \$4.50). O C & 100

**Dawson st, 786** (10:2701), ses, 135 sw Longwood av, 25x100, 2-sty & b bk dwg; Esti Klein, widow, 786 Dawson, to Edith J Berkowitz, 786 Dawson; mtg \$8,200; Oct 3'17; Nov13'18. O C & 100

**Freeman st, 803** (11:2968), ns, abt 95 e Union av, 20x86.9, 2-sty & b fr dwg; Jos P Morrissey, ref, to Cornelius Schouten, 832 Tinton av, pff; FORECLOS Oct29; Oct30; Nov8'18 (R S \$4). 3,750

**Freeman st, 827** (11:2791), ns, 57.7 e Prospect av, 13.5x42.3x42.11x64.9, 3-sty bk tnt; Chas E Moore, ref, to Alice Couldock, 547 Manhattan av, pff; FORECLOS & drawn Oct14; Nov11'18 (R S \$4.50). 4,400

**Freeman st, 860** (11:2972), ss, intersec nws Stebbins av (No 1315), 65x28x31.5x63, 3-sty fr tnt & str; Wm P Schoen, ref, to Paul L Loewenwarther, 415 E 7, & Siegfried Ollendorff, 204 W 108, ADMRS Wm Ollendorff, pffs; FORECLOS Oct29; Nov1; Nov14'18 (R S \$5). 5,000

**Home st, 721**; see Jackson av, 1160.

**Macy pl, 870** (10:2688), ss, 208.11 e Prospect av, 25x94.9, 2-sty & b fr dwg; Gude Bros-Kleffer Co to Isidor Farer, 870 Macy pl; mtg \$5,000; Oct15; Nov14'18 (R S \$3). nom

**Overing st, 1645** (15:4001), sws, 50 nw Maclay av, 25x98.3; Richd J McNulty to Wm F & Margt C Raab, tenants by the entirety, 1254 Franklin av; mtg \$4,000; Nov6; Nov11'18 (R S \$3.50). 100

**134TH st, 615 E** (10:2547), ns, 425 e St Ann's av, 25x100, 2-sty bk stable; Edgar Shoemaker to Chas Hlawatsch, 798 E 161; mtg \$3,000; Oct28; Nov11'18 (R S \$1). 100

**135TH st, 337 E** (9:2298), ns, 81.6 e Alex av, 12.6x100, 3-sty & b bk dwg; also 135TH ST, 339 E (9:2298), ns, 94 e Alex av, 12.6x 100, 3-sty & b bk dwg; Eliz M Mitchell & ano to Pietro Giannone, 143 E 42; mtg \$—; Nov7; Nov12'18 (R S \$2.50). nom

**135TH st, 339 E**; see 135th, 337 E.

**136TH st, 315 E** (9:2312), ns, 91.10 w Alex av, 16.4x100, 2-sty & b bk dwg; Frances E Gentil, widow, to Ira G Lane, 315 E 136; mtg \$3,500; Sept17'06; Nov13'18. nom

**136TH st, 315 E**; Lizzie C Lane, widow, of Lawrence Park, Bronxville, NY, to Florence Palladino, 34 Panter av, Astoria, LI, & Elvira Oliva, 1110 2 av; QC; Nov12; Nov13'18 (R S 50c). O C & 100

**136TH st, 315-7 E** (9:2312), ns, 75 w Alex av, 33.2x100, 2-2-sty & b bk dwgs; Frances E Gentil, widow, to Florence Palladino, 34 Panter av, Astoria, LI, & Elvira Oliva, 1110 2 av; Nov8; Nov13'18 (R S 50c). O C & 100

**136TH st, 317 E** (9:2312), ns, 75 w Alex av, 16.10x100, 2-sty & b bk dwg; Ira G Lane to Lizzie C Lane, 315 E 136; mtg \$3,500; Sept17'06; Nov13'18. nom

**136TH st, 317 E**; Lizzie C Lane, widow, to Florence Palladino, 34 Panter av, Astoria, LI, & Elvira Oliva, 1110 2 av; Nov 12; Nov13'18 (R S 50c). O C & 100



147TH st, 751 E; see Concord av, 494.

148TH st, 367 E (9:2327), ns, 100 e Courtlandt av, 25x105.3, 6-sty bk tnt & str; Wilmore Realty Co to Geo Ellis, on Woodland st, Englewood, NJ; AL; Oct28; Nov12'18 (R S 50c). nom

149TH st, 248-58 E (9:2337), ss, 100.8 w Morris av, 99.4x86.6, 1-3 & 1-2-sty fr tnts & 1 & 2-sty bk stables; Delco Holding Co to Robt J Moorehead, 311 E 200; mtg \$24,000; Nov12; Nov14'18 (R S \$125.00). O C & 100

163D st, 508-10 E; see 3 av, 3307.

164TH st, 851 E; see Prospect av, 980.

178TH st, 700 E; see Prospect av, sec 178th.

180TH st, 51 W; see Grand av, 2101.

188TH st, 518 E; see Bathgate av, 2423.

202D st E (12:3307), ss, 573 e Anthony av, 50x100, 2-sty fr dwg; August Koerber to Matilda Lovisa Johnson, 242 E 202, EX-TRX Peter A Johnson; B&S; mtg \$3,000; Jan17'17; Nov8'18. O C & 100

214TH st E (16:4662), nec White Plains av, 30.1x125x—x125.5; also BARNES AV (16:4672), sec 214th, 26.5x129.4x25x138, except part taken by City N Y; Angelina Vitale, 3630 White Plains av, to Alfonso Vitale, 3630 White Plains av; AL; Nov9; Nov13'18 (R S \$3). O C & 100

214TH st E, sec Barnes av; see 214th E, nec White Plains av.

224TH st E, ss, 141.7 e Paulding av; see 225th st E, ss, 111.5 w Paulding av.

225TH st E (17:4860), ss, 111.5 w Paulding av, 25x109.6, map part Schieffelin Est; also 224TH ST E (17:4870), ss, 141.7 e Paulding av, 50x109.6; Martha W Zehder, 2784 Marion av, to Christina H Young, 2552 Marion av; Nov11; Nov12'18 (R S \$1). O C & 100

236TH st E (17:4996), sec Carpenter av, 114.6x104; Veritas Realty Co to Benj G Irving, Crestwood, NY; mtg \$4,000; Nov8; Nov11'18. nom

239TH st, 333 E (12:3388), ns, 200 w Martha av, 25x100, 2-sty fr dwg; Ehrlich Peterson to Wm Sheff, 333 E 239; mtg \$4,700; Mar12; Nov14'18. nom

262D st W, ns, 325 w Spencer av; see Spencer av, ws, 100 s 262d.

Andrews av, 2334 (11:3218), es, 248.11 s Fordham rd, 25x100, 2-sty & a fr dwg; Cath G Brady to Julia & Agnes C Burnell, 2334 Andrews av; mtg \$5,250; Nov9; Nov14'18 (R S \$3). O C & 100

Arthur av, 2125 (11:3062), ws, 45.6 s 181st, 24.10x95, 3-sty fr tnt; Ethel A Waters to Louis Reiter, 2125 Arthur av; mtg \$5,000; Nov14'18 (R S \$150). nom

Barnes av, sec 214th; see 214th E, nec White Plains av.

Bathgate av, 2207 (11:3053), nws, 35 ne 183d, 17.6x70, except part for av & st, 2-sty & b fr dwg; Martin Kilpatrick, 1245 Lind av, to Giovanni Salcito, 2476 Hughes av; mtg \$3,000; Oct26; Nov8'18 (R S \$2). O C & 100

Bathgate av, 2402 (11:3056), es, 90.10 n 187th, 20x89.11, 3-sty fr tnt; Lois A Bolt & ano, EXRS Wm G Bolt, to Maurice F Axtell, Deposit, NY, 1/2 pt; Mary L McKinnon, Sidney, NY, 1/2 pt, & Halbert A Bolt, Deposit, NY, & Nina B Johnson, Deposit, NY, each 1/2 pt; July31; Nov14'18. nom

Bathgate av, 2423 (11:3057), swc 188th (No 518), 32x89.4, 5-sty bk tnt & str; Chas M O'Keefe, ref, to Central Union Trust Co, 80 Bway, plff; FORECLOS Nov 6; Nov12'18 (R S \$2). 2,000

Boston rd, 1445 (11:2938), ns, 144 e Prospect av, 26.6x130, 6-sty bk tnt & str; Bender Realty Co to Blanche R Dorman, 241 E 3, Bklyn; mtg \$—; Sept10; Nov14'18 (R S \$1). 1,000

Brook av, 1238 (9:2395), es, 131.11 n 168th, 17.8x95, 3-sty fr tnt; Laura C Phelan to Harry Hornstein, 3905 3 av; mtg \$3,500; Nov11; Nov12'18 (R S \$2). O C & 100

Brook av, 1502 (11:2895), es, 25 s 171st, 25x100.9, 4-sty bk tnt & str; Seymour Realty Co to Jas Bergman, 561 W 147; mtg \$9,500; Sept18; Nov9'18. nom

Bryant av, 1434-6 (11:2999), es, 175 s Jennings, 50x100, 5-sty bk tnt; Malex Realty Corp to Normar Real Estate Corp, 170 Bway; B&S; mtg \$33,500; Oct31; Nov 8'18. nom

Bryant av, 1420 (11:2999), es, 350 s Jennings, 25x100, 1-sty bk str; Israel J P Adlerman, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Nov7; Nov13; Nov14'18 (R S \$55.00). 5,500

Carpenter av, sec 236th; see 236th E, sec Carpenter av.

Cauldwell av, 833-7; see 3 av, 3307.

Clarence av (18:5468), ws, 250 s Barkley av, 72.1x101.1x57x100; Annie Klippel to Julius Nelson, 908 Bryant av; mtg \$2,200; Nov6; Nov8'18 (R S \$1). O C & 100

Concord av, 494 (10:2580), nec 147th (No 751), 20x100, 3-sty bk tnt; Rose Duffy, EXTRX Mary Gleer, to Annie Kutu, 50 Rutgers; Nov6; Nov14'18 (R S \$65.00). 6,500

Crotona av, 2104 (11:3096), es, 35 s 180th, 25x102, 2-sty & b fr dwg; Frank Rubino to Eliz Maglio, 2104 Crotona av; 1/2 RT&I; mtg \$5,000; Nov12; Nov13'18 (R S 50c). O C & 100

Crotona av, 2323 (11:3103), ws, abt 355 n 183d, 37.6x80, 4-sty bk tnt; A Parker Nevin, ref, to Jeanette F Bonner, 21 E 64, plff; FORECLOS —; Oct31; Nov8'18 (R S \$16). 16,000

Crotona av, 2323 (11:2949), es, 50 s 176th, 41.4 x80x41.2x80, 5-sty bk tnt; Geo A Steves, ref, to Davidson Av Constn Co, 37 Liberty as assignee Fannie C Browning; FORECLOS Oct16; Nov8; Nov9'18 (R S \$25). 25,000

Daly av, 2086 (11:3127), es, 100.10 s 180th, runs 38.4 xel100.11xw—xn25 xw 92.11 to beg, 4-sty bk tnt; Saml W Phillips, ref, to Alex Kunzig, 448 E 87, plff; FORECLOS Oct8; Oct10; Nov12'18. 3,000

Davidson av, 2407 (11:3199), cl 330 n cl 184th, runs w130x95x100x130 to cl Davidson av xs50 to beg, 2-sty & a fr dwg; Maurice E Goulden, 2407 Davidson av, to Estelle S Goulden, 2407 Davidson av, his wife; B&S; Nov6; Nov9'18. nom

Elberon av (15:4206), swc Narragansett dr, 33.9x100x44.3x100.6; Albert W Barker, 611 Carlton av, Bklyn, to Mary G Paxton, 506 Wales av; Sept25; Nov11'18. nom

Fort Schuyler rd (18:5332), nec Pilgrim av, 25x100; M Maldwin Fertig, ref, to Minnie Hummel, 4380 Bway, plff; FORECLOS Nov4; Nov12; Nov14'18 (R S \$8). 8,000

Frishy av (15:3985), nec St Peter's av, 94.11x46.9; Annie Willhoit, Bklyn, to Harry Levy, 872 Whitlock av; mtg \$7,000; Nov6; Nov12'18 (R S \$1). O C & 100

Grand av, 1980 (11:2869), ws, 505.9 s Burnside av, 25.1x112.1x25x109.1, 2-sty & a fr dwg; Margt T O'Brien, 1989 Grand av, to Rhody J Kennedy, 2034 Ryer av; mtg \$4,750; Nov6; Nov11'18 (R S \$1). 1,000

Grand av, 2101 (11:3206), nwc 180th (No 51), 180x100, vacant; Milton M Silverman et al, EXRS Clementine M Silverman, to West 180th St Realty Co, 160 Bway; mtg \$9,000; Oct29; Nov9'18 (R S \$11). 20,000

Hermany av, 2157 (14:3686), ns, 224 w Castle Hill av, 25x103, Unionport, except part for Hermany av; Mathias Anderhuber to Harry L Dobbs, 1510 Parker; mtg \$1,800; Nov8'18 (R S \$150). O C & 100

Honeywell av, 2081 (11:3123), ws, 151.2 s 180th, 33x140.3, 2-sty & b fr dwg; Rachel L Bartley, New Rochelle, NY, to Petronilla Barone, 960 E 179; Nov7; Nov8'18 (R S \$50). nom

Jackson av, 1160 (10:2652), nec Home (No 721), 100x40, 5-sty bk tnt; Ennis & Sinnott, Inc, 7 E 42, to Laura E Walker, 538 W 179; Oct30; Nov8'18 (R S 50c). O C & 100

Jackson av, 1160 (10:2652), nec Home (No 721); Laura E Walker, 538 W 179, to Isear Realty Corp, 320 Bway; mtg \$37,880; Nov6; Nov8'18 (R S \$4). O C & 100

Lafontaine av, 2078-80 (11:3069), es, 100.4 s 180th, 31.1x100, 2-2-sty fr dwgs; Ruggiero Ronga, 360 Bleeker, to Yetta Siegel, 346 E 67; mtg \$5,200; Nov11; Nov13'18 (R S \$150). O C & 100

Locust av, 173-9 (10:2594), swc 136th (No 600), 101.5x350 to Walnut av, 1-sty fr shop; Jas H Young Stone Co to Louise Schuler, 247 E 83; mtg \$60,000; Nov14'18 (R S \$90). O C & 100

Locust av, 173-9 (10:2594), swc 136th; Louise Schuler, 247 E 83, to Robt Grant, Monsey, NY; mtg \$60,000; Nov14'18. nom

Marmion av, 1780; see Crotona Park N, 841.

Monroe av, 1687 (11:2792), ws, 95 n 173d, 75x95, 2-sty fr dwg; Land Estates, Inc, to Elted Corp, 215 Montague, Bklyn, 1/2 pt, & Rudolph Simon, 3671 Bway, 1/2 pt; B&S; Nov4; Nov8'18 (R S \$3). O C & 100

Munroe av (15:4331), ws, 163.2 n Lydig av, 50x100; Benj Earnstein to Wm Ortmann, 62 Main, Orange, NJ; mtg \$600; Nov 7; Nov12'18. nom

Narragansett dr, swc Elberon av; see Elberon av, swc Narragansett dr.

Olinville av (16:4645), ws, 136.3 s 2d, 36.3 x100, Olinville, except part for Olinville av; Peter L Reagan to Cath & Eliz H Regan, joint tenants, 3665 Olinville av; May22; Nov8'18. nom

Pilgrim av, nec Ft Schuyler rd; see Ft Schuyler rd, nec Pilgrim av.

Prospect av, 980 (10:2690), nec 164th (No 851), 74.7x75, 6-sty bk tnt & str; Julius G Kremer, White Plains, NY, to Bennet Chaikovsky, 2166 3 av; Nov12; Nov14'18 (R S \$2). 100

Prospect av, 1960-76; see Tremont av, 761-9 E.

Prospect av (11:3106), sec 178th (No 760), 47.1x100x47x100, 5-sty bk tnt & str; Abr Dorb et al to Frances Mondscheln, 2109 Daly av; mtg \$40,000; Nov7; Nov9'18 (R S \$5). O C & 100

Saxe av (14:3431, 3432, 3433, 3434, 3435, 3436 & 3445; 15:3880), es, 175 s McGraw av, 50x100; also Union AV, 911 (10:2668), ws, 208.4 s 163d, 52x—x52x164.3, 2-sty & a fr dwg; also L I SOUND, ss, at es lot 35, map Clasons Point, contains 9 3-100 acres; also LOT 35 on said map, contains 3 34-100 acres; also land in Oneida Co, NY, & Madison Co, NY; Clinton Stephens, 2028 Grand blvd & concourse, to Hattie I Stephens, 2028 Grand blvd & concourse, his wife; 1-10 pt; Oct29; Nov9'18. nom

St Peter's av, nec Frishy av; see Frishy av, nec St Peter's av.

St Raymond av, 2314 (15:3971), ses, 95 sw Parker av, 25x100, except part for St Raymond av; Gustave Keinath, EXR Anna Schneider to Ludwig Hahn, 2314 St Raymond av; Oct16; Nov12'18 (R S \$4). 3,600

Southern blvd, 1555 (11:2977), ws, 355 n 172d, 40x100, 5-sty bk tnt & str; Sender Feldmark et al to Sidney F Katz, 1275 Union, Bklyn; QC; Oct8; Nov13'18 (R S 50c). O C & 100

Southern blvd, 1555; Sidney F Katz, Bklyn, to West Farms Constn Co, 30 E 42; mtg \$30,000; Oct29; Nov13'18. nom

Southern blvd (11:3114), ws, 75.11 n 183d, on map Est P M Lydig, 50.7x95.7x50x106.4, vacant; Chas P Faber, Bklyn, to Sublime Realty Corp, 35 Nassau; mtg \$—; June 11; Nov14'18 (R S \$6). nom

Spencer av (13:34230), ws, 100 s 262d, 50x100, vacant; also 262D ST W (13:3423R), ns, 325 w Spencer av, 50x99.10x50x100, vacant; Helen Schmitz, 728 W 181, to Pearl Niles, Town of Union, NJ; mtg \$2,625; Nov 4; Nov8'18. nom

Stebbins av, 1315; see Freeman, 860.

Tiebout av, 2450 (11:3022), es, 70 s 188th, 42.1x100, 2-sty fr dwg; Robt J Moorehead, 311 E 200, to Delco Holding Co, 391 E 149; Nov13; Nov14'18 (R S \$65.00). O C & 100

Tinton av, 883 (10:2658), ws, 423.10 n 160th, 27x135, 2-sty bk stable; Chas Hla-watsch to Edgar Shoemaker, 65 W 190; Oct28; Nov11'18 (R S \$2). O C & 100

Tinton av, 1117 (10:2661), ws, 150 n 166th, 40x127.3x40x127.4, 5-sty bk tnt; Rem-mirt Realities, Inc, to Olds Holding Corp, 217 Bway; mtg \$29,250; Nov8; Nov9'18 (R S \$4). nom

Tremont av, 761-9 E (11:3106), nec Pros-pect av (Nos 1960-76), 100x175, 1-sty bk str & 1-sty bk rear factory; J Hadden Smith, 1605 University av, to Clement H Smith, 1884 Mt Hope av; 1/2 pt; AT; AL; June12; Nov13'18 (R S 50c). nom

Union av, 911; see Saxe av, es, 175 s McGraw av.

Unionport rd (15:4011), ws, 212.5 n Morris Park av, 29.2x88.4x52.2x119; Mary A Robinson, 1253 Wash av, to G De Witt Clocke, 300 East Bellevue rd, Pasadena, Cal; Nov11; Nov13'18 (R S 50c). nom

Walnut av, sec 136th; see Locust av, 173-9.

Washington av, 2118-20 on map 2122-4 (11:3047), es, 148 n 180th, runs e73.11x79.9xn29.1xw81.6 to av xs46 to beg, 2-3-sty fr tnts; Lois A Bolt & ano, EXRS Wm G Bolt, to Maurice F Axtell, at Deposit, NY, 1/2 pt; Mary L McKinnon, Sidney, NY, 1/2 pt, & Halbert A Bolt & Nina B Johnson, Deposit, NY, each 1/2 pt; July31; Nov14'18. nom

Webster av, 3192 (12:3357), ss, 1,000 e 204th, 25x82.7x25x83.5, 3-sty fr tnt & str; John Mulholland, ref, to Chas Lutz, 817 E 175, plff; FORECLOS Oct29; Nov7; Nov8'18 (R S \$55.00). 5,550

Webster av, 3194 (12:3357), ss, 1025 e 204th, 25.4x81.1x25.4x82.7, 3-sty fr tnt & str; R Dulany Whiting, ref, to Wm K Gensheimer, 326 W 15, plff; mtg \$4,500; FORECLOS Oct29; Nov7; Nov14'18 (R S \$1). 1,700

Webster av (11:2888), ws, 50 s 173d, runs w83.11x82.16xw34.4x89.910x3.7x84.05x101.5xn165.10 to beg, vacant; Robt H Bergman, ref, to Edgar S & John S Appleby, Glen Cove, LI, plffs; FORECLOS Nov9; Nov13; Nov14'18 (R S 50c). 14,000

White Plains av, nec 214th; see 214th E, nec White Plains av.

Woodycrest av, 1023 (9:2512), ws, 302.7 n 164th, 25x80.5x25.2x79.10, 3-sty fr tnt; John J O'Brien, — Woodycrest av, to Mary O'Brien, 1025 Woodycrest av; mtg \$8,000; Sept19; Nov9'18 (R S \$2). nom

Zuette av (18:5398), ss, 101 w Gillespie av, 151.9x106.11x108x96; Commercial Finance Co, 106 Market, Poughkeepsie, Dutchess Co, NY, to Fredk W Koch, 1528 Bradford av; Nov4; Nov14'18. nom

3D av, 2778 (9:2307), es, 28 s 147th, 28x 65.11x25x53.4, 3-sty fr tnt & str; Henry Seitz to Henry & Helena Seitz, tenants by the entirety, 3204 3 av; Nov12; Nov14'18 (R S \$7). O C & 100

3D av, 3305; see 3 av, 3307.

3D av, 3307 (9:2369), ws, 201 n 164th, 25 x147.2x25x150, except part for av, 2-sty fr str & office; also 3D AV, 3305 (9:2369), ws, 176 n 164th, 25x99.9x25x97.7, 3-sty fr tnt & str; also 163D ST, 508-10 E (9:2384), ss, 126.6 w 3 av, 47.6x100, 2-4-sty bk tnts; also CAULDWELL AV, 833-7 (10:2626), ws, 275 s 161st, 75x130, 2-2-sty & b fr dwgs; Michl J Garvin to Cora Garvin, his wife, 837 Cauldwell av; B&S; Mar11'13; Nov8'18. O C & 100

Lots 68, 131, 143, 160, 180, 181, 202 to 205, 232 to 235, 261, 262, 282 & 283, map Hunts Point East; see 95th st, 151 W, Manhattan Conveyances.

## MISCELLANEOUS CONVEYANCES.

## Borough of Bronx.

135TH st, 452 E (9:2279), ss, 514.6 e Willis av, 16x100; certf of registration of title under Torrens System to Thos J Higgins, 452 E 135; mtg \$5,500; Sept14; Nov14'18.

Allerton av (16:4450), sec Paulding av, 100x100; notice of petition to register title under Torrens System; Angelo Chiaffarelli, 2119 Honeywell av (petitioner) to whom it may concern; Nov7; Nov13'18.

Anderson av (9:2509), ws, 150 n 165th, runs w101.7x78.8x55.5x44.2x58.9 to av xs116 to beg, 1-sty fr stable & vacant; re mtg; Edw E Black, Yonkers, NY, to Katharine S D B Co, 14 John; Nov11; Nov12'18. nom

Bergen av, 605 (9:2363), nws, 181.2 sw Brook av, 23.7x20.10x25.5x32.1; certf of registration of title under Torrens System to Cath Meighan, 3000 3 av; Mar27'17; Nov14'18.

Bergen av, 506, ws, 258.11 ne 153d, 25.5x 214.11 to 3 av (No 3000) x25.4x253.11; certf of registration of title under Torrens System to Cath Meighan, 3000 3 av; June26'14; canceled Mar29'15; Nov14'18.

Bronx blvd, 4633 (17:5077), sws, 25x100, except part for Bronx blvd; certf of registration of title under Torrens System to John H Mehlhop, 4741 Richardson av; Oct 5; Nov14'18.

Brook av, 1502 (11:2895), es, 25 s 171st, 25x100.9; re judgmt; Title Guar & T Co to Seymour Realty Co, 25 Broad; Oct23; Nov 9'18. nom

Brook av, 1502; re judgmt; Realty & Commercial Co to same; Nov6; Nov9'18. nom

Burke av (16:4608), ns, 100 e Bronxwood av, 50x100; notice of petition to register title under Torrens System; Laura Chiaffarelli, 2119 Honeywell av (petitioner) to whom it may concern; Nov7; Nov13'18.

Elberon av (15:4206), swc Narragansett dr, 33.9x100x44.3x100.6; re dower; Henri-etta A Walsh, 611 Carlton av, Bklyn, NY, to Mary G Paxton, 506 Wales av; Oct24; Nov11'18. nom



**Jackson av, 1160** (10:2652); assign rents to ext of \$2,000; Isear Realty Corp., 320 Bway, to H S Holding Co, 319 E 3; Nov7; Nov8'18. nom

**Mace av** (16:4446), ns, 50 w Colden av, 25x100; also COLDEN AV (16:4446), ws, 100 n Mace av, 50x100; notice of petition to register title under Torrens System; Albert Chiffarelli, 2119 Honeywell av (petitioner) to whom it may concern; Nov 7; Nov13'18.

**Narragansett dr, swc Elberon av**; see Elberon av. swc Narragansett dr.

**3D av** (10:2610), nec 168th, runs e337 to Fulton av xn41.6xw111.1xn87xw55.1xn50xn 50xw181.7 to 3 av xs176 to beg; certf of registration of title under Torrens System to Abr Ruth, 445 Audubon av; Nov11; Nov 14'18.

**3D av, 3000**; see Bergen av, 695.

## LEASES.

### Borough of Manhattan.

NOV. 8, 9, 11, 12, 13 & 14.

**Cathedral Pkwy, 24** (7:1845), str; Helen H Jenkins, of Norfolk, Conn, to Purity Oil Co, 266 Lafayette; 9yf May1'17; Feb28'17; Nov14'18. 720 to 840

**Cathedral Pkwy, 24**; assign above Ls; Purity Oil Co to Wm Dulberg, 1358 East New York av, Bklyn; Nov12; Nov14'18. nom

**Trinity pl, 33-41**; see Bway, 57-61.

**9TH st, 44 E** (2:560), ss, 302.4 e University pl, 25x93.11, the land; TRSTES of Sailors Snug Harbor to Crescent-Star Realty Co, 211 E 55; ext Ls 18yf May1'18; 21v ren; sub to mtg \$8,700; May31; Nov 12'18. taxes & c 1,000

**31ST st, 313-5 E** (3:937); Sophie Sterns, lessee, to Fredk Baer, 58 Pearl; sub Ls: 5 2-12yf Sept1'18; Aug26; Nov9'18. 6,250

**31ST st, 313-5 E**; agmt as to option for ext of 5y Ls from Nov1'23, at \$6,250 per annum; Geo H Shaffer to Fredk Baer, 58 Pearl, or the Thirty-first St Stores, Inc; Aug29; Nov9'18. nom

**42D st, 340 W** (4:1032), str & b; Washington Arch Realty Co, 505 5 av, to Christos A Dovas, 351 W 42; 4 1/2yf Nov1'18; Oct 23; Nov14'18. 900 to 1,020

**45TH st, 121 W** (4:998); agmt as to conditions in Ls, etc for 5yf, 2 weeks after completion of alterations at \$9,000 per annum & for 5yren at \$11,000; Jas Hebron, owner, with Clarence D Jacobson; Nov8; Nov11'18. nom

**48TH st, 138-46 W** (4:1000); sobrn of Ls rec Mar8'12 to ext of mtg for \$220,000; John Cort's Co, office in Times Bldg, lessee, to Jos Eastman, 4 E 70, TRSTE Lucy P Eastman, mtgee; Oct30; Nov8'18. nom

**49TH st, 304-6 W** (4:1039), all; Emma J Smith et al, EXRS & G Waldo Smith, of BaySide, LI, to Robt M Lease, 304-6 W 49; 10yf Jan1'19; Oct30; Nov8'18. 10,000 & 11,000

**54TH st, 345-7 W** (4:1045-10 & 11), ns, 225 e 9 av, 50x43.8x50.4x49.11, all; Thos F Murtha to John H Scheier, 17 W 42; 12yf Jan1'14; 10y ren at \$1,800; Jan20'14; Nov12 '18. 1,600 & 1,700

**75TH st, 304 E** (5:1452), all; Stanton Realty Corp., 80 Maiden la, to Hungarian Brotherly Love Benevolent Soc, 304 E 78; 3yf Mar1'18; July1; Nov8'18. 900 to 1,020

**161ST st W, see Ft Wash av**; see Ft Wash av, 47-53.

**161ST st W, swc Ft Wash av**; see Ft Wash av, 47-53.

**Av A, 302** (3:976), the land; N Y Life Ins & Trust Co, 52 Wall, TRSTE will Mary Griffin, to Emma C Mertins, 302 Av A; ext Ls 5yf Nov1'15; Nov1'15; Nov14'18.

**Av A, 302**; assign above Ls, which was assigned to party 1st pt herewith on Mar 4'16; Frank Wolfe or Wolf, 357 W 37, to Isidor Schulman, 318 Lott av, Bklyn; AL; Nov13; Nov14'18. 300

**Av A, 1365** (5:1467), str & rooms 1, 3 & 5; Ellen E McQuade to Frank Haiek, 1365 Av A; 3yf May1'18; May1; Nov14'18. 480

**Broadway, 57-61** (1:21); also TRINITY PL 33-41, westerly pavilion in story No 2, fronting on Trinity pl; Adams Express Building Co to Chase National Bank, 57 Bway; 18yf May1'16; Jan28'16; Nov14'18. 10,000

**Fort Washington av, 46-52**; see Ft Wash av, 47-53.

**Fort Washington av, 47-53** (8:2136), swc 161st, 102x147x99.11x125; also FORT WASHINGTON AV, 46-52 (8:2137), sec 161st, 102.2x124.4x99.11x145.11; sur Ls rec Feb29'16; Louis Schlechter, 217 W 110, to Leonett Realty Co, 217 W 110; AT; Nov12; Nov14'18. nom

**West Broadway, 496-8** (2:525), all, except cellar of 496; Jos Personeni to Jos Personeni, Inc; 9 11-12y & 27 days from Nov 4'18; Nov4; Nov9'18. 5,400

**2D av, 2032** (6:1676), str & b; sur Ls dated July19'17; D Loventhal's Sons, Inc, 2100 3 av, to Sarah Levine, 2147 Honeywell av; AT; Nov6; Nov8'18. nom

**3D av, 666** (5:1297), all; Otto F Struse, sub TRSTE will Anne M Rothmann, to Adolf Bock & Sigmund Heyman, 666 3 av; 5yf Jan1'19; Nov1; Nov9'18. 2,520

**5TH av, 1405** (6:1621), all; Franklin Bond & Mtg Co to Morris Vetter, 1405 5 av; 3yf Nov1'18; Oct31; Nov12'18. 3,100

## LEASES.

### Borough of Bronx.

NOV. 8, 9, 11, 12, 13 & 14.

**177TH st, 2534 E** (18:5541), all; Sanitary Fireproofing & Contracting Co, 2534 E 177, to Spiro Dye & Chemical Works, Inc, 140 Nassau; 1 1/2yf July1'18 (5yren at \$2,000); June5; Nov1'18. 2,000

**Cambreling av, 2434** (11:3090), cor str; Bolognese Investing Co to Gerardo Antonacci, 689 E 189; 5yf Oct1'18; Sept23; Nov 8'18. 600 to 720

**Southern blvd** (11:2960), swc Tremont av, str; Mariamson Drug Stores Co & ano to Nathan Sklover, 1836 Belmont av; from Oct1'18 to Nov30'23; Oct21; Nov9'18. 1,680 to 2,220

**Tremont av E, swc So blvd**; see So blvd, swc Tremont av.

**Whitlock av, 1036** (10:2741), es, 150 s Faile, 100x—; assign Ls; Mary Herman to Solomon Roth, 730 Lafayette, Bklyn, et al; Nov7; Nov9'18. O C & 100

**3D av** (11:2911), ws, 202 s 171st, 180.6x 149.1x194.3x159.9; assign Ls; Jacob Goldstein, 1382 St Johns pl, Bklyn, & ano, to Alm Realty Co, 600 W 165; May3; Nov9 '18. nom

**Pugsley Creek** (14:3502), Clason Point, known as Dolph's Boat House; cancellation of Ls; Geo E Bing, Jr, to whom it may concern; Nov9; Nov13'18.

## MORTGAGES.

### Borough of Manhattan.

NOV. 8, 9, 11, 12, 13 & 14.

**Bank st, 52-4** (2:623); ext of mtg for \$26,750 to Jan2'21, 5%; Oct26; Nov8'18; J Sergeant Cram, at Westbury, LI, & ano, trstes will Harry S Cram, with Chas M Straub, of Rockville Centre, LI (R S 113.50). nom

**Broome st, 72-4** (2:332), ns, 50 w Cannon, 47x75; PM; pr mtg \$16,000, Nov11'18; due Nov1'22, 6%; Sophie Bisgaier to Dormond Realty Co, 299 Bway. 4,900

**Centre st, 71** (misc); certf as to notes or chattel mtg \$230; Nov9; Nov11'18; Star Fixture Co, 71 Centre, to Morris Aronson of Bklyn.

**Front st, 83** (1:35), es, 70.10 n Old sl, 24.1 x96.9x24x96; Nov14'18, due & int as per bond; Lillian B O'Donohue to Title Guar & T Co. 9,000

**James st, 45** (1:116), ws, 25 s Madison, 25.1x60.2x25.3x59.8; PM; Nov14'18; 5y5%; John Lagomasino, 383 14th, Bklyn, to Metropolitan Savgs Bank, 59 Cooper sq E. 8,000

**Jefferson st, 82-4** (1:247), swc Water (No 535), 76.4x23x76.6x23: 1/2 pt; pr mtg \$—; June27'13; Nov9'18; due July1'16, int as per bond; Cilly Wolfson, 714 Madison, Bklyn, to Isidor Spector, 241 E 68. 2,168

**John st, 110** (96) (1:69), sws, abt 140 w Pearl, 20.6x42.9x21x43, nws; PM; Nov14'18; 3y or sooner, 5%; Chas L Huisking, 145 Lincoln rd, Bklyn, to Fredk J Stimson, 109 E 71, & ano. 17,000

**Madison st, 290** (1:269), swc Montgomery (No 34), 55.11x75; ext of mtg for \$5,500 to Nov1'23, 5 1/2%; pr mtg \$—; Oct15; Nov 14'18; Jos & Eliz J B Demmer, of Bronx, with Congregation of the Cities of Sineer and Wilna, on above premises (R S \$2.75). nom

**Montgomery st, 34**; see Madison, 290.

**Sheriff st, 93** (2:339), ws, 100 s Stanton, 25x100; Oct31; Nov8'18; due Nov1'23, 6%; David Auerbach, 93 Sheriff, to Israel Altman, 248 S 9, Bklyn. 5,000

**Water st, 535**; see Jefferson, 82-4.

**Wooster st, 46-50** (2:475), es, 100.2 s Broome, 71.7x100x70.4x100; PM; Oct18 Nov8'18; due Oct31'23 or sooner, 6%; Elbas Realty Co to U S Trust Co of N Y, 45 Wall, exr & trste will E A Matthlessen. 35,000

**13TH st, 234-40 W**; see Greenwich, 112-18.

**16TH st, 331 E** (3:922), ns, 205.6 e Livingston pl, 26.8x92; pr mtg \$22,000; Oct 29; Nov13'18; 3y6%; Herman Feldmann of Edgewater, NJ; Margt Hoffman, 506 W 170, & Lina Nimis, 538 W 156, exrs & trstes Henry Feldmann, to Anna Geithe, 606 W 191. 1,000

**39TH st, 225-9 W** (3:789), ns, 232 w 7 av, 75x—x75x98.9; pr mtg \$200,000; Nov4; Nov 14'18; 5y, 7% until Apr4'20, & then 6%; R M or Raymond M Owen, of Pelham Manor, NY (R M Owen & Co in bond) to Frank W Potts, at Oradell, NJ. note 111,000

**50TH st, 10 E** (5:1285), ss, 208 e 5 av, 21.5x100.5; ext of mtg for \$38,000 to Apr 7'22, 5 1/2%; Oct29; Nov12'18; Equitable Trust Co of N Y & ano, trstes will John Fox, with Eugenie Von Chorus, 634 5 av. nom

**58TH st, 320 W** (4:1046), ss, 271.8 w 8 av, 20.8x100.5; pr mtg \$12,500; Nov6; Nov 9'18; due Mar1'20, 6%; Mary E Manuel, 140 East Front st, Red Bank, NJ, to Lillian Brewer, 336 St Nicholas av. 1,000

**61ST st, 10 W** (4:1113); sobrn of mtg for \$65,000 to lease; Nov2; Nov14'18; Columbian Realty Co, owner, & Sonhla Zimmermann, holder of mtg for \$240,000 (not \$65,000) rec Mar24'04, with Pasadena Apartments Co, lessee, all at 10 W 61. nom

**69TH st, 336 E** (5:1443), ss, 291.8 e 2 av, 16.8x77.4; Nov8; Nov8'18; 3y5 1/2%; Florence M & Mary C Walsh to Louis Goldman, 364 Atlantic av, Bklyn. 1,000

**70TH st, 162 E** (5:1404); re assign of all share & int in estate of Henry H Hollister, the father of party 2d pt, as rec in mtgs June9'13, to secure note for \$47,894.51; Nov4; Nov12'18; G Trowbridge Hollister, F Mortimer Barnes & G Sheldon Chaucey, late composing firm of Hollister, Fish & Co, in liquidation, to Henry H Hollister, at Middletown, Conn. nom

**71ST st, 136 W** (4:1142), ss, 350 w Col av, 20x100.5; PM; Nov9; Nov12'18; due & int as per bond; Allendale Building Co to Title Guar & T Co. 20,000

**71ST st, 136 W**; certf as to mtg \$20,000; Nov9; Nov12'18; same to same.

**74TH st, 244-6 E** (5:1428), ss, 133.4 w 2 av, 33.4x102.2; PM; Nov7; Nov11'18; due Nov12'18, 5%; Kathryn F, wife of & Peter H Schieffer to Central Savings Bank, 157 4 av. 12,000

**75TH st, 300 E** (5:1450); ext of mtg for \$33,000 to Oct1'23, 5 1/2%; Oct15; Nov12'18; Lawyers Mtg Co with Leona Sporn, 367 Vernon av, Bklyn (R S \$16.50). nom

**83D st, 316 E** (5:1545), ss, 375 w 1 av, 25x102.2; Oct29; Nov8'18; due May1'19, 6%; Chas Fink to Geo Werner, at Cauldwell, NJ. 200

**85TH st, 430-40 E** (5:1564), ss, 119 w Av A, 75x102.2; PM; Oct31; Nov12'18; due & int as per bond; Cizili Kellner, 114 E 97, to Melton Realty Corp., 378 Grand, 3,500

**92D st, 157 W** (4:1223), ns, 207 e Ams av, 18x100.8; Nov1; Nov8'18; 5y6%; Pauline E, wife of & Wm W Lyon, 157 W 92, to Abby B Dorion, 1705 Downing st, Denver Col. 4,800

**96TH st E, nwc Madison av**; see Madison av, 1380.

**108TH st, 227 E** (6:1658), ns, 335 e 3 av, 25x100.11; PM; pr mtg \$5,000; Nov8; Nov 11'18; installs, \$100 monthly, 6%; Anton Finger, 1723 1 av, to Masis Realty Corp., 38 Park Row. 800

**110TH st, 12-14 E** (6:1615), ss, 150 & 176 w Madison av, 2 lots, each 26x100.11; 2 PM mtgs, each \$1,500; sub to 2 pr mtgs, \$14,000 each; Nov11; Nov12'18; due & int as per bond; Stars & Stripes Realty Co to John F Makley, 9 Pryor Point, Larchmont, NY, exr Jos M Daggett. total 3,000

**110TH st, 12-14 E** (6:1615), ss, 150 w Mad av, 52x100.11; pr mtg \$—; Nov8; Nov12'18; due May15'19, 6%; Stars & Stripes Realty Co to Jacob Rosenthal, 530 West End av. 2,800

**110TH st, 12-14 E**; certf as to assign rents & mtg \$2,800; Nov8; Nov12'18; same to same.

**113TH st, 76-8 W** (6:1596), ss, 75 e Lenox av, 50x100.10; PM; Nov7; Nov8'18; due & int as per bond; Apport Realty Co to Lawyers Mtg Co. 53,500

**114TH st, 24 E** (6:1619), ss, 118 w Mad av, 27x100.11; pr mtg \$—; Nov12; Nov13 '18; due Sept1'21, 5 1/2%; David J Gallert & Clara Goldberg to Walter S Heilborn, 603 W 138. 1,000

**122D st, 515-9 W** (7:1977), ns, 250 w Ams av, 62.6x90.11; pr mtg \$—; Nov11; Nov12 '18; due & int as per bond; Sauer Realty Co to Chas Kimmelman, 547 W 157, 3,225

**122D st, 515-9 W**; certf as to mtg \$3,225; Nov11; Nov12'18; same to same.

**125TH st, 151-3 W** (7:1910), ns, 100 e 7 av, 50x99.10; ext of mtg for \$118,250 to Nov1'21, 5%; Nov1; Nov8'18; Sigmund Wechsler with Union Time Savgs Bank, 701 6 av (R S \$59.15). nom

**127TH st, 611-7 W** (7:1995), ns, 192.8 w Bway, runs 150xw94.7xw6xsl52.8 to st xe 100 to beg; pr mtg \$—; Nov12'18; installs, 6%; Shenk Realty & Constn Co, 118 W 120, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 10,000

**127TH st, 611-7 W**; certf as to mtg \$10,000; Nov12'18; same to same.

**133D st, 58 W** (6:1730), ss, 235 e Lenox av, 25x99.11; Sept5; Nov14'18; 3y6%; Estelle Thompson to Central Savgs Bank, 100 E 14. 9,000

**134TH st, 118 W** (7:1918), ss, 318.6 w Lenox av, 28x99.11; PM; Nov11'18; 10y5%; Saint Nicholas Leasing & Impt Co to Columbia Trust Co, 60 Bway, & ano, trstes will Eliza M Morgan, for Caroline E Bates et al. 17,500

**137TH st, 316 W** (7:1960), ss, 196 w 8 av, 16x99.11; PM; pr mtg \$—; Nov7; Nov 12'18; installs, \$100 quarterly, 6%; Mary Wright to Elizabeth Realty Co, 38 Park row. 1,000

**145TH st, 346-8 W** (7:2051), ss, 52.9 w Edgecombe av, 32.5x104.2x31.10x98.9; pr mtg \$18,000; Nov8; Nov11'18; installs, \$500 every 6 months, 6%; Abe Greenberg, 591 Ralph av, Bklyn, to Jennie Mendlowitz, 2032 Hughes av, Bronx. 2,500

**161ST st W, swc Ft Wash av**; see Ft Wash av, 47-53.

**161ST st W, sec Ft Wash av**; see Ft Wash av, 47-53.

**161ST st W, sec Ft Wash av**; see Ft Wash av, 47-53.

**161ST st W, swc Ft Wash av**; see Ft Wash av, 47-53.

**Bovary, 161** (2:424); ext of mtg for \$32,000 to Nov1'21, 5%; Nov1; Nov8'18; Wm G Willmann, of Bklyn, with Abt O Hall, 181 Fairfield av, Stamford, Conn, trste will Alvah Hall (R S \$16). nom

**Fort Washington av, 47-53** (8:2136), swc 161st, 102x147x99.11x125; ext of mtg for \$165,000 to July1'24, 5% & 5 1/2%; Nov12; Nov14'18; Oceanic Investing Co with Leonett Realty Co (R S \$82.50). nom

**Ft Washington av, 46-52**; see Ft Washington av, 47-53.

**Ft Washington av, 47-53** (8:2136), swc 161st, 102x147x99.11x125; PM; pr mtg \$165,000; Nov1; Nov13'18; 10y or sooner or ext for 4y more, 5 1/2% & 6%; Leonett Realty Co to Brelm Realty Co, 120 W 32. 46,000

**Ft Washington av, 46-52** (8:2137), sec 161st, 102.2x124.4x99.11x145.11; PM; pr mtg \$175,000; Nov1; Nov13'18; 10y or sooner or ext for 4y, 5 1/2% & 6%; Leonett Realty Co to Brelm Realty Co, 120 W 32. 36,000

**Ft Washington av, 47-53** (8:2136), swc 161st, 102x147x99.11x125; also FT WASHINGTON AV, 46-52 (8:2137), sec 161st, 102.2 x124.4x99.11x145.11; PM & asn rents; pr mtg \$422,000; Nov12; Nov13'18; due Apr15 '19 or sooner, 6%; Leonett Realty Co to Jacob Levy, 1187 Lex av. 16,700

**Ft Washington av, 47-53** (8:2136), swc 161st; also FT WASHINGTON AV, 46-52 (8:2137), sec 161st, same prop; certf as to mtg \$16,700; Nov12; Nov13'18; same to same.



**Greenwich av, 112-18** (2:617), es, at sws 13th (Nos 234-40), runs s100.11x1.8xne.8 to 13th xnw132.7 to beg; co-ordinate with pr mtg \$20,000; Nov12; Nov14'18; 3y5 1/2%; Annie M Devery to Lawyers Title & T Co. 10,000

**Lenox av, 365** (7:1913), ws, 49.11 n 128th, 25x75; ext of mtg for \$22,000 to April 21, 1919; Nov1; Nov13'18; Hannah Meyer of Bronx with John F Wennberg, 4327 Boyd av, Bronx (R S \$11). nom

**Maison av, 158** (3:862), ws, 49.4 n 32d, 24.1x99; Nov6; Nov8'18; 3y5 1/2%; Caroline S D McLanahan, widow of Geo X McLanahan, was, DC, to Thos T Sherman, of Rye, NY, gdn of Paul C & Jos E Spoford. 40,000

**Madison av, 1380** (6:1602), nwc 96th, 100.11x120; pr mtg \$—; Nov12; Nov13'18; 1 month, 6%; Madison Avenue & 96th St Co to Nedron Mtg Corp, 128 Bway, 4,000

**Madison av, 1380**, nwc 96th, same prop; certf as to mtg \$4,000; Nov12; Nov13'18; same to same. nom

**Riverside dr, 415** (7:1895), es, 50.11 s 114th, 29.9x93.4x25x99.8; pr mtg \$30,000; Mar1'14; Nov1'18; demand, 6%; Emma I Topfitz to Lillie L Topfitz, both at 415 Riverside dr. 3,350.75

**West End av, 872 (772)** (7:1874), es, 50.11 s 103d, 20x80; ext of mtg for \$16,000 to Nov6'21, 5%; Oct18; Nov8'18; Wm Elliott, 522 West End av, et al, trstes will Geo L Elliott, with John D McBarron, 872 West End av (R S \$8). nom

**2D av, 1950** (6:1672), es, 50.11 n 100th, 25 x100; owner's estoppel certf that mtg for \$17,400; Nov12; Nov14'18; Hyman Moskovitz, 1950 2 av, with Henry C Reed, admr Edwin Reed (mtg about to be assigned to N E Vail & Co). nom

**3D av, 1501** (5:1530), es, 51.1 s 85th, 25.6 x100; PM; Nov6; Nov13'18; installs, \$250 1/2 yearly, 6%; Eberhart Service Co, 401 E 7 av, to Cornelia E McCormack, 888 E 176, Bronx. 2,400

**Certificate as to mtg \$—**; Oct24; Nov 8'18; Chas Quidore, inc, to Heilbrunn & Kahn, inc. nom

**Property in Cuba (miscel)**; certf as to 2d mtg \$—; Nov12'18; Tacajo Sugar Corp to Bankers Trust Co of N Y, as trste. —

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

NOV. 8, 9, 11, 12, 13 & 14.

**Barrow st, 69** (2:584); also COMMERCE ST, 33; Claude V Fallister, 79 South Clinton st, East Orange, NJ, to John L Bickford, 248 Gates av, Bklyn; (A) Wingate & Cullen, 20 Nassau (\$2,500, Apr12'17); Nov 9'18. nom

**Barrow st, 69** (2:584); also COMMERCE ST, 33; John L Bickford to Grace B Bickford, both at 248 Gates av, Bklyn; (A) same (same mtg); Nov9'18. nom

**Broome st, 72-4** (2:332); Dormond Realty Co to Wm Goldstone, 140 W 69; (A) Myers & Sherwin, 299 Bway (\$4,900, Nov 11'18); Nov12'18. nom

**Canal st, 169** (1:204); Thos F Shea & ano, exrs Jas Shea, to Thos F Shea, 164 E 81; (A) Edw Goldschmidt, 26 Liberty (two mtgs, \$10,000 Dec16'02, & \$5,000 Apr 24'03); Nov12'18. nom

**Eldridge st, 26** (1:293); Lester A Schieck, exr Augusta Schieck, to Lester A Schieck, 132 E 93; (A) Paul T Kammerer, Jr, 51 Chambers (\$15,000, Junell, 1895); Nov14'18. nom

**Eldridge st** (2:421), ws, 150 s Stanton, 25x100; Augustus F Kountze & ano, sub-trstes Cath Kountze, to Lawyers Mtg Co (\$28,000, Feb27, 1899); Nov13'18. 26,000

**Grand st, 368-72** (2:351), nwc Norfolk (Nos 47-9), 50x75; Saml Solinsky to Louis Fish, 257 Broome, & ano; (A) Lawyers Title & T Co (\$10,000, Oct24'18); Nov12'18. 100

**Grove st, 52-8** (2:591); Sterling Holding Corp to Wm H Silk, 3 Bay av, Larchmont, NY; (A) Gettner, S & A, 299 Bway (\$6,000, Nov4'16); Nov9'18. nom

**Ludlow st** (2:411), es, 100 s Stanton, 25x89; Harris D Colt, 515 5 av, trste will Robt S Bowne, to Caroline H Field, at Hotel Eustan, London, Eng; (A) Curtis, M P & Colt, 30 Broad (\$22,000 (now \$20,000), July 6'06); Nov12'18. int of 2,033.33

**Ludlow st** (2:411), es, 100 s Stanton, 25 x89; same to Caroline H Johnston, 12 Goethe Strasse, Stuttgart, Germany; (A) same (same mtg); Nov12'18, an int of 7,000

**Madison st** (1:269), swc Montgomery, 55.11x75; Lawyers Title & T Co to Carrie A Knight, 211 W 127, trste will Jos N Knight; (A) Jos C Levi, 37 Liberty (\$7,000, Mar28'10); Nov13'18. nom

**St Marks pl, 72** (2:449); Perry H Voislowsky, 1895 Grand Concourse, indivd & exr Caroline Voislowsky, to Margt Van R Voislowsky, of Somers, NY; AT; (A) T Ludlow Chrystie, 19 Cedar (\$23,000 (now \$21,500), Apr5'04); Nov14'18. 7,287.09

**Vestry st, 35** (1:219); Jas O Bloss et al, exrs John W Sterling, to Mary E Wolfe, 7 E 90; (A) J M Dickinson, 60 Wall (\$32,500, Nov7'08); Nov12'18. nom

**West st, 172** (1:131); Eltz Helmstetter, extrx Gustave Helmstetter to Eltz Helmstetter, 638 W 160, indivd; (A) Benj Scharps, 32 Bway (\$4,000, June30'14); Nov 9'18. nom

**3D st, 24 E** (2:458), ss, 155 w 2 av, 20x 61; Lawyers Mtg Co to Harry Heller at Uncasville, Conn; (A) H Goldstein, 37 Liberty (\$10,000, Nov9'06); Nov14'18. int of 7,500

**13TH st, 236-8 W** (2:617); Sylvester Pope et al, trstes will Josephine L Peyton, to Lawyers Title & T Co (\$20,000, Mar29'02); Nov14'18. 20,000

**17TH st, 340 E** (3:922); Frank P Norton & ano, exrs & Louise P Norton, to N Y Title & Mtg Co (\$11,000, July3'14); Nov 12'18. 11,000

**29TH st, 214-6 W** (3:778); Mary L Rosenbaum, 612 W 112, to Adaline B Ulman, 1818 N 17th st, Phila, Pa; (A) Mary L Rosenbaum, 612 W 112 (\$10,000 (now \$5,000), Mar 2'06); Nov8'18. 5,000

**36TH st, 19-21 W** (3:838); Vernon C Brown, of New Rochelle, NY, to Wm M Sperry at Cranford, NJ; (A) J H Zieser, 217 Bway (\$25,000, Feb10'12); filed & discharged Nov14'18. nom

**36TH st W** (3:838), ns, 100 e 6 av, 50x 98.9; Montana Realty Co to Frances J Gottschalk, 521 W 112; (A) Stoddard & M, 128 Bway (\$13,000 (now \$12,000), May20 '14); Nov14'18. 12,000

**53D st W** (4:1044), ns, 200 w 8 av, 25x 32.10x25x31.10; Margt Schmidt, gdn Loretta R & Anna Schmidt, to Margt & Adele C Smith; (A) Chas A Fiammer, 12 E 44 (\$5,000, Sept12'06); Nov13'18. nom

**56TH st, 208-10 W** (4:1027); 48th St Realty & Constn Co to Louis Pincus, 200 W 54; 1/4 pt; (A) Henry, M & W, 62 Wm (\$35,000, Nov4'18); Nov13'18. nom

**56TH st, 208-10 W** (4:1027); same to Alex H Pincus, 200 W 54; 1/4 pt; (A) same (same mtg); Nov13'18. nom

**56TH st, 208-10 W** (4:1027); same to Jos L Graf, 200 W 54; 1/4 pt; (A) same (same mtg); Nov13'18. nom

**56TH st, 208-10 W** (4:1027); same to Morris L Goldstone, 2170 Bway; 1/4 pt; (A) same (same mtg); Nov13'18. nom

**56TH st W** (4:1009), ns, 250 e 7 av, 25x 1/2 blk x20x 1/2 blk; also 56TH ST, ss, 250 e 7 av, 19.11x 1/2 blk; Manhattan Savings Instn, 644 Bway, to Farmers Loan & Trust Co, 22 Wm; (A) Title Guar & T Co (\$40,000, June3, 1898); Nov8'18. 40,000

**58TH st, 494 E** (5:1369), ss, 88.5 e 1 av; Lawyers Mtg Co to Henrietta M Parker in Rosebank at New Brunswick, NY; (A) Cary & Carroll, 59 Wall (\$7,000, Mar1'04); Nov13'18. 7,000

**72D st W** (4:1164), ns, 225 e West End av, 25x102.2; Antoinette K Milliken (Wallace) at Great Neck, LI, indivd & extrx Jos F Knapp, to Excelsior Savings Bank, 79 W 23; (A) Title Guar & T Co (\$50,000 (Now \$20,000), June19, 1893); Nov14'18. 20,000

**74TH st, 221 E** (5:1429); Susanna C Galle, 508 North George st, Rome, NI, extrx Saml Galle, to Gottlob Weizer, 616 Union av, Bronx; (A) A & H Bloch, 99 Nassau (\$11,000, Mays, 1893); Nov13'18. 8,000

**77TH st, 18 E** (5:1391); David M Morrison to Greenwich Savings Bank, 246 6 av; (A) Middlebrook & B, 46 Cedar (\$25,000 (now \$20,000), Mar26'14); Nov13'18. 20,000

**83D st, 346 E** (3:1945); Geo Werner, indivd & exr, & Co of Jacob & Cath Werner, to John Hartmann, 938 Halsey, Bklyn, & ano, trstes Johann C Mues; (A) Henry P Botty, 302 Bway (\$12,500, Mar1, 1899); Nov 8'18. 12,500

**85TH st, 228-30 E** (5:1530); 135 Bway Holding Corp to N Y Title & Mtg Co (\$31,000, Aug22'18); Nov12'18. O C & 100

**92D st, 121 W** (4:1223); Edw Hirsh to Title Guar & T Co (\$18,000 (now \$1,000), Apr27'11); Nov8'18. 4,000

**92D st, 159 W** (4:1223); N Y Title & Mtg Co to Isabella Loring, 39 W 72; (A) N Y Title & Mtg Co (\$15,000 (now \$15,000), May 10'10); Nov14'18. int of 10,000

**103D st, 150 W** (7:1857); Nellie W D Sinkinson et al to Louise D, wife Norman G Johnson, 179 E 64; (A) John J Schwartz, 100 Bway (\$27,000 (now \$23,000), Nov15, 1898); Nov13'18. 23,000

**103D st, 150 W** (7:1857); Ida W L Rutledge (Lentilhon), sub-trste Heubert D Ward, to Ida W L Rutledge, 69 So Oxford, Bklyn; 1/4 pt; (A) John J Schwartz, 100 Bway (\$27,000 (now \$23,000), Nov15, 1898); Nov13'18. nom

**103D st, 150 W** (7:1857); same to Herbert D W Lentilhon, 1814 Bway, Far Rockaway, B of Q; 1/4 pt; (A) same (same mtg); Nov13'18. nom

**114TH st E** (6:1619), ss, 118 w Madison av, 27x100.11; Walter S Heilborn to David J Gallert, 55 W 44, or 31 Liberty (\$1,000, Nov13'18); Nov13'18. nom

**118TH st, 17 W** (6:1717); Seymour Realty Co, 25 Broad, to Emma Gutman, at San Remo Hotel, 74th & Central Park W, extrx Mayer Gutman; (A) Cohen, G & R, 111 Bway (\$15,750, Nov2'18); Nov12'18. nom

**121ST st W** (6:1720), ss, 120 e Lenox av, 20x100.11; Kath A Clark, admtrx Wm H Deady, to Burdett Kipp, 20 W 121, & ano \$1,000, Mar27, 1889); Nov12'18. 1,030

**123D st E** (6:1811), ns, 199.6 e 1 av, 19x 100.11; Farmers Loan & Trust Co, 22 Wm, to Antonio Falsetta, 442 E 115; (A) Chas Novello, 320 Bway (\$2,000, May1'17); Nov8 '18. 2,000

**136TH st, 161 W**; Mary Foley of Mt Vernon, NY, to Chas Wynne, 321 S 4 av, Mt Vernon, NY, or 135 Bway, N Y C (\$1,450, July1'18); Nov13'18. nom

**145TH st W** (7:2076), ss, 142 w Amst av, 29x99.11; Lawyers Mtg Co to Jas R Roosevelt, Jr, at Jacksonville, Fla; (A) Lawyers Mtg Co (\$32,000, Nov30'08); Nov14'18. 27,000

**Av C, 110** (2:377); Danl London of Bronx to Jennie Edelman, 101 Van Buren st, Bklyn (\$1,000, July6'07); Nov13'18. nom

**Amsterdam av, 1489** (7:1971); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$23,000 (now \$17,500), May12'09); Nov13'18. int of \$14,000

**Broadway** (8:2122), nec 164th, 100x100; Chas C Marsh of East Orange, NJ, to Chelsea Realty Co, 135 Bway; (A) N Y Title & Mtg Co (\$170,000 (now \$150,000), June28'09); Nov14'18. O C & 100

**Fort Washington av, 245** (8:2139); F Monroe Dyer of Closter, NJ, to Ryzo Realty Co, 299 Bway; (A) Herman Gottlieb, 299 Bway (\$43,500 (now \$32,000), Dec28'15); Nov14'18. 32,000

**Road** (8:2139), leading from Broadway to Hudson River R R, ss, 696 w Broadway, 138x315.7; Rathbone & Roger Williams, exrs, & Co, Mary L Williams, to Roger Williams, 10 Munn av, Bogota, NJ; (A) Title Guar & T Co (an \$42,500 int in mtg for \$50,000, Jan5'05); Nov8'18. nom

**Road as above** (8:2139), same prop; same to Rathbone Williams, 269 Lookout av, Hackensack, NJ; (A) same (an int of \$22,500 in same mtg); Nov8'18. nom

**Road as above** (8:2139), same prop; same to Emma N Williams, 10 Munn av, Bogota, NJ; (A) same (an int of \$5,000 in same mtg); Nov8'18. nom

**Road as above** (8:2139), same prop; same to Jessie T Williams, 269 Lookout av, Hackensack, NJ; (A) same (an int of \$5,000 in same mtg); Nov8'18. nom

**Road** (8:2139), from Broadway to Hudson River R R, ss, 419 w Bway, 279.6x315.3; Rathbone & Roger Williams, exrs, & Co, Mary L Williams, to Roger Williams, 10 Munn av, Bogota, NJ; (A) Title Guar & T Co (an 1/2 of \$40,000 int in mtg for \$125,000, Jan5'05); Nov8'18. nom

**Road as above** (8:2139), same prop; same to Rathbone Williams, 269 Lookout av, Hackensack, NJ; (A) same (an 1/2 of \$40,000 int in same mtg); Nov8'18. nom

**2D av, 14-4** (5:1450); Morris W Benjamin, 43 W 88, exr Moritz Davidson, to Rosa D Sommers, 716 Goodrich av, St Paul, Minn; (A) Cohen, G & R, 111 Bway (\$30,000, Jan10'07); Nov12'18. nom

**2D av, 1950** (6:1672); Henry C Reed, admr Edwin Reed, to N E Vail & Co, Inc, of Mt Vernon, NY; (A) Lawyers Title & T Co (\$17,500, Oct2'06); Nov14'18. 17,400

**2D av** (6:1798), nec 121st, 25x71; Joann P Binzen & ano, exrs Theresia Binzen, to John Eichler Brewing Co, 3882 3 av, Bronx; (A) Gustave Frey, 3429 3 av (\$10,000, June 29'05); Nov8'18. 10,145.83

**3D av** (5:1530), es, 51.1 s 85th, 25.6x100; Cornelia E McCormack, 888 E 176, to Caroline G & Fredk D Storey, 45 Meadow la, New Rochelle, NY, exrs Lavinia M Tree; (A) N Y Title Mtg Co (\$2,400, Nov13'18); Nov13'18. 2,400

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

NOV. 8, 9, 11, 12, 13 & 14.

**5TH st, 336 E** (2:446); Rosa & Jacob Hertz to Marks Kirshbaum, 113 E 91; (A) Marks Kirshbaum, 113 E 91; Jan14'13, Nov 11'18. 8,000

**17TH st E** (3:923), ns, 276 e 2 av, 14x92; Gennaro Doyno to Margaret G Maxcy; (A) Alexander & K, 24 Broad; Feb15'10; Nov9 '18. 4,000

**22D st, 322 W** (3:745); Julia S Wellberg, Ossining, N Y, to Julia O'Hara, 336 W 56; May22'18; Nov14'18. 3,000

**36TH st, 19-21 W** (3:838); Wm M & Emily L Sperry, Cranford, Union Co, NJ, to Wm M Sperry, by assignment; (A) Lawyers Title & T Co; Feb2'12; Nov14'18. 25,000

**67TH st, 45 E** (5:1382); Edith Tod Sheffield to U S Trust Co of N Y; (A) Lawyers Title & T Co; Apr23'11; Nov14'18. 40,000

**71ST st, 136 W** (4:1442); Realty Mortgage Co to Frances J Gottschalk, 521 W 112; (A) Lawyers T & T Co, 160 Bway; May4'18; Nov13'18. 12,000

**76TH st E** (5:1450), ss, 125 e 2 av, 25x 102.2; Nicola Basile, 1004 Fulton, Bklyn, to Yetta Solowachik, 282 Broome; (A) John L Danzilo, 44 Court, Bklyn; June5'17; Nov14'18. 600

**82D st, 306 E** (5:1544); Magdalena Crocoll to Josephine Steinbugler, 94 Lenox rd, Bklyn; (A) Lawyers Title & T Co; Mar12'12; Nov12'18. 1,000

**85TH st, 436 E** (5:1564); Mefton Realty Corp to State Bank, 378 Grand; Nov25'17; Nov12'18. 3,500

**85TH st, 440 E** (5:1564); Melton Realty Corp, 55 John, to State Bank, 378 Grand; Nov25'17; Nov12'18. 3,500

**85TH st E** (5:1564), ss, 119 w Av A, 75x 102.2; Saml & Tillie Kaufman to State Bank, 378 Grand; (A) Arnstein & Levy, 128 Bway; Nov9'05; Nov12'18. 40,000

**92D st, 157 W** (4:1223); Pauline E & Wm W Lyon, on premises, to Elmer E Cooley; (A) N Y Title & M Co; Apr2'14; Nov8'18. 3,500

**108TH st W** (5:1564), ss, 150 w Central Park W, 50x100.11; also 108TH ST W (5:1564), ss, 100 w Central Park W, 50x100.11; also 85TH ST E (6:1726), ss, 119 w Av A, 75x102.2; also 128TH ST W (7:1843), ns, 75 e Lenox av, 60x99.11; Abr & Rebecca Silverton to State Bank, 378 Grand; Jan 28'07; Nov12'18. 30,000

**114TH st, 42 W** (6:1597); Annie Landesman to Nathan Sandowsky; (A) Jno Davis, 49 Wall; Mar3'08; Nov8'18. 7,850

**125TH st W** (7:1952), ns, 200 w 8 av, 50x 110; Picker Bros Realty & Impt Co to Max Marx, 419 Convent av; (A) Lawyers T & T Co; Feb20'12; Nov13'18. 27,000

**126TH st, 270 W** (7:1931); Henrietta Baker & Eltz A Schieyer to Annie D Bretherton, 629 W 135; (A) H Schumann, 5 Beekman; May1'15; Nov11'18. 13,500



**140TH st W** (7:2071), ss, 199 e Bway, 16.4x99.11; Alex Calder to Metropolitan Trust Co, 60 Wall; (A) Evarts & Moffat, 63 Wall; Mar15, 1898; Nov13'18. 9,500

**141ST st, 617-23 W** (7:2088); B V Constn Co, 111 5 av, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97; (A) Fredk Lese, 35 Nassau; Sept22'16; Nov9'18. 12,000

**145TH st, 345-48 W** (7:2051); Abe Greenberg to Jos C Koenigsberg; (A) Milton S Hoffman, 35 Nassau; May7'13; Nov11'18. 3,500

**Northern av** (8:2177), nec 178th, 125x100; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av; (A) Marks & Marks, 63 Park row; Apr23'18; Nov14'18. 15,000

**Park av** (5:1405), es, 22 n 70th, 20x82; Emily N Vanderpoel to Title Guar & T Co; Nov5'18; Nov12'18. 35,000

**West Broadway, 406-8** (2:525); also HOUSTON ST, 92 W; Jos & Angelina Personeni to Jos & Maggie Venturini, 35 Rutherford pl, North Arlington, NJ; (A) Title Guar & T Co; Oct28'15; Nov14'18. 10,000

**2D av, 88-90** (2:447); Morris & Esther Rose, 972 Fox, Bronx, & Louis & Hannah Norman, 200 W 111, to Celia Kirsh & Davis Frank, exrs, will Nathan Kirsh; (A) Schleider & S, 150 Nassau; Oct24'13; Nov13'18. 25,000

**2D av, 1907** (6:1648); Leopold & Bertha Kaufmann to Hudson Trust Co of New Jersey; (A) Guggenheimer, Untermeyer & M, 120 Bway; April7, 1899; Nov9'18. 11,000

**7TH av, 2261** (7:1918); Patk & Kathryn Oates to Excelsior Savgs Bank; (A) Jno C Gulick, 132 Nassau; May29'12; Nov8'18. 30,000

## MORTGAGES.

### Borough of Bronx.

NOV. 8, 9, 11, 12, 13 & 14.

**Falle st, ss at ses Whitlock av**; see Whitlock av, 1036.

**Freeman st, 827** (11:2971), ns, 57.7 e Prospect av, runs nw64.9xse42.1lx42.3 to st xw13.5 to beg; PM; Nov9; Nov11'18; due Jan1'22, 5%; Alice Coudock to Frank O Ritter, 608 W 10th, Wilmington, Del. 1,000

**Freeman st, 827**; PM; pr mtg \$1,000; Nov 9; Nov11'18; due Jan1'22, 6%; same to Lillian W White, White Plains, NY. 500

**Lorillard pl, 2425** (11:3056); ext of \$15,000 mtg to Mar29'22 at 5½%; Oct7; Nov14'18; Maria Giunco, 915 E st, Belmar, NJ, with Annie C Tower, 175 Orange rd, Montclair, NJ (R S \$7.50). nom

**Macy pl** (10:2688), ss, 208.11 e Prospect av, 25x94.9; pr mtg \$5,000; Oct15; Nov14'18; installs, 6%; Isidor Farer, 870 Macy pl, to Gude Bros-Kieffer Co, 21 Jay. 1,200

**Overing st, 1045** (15:4001), sws, 50 nw MacLay av, 25x98.3, 63 lots MacLay Av Realty Co; PM; Nov6; Nov11'18; due Jan 1'27, 6%; Wm F Raab to Richd J McNulty, 1647 Overing. 2,500

**136TH st E, sec Walnut av**; see Locust av, swc 136th.

**136TH st E, swc Locust av**; see Locust av, swc 136th.

**136TH st E** (9:2312), ns, 75 w Alex av, 16.10x100; ext of \$3,000 mtg to Dec1'21 at 5½%; Nov12; Nov14'18; Lizzie C Lane, Bronxville, NY, with Florentina Palladino, 34 Panter, Astoria, & ano (R S \$1.75). nom

**139TH st E, sec Alex av**; see Alex av, 274.

**147TH st E, nec Concord av**; see Concord av, nec 147th.

**149TH st, 280 E** (9:2330); ext of \$6,000 mtg to Jan1'24 at 5%; Nov1; Nov12'18; Maria C Merenda with Guiseppina D Pellegrini, 2469 Crotona av. nom

**162D st, 221-0 E** (9:2445), ns, extends from Grant av (No 911) to Sherman av (No 910), —x— to cl blk bet 162d & 163d; PM; Sept4; Nov8'18; due Jan1'25, 5%; John Massimino, 11 W 177, & John T Milligan, 42 Briggs av, Richmond Hill, NY, to Frank V Burton, Newburgh, NY, et al. 30,000

**178TH st E, sec Prospect av**; see Prospect av, sec 178th.

**181ST st E, sec Clinton av**; see Clinton av, sec 181st.

**188TH st E, nec Creston av**; see Creston av, 2450.

**231ST st E, ss, 230 w Laconia av**; see Wickham av, ws at ns 233d.

**232D st E, ss, 395 w Laconia av**; see Wickham av, ws at ns 233d.

**233D st E, ns at ws Wickham av**; see Wickham av, ws at ns 233d.

**232D st E, ns, 125 e Laconia av**; see Wickham av, ws at ns 233d.

**233D st E, ss, 130, 280 & 430 w Laconia av**; see Wickham av, ws at ns 233d.

**Alexander av, 274** (9:2301), sec 139th, 25 x81.6; pr mtg \$—; Oct21; Nov9'18; due Apr21'20, 6%; Bernard McMahon, 2588 Creston av, & Bernard McMahon, Sr, 516 E 120, to Zamindar Co, 320 Bway. 500

**Anderson av** (9:2509), ws, 150 n 165th, runs w101.7xw72.8xe55.3xn44.2xe58.9 to av xsl16 to beg; Nov11; Nov12'18; 3y6%; Katharine S D B Co to N Y Title & Mtg Co. 2,500

**Anderson av** (9:2509); same prop; certf as to above, mtg; Nov11; Nov12'18; same to same.

**Bathgate av, 2297** (11:3053), nws, 35 ne 183d, 17.6x70, except part for av & st; PM; mtg \$3,000; Nov1; Nov8'18; installs, 6%; Giovanni Salcito, 2476 Hughes av, to Martin Kilpatrick, 1245 Lind av. 700

**Bedford Park blvd, 243-7** (12:3303), three exts of three mtgs for \$9,000 each to Sept1'21 at 5½%; Sept28; Nov11'18; N Y Life Ins Co with Rose Zimmermann, 245 Bedford Park blvd (R S \$4.50). nom

**Boscobel av** (11:2873), es, at ses Nelson, av, runs s64.1xe100xn10.9xw104.8 to Nelson av, xsw44.3 to beg; pr mtg \$—; Oct 28; Nov13'18; demand, 6%; Jas McCabe, 1430 Boscobel av, to Peter Doelger Brew- ing Co, 407 E 55. 4,758.16

**Brook av, 1238** (9:2395), es, 131.11 n 168th, 17.8x95; PM; pr mtg \$3,500; Nov11; Nov12'18; 1y5½%; Harry Hornstein to Laura C Phelan, 2045 Ryer av. 500

**Bryant av** (11:2999), es, 175 s Jennings, 50x100; Oct30; Nov8'18; due Dec15'18, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av. 5,000

**Clarence av** (18:5468), ws, 250 s Barkley av, 72.1x101.1x57x100; PM; Nov6; Nov8'18; 2y6%; Julius Nelson to Annie Klippel, 1112 Clay av. 750

**Clinton av** (11:3096), sec 181st, 54.2x97.1; ext of \$32,000 mtg to Aug20'21 at 5½%; Sept16; Nov8'18; Domestic & Foreign Missionary Soc of the Protestant Episcopal Church in U S of A, with Albt Mohmking, 158 9th, Hoboken, NJ. nom

**Concord av** (10:2580), nec 147th, 20x100; Nov14'18; 3y5%; Annie Kuku to Max Gut- schneider, 426 Ft Wash av. 4,000

**Creston av, 2450** (11:3166), nec 188th, 54 x 90.5 x 66.1lx91.4, with AT to strip or gore adj on n; certf as to mtg \$15,000; Nov 7; Nov8'18; Normar Real Estate Corp, 170 Bway, to Abel King & Chas Frieden- berg. 4,000

**Creston av, 2450** (11:3166), nec 188th, 54 x90.5x66.1lx91.4; pr mtg \$52,500; Nov7; Nov8'18; installs, 6%; Normar Real Estate Corp, 170 Bway, to Abel King, 148 E 65, & ano. 15,000

**Crotona av** (11:2949), es, 50 s 176th, 41.4 x80 x41.2 x80; Nov8; Nov9'18; 3y5½%; Davidson Av Constn Co, 37 Liberty, to Fannie C Browning, 42 5 av. 22,000

**Eagle av, 577** (10:2616), ws, 451.11 s Westchester av, 25.1x120; Nov8; Nov9'18; demand, —%; John S Michel, 1245 Jeffer- son av, Bklyn, to Lawyers Title & T Co, 160 Bway. 12,000

**Eagle av, 577**; sobrn agmt; Nov2; Nov 9'18; same & Peter Steinacker, 660 E 158, with same. nom

**Forest av** (10:2655), es, 100 s 158th, 25.6x 135; Nov7; Nov8'18; 3y6%; Robt F Schade, 2061 Story av; Ellen T Osterhaus & Ernestine E Schade, 788 Forest av, heirs Robt Schade, to Yetta Reiss, 811 E 155. 2,000

**Grant av, 911**; see 162d, 221-9 E.

**Honeywell av** (11:3123), ws, 151.2 s 180th, 33x140.3; Nov7; Nov8'18; due Dec1'21, 5%; Petronilla Barone to Rachel L Bartley, 33 Neptune av, New Rochelle, NY. 4,500

**Locust av** (10:2594), swc 136th, 101.5x 350 to Walnut av; PM; Nov14'18; 10y—%; Louise Schuler, 247 E 83, to Jas H Young Stone Co, 136th & Locust av. 60,000

**Nelson av, ses, at es Boscobel av**; see Boscobel av, es, at ses Nelson av.

**Prospect av** (11:3106), sec 178th, 47.1x 100x47x100; PM; pr mtg \$40,000; Nov7; Nov9'18; 3y6%; Francis Mondschein to Abr Dorb, 552 Riverside dr, & ano. 6,500

**Sherman av, 919**; see 162d, 221-9 E.

**Tiebout av, 2450** (11:3022), es, 70 s 188th, 42.1x100; Nov13; Nov14'18; 2y6%; Delco Holding Co to Edw Friedman, Lawrence, LI. 4,000

**Tiebout av, 2450**; certf as to above mtg; Nov13; Nov14'18; same to same.

**Topping av** (11:2799), es, 225 n 174th, 25x95; Oct29; Nov9'18; installs, 6%; Geo F Lebohrer, B of Queens, to Cath Sulli- van, 32 Hardenbrook av, Jamaica, NY. 625

**Valentine av, es, 563.4 s 184th, 50x106.1x 50.2x109.11**; Nov13; Nov14'18; due May13 '19, 6%; Nellie C Bauer, Bklyn, to Sieg- fried Brueck, 1083 E 15, Bklyn. 5,000

**Walnut av, sec 136th**; see Locust av, swc 136th.

**Washington av** (11:3033), ws, 100 s Ford- ham rd, 128.3x100x126.7x100; Aug16; Aug 20'18; 3y5%; John B Haskin Estates, Inc, 140 Nassau, to Bowery Savgs Bank, 128 Bowery; corrects error in issue Aug24, when 4th line was omitted. 10,000

**Whitlock av, 1036** (10:2741), ses, at ss Falle, 100x150, leasehold; PM; Nov7; Nov 11'18; due May11'19, 6%; Solomon Roth, Bklyn; Louis Bass & Isaac Feinberg to Mary Herman, 960 Prospect av. 5,700

**Wickham av** (17:4877, 4878, 4879, 4929 & 4976), ws, at ns 233d, runs w85.4xw85.1 to 233d xsel106.11 to beg; also 233D ST, ss, 430 w Laconia av, 50x89.10; also 233D ST, ss, 280 w Laconia av, 100x90.10; also 233D ST, ss, 130 w Laconia av, 25x100; also 232D ST, ss, 395 w Laconia av, 25x114.10; also 231ST ST, ss, 230 w Laconia av, 100x114.10; also 232D ST, ss, 125 e Laconia av, runs e 78.2xw124.7x66.11 to beg; Nov13; Nov14 '18; due Dec1'19, 6%; Luigina Mazzer, 630 E 187, to Frank Napolitano, gdn Jos Na- politano, 667 E 187. 1,934

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

NOV. 7, 8, 9, 11, 12 & 13.

**Beck st** (10:2708), ws, 175 s 156th, 25x 100; Herman Feinberg, Bklyn, to Anna Mc- Nally at Scarsdale, NY; (A) S T Stern, 41 Park Row (\$2,000, May8'16); Nov12'18. nom

**Coster st, 630** (10:2766); Hudwill Corp to Hudson P Rose Co, 7 W 45 (\$1,000, Oct 19'18); Nov11'18. nom

**Main st** (15:4072), es, 26.8 n Grant, 26.8 x110x25x100; also GRANT ST (15:4072), ns, 100 w Franklin av, 50x75; Eliz K Dooling to Louise Kuster, 2085 Wash av; (A) Knox & D, 27 Cedar (\$13,000, July12'09); Nov13 '18. an int of 2,000

**Mary st** (15:4081), ns, 197.2 e Main, 27.10 x125x28.9x125; Wm H Weygandt, exr Mina E Weygandt, to Thos H Devlin, 2619 Ches- brough av (\$1,000, Aug30'07); Nov7'18. 1,000

**136TH st, 317 E** (9:2312); N Y Life Ins & Trust Co to Lizzie C Lane, 58 Pondfield rd, West Bronxville, NY; (A) Title Guar & T Co (\$3,500, Sept1, 1900); Nov13'18. 3,500

**137TH st, 743 E** (10:2565); Philip Knob- loch, exr Wm E Hoffmann, to Lizzie Hoff- mann, 957 Grant av; (A) Frees & McE, 3029 3 av (\$10,000, Dec1'08); Nov9'18. nom

**149TH st, 280 E** (9:2330); Helen C Haw- kins to Maria C Merenda, 278 E 149; (A) C A Weber, 391 E 149 (\$7,000, Oct31'19); Nov12'18. 6,000

**161ST st, 385 E** (9:2408); Philip Knob- loch, exr Wm E Hoffmann, to Lizzie Hoff- mann, 957 Grant av; (A) Frees & McE, 3029 3 av (\$3,000, Jan3'11); Nov9'18. nom

**179TH st, 1000 E** (11:3136); Bryant Con- stn Co to Jons Krinsky, 52 Henry; (A) H J Krinsky, 299 Bway (\$5,000, Nov1'18); Nov9'18. 4,500

**194TH st E** (12:3276), ss, 50 e Decatur av, 50x108.1x50x104.7; Mary A Murray, 2736 Marion av, to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar (\$8,500, July5'16); Nov13'18. 7,500

**202D st, 234 E** (12:3307); North Side Mtg Corp to Julia S Brown, 130 E 3d, Mt Ver- non, NY; (A) Clocke, K & R, 391 E 149 (\$3,500, Aug1'18); Nov9'18. 3,500

**Albany rd, 5800** (12:3262); Eliz K Dooling to Louise Grant, 1515 Emmons av, Sheeps- head Bay, NY; (A) Knox & D, 27 Cedar (\$11,000, July7'13); Nov13'18. an int of 2,300

**Arthur av, 2423** (11:3066); Irving Trust Co, trste Ralph L Anderson, to Florence Plonsky, 320 Riverside dr, et al, exrs Gus- tave Plonsky; (A) Breed, A & M, 32 Lib- erty (\$15,000, Oct25'10); Nov13'18. 14,000

**Arthur av, 2483** (11:3067); Eliz K Doo- ling to Geo Brown, 311 S 4 av, Mount Ver- non, NY; (A) Knox & D, 27 Cedar (\$5,000, Apr2'09); Nov13'18. an int of 3,000

**Bailey av** (11:3239), sec Kingsbridge rd, 109.5x75x106.2x61.11; Saml Wacht, 790 Riv- erside dr, to Emanuele Ronzoni, 798 Bway, Flushing, LI; (A) Title Guar & T Co (\$6,000, Dec16'13); Nov13'18. 6,000

**Bathgate av, 2297** (11:3053); David Stev- enson & ano, trstes David Stevenson, to Sarah Kilpatrick, 1245 University av; (A) Title Guar & T Co (\$3,000, Jan25'16); Nov 8'18. 3,000

**Bathgate av** (11:2923), es, 83 s 176th, 27 x104; Hannah E Hitchings, admx Chas T Hitchings, to Margt H Bellows, 5626 Black- stone av, Chicago, Ill, & ano; (A) Sackett & L, 99 Nassau (\$1,500, Feb29'04); Nov12 '18. 1,000

**Bedford Park blvd, 260** (12:3297); Jacob Hysler, Hicksville, LI, to Julia Hysler, Hicksville, LI; (A) E G Duval, 277 Bway (\$7,000, June10'08); Nov12'18. gift

**Bedford Park blvd, 262** (12:3297); same to same; (A) same (\$7,500, Mar10'08); Nov 12'18. gift

**Blackrock av** (14:4807), ss, 205 e Olm- stead av, 200x108; Mary E Stanton to Han- nah Gilleran, 2327 Walton av; (A) P B Stanton, 2327 Walton av (\$4,000, Mar28'05); Nov7'18. 4,000

**Brook av** (9:2277), ws, extends from 132d to Southern blvd, —x—; N Y Invest- ors Corp to David Schorsch, 600 W 116, et al; (A) I Schorsch, 42 E 14 (\$140,000, May14'12); Nov9'18. 100,000

**Castle Hill av** (14:3812), ws, 83 s Ellis av, 25x100; Louise M Ammon, 134 W 97, to Mary M Scheuermann, 1367 Beach av; (A) M B McHugh, 2215 Westchester av (\$3,000, Nov6'12); Nov9'18. 3,000

**Clay av, 1100** (9:2426); Edw J Krug, Jr, to Bessie Timmerman, 310 E 163; (A) E J Krug, Jr, 150 Nassau (\$3,000, Sept1'10); Nov7'18. 2,000

**Eagle av, 579** (10:2616); Mary Eckes & ano, extrs, &c, Michl Eckes, to Mary Kaiser, 639 Eagle av; (A) Myer Levy, 165 Bway (\$4,500, Mar31'15); Nov12'18. nom

**Gifford av, 2745** (18:5306); Eliz K Doo- ling to Robt T McConnell, 381 E 143; (A) Knox & D, 27 Cedar (\$3,500, Sept1'11); Nov13'18. an int of 2,000

**Houghton av** (14:3695), ns, 180 w Have- meyer av, 25x83, Unionport; Katharina Gass to Michl Struth, 638 Jackson av (\$2,000, July15'07); Nov12'18. 2,000

**Marion av, 2099** (12:3281); Jacob Hysler, Hicksville, LI, to Julia Hysler, Hicksville, LI; (A) E G Duval, 277 Bway (\$8,000, Nov 1'07); Nov12'18. gift

**Marion av, 2779** (12:3289); same to same; (A) same (\$5,000, Feb18'08); Nov12'18. gift

**Tratman av** (15:3973), sec Rowland 127.4 x59.1x127.1x57.4; Imperial Embroidery Co to Helene S Bauman, 312 Spring, West Ho- boken, NJ; (A) S Hollander, 170 Bway (\$1,000, Sept30'13); Nov8'18. nom

**Lots 24, 49, 56, 57, 59 to 63, 153 to 156**, map Bway City Line Property; also land in West Co, NY; Ess-Ess Realty Co, 31 Nassau, to Roy C Middlebrook, 77 Com- stock pl, So Orange, NJ; (A) Title Guar & T Co (assign 10 mtgs aggregating \$10,000, July16'14); Nov11'18. O C & 100

**Lot 289** (15:3897), blk H, amended map Mapes Estate; Chas F Wille & ano, exrs Chas Wille, to Agnes M Newman, 1543 Benson av; (A) Mapes & R, 370 E 149 (\$1,800, Oct28, 1897); Nov11'18. 1,800

**Lot 233** (15:4233), map 473 lots Haight Estate, 25x100; C F Wille, 1546 Silver, to Herman Velthaus, 207 St Ann's av; (A) Helen S Leube, 3011 Westchester av (\$2,000, May11'13); Nov12'18. 2,000



## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

## Borough of Bronx.

NOV. 7, 8, 9, 11, 12 &amp; 13.

**Tiffany st** (10:2717), es, 100 n 165th, 50x 100; Molly Smoleroff to Tiff Bldg Co, 967 E 165; (A) Title Guar & T Co; Dec7'14; Nov12'18. 5,687.50

**156TH st, 702 E** (10:2631); Jamima Hand to Josephine Riehm, 1132 Tinton av; (A) Title Guar & T Co; Feb8'16; Nov11'18. 2,250

**181ST st E** (11:3070), ss, 149.8 w Hughes av, 17.2x108.11x16.8x104.8; Mauro Parisi to Morris Slater, 963 E 179; (A) Lawyers Title & T Co; Nov14'14; Nov13'18. 1,200

**Arthur av** (11:3065), ws, 244 n 184th, late Kingsbridge & West Farms rd, 25x125, except part for av; Felice Sergio, 2341 Hoffman, to Domenico A Silvestro, —; (A) J A Sylvester, 186 Wooster; Oct25'16; Nov 12'18. 1,000

**Crimmins av** (10:2556), swc St Marys, 112.3x33x105.2x33.9; Alex & Robt Rankin to Wm Rankin, 119 W 77; (A) L S Quackenbush, 25 Broad; June1'06; Nov13'18. 16,000

**Eagle av** (10:2616), ws, 235 ne Morrisania Branch R R, 25x120; Martin Brunjes to Fred Kuser; (A) Lawyers Title & T Co; Feb20'01; Nov9'18. 14,000

**Eagle av** (10:2617), ws, 92 s 156th, 18x 99.2; John A Larsson to A Arnold Weston; (A) Thos O'Brien, 719 Eagle av; Feb26'14; Nov7'18. 2,000

**Findlay av** (9:2434), ws, 224 n 166th, 38 x100; John D Blome to Chas H Muller at Nosen, Pa; (A) Title Guar & T Co; Sept3 '18; Nov7'18. 1,500

**Findlay av** (9:2434), ws, 186 n 166th, 38 x100; same to Tully Bldg Co, 305 E 166; (a) same; Sept3'18; Nov7'18. 1,500

**Forest av** (10:2655), es, 100 s 158th, 25.6 x135; Robt F Schade, Ellen T Osterhaus & Ernestine E Schade, heirs Robt Schade, to Yette Reiss, 811 E 155; (A) Title Guar & T Co; Oct29'15; Nov12'18. 1,000

**Hunts Point av, 828 & 830** (10:2764); Laine Realty Co to Walter B Merriam, Oswego, NY; (A) C P Latting, 34 Pine; May 18'15; two mtgs, each \$10,000; Nov7'18. 20,000

**Intervale av** (10:2700), ws, 266.11 s 167th, 75x88x75.9x77.4; Bernard, Constn Co, 1091 Prospect av, to Dora Breakstone, —; (A) David Friedmann, 309 Bway; Oct25 '15; Nov9'18. 6,000

**Locust av** (10:2594), swc 136th, 101.5x 350 to Walnut av; Jas H Young Stone Co at Locust av & 136th, to Christian H Young, 2558 Marion av; Dec1'12; Nov7'18. 30,000

**Middletown rd** (\*), nwc Eastern Blvd to land now or late Fredk Baxter x— to land Conrad Buhre x— to Eastern Blvd x— to beg; Wm J Hyland to Sarah M Ferris, —; (A) Title Guar & T Co; Oct22'07; Nov 7'18. 5,000

**St Anns av** (10:2556), sec St Marys, 37.7 x100x59.2x102.4; Alex & Robt Rankin to Wm Rankin, 119 W 77; (A) L S Quackenbush, 25 Broad; June1'06; Nov13'18. 23,000

**Taylor av** (\*), es, 275 s Van Nest av, 25 x95; John Gresch to Leo Wagner, Bklyn; (A) Frank Brodsky, 1404 2 av; Apr8'15; Nov8'18. 1,000

**Taylor av** (\*), same prop; Max Petrovics to Frank Brodsky, B of Q, NY; (A) same; Jan15'07; Nov8'18. 1,900

**Tinton av** (10:2661), ws, 150 n 166th, 40 x127.3x40x127.4; Estelle Deitsch to Herman Stark, 297 E 10; (A) Title Guar & T Co; Aug14'17; Nov9'18. 1,500

**Union av** (10:2675), nec Dawson, 25x98.6; Philip Rosengarten, Hyman Rosen & Morris L Sack to Barbara Gareiss, extrx Aug-ustus Gareiss; (A) G Frey, 3429 3d av; July1'04; Nov7'18. 10,000

**Wilkins av** (11:2965), swc 170th, 105.4x 68.1x121.8x69.6; Reliant Realty & Constn Co to Edw Greenebaum; (A) Alexander, C & S, 51 Chambers; Apr6'11; discharged by court order dated Nov4'18; Nov11'18. 10,000

**Lot 132** (\*), map N Y Catholic Protector- tory; John Casey to N Y Catholic Protec- tory, 415 Broome; (A) Jos T Ryan, 149 Bway; June28'06; Nov11'18. 1,627.50

**Lot 436** (18:5347), map Seton Homestead; Frank McEachem to Rose A Traynor, extrx Chas A Traynor; (A) Wm B Hogan, 608 W 184; Dec4'07; Nov13'18. 387.50

**Plot** (\*), begins 490 e White Plains rd at point 375 n along same from Morris Park av, runs e100xn25xw100x25 to beg, with right of way over strip to Morris Park av; Nathan Reiner to Louis L Kahn, —; (A) Wilber, N & K, 299 Bway; Sept20'09; Nov13'18. 500

## REAL ESTATE APPRAISALS.

## Borough of Manhattan.

**Alms, Emma M.**—Jan27'18 (Oct31'18)—**MADISON AV**, 1960 (6:1750-56½), 16.11x 74, 3-sty & b stn dwg, \$10,000.

**126TH ST, 9 E** (6:1751-5½), 20x99.11, 3-sty & b stn dwg, \$9,000.

**HENRY ST, 258** (1:268-56), 20.7x107, 2 & 3-sty bk dwg, \$15,000.

**HENRY ST, 260** (1:268-55), 20.7x108, 2 & 3-sty bk dwg, \$15,000.

**Byrne, Mary A.**—May27'17 (Nov8'18)—**10TH AV, 781** (4:1081-34), 25.5x60, 5-sty bk tnt & str, \$20,500.

**10TH AV, 740** (4:1060-4), 25.8x75, 4-sty bk tnt & str, \$20,500.

**Mortimer, Richd, Jr.**—May22'18 (Oct30'18)—Deceased had ¼ int in following, the estimated market value of whole being given, & the equity:

**WALL ST, 9-11** (1:23-16), sec New (No 2), 57x57.1x52.4x65.7, 9-sty bk & stn office bldg, \$610,000; equity, \$68,737.50.

**NASSAU ST, 64-6** (1:67-25), 52.10x irreg x 51.6x99.7, 2-5-sty bk loft & str bldgs, \$290,000; equity, \$32,625.

**BROADWAY, 825-825½** (2:564-20), ws, 49.2 n 12th, 46x101.7x irreg to 12th (No 49) x irreg, 3-5 & 6-sty bk & stn hotel, \$136,500; equity, \$15,356.25.

**BROADWAY, 935-9** (3:850-75), swc 22d (Nos 2-6), 68.10x103.11 to 5 av (Nos 157-65) x75.11x111.2, 6-sty stn loft & str bldg, \$540,000; equity, \$60,750.

**DIVISION ST, 2-8** (1:289-1), nec Bowery (Nos 1-7), 96.4x69.5x irreg, 4-sty bk lodging house & str, \$93,000; equity, \$10,462.50.

**Prendergast, Cath.**—June18'17 (Nov8'18)—**NORFOLK ST, 50** (2:351-31), 20.3x18, 3-sty bk & stn tnt, \$5,000.

**Price, Edw J.**—Apr19'18 (Nov8'18)—**86TH ST, 443 E** (5:156-18½), 18x100.8, 4-sty bk & stn tnt; ½ pt of \$10,000.

**Wright, Gilbert A.**—Oct26'17 (Nov8'18)—**122D ST, 13 W** (6:1721-9), 18.7x100, 3-sty & b stn dwg, \$10,500.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisd Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

## Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 15, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

**28TH st, 308 W**, ss, 125 w 8 av, 25x98.9, 3-sty & b bk dwg; due, \$10,060.04; T&c, \$389.40; Hennie Goldsmith. 12,000

**143D st, 610-6 W**, & Colyers Row, 1-8 (\*), ss, 175 w Bway, 100x99.11, 9-2-sty fr dwgs; due, \$16,203.18; T&c, \$4,397.00; Edw F Weed. 31,000

HENRY BRADY.

**Madison st, 280** (\*), ss, 140.7 w Montgomery, 25x100, 5-sty stn tnt & str; due, \$21,685.46; T&c, \$705.25; Greenwich Savgs Bank. 22,500

**53D st, 55 W** (\*), ns, 97.6 e 6 av, 21.6x 100.5, 4-sty & b stn dwg; due, \$49,250.45; T&c, \$2,369.20; Adele S Bass, trste, 45,000

**80TH st, 501 E** (\*), ns, 73 e Av A, 25x 51.2, 5-sty bk tnt & str; due, \$7,732.45; T&c, \$427.40; Central Savgs Bank in City N Y. 8,000

BRYAN L. KENNELLY.

**21ST st, 12-14 W**, ss, 245 w 5 av, 50x92, 12-sty bk loft & str bldg (vol); H. V Cohen. 216,000

Total .....	\$334,500
Corresponding week 1917 .....	448,842
Jan. 1, 1918 to date .....	22,952,668
Corresponding week 1917 .....	31,163,529

## Bronx.

The follow are the sales that have taken place during the week ending Nov. 15, 1918, at the Bronx Salesrooms, 3208-10 3d av.

CHARLES A. BERRIAN.

**Sedgwick av, 2268** (\*), es, 289.7 n 183d, 40.11x120.9x40.8x126.3, 3-sty fr dwg; due, \$15,602.03; T&c, \$839.85; Roman Catholic Orphan Asylum in City N Y. 10,000

JOSEPH P. DAY.

**Kingsbridge ter, 3071** (\*), ns, 102.6 w Summit pl, 75x184.6x75x191.6, 2-sty & b fr dwg & 2-sty fr rear bldg; due, \$8,782.86; T&c, \$136.80; John H Thorn. 9,700

**Intervale av, 1035 on map 1045**, ws, 441.11 s 167th, 25x105.10x24.3x102.4, 3-sty fr tnt & str; partition; Ennis & Sinnott. 4,500

JAMES J. DONOVAN.

**Kingsbridge ter** (\*), nws, intersec es Kingsbridge rd, 171.1x99.6x163.9, 2-sty fr dwg & vacant; due, \$13,264.43; T&c, \$1,263.97; Ruth B Moran. 14,000

**214TH st, 740 E** ss, 291 e Holland av, 25 x100; due, \$8,029.91; T&c, \$262.15; withdrawn.

**Longfellow av, 1133** (\*), ws, 132.3 n 167th, 25x100, 4-sty bk tnt; due, \$15,441.75; T&c, \$384; Robt J Reiley, exrs &c. 9,000

JERE JOHNSON, JR. CO.

**Whitlock av, 911**, ws, 100 n Tiffany, 25x 100, 3-sty bk tnt; Louis Harris. 7,650

**Whitlock av, 915**, ws, 125 n Tiffany, 25x 100, 3-sty bk tnt; Louis Samelson. 7,800

**Whitlock av, 917**, ws, 150 n Tiffany, 25x 100, 3-sty bk tnt; Simon Vermont. 7,700

**Whitlock av, 919**, ws, 175 n Tiffany, 25x 100, 3-sty bk tnt; S J Weinstein. 7,850

**Whitlock av, 921**, ws, 200 n Tiffany, 25x 100, 3-sty bk tnt; Charlotte Scoging. 7,750

**Whitlock av, 925**, ws, 225 n Tiffany, 25x 100, 3-sty bk tnt; Nathan Schwartz. 8,750

**Whitlock av, 927**, ws, 250 n Tiffany, 25x 100, 3-sty bk tnt; Morris Robinson. 7,750

**Whitlock av, 929**, ws, 275 n Tiffany, 25x 100, 3-sty bk tnt; Schappner Bros. 7,850

Total .....	\$110,300
Corresponding week, 1917 .....	63,250
Jan. 1, 1918, to date .....	5,044,969
Corresponding period 1917 .....	7,588,440

## VOLUNTARY AUCTION SALES.

## Bronx.

NOV. 20.

BRYAN L. KENNELLY.

**JEROME AV**, es, 194.1 n 165th, 214.4x201.11, to Cromwell av x214.4x198.9, vacant (vol sale), at 14-16 Vesey.

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

NOV. 16.

No Legal Sales advertised for this day.

NOV. 18.

**32D ST, 352 E**, ss, 82.6 w 1 av, 17.6x49.4x17.6x 49.6, 4-sty bk tnt & str; Isabella Hart—Annie Mynett et al; Sigmund Wechsler (A), 233 Broadway; Joseph W Keller (R); due, \$6,278.73; T&c, \$328.05; Henry Brady.

**74TH ST, 319 W**, ns, 80.11 e Riverside dr, 25.6x71.9x25.6x72.9, 4-sty & b bk dwg; Eckel M Stiger—Frank Bradley et al; Wm D Stiger (A), 80 Broadway; Isidor Wasservogel (R); due, \$46,334.70; T&c, \$1,177.95; Joseph P Day.

NOV. 19.

**CANNON ST, 33**, ws, 150 n Broome, 25x100, 5-sty bk tnt & str; Roman Catholic Orphan Asylum in City N Y—Chas J Schlesinger et al; Edw H Daly (A), 52 Wall; John J Kirby (R); due, \$22,373.50; T&c, \$1,122.86; Joseph P Day.

**MARKET ST, 25**, ws, 25 s Henry, 25.1x113.3x 25.1x113.2, 5-sty bk tnt & str; John R Suydam, trste—Morris Lazarus et al; Geo W Ellis (A), 149 Broadway; A L Pincoffs (R); due, \$29,728.17; T&c, \$510.30; Henry Brady.

**27TH ST, 240 E**, ss, 100 w 2 av, 20x98.9, 3-sty & b bk dwg; Chas C Klingler et al, exrs—John Farley et al; Robert C Birkhahn (A), 5 Nassau; Wm G Brown (R); due, \$14,067.65; T&c, \$347.65; Joseph P Day.

**19TH ST, 9 W**, ns, 109.5 w 5 av, 14x61.7x14.6x 57.9, 3-sty bk tnt & str; 119TH ST, 17 W, ns, 165.5 w 5 av, 14x76.10x14.6x73, 3-sty bk tnt & str; Iphigenia Z Place—Samuel Skind et al; Wells & Snedeker (A), 34 Nassau; Geo W Collins (R); due, \$10,916.19; T&c, \$264.24; Chas A Berrian.

**132D ST, 14 E**, ss, 240 e 5 av, 30x99.11, 5-sty bk tnt; Equitable Life Assur Soc of U S—Bertha Gubin et al; Alexander & Green (A), 120 Broadway; Chas H Tuttle (R); due, \$15,750; T&c, \$483.90; Joseph P Day.

**134TH ST, 114 W**, ss, 262.6 w Lenox av, 27.11x 99.11, 5-sty stn tnt; Jacob Breen—John N Joseph et al; Greenberg & Levy (A), 38 Park Row; William Allen (R); due, \$5,210.35; T&c, \$743.87; sub to a first mortgage of \$18,500; Samuel Marx.

NOV. 20.

**PELL ST, 9**, ss, 100 w Bowery, 25.1x89.5x25x 94.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Phebe W McConihe—Mary A Jennings et al; Warren McConihe (A), 42 Broadway—Malcolm Sundheimer (R); due, \$14,910.86; T&c, —; Samuel Marx.

**1ST ST, 45 E**, ss, 244.11 e 2 av, 20.7x72.1x20.4x 74.6, 5-sty bk tnt & str; Josephine B Seligmann—Rose Cogut et al; Harry R Kohn (A), 42 Broadway; David L Weil (R); due, \$15,364.74; T&c, \$1,215.19; L J Phillips & Co.

**115TH ST, 164 E**, ss, 270 w 3 av, 27x100.11, 4-sty bk tnt; Farmers Loan & Trust Co, trste—Cora C Rushby et al; Geller, Rolston & Horan (A), 22 Exchange pl; David L Weil (R); due, \$10,496.12; T&c, \$188.80; Henry Brady.

**129TH ST, 154 W**, ss, 375 e 7 av, 25x99.11, 5-sty bk tnt; Frances Kottle—E Spencer Peets et al; Lind & Pfeiffer (A), 46 Cedar; Alfred H Townley (R); due, \$22,568.36; T&c, \$350; Henry Brady.

**1ST AV, 1136**, es, 75.5 n 62d, 25x81, 5-sty bk tnt & str; Chas L Silverberg et al—Bozzuffi Realty Co et al; Myers & Sherwin (A), 299 Broadway; John Mullin (R); due, \$16,043.13; T&c, \$912; Joseph P Day.

NOV. 21.

**16TH ST, 330 W**, ss, 350 w 8 av, 25x48.6x25x 46.3, 4-sty bk tnt & str; Commonwealth Ins Co N Y—Goldberg & Greenberg Inc et al; Middlebrook & Borland (A), 46 Cedar; Max Ehrlich (R); due, \$9,480.09; T&c, \$338.80; Joseph P Day.

**17TH ST, 17-9 W**, ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; Lawyers Mortgage Co—19 West 17th St Corp et al; Cary & Carroll (A), 59 Wall; John L O'Brien (R); due, \$195,338.11; T&c, \$4,411.40; Henry Brady.

**69TH ST, 53 W**, ns, 185 e Columbus av, 20x 100.5, 4-sty & b stn dwg; Windham Realiza- tion Co—John G Van Horne et al; Alexander & Green (A), 120 Broadway; John H Rogan (R); due, \$37,581.18; T&c, \$2,364.72; L J Phillips & Co.

**107TH ST, 336-8 E**, ss, 50 w 1 av, 50x63.5, 6-sty bk tnt & str; Cortland Savgs Bk—Loretta Corp et al; Cary & Carroll (A), 59 Wall; John J Farrell (R); due, \$26,716.08; T&c, \$1,636.14; Henry Brady.

**159TH ST, 543 W**, ns, 390.3 w Amsterdam av, 14.9x99.11, 3-sty & b bk dwg; Katherine Rainsford—Eliz McGowan et al; Speil & Bartlett (A), 52 Wall; John R McMullen (R); due, \$9,713.92; T&c, \$1,216.93; Henry Brady.

NOV. 22.

**113TH ST, 209 E**, ns, 137.10 e 3 av, 16.8x100.11, 4-sty bk tnt; Chas W Cox, trste—Kopel Goldhaber et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Michael J Egan (R); due, \$7,349.11; T&c, \$460.82; Arthur C Sheridan.

**150TH ST, 463 W**, ns, 225 e Amsterdam av, 25x 98, 2-sty fr dwg; Amy H Green—Eliz M Gerety et al; Parsons, Clossen & McIlvaine (A), 52 William; John F Conway (R); due, \$8,938.02; T&c, \$200.60; Joseph P Day.



150TH ST, 461 W, ns, 250 e Amsterdam av, 24.11x99.11, 2-sty fr dwg & str & 1-sty fr rear dwg; Amy H Green—Eliz B Chartress et al; Parsons, Closson & McIlvaine (A), 52 William; James A Foley (R); due, \$8,993.43; T&c, \$200.60; Henry Brady.

181ST ST, 736 W, ss, 140.6 e Ft Washington av, 100x139.7x100.6x150, 6-sty bk tnt; James A Trowbridge et al—Broadway Ft Washington Corp et al; action 1; Wm F Clare (A), 135 Broadway; James A Foley (R); due, \$34,920.39; T&c, \$8,861.00; Henry Brady.

181ST ST, 728 W, ss, 240.6 e Ft Washington av, 100x129.3x100.6x139.7, 6-sty bk tnt; same—same; action 2; same (A); same (R); due, \$30,465.53; T&c, \$8,423.00; Henry Brady.

#### NOV. 23 & 25.

No Legal Sales advertised for these days.

#### Bronx.

#### NOV. 16.

No Legal Sales advertised for this day.

#### NOV. 18.

HALL PL, 1080, ses, 77.2 sw 167th, runs s and se 26x48.7x30.11 to Intervale av, xn30xw36.8x w32.6 to beg; vacant; Julia C S Grant—Emma Guttfleisch et al; Robert H Koehler (A), 7 Wall; Thomas G Price (R); due, \$3,385.16; T&c, \$173; Joseph P Day.

UNION AV, 533, ws, 156.3 s 149th, 18.9x100, 2-sty & b fr dwg; Franz Aulbach et al—Edw P Butler et al; Arthur Bell (A), 391 East 149th; Orson A Raynor (R); due, \$3,718.40; T&c, \$178.22; Henry Brady.

#### NOV. 19.

No Legal Sales advertised for this day.

#### NOV. 20.

INTERVALE AV, 1040-4, es, 194.3 n 165th, 75x100, vacant; Mutual Life Ins Co of N Y—Bronx Maternity Hospital et al; Frederick L Allen (A), 55 Cedar; Herman B Goodstein (R); due, \$9,685.44; T&c, \$11.50; James J Donovan.

#### NOV. 21.

No Legal Sales advertised for this day.

#### NOV. 22.

HEATH AV, 3140, ss, 196.3 w Kingsbridge Ter, 29x73.7x25x88.3, 2-sty & b fr dwg; Sheriff's sale of all right, title, &c, which Louisa A Jeter had on Mar 29, 1918, or since; James F Donnelly, sheriff; James J Donovan.

#### NOV. 23 & 25.

No Legal Sales advertised for these days.

### FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

#### Manhattan.

#### NOV. 9.

76TH ST W, ns, 256 e Amsterdam av, 19x102.2; Geo H Church—Sadie O R McKenna et al; H M Bellinger (A).

#### NOV. 11.

No Foreclosure Suits filed this day.

#### NOV. 12.

2D AV, 2001; Rachel Loewenthal—Arnold Barnett et al; M Schleimer (A).

#### NOV. 13.

HUDSON ST, nwc 12th, 80.6x25.6; Theo H Lamprecht et al—Fredk Rabbe et al; T Murray (A).

95TH ST, 27 W; N Y Title & Mtg Co—Washington L Galbraith et al; H M Bellinger (A).

123D ST, E, ns, 199.6 e 1 av, 19x100.11; Antonio Falsetta—Peter De Luca; C Novello (A).

#### NOV. 14.

76TH ST W, ss, 363 e Amsterdam av, 20x102.2; Isabella Loring—Catalina P McManus et al; H M Bellinger, Jr (A).

112TH ST, 321 E; Margaret Knox—Antonio Rizzotto et al; A Knox (A).

#### NOV. 15.

22D ST, ns, 166.6 e 1 av, 23.6x98.9; Eml-grant Industrial Savgs Bank—Kathryn C Hughes et al; amended; R & E J O'Gorman (A).

91ST ST, 69 E; Isabelle D Fowler—Mary L Smith et al; H M Bellinger (A).

72D ST, ns, 75 e West End av, 25x100; Jno C O'Connor et al—Marian K Clark; J C O'Connor (A).

#### Bronx.

#### NOV. 8.

177TH ST, sec Jerome av, 119.3x128.7; National Savgs Bk of City of Albany—Joseph Kingsbury Wells et al; H Swain (A).

BARNES AV, 3916; James E Humphrey—Mary Agnes Boyle et al; Williamson & Bell (A).

BARNES AV, 3917; James M La Coste—Mary Agnes Boyle et al; Williamson & Bell (A).

BARNES AV, 3919; Martin Klett et al—Mary Agnes Boyle et al; Williamson & Bell (A).

3D AV, es, 170.6 n 188th, 30.6x117; Harlem Savgs Bk—Irene N Healey et al; E S Clinch (A).

#### NOV. 9, 11 & 12.

No Foreclosure Suits filed these days.

#### NOV. 13.

LOT 28, blk 1, map of Tremont Terrace; Michl F Sweeney—Carlo Marroccoli; Knox & Dooling (A).

#### NOV. 14.

KELLY ST, 963; Bella Pistchal—Thomas Kelly et al; M Perlman (A).

LOTS 140, 141 & 142, map prop; William Ogden Giles, Kingsbridge Heights, 24th Ward; John J Matthews—Cannon Place Const Co, Inc, et al; Morris & McVeigh (A).

### JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

#### Manhattan.

#### NOV. 8.

CHERRY ST, 362; Mary T Casey—Jacob Zlotnick; Cary & Carroll (A); Mark Goldberg (R); due.....13,743.08

LUDLOW ST, 110; Isaac Shiman—Rose Wilder et al; Strasbourger & Schallek (A); Chas L Hoffman (R); due.....26,145.83

113TH ST, ns, 50 w Park av, 25x100.11; Citizens Savgs Bk—Julia Levy; Beall & Rogers (A); William Bondy (R); due.....17,888.89

LEXINGTON AV, 1647; Central Union Trust Co of N Y—Manhattan Investing Co; Miller, King, Lane & Trafford (A); Chas L Hoffman (R); due.....14,095.25

LEXINGTON AV, 1635; same—same; same (A); same (R); due.....14,095.25

119TH ST, 433-5 E; Metropolitan Trust Co, City N Y—Loretta Corp et al; John B Pine (A); Edward Lauterbach (R); due.....26,364.58

103D ST, 159 W; Thomas J Colton—Marion W Crocker; Wm R Doherty (A); Henry W Showers (R); due.... 5,120.00

#### NOV. 9.

No Judgments in Foreclosure Suits filed this day.

#### NOV. 11.

70TH ST, 251 W; Equitable Life Assur Soc of U S—John N Golding; Alexander & Green (A); William Allen (R); due.....15,259.83

102D ST, 404 E; Juliet E Lathrop et al—Richard I Epstein, exr, et al; Francis B Sanford (A); Benno Lewinson (R); due..... 7,521.89

44TH ST, 522 W; Alexander Pomeroy—Paul Kaskel; Meyer Nussbaum (A); Phoenix Ingraham (R); due.....17,075.55

105TH ST, 143 W; J Chr G Hupfel Brewing Co—Stephen J Duffy; Forster, Hotaling & Klenke (A); Isaac F Russell (R); due..... 3,967.64

BROOME ST, 24; Julia Quinlan—Sarah Eifenbein; Alexander & Green (A); Lawrence S Greenbaum (R); due....16,666.70

#### NOV. 12.

HENRY ST, 29; Charles Schram—Rachel Klausner; L & A Zinke (A); Harding Johnson (R); due.....24,709.18

#### NOV. 13.

116TH ST, ns, 74 e 1 av, 20x86; Isabella M Cammann—Ernest Miller; Daly, Hoyt & Mason (A); Phoenix Ingraham; due..... 9,640.51

ATTORNEY ST, 41; Louise S Walter et al—Jos Kisselstein; J Hunter Lack (A); Margrave Coxie (R); due....16,233.40

#### NOV. 14.

14TH ST, 502 E; Manhattan Savgs Institution—Rutherford Holding Co et al; Rapallo & Kennedy (A); Monfred W Ehrlich (R); due.....57,688.89

58TH ST, 404 E; Henrietta P Stromberg—Constance Mullen et al; Cary & Carroll (A); Morris L Strauss (R); due..... 6,395.08

HENRY ST, 37; Robt L Harrison et al—Hiel Schurin et al; Harrison, Elliott & Byrd (A); Chas N Flint (R); due.....30,494.18

#### Bronx.

139TH ST, ns, 181.6 e Alex av, 25x100; Ellen Kearns—James Mangan et al; H C Knoepfel (A); R J H Powell (R); due..... 3,567.85

#### NOV. 9.

WEBSTER AV, swc 183d, 100x200; Edgar S Appleby et al—Bernhardt Bloch et al; Cannon & Cannon (A); A S Norton (R); due.....27,203.82

#### NOV. 11.

No Judgments in Foreclosure Suits filed this day.

#### NOV. 12.

BOSTON RD, nec Charlotte, 112.3x161.9x irreg; Margaret J Becker—Mary Raisin et al; Geller Roiston & Horan (A); P J Kammerer Jr (R); due....23,154.45

BROWN PL, es, 25 n 134th, 25x100; U S Trust Co of N Y, exrs—Pearl Niles et al; Clocke, Koch & Reidy (A); E S Booth (R); due..... 1,404.00

#### NOV. 13.

LOT 54, blk 2297, sec 9, tax map; Elway Co—Augusta Eliz Heller et al; Sullivan & Cromwell (A); C M O'Keefe (R); due..... 988.27

#### NOV. 14.

CORLEAR AV, 3404; Alfred B Carucci—Mary E Leddy Day et al; J Rosenzweig (A); Geo B Hayes (R); due.... 231.81

### LIS PENDENS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

#### Manhattan.

#### NOV. 9.

CATHERINE ST, ws, 75 n Oak, 24.9x105; Rebecca Kaufman—Harry Abrahams et al; partition; House, Grossman & Vorhaus (A).

#### NOV. 11.

112TH ST, ss, 145 w 3 av, 66.8x100.11; also ST MARKS PL, ss, 230 e 3 av, 26x120; also ST MARKS PL, ns, 204 e 3 av, 26x112.10; Louis Smyth—Mary E Schall et al; notice of levy; Cadwalader, Wickersham & Taft (A).

#### NOV. 12.

5TH AV, 1056; also 5TH AV, es, 125.10 n 86th, 4½ ins x102.2; Builders' Brick & Supply Co—Anne E Benjamin et al; action to foreclose mechanics lien; M B Rich (A).

#### NOV. 13.

PARCEL of land beg cl Pier st where it intersects bulkhead line & distant 508 ft w River st, runs w201.11xns15.6 to cl Pidgeon x199.3x30.1x260.2x to Dock xs225.3 to beg, containing 2 & 373/1000 acres; People of State N Y—N Y Sugar Refining Co; action to vacate letters patent, &c; M E Lewis (A).

#### NOV. 14.

17TH ST, 106 E; Herbert Lucas—Herman B Goodstein et al; action to foreclose mechanic's lien; C W Hastings (A).

#### NOV. 15.

5TH AV, nec 116th, 100x110; Hyman D Baker—Ancient Order of Hibernians; notice of levy; J A Seidman (A).

#### Bronx.

NOV. 8, 9, 11 & 12.

No Lis Pendens filed these days.

#### NOV. 13.

PRATT AV, sec Randall av, 50x100; G Zibelli & Son—Louise Rasmussen; action to foreclose mechanics liens; W A Forrester (A).

LOTS 756, 759, 760, secs 1 & 2, map of 1,445 lots known as the Williamsbridge Farm, Est Lorillard Spencer—Matter of petition of Albert Chiaffarelli; action to register title; W Fairchild (A).

LOTS 957, 958, 959, 960, secs 1 & 2, map of 1,445 lots known as Williamsbridge Farm, Est Lorillard Spencer—Matter of petition of Angelo Chiaffarelli; action to register title; W Fairchild (A).

LOTS 1127 & 1128, secs 1 & 2, map of 1,445 lots known as Williamsbridge Farm of Lorillard Spencer Est—Matter of petition of Laura Chiaffarelli; action to register title; W Fairchild (A).

#### NOV. 14.

No Lis Pendens filed this day.

### MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

#### NOV. 9.

No Mechanics Liens filed this day.

#### NOV. 11.

8TH AV, 830; Benj Leff—Jones Wood Realty Corp & Carl Safr & Co (15) 700.00

#### NOV. 12.

VAN NEST PL, 3; Eugene E Thierry—Kath D Laughlin et al & Marion M Brazier (16) 575.00

BROADWAY, 1213; Jerome Hirschfeld—Jno J White & Goodman Co (18) 65.00

2D AV, 386-90; Lally Column Co of N Y—E W Bliss Buildings, Inc.—Seagrist Co (17) 215.00

#### NOV. 13.

100TH ST, 307-9 E; Jos Jacobson—Isfra Realty & Holding Co & Frank Locker (19) 160.00

LEXINGTON AV, 777; Spray Electric Co—Frank Sokol & Louis Wiener (20) 115.00

6TH AV, sec Waverly pl, 30x130; Spray Electric Co—Geo B Goldschmidt et al, Corrigan-Weiss Const Co & Hugo V Kohler (21) 130.00

#### NOV. 14.

25TH ST, 317 W; Aaron Brown—Sarah J Liddy & Charles Conlin (23) 30.79

25TH ST, 315 W; Aaron Brown—Sarah J Liddy & Charles Conlin (24) 165.00

LEXINGTON AV, 777; Samuel Horowitz—Frank Sokol & Louis Wiener (22) 410.00

LEXINGTON AV, Depew pl, 45th & 46th, blk, &c; Pietrowski & Konop Co—N Y Central R R Co; renewal (25) 7,706.25

9TH AV, 730; Wm A Marks—Laura A Creagan (26) 268.00

#### NOV. 15.

12TH ST, 238 W; Jos Cohen—Ernest A Cardozo, Michl H Cardozo & Abr J Schlesinger (27) 197.62

LENOX AV, 326-30; Saml Baumgarten—Eleanor C Gardiner et al; Harry Bierhoff (28) 95.00

7TH AV, 222-6; Jos Shear—Shiloh Baptist Church (29) 930.00

#### Bronx.

#### NOV. 8, 9, 11 & 12.

No Mechanics Liens filed these days.

#### NOV. 13.

No Mechanics Liens filed this day.

#### NOV. 14.

No Mechanics' Liens filed this day.

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

#### Manhattan.

#### NOV. 9 & 11.

No Satisfied Mechanics Liens filed these days.

#### NOV. 12.

27TH ST, 219-23 W; Plaza Contracting Co—77th St Realty Corp et al; Feb 718 21,420.00

LEXINGTON AV, 857; Wm Beck—Helen Brogan et al; Apr 818 280.54



85TH ST, 228-30 E; Rubinstein Bros, Inc.—Grand Bldg Corp et al; June 28'18 ..... 290.00

**NOV. 13.**  
LUDLOW ST, 41; Louis Litwack—Bernard Wolbarst Est et al; Sept 4'18 ..... 130.00

**NOV. 14.**  
69TH ST, 251-3 W; Wadsworth, Howland & Co—253 West 69th Corp et al; Sept 3'18 ..... 2,147.90

**NOV. 15.**  
No Satisfied Mechanics Liens filed for this day.

**Bronx.**

**NOV. 8, 9, 11 & 12.**  
No Satisfied Mechanics Liens filed these days.

**NOV. 13.**  
PARK AV, 4053; Jos Tessier—Lizzie Weiss et al; Mar 11'18 ..... 183.75

TREMONT AV, nec Monterey av, 50x 104.8x Irreg; Elevator Supplies Co—N Y Edison Co et al; Oct 18'18 ..... 636.00

**NOV. 14.**  
No Satisfied Mechanics' Liens filed this day.

### CHattel MORTGAGES.

#### AFFECTING REAL ESTATE.

**Manhattan.**

**NOV. 8, 9, 11, 12, 13 & 14.**  
Cunningham & Foley, 219 W 116th st., Staley Electric Elevator Co. .... 3,250.00  
114th St & 7th Av Constn Co, 66-70 E 11th st., Colonial Chandler Co. .... 1,050.00  
Same, Edgcombe av, es, — n 138th; also Edgcombe av, sec 139th, same.. 2,100.00  
Pechter Baking Co, 300 Monroe st, or Ridge st, 79..General Oven Co. .... 9,300.00

**Bronx.**

**NOV. 7, 8, 9, 11, 12 & 13.**  
B Coat, Apron Towel Supply & Laundry Co, Inc, 801 E 137th st., Tip Top Laundry, Inc, Machinery..... 8,700.00  
G Goldberg & Sons, Inc, Vyse av, ws, 80 n 174th, —x—, Chautrell Hardware & Tool Co, Hardware..... 375.00  
Peram Chemical Corp., 1387 Sedgwick av., Northern Union Gas Co, Pipe Burners, &c. .... 79.20  
Peters Mfg Co, Park av, nwc 175th, —x—, Northern Union Gas Co, Boilers, &c. .... 1,593.55

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

**NOV. 7.**  
No Attachments filed this day.

**NOV. 8.**  
KRIGER, Moses; H Schatia & Co; \$502.32; M S Cohen.

**NOV. 9.**  
No Attachments filed this day.

**NOV. 11.**  
SCHULTZ, Eleanor, et al; Louis Smyth, committee, &c; \$18,000; Cadwalader, Wickersham & Taft.

**NOV. 12.**  
R YEZOYE SONS & CO; Jacques Rappaport; \$100; Silverman & Tolins.

WILFRED, TURNER & CO, Ltd; Ed Remus & Co; \$12,196; P L Klock.

**NOV. 13.**  
No Attachments filed this day.

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender; the second that of the Borrower

**Bronx.**

**NOV. 8, 9, 11 & 12.**  
No Building Loan Contracts filed these days.

**NOV. 13.**  
No Building Loan Contracts filed this day.

**NOV. 14.**  
No Building Loan Contracts filed this day.

### PLANS FILED FOR NEW CONSTRUCTION WORK.

**Manhattan.**

**STORES, OFFICES AND LOFTS.**  
208TH ST W, n e c 10 av, 5-sty bk office bldg, 67x95, slag rf; \$25,000; (o) Apthorpe Co., 165 Bway, Bennett Ellison, V.-P.; (a) De Rose & Cavalieri, 306 E 116th (157).

**MISCELLANEOUS.**

140TH ST W, s e c Amsterdam av, 3-sty bk temporary barracks, 23x93, slag rf; \$85,000; (o) City College of N Y under Mayor Hylan & Sidney Mezes, Pres., C. C. N. Y.; (a) Steinman & Neuss, Prof., C. C. N. Y. (158).

CONVENT AV, e s, bet 138th & 140th, 1-sty fr Y. M. C. A. hut, 38x80, rubberoid rf; \$10,000; (o & a) Y. M. C. A. Natl. War Work Council, 2 W. 43d (159).

SHERMAN CREEK BULKHEAD, adjoining Academy st & Harlem River, 1-sty bk screen mill house, 25x46, tile & felt rf; \$10,000; (o) City of N. Y., Dept. Docks & Ferries, Murray Hulbert, Comm.; (a) Wm. Whitehill, 32 Union sq (156).

JUMEL PL, 36, 1-sty bk market, 25x100, slag rf; \$2,450; (o) Henry Baff, Inc., West Washington Market; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (160).

### PLANS FILED FOR ALTERATIONS

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

BEAVER ST, 3, install fire-escape balcony, ladder to 5-sty bk rest; \$200; (o) Geo. F. Lockwood, New Canaan, Conn.; (a) Jno. C. Westervelt, 36 W 34th (2093).

CANAL ST, 395, remove stairs to 4-sty bk bank & storage; \$2,000; (o) 395 Canal St. Co., David Ryan, Pres., care Chatham & Phoenix Natl. Bank, 149 Bway; (a) Chas. L. Calhoun, 16 E 33d (2078).

CHATHAM SQ, 16, fire escape to 4-sty bk lofts; \$500; (o) Jas. Haulenbeck, Walton, N Y; (a) A Brook, 215 Montague st, Bklyn (2054).

CLIFF ST, 64, columns to 5-sty bk warehouse; \$300; (o) Edw. M. Raphael Co., Inc., 17 Battery pl; (a) F. P. Platt, 1123 Bway (2074).

GREENE ST, 159, strengthen floors to 5-sty bk storage; \$4,000; (o) Est Adolph Strauss, c/o I. Kahn, 89 Fulton; (a) A. S. MacGregor, 3 West 87th (2059).

MADISON ST, 348, partitions & bathrooms to 6-sty bk str & tnt; \$1,500; (o) David Katler, 350 Madison; (a) Horenberger & Bardes, 122 Bowery (2070).

MADISON ST, 398, partitions & stairs to 5-sty bk factory; \$1,500; (o) Clara S. MacKenzie, 401 Grand; (a) Max Muller, 115 Nassau (2051).

NASSAU ST, 31, roof house to 19-sty office; \$800; (o) Nat'l Bank of Commerce, 31 Nassau; (a) Low Park Engr. Co, 150 Nassau (2057).

RUTGERS SLIP, 75, bulkhead to 5-sty bk storage; \$250; (o) Lawrence Metzel, 843 Putnam av, Bklyn; (a) Max Muller, 115 Nassau (2067).

SULLIVAN ST, 98-100, girders & posts to 6-sty bk storage; \$2,000; (o) 100 Sullivan St. Corp., Dr. Patrick McInerney, Pres., 98 Sullivan; (a) Ferdinand Savignano, 6005 14 av, Bklyn (2084).

WALL ST, 54, fire escape to 9-sty f. p. office; \$2,000; (o) Central Union Trust Co, J. Wallace, Pres., 54 Wall; (a) B. F. Butler, 18 West 34th (2068).

WASHINGTON MEWS, 52, toilets, kitchen & partitions to 2-sty bk stable & garage; \$2,500; (o) Sailors Snug Harbor, E. H. Outerbridge, Pres., 61 Bway; (a) Chas. Buckham, 311 5 av (2081).

WASHINGTON PL, 133, ext. partitions & dumbwaiter to 3-sty bk res; \$2,400; (o) Francis L. Kidd, care Alfred C. Jopling, 32 Liberty; (a) Paul Chafin, 597 5 av (2080).

10TH ST W, s e c 6 av, partitions & f. p. bridge to 2-sty bk court house; \$9,500; (o) City of N Y, Pres. of Borough of Manhattan, Municipal Bldg; (a) D. V. Duff, 2043 Municipal Bldg (2079).

14TH ST, 26 E, w. c. compartments to 4-sty bk factory & salesroom; \$250; (o) Jas. McCreery, ne cor 34th st & 5th av; (a) P. F. Brogan, 36 8th av (2072).

31ST ST, 106 W, f. p. partitions fire-escape to 5-sty bk loft bldg; \$2,400; (o) Emigrant Indust. Savings Bank, John J. Pulley, Pres., 51 Chambers; (a) William Whitehill, 32 Union sq (2092).

36TH ST, 23 W, partitions, f. p. doors to 6-sty bk tnt & factory; \$2,500; (o) Marian L. Stevens, 71 Park av; (a) Geo. F. Spelman & Peter McKeon, 217 Bway (2076).

42D ST, 17 W, opening to 5-sty bk str & office; \$500; (o) Est Eugene A. Hoffman, 258 Bway; (a) John Schier, 25 W 42 (2087).

47TH ST, 409 E, raise water tank to 5-sty bk factory; \$1,000; (o) Est Theodore Sauer, 409 E 47th; (a) A. G. Richter, 316 Av A (2090).

49TH ST, 202 W, show window & stairs to 3-sty bk str & tnt; \$500; (o) Ludin Realty Co., 261 W 34th; (a) Jacques L. De Mesquita, 261 W 34th (2053).

49TH ST, 606-16 W, bk wall to 2 & 3-sty bk stable & office; \$1,000; (o) Pabst Brewing Co., Milwaukee, Wisc; (a) John H. Knubel, 305 W 43d (2064).

51ST ST, 167-9 E, ceilings, floor beams to 3-sty bk garage; \$2,500; (o) Chas. Hyman & Max Rosenfeld, 16 W 19th; (a) M. Jos. Harrison, World Bldg (2088).

60TH ST, 147 W, coal bunkers to 7-sty bk tnt; \$5,000; (o) Jas. Butler, Seminole Apts. Bway & 69th; (a) Laurence L. Barnard, New Rochelle, N. Y. (2082).

72D ST, 125 W, extension, plumbing & elevator to 4-sty bk dwg; \$20,000; (o) Inwood Realty Co., Benj. Weiss, Pres, 271 Bway; (a) Sam Cohen, 32 Union sq (2060).

85TH ST, 124 W, partitions & remove stoop to 3-sty bk dwg; \$2,300; (o) Herbert Moore, 200 Bway; (a) M. Jos. Harrison, World Bldg. (2050).

86TH ST, 2 W, new kitchen, storage, trunks & service rooms, dining rooms, pantry, reception & ladies' room, offices, baths, f. p. floor, windows, doors, partitions, plumbing fixtures to 12-sty f. p. apt; \$24,000; (o) 1000 Westchester Av. Corp., Hyman Sonn, Pres., 149 Church; (a) Schwartz & Gross, 347 5 av (2095).

93D ST, 57 E, partitions, int alts to 3-sty bk res; \$2,000; (o) Est of M. S. Herzog, 45 Rose; (a) Chas. Straub, 147 4 av (2089).

112TH ST, 332 E, post to 4-sty bk tnt; \$600; (o) Mrs. A. Cloff, 247 E 111th; (a) Nathan Langer, 81 E 125th (2077).

123D ST, 211 E, raise roof & new store front to 3-sty bk storage; \$2,000; (o) Wm. Somerville, 163 E 124th; (a) Sam Rosenblum, 51 Chambers (2061).

AMSTERDAM AV, 1389, f. p. walls to 3-sty bk storage; \$350; (o) 3d Av Rwy Co., 2396 3d av; (a) J. S. McWhirter, 1119 3d av (2071).

BROADWAY, 569-75, iron stairs & f. p. partitions to 6-sty bk str & lofts; \$6,000; (o) Wm. Waldorf Astor, London, Eng., Atty, Clarence Baldwin, 21 W 26th; (a) Max Radtke, 410 W 34th (2073).

BROADWAY, 636, dumbwaiter to 12-sty f. p. str & lofts; \$400; (o) N Y Improved Property Corp., 32 Bway; (a) J. Hoffman, 188 St. Nicholas av (2066).

BROADWAY, 290, pent house to 15-sty f. p. office; \$2,500; (o) Robt. Douglas, Benj. W. Douglas, Jr., Orange, N. J.; (a) J. Odell White-nack, 231 W 18th (2091).

BROADWAY, 876-8, partitions, fire-escape to 6-sty bk str & lofts; \$1,500; (o) Doehian Realty Co., 873 Bway; (a) H. F. Smith, 38 W 32d (2075).

BROADWAY, 2030, partitions, int alts to 10-sty bk tnt; \$20,000; (o) Jas. Butler, Ormonde Apts., Bway & 70th; (a) Laurence Barnard, New Rochelle, N. Y. (2083).

2D AV, 330-8, partitions, toilets & f. p. doors & windows to 3 & 4-sty bk hospital; \$3,500; (o) N Y Skin & Cancer Hospital, 301 E 19; (a) Wm. S. Gregory, 40 W 32 (2069).

3D AV, 967, w. c. compartments to 4-sty bk str & tnt; \$100; (o) Herman Joeshoss, 258 W 136; (a) Gronenberg & Leuchtag, 203 5th av (2062).

5TH AV, 318-22, remove wall & doors, new str front to 11-sty f. p. str & office; \$1,600; (o) D. M. Bell, Pelham Manor; (a) Richd. Rohl, 42 E 23d (2094).

5TH AV, 320, toilets & new entrance to 12-sty f. p. str & office; \$2,000; (o) Dennison M. Bell, Amoganset, L. I.; (a) Lowinson & Schubert, 366 5th av (2052).

5TH AV, 513-21, f. p. addition to 6-sty bk synagogue; \$20,000; (o) Emanuel Congregation of City of N Y, 523 5th av, Louis Marshall, Pres, 120 Bway; (a) Sam Hertz, c/o Jewish Welfare Board, 149 5th av (2063).

5TH AV, 503, partitions to 5-sty bk str & office; \$300; (o) Levi P. Morton, Rhinecliff-on-Hudson; (a) John H. Schier, 25 W 42d (2086).

7TH AV, 315, remove wall partitions & str front to 5-sty bk tnt; \$1,800; (o) Herman Woog, 52 William; (a) L. E. Denslow, 44 W 18 (2065).

7TH AV, 360, enclose stairs to 4-sty bk str & lofts; \$1,000; (o) Est John Walton, John L. Kressler, Trustee, 61 W 10th; (a) Geo. McCabe, 96 5 av (2085).

8TH AV, 648, marquise to 5-sty bk theatre; \$1,500; (o) Borough Theatre Co, Marcus Loew, Pres, 1493 Bway; (a) Thos. W. Lamb, 644 8th av (2058).

9TH AV, 191, stairs & door to 5-sty bk str & tnt; \$750; (o) Carrie Wells, 191 9th av; (a) Albt. E. Straker, 191 9th av (2055).

9TH AV, 193, partitions & toilets to 5-sty bk & tnt; \$500; (o) Kate Wells, 191 9th av; (a) Albt. E. Straker, 191 9th av (2056).

Record and Guide—11-13-nite W O L F E—

**Bronx.**

BELMONT AV, e s, 140 n 189th, 2-3-sty bk & fr exts, 20x6, 25x10, to 3-sty bk & fr dwg & str; \$1,500; (o) Rosa Lima, 2496 Belmont av; (a) Chas. S. Clark, 441 Tremont av (236).

RIDER AV, w s, 250 s 138th, new front wall & partitions to 2-sty bk office & stable; \$400; (o) Henry Meyer, 137th & Rider av; (a) Harry T. Howell, 3 av & 149th (237).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bidg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction.  
con omitted—consideration omitted.  
corp—corporation.  
c—corner.  
c l—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.











RECORDS SECTION  
of the  
REAL ESTATE BUILDERS  
RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.  
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CONVEYANCES.

Borough of Manhattan.

NOV. 15, 16, 18, 19, 20 & 21.

**Bleecker st, 150-2;** see Hillside av, cl, at ne plot 147th, etc.  
**Bleecker st, 159-61** (2:539-37), ns, 50 w Thompson, 50x100, 1 & 2-sty bk theatre; Elsie Angiola to Sabina Marchione, both at 159-61 Bleecker; AL; Nov1; Nov21'18; A\$35,600-P35,000 (R S \$3). 3,600  
**Cherry st, 274** (1:256-10), ns, 104 w Jefferson, 26.2x113.1x26.2x112.8, 5-sty bk tnt & str; Therese Weil & Sophia Mayer to Mortimer Bishop, 35 Hamilton ter; B&S; mtg \$20,500 & AL; Oct31; Nov15'18; A\$8,500-21,000 (R S \$1). O C & 100  
**Eldridge st, 167** (2:420-68), ws, 125 n Delancey, 25x100, 4-sty bk tnt or str & 4-sty bk rear tnt; Rabinowitz Realty Co, 356 Bway, Bklyn, to Sabina Rabinowitz, 213 Hooper, Bklyn; AL; Nov14; Nov15'18; A\$17,000-21,000. nom  
**F st, es, abt 240.11 n Dyckman;** see Bway, ws, 240.11 n Dyckman.  
**Front st, 124** (1:38-39), ws, 72.1 n Wall, runs w72.1xn18.2xe0.6xn.08xe74.6 to st xs 18.4 to beg, with AT to land adj on ns or w sides, 6-sty bk office & str bldg; Max Marx, 419 Convent av, to Edw H O'Brien at St Francis Hotel, San Francisco, Cal; mtg \$22,500 & AL; Nov18; Nov19'18; A\$16,000-30,000 (R S \$16,500). O C & 100  
**Goerck st, 27-9** (2:327-60), ws, 75 n Broome, 50x100, 6-sty bk tnt & str; Wameta Realty, Inc, to Rosan Realty & Constrn Co, 346 Bway; B&S & CaG; mtg \$40,000 & AL; Nov11; Nov20'18; A\$14,500-43,500. O C & 100  
**Goerck st, 137** (2:330-63), ws, 175 s Houston, 25x100, 5-sty bk tnt & str; David Mermelstein to Flora Mermelstein, 137 Goerck; ½ pt; mtg \$16,000; Nov4; Nov18'18; A\$10,000-23,500 (R S \$2). O C & 500  
**Grand st, 8** (2:477-32), ns, 100 e Varick, old line, 22.8x80 to alley, with AT to alley, 3-sty fr bk ft tnt & 2-sty bk rear stable; Columbia Trust Co, 60 Bway, TRSTE will Saml C Ostrander, to Box Board & Lining Co, 10-14 Grand; AT; AL; Nov20; Nov21'18; A\$9,000-9,500 (R S \$8). 8,000  
**Hamilton st, 12** (1:253-57), ss, 133.5 e Cath, 25.1x104.1x25x103.11, 6-sty bk tnt & str; Maria L La Cagnina, 822 Av U, Bklyn, to Carmela De Luca, 174 W 109; ½ pt; mtg \$19,700 & AL; Nov16; Nov18'18; A\$7,000-22,000 (R S 50c). nom  
**Henry st, 163** (1:284-6), ns, 152.6 w Jefferson, 21.8x75, 4-sty bk tnt; Thos O'Callaghan, ref, to Eliz W Burke, at Llewellyn Park, Orange, NJ, plff; FORECLOS Nov8; Nov15; Nov16'18; A\$11,500-18,500 (R S \$16,500). 16,000  
**Jumel ter, 14** (8:2109-101), ws, 132.6 s 162d, 17x100, 3-sty & b stn dwg; Gertrude O'Leary, 1229 Mad av, to Rose Harrington, 14 Jumel ter; Nov18'18; A\$7,000-10,000 (R S \$12,500). O C & 100  
**Laight st, 34** (1:220-26), ns, 177.6 e Hudson, 28.9x175 to ss Vestry (No 13), 6-sty bk tnt & str; John Fleming of Bronx to West Beach Realty Corp, 46 Cedar; B&S; AL; Nov19; Nov20'18; A\$31,000-47,000. nom  
**Laight st, 34;** also VESTRY, 13; West Beach Realty Corp to John Fleming at n we Morris av & 183d; B&S; mtg \$70,000 & AL; Nov19; Nov20'18. nom  
**Lawrence st, 136;** see Bway, 3200.  
**Leonard st, 10-21** (1:179-48), ns, abt 150 w West Bway, —x—, 2 & 4-sty bk loft bldg; Robt E Paine, 1505 McKinney av, Houston, Texas, to Standard Rice Co of Texas, office at 105 Hudson, N Y C; B&S; AL; Nov7; Nov18'18; A\$38,000-43,000 (R S \$32). O C & 100  
**Leonard st, 52** (1:176-24), ss, 150.10 e West Bway, 25x101.2x25x100.11, 6-sty bk loft & str bldg; Valentina Simons, individ & et al, EXRS Bally Cahen, to 195 South St Co at 405 Lex av; ½ pt; mtg \$30,000 & AL; Oct11; Nov15'18; A\$28,500-36,000 (R S 50c). nom  
**Leonard st, 52;** Morris Weinstein, 1295 Mad av, to same; QC & confirms deed rec July27'17; mtg \$30,000 & AL; Sept25; Nov 15'18. nom

**Ludlow st, 82-4** (2:409-35-36), es, 60 n Broome, 40x65.7, 2-5-sty bk tnts & str; City Real Estate Co to Geo, Ethel S & Isaac Kerner, all at 56 E 122; B&S; mtg \$22,000; Nov15; Nov16'18; A\$21,500-30,500 (R S \$3.50). O C & 100  
**Madison st, 280** (1:269-23), ss, 140.7 w Montgomery, 25x100, 5-sty stn tnt & str; Jos P Morrissey, ref, to Greenwich Savings Bank, 246 6 av, plff; FORECLOS Nov 11; Nov14; Nov15'18; A\$15,000-27,000 (R S \$22.50). 22,500  
**Manhattan st, 129-31;** see Bway, 3200.  
**Pitt st, 68-70** (2:338-11), es, 57 s Rivington, 43x49.10, 6-sty bk loft & str bldg; A \$20,000-35,000; also 13TH ST, 637 E (2:396-44), ns, 229.6 w Av C, 27x103.3, 5-sty bk tnt & str; A\$9,000-20,000; also 13TH ST, 641 E (2:396-42), ns, 169.6 w Av C, 27x 103.3, 5-sty bk tnt & str; A\$10,000-21,000; also 101ST ST, 304 E (6:1672-46), ss, 472.1 w 1 av, 38.10x100.11, 6-sty bk tnt & str; A\$9,300-35,000; also 98TH ST, 60-2 E (6:1603-40), ss, 40 w Park av, 40x100.11, 6-sty bk tnt & str; A\$16,000-46,000; Clara Pechter to Annie Pechter, 63 Pitt; ½ pt; QC; Nov16; Nov18'18 (R S 50c). O C & 100  
**Platt st, 8 & 10** (1:69-28-29), ws, 104.11 s Gold, runs w71.10xs19.9 & 12.9xe74.4 to st xn43.8 to beg, 2-4-sty bk loft & str bldg; Mary U Hoffman to Jas E Kelly, 303 Old Bergen rd, Jersey City, NJ; B&S; Nov14; Nov15'18; A\$29,000-35,000 (R S \$44). O C & 100  
**Suffolk st, 20** (1:313-6), es, 175 n Hester, 25x100, 5-sty bk tnt & str & 4-sty bk rear factory; Hyman Claman to Mutual Life Ins Co of N Y; B&S & CaG (this deed given in full payment & satisfaction of mtg \$16,000); Nov15; Nov19'18; A\$19,000-25,000. O C & 100  
**Vandam st, 47-9;** see Varick, 159-61.  
**Varick st, 159-61** (2:580-22-24), nwc Vandam (Nos 47-9), 100x50, 1-4-1-5 & 1-2-sty bk tnts & str; Jas A Thompson et al, EXRS Matilda Thompson, to Lucia Ruggero, 220 W 10; mtg \$10,000 & AL; Nov 18; Nov21'18; A\$33,500-48,500 (R S \$26,500). 36,500  
**Vestry st, 13;** see Laight, 34.  
**Water st, 656** (1:260-19), ns, 350 w Jackson, 26x85.6x26x86.9, 4-sty fr bk ft tnt & str & 4-sty bk rear tnt; Albert Hinz, 2246 Hughes av, to Jas S Reardon, 113 Prospect Park W, Bklyn; mtg \$6,000, Nov18; Nov19'18; A\$5,000-6,000 (R S \$7). O C & 100  
**3D st, 84 E** (2:444-31), sws, abt 155 w 1 av, 25x100.6x25x100.5, 5-sty bk tnt & str; Rabinowitz Realty Co, 356 Bway, Bklyn, to Morris Rabinowitz, 213 Hooper, Bklyn; AL; Nov14; Nov15'18; A\$17,000-27,000. nom  
**7TH st, 279 E;** see 7th, 281 E.  
**7TH st, 251 E** (2:377-47), ns, 77 w Av D, 24x73, 5-sty bk tnt & str; A\$11,000-16,000; also 7TH ST, 279 E (2:377-48), ns, 101 w Av D, 14x73, 5-sty bk tnt & str; A\$6,000-10,000; Harris Sheldinsky of Far Rockaway, E of Q, to Max Hirshewitz, 195 Clinton; B&S & CaG; AL; Nov20'18 (R S 50c). nom  
**8TH st, 308-310 E** (2:390-11), ss, 189.6 e Av B, 49.6x97.6, 6-sty bk tnt & str; Nathan Groberg of Bklyn to Morris Salzman, 361 Highland blvd, Bklyn; mtg \$63,000 & AL; Nov1; Nov20'18; A\$30,000-62,000 (R S \$9). nom  
**9TH st, 716 E** (2:378-15), ss, 208 e Av C, 25x93.11, 5-sty bk tnt & str; David Fawlowitz to Sadie Wilchin, 618 W 142; AL; Nov13; Nov18'18; A\$11,500-20,000 (R S \$2). O C & 100  
**11TH st, 102-10 W;** see 6 av, swc 11.  
**13TH st, 637-41 E;** see Pitt, 68-70.  
**14TH st, 534 E** (2:407-25), ss, 170 w Av B, 25x103.3, 5-sty bk tnt & str; Etbert Realty Co to Eighty-One Sheriff ST Corp, at 352 4 av; mtg \$17,150 & AL; Nov4; Nov 21'18; A\$10,000-15,000 (R S 50c). O C & 100  
**15TH st, 432 E** (3:946-32), ss, 144 w Av A, 25x103.3, 5-sty bk tnt & str; Sarah Kohn to Lena Luffic, 564 West End av; AL; Nov15; Nov18'18; A\$11,500-21,500 (R S 50c). nom

**18TH st, 428 W** (3:715-46), ss, 313.6 w 9 av, 20.5x92, 3-sty & b bk dwg; Irving Houghtaling & Mary J, his wife, to Mary E Bessinger, 168 8 av; B&S & CaG; Nov16; Nov18'18; A\$8,000-9,000. nom  
**18TH st, 428 W;** Mary E Bessinger to Mary J Houghtaling, 428 W 18; B&S & CaG; Nov16; Nov18'18. nom  
**23D st, 209-13 E** (3:904-7), ns, 146.4 e 3 av, 73.2x98.9, 6-sty bk school; Manhattan Trade School for Girls to N Y College of Dentistry, 205 E 23; mtg \$85,000 & AL; Nov12; Nov20'18; A\$14,500-P\$30,000 (R S \$37.50). 122,500  
**23D st, 254 W** (3:772-74), ss, 200 e 8 av, 25x98.9, 3-sty bk tnt & str; Geo A Parker, of Bklyn, to Thos J Kenney, 2322 Loring pl; ½ pt; B&S; mtg \$15,000 & AL; Nov13; Nov18'18; A\$28,500-31,500 (R S \$3). nom  
**25TH st, 114-16 E** (3:880-82), ss, 183.4 w Lex av, 41.8x98.9, vacant; Michl J Egan, ref, to Alice H Reimer, 440 Riverside dr, plff; Mtg \$40,000; FORECLOS Nov4; Nov 14; Nov18'18; A\$63,500-63,500 (R S \$9). 9,000  
**26TH st, 303 E** (3:932-5), ns, 70.6 e 2 av, runs n58.10xne11xn33.8xe19.3xs98.9 to st xw29.6 to beg, 5-sty bk tnt & str; Moritz Gruenstein et al to Beckie Sesskin, 100 Monroe; AL; Sept28; Nov19'18; A\$12,000-19,000. O C & 100  
**32D st, 352 E** (3:937-41), ss, 82.6 w 1 av, 17.6x49.4x17.6x49.6, 4-sty bk tnt & str; Jos W Keller, ref, to Isabella Hart, 35 W 81, plff; FORECLOS Nov18; Nov19'18; A \$4,000-5,500 (R S \$4). 4,000  
**34TH st, 146 E** (3:859-57), ss, 155 e Lex av, 20x98.9, 4-sty stn office & str bldg; Saml Eichen to Robt Graves, 7 W 51; Bonaventure F Broderick, at Saugerties, NY; Fredk J Middlebrook, 853 7 av, & Edw J Loughman, at Lawrence, LI, & Michl F Loughman, 320 W 56, TRSTES will Margt J P Graves, for Edw J Loughman et al; B&S; mtg \$45,000 & AL; Nov4; Nov16'18; A\$30,000-38,000. nom  
**36TH st, 19-21 W** (3:838-30), ns, 322 w 5 av, 48x98.9, 12-sty bk loft & str bldg; Hobart Realities Corp to Ideal Investing, Inc, a corp, 45 E 17; mtg \$285,000 & AL; Nov14; Nov15'18; A\$158,000-320,000 (R S \$88.50). O C & 100  
**39TH st, 212 W** (3:788-55), ss, 125.6 w 7 av, 20.6x98.9, 3-sty stn tnt & str; Justus W Smith, ref, to Jere F Donovan, 124 South Oxford, Bklyn; FORECLOS Oct15; Nov15'18; \$32,800-34,000 (R S \$26.50). 26,500  
**39TH st, 212 W;** Jere F Donovan to Baltic Holding Corp, 128 Bway; B&S; AL; Nov15'18 (R S \$6.50). nom  
**42D st, 159-61 E;** see 3 av, 660-6.  
**44TH st, 514 W** (4:1072-42), ss, 225 w 10 av, 25x100.5, 5-sty bk tnt & str & 3-sty bk rear tnt; Carrie Kessler to Tille Herbert, both at 514 W 44; ½ pt; Nov13; Nov 15'18; A\$10,000-16,500 (R S \$1). nom  
**44TH st, 546 W** (4:1072-57), ss, 175 e 11 av, 25x100.5, 5-sty bk tnt; Wm G Gehring to Adolph Hell, 677 11 av; ½ RT&I; mtg \$13,500 & AL; Nov4; Nov18'18; A\$10,000-20,500. O C & 100  
**45TH st, 215 E** (5:1319-8), ss, 160 e 3 av, 16.8x100.5, 3-sty & b bk dwg; Walter H Welcher to Florence E Porcher, 525 4th st, Bklyn; AT; AL; Mar6; Nov19'18; A\$6,000-8,000 (R S \$4). nom  
**49TH st, 519 W** (4:1078-21), ns, 275 w 10 av, 25x100.5, 4-sty bk tnt; Wm P Kapp, 1031 Faile, to Louise W Landeau, at Woodbury, Conn; B&S; Oct31; Nov18'18; A\$10,000-13,500. nom  
**54TH st, 339 W;** see 54th, 341 W.  
**54TH st, 341 W** (4:1045-13), ns, 300 e 9 av, 25x37.6x25.2x40.7, 4-sty fr tnt; A\$8,000-8,700; also 54TH ST, 339 W (4:1045-14), ns, 325 e 9 av, 25x34.4x25.2x37.6, 4-sty bk tnt; A\$8,000-9,000; David L Milliken, 592 Central av, East Orange, NJ, et al, EXRS & Jas Milliken, to Wm F Fane, 15A 3d st, Weehawken, NJ, & Geo MacPherson, 255 Leonia av, Leonia, NJ; Nov20; Nov21'18 (R S \$20). 20,000



61ST st, 417 E (5:1456-11), ns, 240 e 1 av, 25x86x25.3x90.10, vacant; Marion F Gould, TRSTE for Dorothy Fiske, will Kate S Fiske, to Fidelity Trust Co at Newark, NJ; B&S; AL; Oct14; Nov15'18; A\$7,000-7,000. nom

63D st, 104 W (4:1134-37), ss, 100 w Col av, 25x100.5, 2-sty bk tnt & 4-sty bk rear tnt; Broadway & 63d St Co, at 165 Bway, to August Faux, 403 Argyle rd, Bklyn; Nov14; Nov21'18; \$19,000-19,500 (R S \$27.50). O C & 100

70TH st, 36 E (5:1334-45½), ss, 171.6 e Mad av, 16x100.5, 4-sty & b stn dwg; Henrietta B Kayser, 13 E 71, to Laura K Bayer, 32 E 70; B&S; mtg \$37,500 & AL; Nov 12; Nov15'18; A\$40,000-46,000. nom

70TH st, 36 E; Laura K Bayer, 32 E 70, to Chelsea Realty Co, 135 Bway; mtg \$37,500 & AL; Nov13; Nov15'18 (R S 50c). nom

70TH st, 217-9 E (5:1425-13-14), ns, 250 w 2 av, 50x100.5, 2-5-sty stn tnts, all; A \$22,000-48,000; also 91ST St, 114 E (5:1519-65), ss, 175 e Park av, 20x100.8, 5-sty bk tnt; ½ pt; mtg \$14,000 on whole; A\$12,500-21,000; Israel B Cohen to Jos Cohen, 1340 Mad av; Nov19; Nov21'18. nom

75TH st, 244 E (5:1429-28½), ss, 72 w 2 av, 28x76.8, 5-sty bk loft bldg; Jacob Dieter, 362 W 120, to 244 East 75th St Corpn at 244 E 75; mtg \$22,500 & AL; Nov15'18; A\$9,000-17,000 (R S \$8.50). 31,000

75TH st, 333 E (5:1450-19), ns, 175 w 1 av, 25x102.2, 5-sty stn tnt; Celia Greenberg to Bennie Posner, 1450 Mad av; mtg \$16,000 & AL; Nov14; Nov20'18; A\$9,000-20,500 (R S 50c). nom

83D st, 328 E (5:1545-36), ss, 225 w 1 av, 25x102.2, 5-sty bk tnt; Meyer Himmelweit, NY, to Julia Himmelweit Jackson, his daughter, 709 Monongahela av, Glassport, Pa; Oct17'17; Nov16'18; A\$9,000-18,000, gift

84TH st, 64 W (4:1197-60), ss, 100 e Col av, 18x102.2, 4-sty & b stn dwg; Enos S Booth, ref, to Drv Dock Savings Instn, 341 Bowery, plff; FORECLOS —; Nov14; Nov 15'18; A\$13,500-18,000 (R S \$13). 13,000

85TH st, 119 W (4:1216-21½), ns, 264 w Col av, 18x97.6, 4-sty & b stn dwg; Lawvers Mtg Co to Eliz K Bitter, 58 W 85; B&S; AL; Nov14; Nov15'18; A\$14,000-21,000 (R S \$16). O C & 100

88TH st, 35 W (4:1202-18), ns, 429 e Col av, 21x100.8, 4-sty & b stn dwg; Jane Meehan, 35 W 88, to Olds Holding Corpn, 217 Bway; mtg \$20,000 & AL; Nov9; Nov20'18; A\$19,000-26,500 (R S \$15). O C & 100

88TH st, 340 W (4:1249-51), ss, 462 w West End av, 21x100.8, 4-sty & b bk dwg; Dratue Realty Corpn, 84 5 av, to Emile Utard, 340 W 88; mtg \$24,000 & AL; Oct 17; Nov16'18; A\$20,700-30,000 (R S 50c). nom

89TH st, 103 E (5:1518-5), ns, 80 e Park av, 26.8x100.8, 5-sty stn tnt & str; Alliance Realty Co to Scoonet Realty Corpn, 115 Bway; B&S; mtg \$20,000; Nov13; Nov 15'18; A\$17,000-29,000 (R S \$9). nom

89TH st, 117 E (5:1518-13), ns, 108.11 w Lex av, 27.11x100.8, 5-sty stn tnt; John R Eustis of Bronx to Nathan H Weil, 2621 Grand av, Bronx; AT; mtg \$20,000; Nov7; Nov15'18; A\$17,500-26,000 (R S 50c). nom

89TH st, 75-7 W; see Col av, 601-7.

91ST st, 114 E; see 70th, 217-9 E.

92D st, 49 W (4:1206-15), ns, 345 e Col av, 20x100.8, 3-sty & b stn dwg; Edwin W Inslee to Carolyn McK Inslee, his wife, 120 W 70; Nov19'18; A\$14,500-17,000, gift

92TH st, 60-2 E; see Pitt, 68-70.

98TH st, 307 W (7:1833-10), ns, 80 w West End av, 120x100.11, 7-sty bk tnt; Schuyler Arms Corpn to Thos M Thompson, 4500 Spruce st, Phila, Pa; mtg \$200,000 & AL; Nov20; Nov21'18; A\$118,000-270,000 (R S \$150). O C & 100

100TH st, 72 E (6:1605-40½), ss, 73.3 w Park av, 25x100.11, 5-sty bk tnt; Wm Newman to Mildred Butler, 559 W 164; AL; Nov2; Nov18'18; A\$10,000-21,000 (R S 50c). O C & 100

101ST st, 304 E; see Pitt, 68-70.

101ST st, 201 W; see Amst av, 842.

107TH st, 174 E; see 3 av, 1938.

107TH st, 339 E (6:1679-22½), ns, 71.10 w 1 av, 28.2x75.6, 5-sty stn loft & str bldg; Metropolitan Savins Bank to Antonio Grillo, 116 Mott; AL; Nov13; Nov15'18; A \$7,000-19,000 (R S \$9). O C & 1,000

107TH st, 339 E; Antonio Grillo to Achille Baratta, 2055 1 av; mtg \$7,500; Nov 15'18. nom

114TH st, 10 E (6:1619-68), ss, 100 e 5 av, 25x100.11, 5-sty bk tnt & str; Rose Pilschek, 10 E 114, to Eva Mottus, 8-14 W 111; ¼ RT&I; mtg \$19,800; Nov15; Nov16'18; A\$13,000-25,000 (R S 50c). nom

118TH st, 503 E (6:1815-4½), ns, 76 e Pleasant av, 24.2x100.11, 5-sty bk tnt; Pearl Niles, of Town of Union, NJ, to General Theological Seminary of the P E Church in the U S, at 175 9 av; AL; July 29; Nov16'18; A\$4,800-13,000 (R S 50c). nom

119TH st, 417 E (6:1807-11), ns, 363 w Pleasant av, 25x100.11, 3-sty stn tnt & str; Melrah Realty Co, 35 Nassau, to Florinda Ranghelli, 441 E 117, & Emilia Mischione, 309 E 120; mtg \$4,500 & PM mtg \$1,500 & AL; Nov20; Nov21'18; A\$6,000-8,500 (R S \$3). O C & 100

120TH st, 349-53 E (6:1797-22), ns, 84 w 1 av, runs w4.9x100.11x6.3x50.6x16.6x 50.5 to beg, 6-sty bk tnt & str; Hyman Eisenberg to Hymbeck Realty Corpn, 233 Bway; B&S & CaG; mtg \$34,000; Nov15; Nov18'18; A\$13,000-42,000 (R S \$2.50). nom

121ST st, 214 W (7:1926-41), ss, 173 w 7 av, 15x100.11, 3-sty & b stn dwg; Marion A Williamson of Ridgewood, NJ, to First National Bank of Ridgewood, NJ, at Ridgewood, NJ; AL; Nov1; Nov15'18; A\$5,700-8,800 (R S \$2). nom

122D st, 151 W (7:1907-10), ns, 195 e 7 av, 20x100.11, 3-sty & b stn dwg; Fredk P Hammond of Ft Thomas, Ky, to Wm Kelly, 599 W 190; mtg \$15,000 & AL; Oct26; Nov 20'18; A\$8,800-11,500. nom

123D st, 354-64 E (6:1799-34-36), ss, 82.2 w 1 av, runs s86xe2.2x51.4x10xw95x100.11 to st x92.10 to beg, 2-6-sty bk tnts & str; Nathan Raynes et al to Isaac Feller, 434 Riverdale av, Bklyn; mtg \$67,000; also PM mtg \$4,000; Nov14; Nov15'18; A\$29,000-88,000. nom

125TH st, 551 W (7:1980-5), ns, 75 e Bway, 25x99.11, 5-sty bk tnt & str; Broadway Savings Instn to Chas E Haskell, 227 Main st, Orange, NJ; B&S & CaG; AL; Nov 15'18; A\$13,000-22,000 (R S \$17). O C & 100

125TH st, 551 W; Chas E Haskell to Jas H Cruikshank, 178 South Ocean av, Freeport, LI; mtg \$16,000 & AL; Nov15'18. O C & 100

125TH st, 601 W; see Bway, 3139-41.

129TH st W, ss, 14.4 e Bway, see Bway, 3200.

132D st, 166 W (7:1916-55), ss, 125 e 7 av, 20.3x99.11, 3-sty & b stn dwg; Maud G Johnson, 1105 Washington av, Greenville, Miss, et al, to Beatrice M McCandlish, 1912 St Charles av, New Orleans, La; AT & B&S; Oct1; Nov18'18; A\$4,300-5,500 (R S \$7.50). nom

133D st, 223 W (7:1939-21), ns, 260 w 7 av, 20x99.11, 3-sty & b stn dwg; Anna L Lumbert to Meyer Mayers, 1331 Mad av; B&S & CaG; mtg \$10,000 & AL; Nov15; Nov16'18; A\$4,800-6,000. nom

136TH st, 239 W (7:1942-15), ns, 401 w 7 av, 17x99.11, 3-sty & b bk dwg; Jane Cameron to Mary E, Martha J & Samuella Cameron, all of N Y; AL; Jan15'06; Nov19'18; A\$4,700-6,800. nom

136TH st, 239 W (7:1942-15), ns, 401 w 7 av, 17x99.11, 3-sty & b bk dwg; Mary E Law et al to Alcalde Realty Corpn, 115 Bway; AL; Nov20; Nov21'18; A\$4,700-6,800 (R S \$9). nom

136TH st, 239 W; Alcalde Realty Corpn to Leonard Well, 155 W 103; AL; Nov20; Nov21'18 (R S \$9). nom

142D st, 511 W (7:2074-20), ns, 458 e Bway, 17x99.11, 3-sty & b bk dwg; Watson Vredenburgh, of Woodmere, LI, et al, to Della O'Reilly, 275 W 141; AL; Nov14; Nov 18'18; A\$7,500-10,000 (R S \$9). O C & 100

153D st, 530 W (7:2084-50), ss, 425 w Ams av, 37.6x99.11, 5-sty bk tnt; Wm F Morgan, 52 W 9, EXR & TRSTE Ellen R Morgan, to Gertrude Blake, 256 Wadsworth av; B&S & CaG; Nov1; Nov18'18; A\$15,000-38,000 (R S \$41.50). 41,500

153D st, 534 W (7:2084-52), ss, 462.6 w Ams av, 37.6x99.11, 5-sty bk tnt; Wm F Morgan, 52 W 9, EXR & TRSTE Ellen R Morgan, to Gertrude Blake, 256 Wadsworth av; B&S & CaG; Nov1; Nov18'18; A\$15,000-38,000 (R S \$41.50). 41,500

153D st, 530-4 W (7:2084-50-52), ss, 425 w Ams av, 75x99.11, 2-5-sty bk tnts; Gertrude Blake to Hobart Realities Corpn, 217 Bway; mtg \$77,000; Nov8; Nov18'18; A\$30,000-76,000 (R S \$15). O C & 100

153D st, 530-4 W; Hobart Realities Corpn to Marion S Irwin Martin, 21 W 54; mtg \$77,000 & AL; Nov15; Nov18'18 (R S \$17). O C & 100

168TH st, 512 W (8:2123-88), ss, 183.4 w Amst av, 16.8x95, 3-sty & b bk dwg; Amelia M Alken to Jos W Alken, both at 512 W 168; mtg \$7,500 & AL; Aug19; re-recorded from Aug20'18; Nov15'18; A\$5,500-7,500 (R S \$2). nom

174TH st W, nec Audubon av; see Audubon av, 185-7.

178TH st, 825 W; see Northern av, 27-35.

Av C, 155 (2:392-33), ws, 46.3 s 10th, 23 x83, 5-sty bk tnt & str; Florence Hunt of Bklyn to Powplt Co, 189 Montague, Bklyn; AL; Nov16; Nov19'18; A\$12,000-21,000 (R S 50c). nom

Av C, 155; Powplt Co to Uriika Realty Corpn, 118 Nagle av; mtg \$20,250 & AL; Nov16; Nov19'18 (R S 50c). nom

Amsterdam av, 842 (7:1873-29), nwc 101st (No 201), 25.11x93.9 to cl old Bloomington rd (closed) x25.11x95.3, 5-sty bk tnt & str; Increment Realty Co to Mary E Brvant, 25 Gown st, Forest Hills, B of Q; mtg \$30,000 & AL; Nov14; Nov15'18; A \$36,000-52,000 (R S \$45). O C & 100

Audubon av, 185-7 (8:2131-29), nec 174th, 63x100, 5-sty bk tnt; Anna Vogel, 918 Leggett av, to Irene Keating, 1969 Clinton av; mtg \$68,925 & AL; Nov15; Nov16'18; A \$33,000-82,000 (R S \$6). O C & 100

Bowery, 358 (2:531-38), ws, abt 65 s 4th, 19.2x96.6x17x102.5, sws, 6-sty bk lodging house & str; Cath Jackson, of Bklyn, to Chas Pittman, 200 E 69; mtg \$10,500; Nov20; Nov21'18; A\$16,000-20,000 (R S \$10.50). O C & 100

Broadway, 3139-41 (7:1993-73), nwc 125th (No 601), 65x100, 6-sty bk tnt & str; Olds Holding Corpn to Montrose Farms, Inc, at Pier 39, N R; mtg \$75,000 & AL; Nov16; Nov18'18; A\$70,000-110,000 (R S \$25). O C & 100

Broadway, 3200 (7:1982-59), nec Manhattan (Nos 129-31), 112.7x98.4x100.1x47.2, 6-sty bk tnt & str; A\$85,000-140,000; also LAWRENCE ST, 136 (7:1982-73), ss, 195.4 w Old Bway, runs w36.2 to ss 129th xw14.8 x83.0 to es Bway (No 3210) xs69xe18x 99.6 to beg, 6-sty bk tnt & str; A\$40,000-75,000; Maria A De Los Dolores Henriquez Dias, 145 Vermilyea av, to Richd A Henriquez, 656 W 204; Luz Henriquez, 145 Vermilyea av, & Maria C Henriquez, 13 W 88; AT & confirms deed rec Aug1'18; AL; Nov 18'18. nom

Broadway, 3210; see Bway, 3200.

Broadway (8:2237-18 & 23 & 2247-23), ws, 240.11 n Dyckman, 268.6x665 to Prescott av or F st x292.7x609, except part for Seaman av & unnamed st n from Dyckman from Seaman av to Bway, 1-sty bk & fr bldg & vacant; Fredk J Flynn, ref, to Robt R Perkins, 457 W 153, ¼ pt; Lucv Disbrow, at St Anns av & Richmond Hill dr, B of Q, ¼ pt, & Geo H Payson, 15 Union st, New Brunswick, NJ, ¼ pt, plffs; FORECLOS Apr12; May29; Nov18'18; A \$—\$—\$ (R S \$50). 50,000

Columbus av, 601-7 (4:1203-1), nec 89th (No 77), 75x37, 5-sty bk tnt & str; A\$52,000-70,000; also 89TH ST, 75 W (4:1203-2), ns, 37 e Col av, 21x75, 5-sty bk tnt; A\$16,000-22,500; Nathan Lemlein to Elited Corpn, 215 Montague, Bklyn, ½ pts; Hyman Berman, 1076 Findlay av, Bronx, ½ pts, & Rudolph Simon, 3671 Bway, 2-8 pts; mtg \$64,000 & AL; Nov14; Nov16'18 (R S \$7.50). O C & 100

Hillside av (8:2170-147), cl at nc plot 147, begins 804.5 sw from cor St Nicholas av & Hillside av, runs nel50xse along plot 149, 263 ft to cl St Nicholas av xsw156x1218.9 to beg, begins plot 148, map (897) of Isaac Dyckman, except parts for 11 av, now St Nicholas av, & Hillside av or st; A\$14,000-14,000; also BLEECKER ST, 150-2 (2:525-43-44), ss, 25 e Thompson, 50x125, 1-6 & 1-7sty bk loft & str bldgs; A\$34,000-79,000; Mutual Profit Realty Co, 141 W 36, to Mupro-Realty Corpn; AL; May25; Nov19'18. nom

Madison av, 778-80 (5:1381-17), ws, 60.5 n 66th, 40x80, 10-sty bk tnt; 780 Madison Ave Co to North Madison Ave Corpn, both at 49 Wall; B&S & CaG & confirms deed rec Oct29'18; mtg \$195,000 & AL; Oct28; Nov19'18; A\$85,000-200,000. O C & 100

Mt Morris av, 2 (6:1720-15), ws, 20.11 n 120th, 20x85, 4-sty & b stn dwg; John D Wright to Ysabel G Wright, both at 1 Mt Morris Park W; mtg \$11,500 & AL; Oct31; Nov15'18; A\$10,500-12,500. nom

Mt Morris av, 3 (6:1720-16), ws, 40.11 n 120th, 20x85, 4-sty & b stn dwg; John D Wright to Ysabel G Wright, both at 3 Mt Morris Park W; AL; Nov25'12; Nov 15'18; A\$10,500-12,500. nom

Northern av, 27-35 (8:2177-78), nec 178th (No 825), 92.6x100, 6-sty bk tnt; Normar Real Estate Corpn to Edw W Browning, 35 W 81; mtg \$110,000 & AL; Nov14; Nov 18'18; A\$40,000-145,000 (R S \$15). O C & 100

Prescott av, es, abt 240.11 n Dyckman; see Bway, ws, 240.11 n Dyckman.

St Nicholas av, 732 (7:2053-63), es, 386.2 n 145th, 30x100, 3-sty & b stn dwg; Earle W Webb, ref, to Wm H Maeder, 1208 College av, plff; FORECLOS Sept25; Sept28; Nov16'18; A\$15,500-19,000 (R S \$10). 10,000

St Nicholas av, 732; Wm H Maeder to Geo F Wagner & Ada L, his wife, 732 St Nicholas av, as tenants by entirety; Nov 11; Nov16'18 (R S \$13.50). nom

St Nicholas av, ws, — s Hillside av; see Hillside av, cl, at nc plot 147, etc.

West Broadway, 423 (2:501-6), es, 225 n Spring, 25x100, 6-sty bk tnt & str; Emil Geiger of Bronx et al to 59th St Building Corpn, 1422 Pitkin av, Bklyn; mtg \$24,000 & AL; Nov14; Nov15'18; A\$15,000-30,000 (R S \$11). nom

3D av, 660-6 (5:1297-32½-35), nec 42d (Nos 159-61), 75.3x100, 5-2-sty bk tnts & str; Emma F Harper at Plandome, LI, to 660 3d Ave Corpn at 152 Chambers; ¼ pt; AT & B&S; mtg \$10,000; Nov18; Nov19'18; A\$195,000-221,000 (R S \$10). nom

3D av, 1938 (6:1634-40), swc 107th (No 174), 20x83, 5-sty stn tnt & str; Kate Manning, of Bronx, to John J Manning, 872 Macy pl; AL; Apr24'11; Nov18'18; A \$20,500-32,500. nom

6TH av (2:606-60), swc 11th (Nos 102-10), runs w56.10x—140.6x50.6x166.7 to av xn8.4 to beg, 6-sty bk loft & str bldg; East 46th St Realty Corpn to Land Map Realty Corpn, 105 E 15; mtg \$125,000; Nov19; Nov 20'18; A\$60,000-100,000 (R S \$10). O C & 100

8TH av, 513 (3:759-43), ws, 59.8 s 36th, 20x74, 2 & 3-sty bk tnt & str; Almira Hoyt to Cornelia Hoyt, 381 E 136; undivided share; QC; July16, 1890; Nov19'18; A\$30,000-32,000. gift

12TH av, 2298 (7:2004-68), nwc 131st, runs w95.10x—39.10x—56.7x—5x39.6 to av xsl7 to beg, & all land bet n & s lines prolonged w to land N Y C R R Co, together with all RT&I to plot on —; A\$15,000-55,000; also 12TH AV, 2300 (7:2004-pt 69), nws, 17.1 n 131st, being also at nel of former Lawrence st, runs nw39.3 to original low water mark of Hudson River xne5.3xse35 to av xsw22.9 to beg, 6-sty bk storage, with AT to any strip bet 1st & 2d parcels; A\$—\$—; Conron Bros Co, 40 10 av, to N Y State Realty & Terminal Co, at Grand Central Terminal, 450 Lex av; mtg \$45,000; Nov20; Nov21'18 (R S \$101). O C & 1,000

12TH av, 2300; see 12th av, 2298.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Houston st, 121 E (2:422); re asnd of dower dated June28'15; Karl Hildenbrand, 569 Mad av, to Elise Ruckert, 209 E 87; A T; QC; AL; Nov14; Nov20'18 (R S 50c). nom

Houston st, 121 E; asnd dower; Elise Ruckert, widow of Wendelin Ruckert, to Aurella E Dittmar, 209 E 87; AT; QC; Nov 19; Nov20'18 (R S 50c). nom

Pine st, 83; see 132d, 166 W.

23D st, 155-9 E (8:379-33), ns, 84 w 3 av, 78x98.9, 6-sty bk loft & str bldg; re dower; Ellen E, wife Fernando Wood of Englewood, NJ, to Central Union Trust Co of N Y, 80 Bway; AT; QC; Nov18; Nov 20'18; A\$125,000-145,000. nom

27TH st, 418-20 W; see 132d, 166 W.

58TH st, 301 E; see 2 av, 1104.

61ST st, 208 E (5:1415), 17x100.5, 4-sty bk & stn dwg, valued at \$—; also property at Corona, B of Q; certf as to payment of transfer tax lien of \$528.37; Jas A Wendell, Deputy Comptroller of State N Y, to Felix Arnold, EXR Richd Arnold; Nov14; Nov19'18.

63D st, 104 W (4:1134-37), ss, 100 w Col av, 25x100.5, 2-sty bk tnt & 4-sty bk rear tnt; re mtg rec Sept7'06; Farmers Loan & Trust Co to Broadway & 63D St Co, 165 Bway; Nov7; Nov21'18; A\$19,000-19,500. 15,000



69TH st, 53 W (4:1122), ns, 185 e Col av, 20x100.5; re judgmt docketed July 15/15; Wm H Freedman & ano to John G Van Horne, 331 W 83, & Estate of Chas Frederick Hoffman, a corpn, 258 Bway; Nov20; Nov21/18. nom

86TH st, 443 E (miscel); 1/2 pt; also land at Cutchogue, LI; certf as to payment of transfer tax for \$89.29; Jas A Wendell, Deputy Comptroller of State N Y, to Theresa M Price, as EXTRX Edw J Price; Nov 20; Nov21/18. nom

119TH st, 417 E (6:1807), ns, 363 w Pleasant av, 25x100.11; re judgmt docketed July 1/14; Leopold Levy, 1452 President, Bklyn, to Melrah Realty Co, 35 Nassau; Nov20; Nov21/18. nom

121ST st, 501 W; see Ams av, 1240-52.

132D st, 166 W (miscel), valued at 7,500; also mtgs for \$15,000 on 27TH ST, 418-20 W, & for \$12,000 on PINE ST, 83; also on property at New Rochelle, NY, & cash \$500; above set over to Beatrice M McCandlish; the following mtgs to Maude G Johnson: \$10,000 on BROOK AV, 1512, & \$9,500 on COURTLANDT AV, 830, & cash \$1,000, & following mtgs to Jas M McCandlish: \$15,000 on COURTLANDT AV, 774, & \$6,000 on PARK AV, 2952-4, who is debited with an over payment of \$500; agmt as to division of estate, &c; Beatrice M McCandlish, individ & EXTRX Maud E Cook, with Maud G Johnson & Jas M McCandlish, all heirs Maud E Cook; Oct1; Nov18/18. nom

Amsterdam av, 1240-52 (7:1976), nwc 121st (No 501), 100.11x100; asn rents to secure mtg for \$10,000; Shenk Realty & Constn Co to Rembrandt Realty Co; AL; Nov18; Nov19/18. nom

2D av, 1104 (5:1351); also 58TH ST, 301 E; asn rents; Geo Trager to Emma Trager, both at 301 E 58; Oct18; Nov19/18. nom

General conveyance of all RT&I to all land in Borough of Manhattan; May Deering Pierce of N Y to May Deering, 719 5 av; B&S; Mar23/16; Nov18/18. O C & 100

Power of atty (miscel); Melville Schwab to Rose K Wheeler, 45 E 82; Nov15; Nov 19/18.

Power of atty (miscel); Anne J, wife Beekman Lorillard, of Newport, RI, to Louis L Lorillard, of Newport, RI, & Wm C Bowers, 49 W 57; Apr20/16; Nov18/18.

Power of atty (miscel); Helen R Eggleson to Chas D Rafferty; Sept28/17; Nov16/18.

Power of atty (miscel); Doris Rafferty to Chas D Rafferty; Sept28/17; Nov16/18.

Power of atty (miscel); Anne Vanclain to S M Vanclain; Aug17; Nov15/18.

Revocation of power of atty (miscel); Annie T Morosco (Mitchell), 991 Elden av, Los Angeles, Cal, to Oliver Morosco (Mitchell) of Los Angeles, Cal; Oct10; Nov20/18.

## WILLS.

### Borough of Manhattan.

Division st, 166-8 (1:294-19), nwc Allen (No 2), —x—, 6-sty bk tnt & str; A\$44,000-79,000; Jacob Altmark Est, Z H Altmark, EXR, 561 W 143; (A) J Fischer, 35 Nassau. Filed Aug4/18.

Front st, 263 (1:108-10), es, abt 25 n Dover, —x—, 5-sty bk loft & str bldg; A\$7,500-12,000; Clara London Est, Neuman London, EXR, 500 W 140; (A) S Lewin, 115 Bway. Filed Nov2/18.

53D st, 49 W (5:1269-8), ns, abt 170 e 6 av, —x—, 4-sty & b stn dwg; A\$46,000-55,000; Sarah L Heuvelman Est, Geo A Deryshire, EXR, Lexington, Va; (A) H M Teets, 530 5 av. Filed July26/18.

78TH st, 144-6 W (4:1149-51-51 1/2), ss, abt 325 e Ams av, —x—, 2-4-sty & b bk & stn dwgs; A\$32,000-42,000; Kath D Penrose Est, Chas E Penrose, EXR, 1720 Spruce, Phila, Pa; (A) Olcott, Bonyng, McManus & Ernst, 170 Bway. Filed Oct 16/18.

82D st, 155 W (4:1213-6), ns, abt 135 e Ams av, —x—, 3-sty & b bk dwg; A\$11,500-11,500; Jennie C Ellis Est; (A) C R & C U Carruth, 2 Rector. Filed July17/18.

85TH st, 104 E (5:1513-68), ss, abt 80 e Park av, —x—, 5-sty bk tnt; A\$21,500-35,000; Diedrick Heyen Est, Laura A Heyen, EXTRX, 104 E 85; (A) Theall & Beam, 45 Wall. Filed July2/18.

85TH st, 415-7 E (5:1565-9-9 1/2), ns, abt 195 e 1 av, —x—, 2-3-sty stn dwgs; A\$8,000-11,000; Frances Gold Est, Marion G Lewis, EXTRX, 417 E 85; (A) M G Loew, 299 Bway. Filed Nov1/18.

119TH st, 42 W (6:1717-53), ss, abt 425 w 5 av, —x—, 3-sty & b stn dwg; A \$6,400-8,100; Harris Seigel Est, Fannie Seigel, EXTRX, 422 W 119; (A) O Englander, 302 Bway. Filed Sept19/18.

Riverside dr, 92 (4:1244-61), es, abt 45 n 81st, —x—, 5-sty & b bk dwg; A\$27,000-43,000; 1/2 pt; Estelle Jacobs Est, Florence J Mayer, EXTRX, 92 Riverside dr; (A) M S & I S Isaacs, 52 William. Filed Oct31/18.

18T av, 1512 (5:1473-47), sec 79th (No 400), —x—, 4-sty stn tnt & str; A\$24,000-40,000; also 79TH ST, 335-7 E (5:1542-20-21), ns, abt 130 w 1 av, —x—, 2-4-sty stn tnt; 1/2 pt; Leo I Frank Est, Abt Frank, EXR, 1187 Lex av; (A) Max Frank, 220 Bway. Filed Nov4/18.

## CONVEYANCES.

### Borough of Bronx.

NOV. 15, 16, 18, 19, 20 & 21.

Banta la (18:5643), nec Billar pl, 65x78, City Island; Robt A Newman to Mary J Le Viness, 175 Carroll, City Island, an undivided interest; Dec20/17; Nov18/18, nom

Billar pl, nec Banta la; see Banta la, nec Billar pl.

Coster st, 646 (10:2766), es, 300 s Spofford av, 25x100, 2-sty bk dwg; Sadie B Weckstein, 1630 50th, Bklyn, to Saml Cowen, 891 Irvine; mtg \$5,500; Aug29; Nov19/18 (R S \$1). O C & 100

Coster st, 646; Saml Cowen to Hudwill Corp, 7 W 45; mtg \$4,000; Nov14; Nov19/18 (R S \$1). 100

Crotona Park N, 843 (11:2957), ns, 25 e Marmion av, on map Geo Faile, 25x93.6, 2-sty & b bk dwg; Hy Haffen to Pershing Realty Co, 843 Crotona Park N; Nov15; Nov16/18 (R S \$10.50). O C & 100

Faile st, 800 (10:2761B), es, 200 n Seneca av, 25x100, 2-sty fr dwg; Theo M Macy to Joel Meyer, 888 Faile; mtg \$4,000; Nov14; Nov15/18 (R S \$2.50). O C & 100

Faile st, 941 (10:2746), ws, 348.3 s Aldus, 47.9x100, 5-sty bk tnt; Olds Holding Corp to Danl Meenan, 35 W 88; mtg \$36,350; Nov14; Nov18/18 (R S \$16.50). O C & 100

Faile st, 949 (10:2746), ws, 252.9 s Aldus, 47.9x100, 5-sty bk tnt; Olds Holding Corp to Danl Meenan, 35 W 88; mtg \$36,350; Nov14; Nov18/18 (R S \$16.50). O C & 100

Faile st, 949 (10:2746), ws, 252.9 s Aldus, 47.9x100, 5-sty bk tnt; Olds Holding Corp to Wm F Kenny Co, 841 Bway; mtg \$36,350; Nov14; Nov18/18 (R S \$16.50). O C & 100

Fox st, 952 (10:2724), es, 140.6 n 163d, 40x110.11x40x111.4, 5-sty bk tnt; M & E Realty Co, 233 Bway, to Rosie Joelson, 144 E Houston; mtg \$35,000; Nov15; Nov18/18 (R S \$13). O C & 100

Hoffman st, 2505-9 (11:3067), ws, 80.4 s Fordham rd, 80.8x100.7, 2-5-sty bk tnts; Frank La Greca, 2505 Hoffman, to Giacomo La Greca, 2505 Hoffman; mtg \$59,500; Sept 30; Nov18/18 (R S \$2). nom

Home st, 858-62; see Stebbins av, nws at ss Home.

Mt Hope pl, 21 (11:2852), ns, 150.1 e Jerome av, 25x125, 2-sty & b bk dwg; Ginsburg Realty Co, 132 Nassau, to Bromberg Realty Co, 133 E 34; mtg \$9,000; Nov15; Nov18/18 (R S \$4). nom

Oak Ter, 608-10; see Beekman av, swc Oak ter.

136TH st, 381 E (9:2299), ns, 136 w Willis av, 20x100, 3-sty & b fr dwg; Almira Hoyt to Cornelia Hoyt, 381 E 186, an undivided interest; QC; July12, 1890; Nov20/18. O C & 100

137TH st, 452 E (9:2281), ss, 550 e Willis av, 25x100, 5-sty bk tnt; Minnie Klein to Chas Klein, 4010 Barnes av; mtg \$15,000; July16/08; Nov15/18. O C & 100

146TH st E (9:2336), ns, 900 w College av as on map Mott Haven, 25x110, 2-sty fr tnt; Hy Bender, 3655 Windsor pl, St Louis, Mo, to Giuseppe Iacofano, 237 E 146; Oct 29; Nov19/18 (R S \$4). O C & 100

166TH st, 434-6 E (9:2387), ss, 147.1 e Park av, 50x118, 2-sty & a fr dwg & 3-sty fr rear dwg; Bond & Mtg Guar Co to Wm Krinsky, 921 Trinitry av; B&S; Nov 14; Nov15/18 (R S \$7). O C & 100

167TH st, 893 E (10:2706), ns, 23.7 e Kelly, 25.11x95.3x26x97.6, 3-sty fr tnt & str; Mary Brochin, 893 E 167, to Anna Wilson, 893 E 167; AT; mtg \$5,500; Nov16; Nov18/18 (R S \$1.50). O C & 100

167TH st, 893 E; Anna Wilson, 893 E 167, to Esther Spector, 2131 Vyse av; 1/2 pt; mtg \$5,500; Nov16; Nov18/18 (R S \$1.50). O C & 100

187TH st, 530 E (11:3056), ns, 87.10 e Bathgate av, runs e2xn82.5xw19.10x9.3xw 2.2x57.2 to beg, 2-sty & a fr dwg; Mary Dunn to Mary V Dunn, 539 E 187; mtg \$3,000; Nov18/18. O C & 100

187TH st, 600-2 E (11:3074), sws, 50 w Crescent av, runs sw97.3 to Crescent av x sw3.6xw47.9xnel00 to st xse50 to beg, 5-sty bk tnt & str; Emanuel Steindler, individ & as TRSTE, to Niagara Life Ins Co at Niagara Life Ins Co Bldg, Buffalo, NY; QC; Nov18; Nov19/18. nom

187TH st, 600-2 E (11:3074), same prop; Niagara Life Ins Co, Buffalo, NY, to Santo Giacini, 552 E Fordham rd; Nov1; Nov19/18 (R S \$45). O C & 100

190TH st, 65 E (11:3175), ns, 172.3 e Morris av, 34.4x114.2x25.11x11.4, 2-sty & a fr dwg; Celia Mundorf to Thos J McArdle, 2385 Grand blvd & concourse; mtg \$7,750; Nov20; Nov21/18 (R S \$2.50). O C & 100

242D st, 401-9 E; see Vobster av, 3066-S.

248TH st, 305 E (12:3342), ns, 304.11 w Perry av, 25x100, 2-sty fr dwg; Rosalie Boeri to Fred A Backus, 73 40th, Corona, LI; mtg \$5,500; Nov18/18 (R S \$1.50). O C & 100

226TH st E (17:4840), ns, 330 e White Plains rd, 25x114, Wakefield; Reuben Brooke, 737 E 226, to John A Mulligan, 1474 Shakespeare av; mtg \$10,200; Oct24; Nov21/18. 100

231ST st E (17:4855), ss, 305 e Barnes av, 100x114.10; Otto Henschel, ref, to Jacob J Pantell, 1783 Marmion av, plff; FORECLOS Jan28; Nov4; Nov19/18 (R S \$3). 3,000

235TH st, 120 E (12:3269), ss, 275 w Kender av, 25x100, 2-sty bk dwg; Wm Tealieber, 116 E 235, to Wm J Schaidle, 120 E 235; mtg \$4,500; Nov14; Nov19/18 (R S \$2). O C & 100

261ST st, 283 W; see Fieldstone rd, nwc 261.

262ND st W; see Fieldstone rd, nwc 261.

Beekman av, 1662-55, swc Oak Ter (Nos 608-10), 25x100, 5-sty bk tnt & str; Fanny B Bldg Co, 100 W 40, NY, to Loretta M Higgins, 226 E 7th, Bklyn; B&S; Sept10; Nov15/18 (R S \$1). nom

Boston st, 1445 (11:2938), ns, 111 e Prospect av, 26.6x130, 6-sty bk tnt & str; Blanche R Dorman, 241 E 3, Bklyn, to Benl Dorman, 119 W 4; B&S; mtg \$—; Sept11; Nov21/18 (R S \$25). nom

Bronxdale av, nes at ns Pierce av; see Pierce av, ns at nes Bronxdale av.

Bryant av, 1431 (11:2994), ws, 225 s Jennings, 25x100, 3-sty stn tnt; Abr Schlossberg to Mary Schlossberg, 1431 Bryant av; Oct17; Nov16/18 (R S 50c). O C & 100

Burnside av, 282 (11:2814), sws, 305.3 e from ss of approach to Concourse, 25x 136.11x29.6x152.7, 2-sty & b bk dwg; John B Dunn to Lillian A Rossman, 425 E 3d, Bklyn, & Raymond A Sweeney, 1484 St Nicholas av; undivided RT&I; Oct31; Nov 15/18 (R S \$1). O C & 100

Crescent av, ws, abt 78.11 s Cambreleng av; see 187th, 660-2 E.

Eagle av, 703 (10:2617), ws, 240.6 s 156th, 19x99.3, 2-sty & b fr bk ft dwg; Louis Ganzfried, 703 Eagle av, to Jacob & Bertha Ganzfried, 703 Eagle av, tenants by the entirety; 1/2 pt; mtg \$6,000; Nov15; Nov16/18 (R S \$1). O C & 100

Eastern blvd (18:5306), ns, 50 w Quincy, 25x100; Adela M Harrington to Annie L Jerome, Plainfield, Conn; mtg \$3,500; Nov 6; Nov21/18 (R S 50c). nom

Fieldstone rd (13:3423M, 3423R & 3423Q), nwc 261st (No 283), 100x25, 2-sty & b fr dwg; also SPENCER AV, es, 2 lots; also SPENCER AV, ws, 2 lots; also 262D ST, —s, 2 lots; also any & all real property owned by me wheresoever situated, whether in Boro of Bronx or elsewhere; Gladys E Brunel to Emilie Brunel, 261st & Spencer av; QC; Sept4; Nov19/18. nom

Fordham rd, 302-4 E (11:3023), ss, 61.11 e Tiebout av, 37.4x33.11x36.2x67, 1 & 2sty bk office & str; Albert D Phelps et al to Oscar Sanders, 1040 Fox; mtg \$10,000; Nov 14; Nov15/18 (R S \$8.50). O C & 100

Hoe av, 1540 (11:2989), es, 375 s 173d, 25 x100, 2sty & b fr dwg; Canebrake Realty Co, 35 Nassau, to Rose Koenig, 1480 Seabury pl; mtg \$4,991.34; Nov14; Nov15/18 (R S \$2). O C & 100

Honeywell av, 2009 (11:3123), ws, 36.6 n 178th, 25.1x140.3x25.3x140.3, 2-sty fr dwg; Maurice L Gold, 25 E 105, to Harry A S Tanenbaum, 2306 Morris av; 1/2 pt; mtg \$5,000; Oct29; Nov18/18 (R S \$1). nom

Lawrence av (9:2527), ws, 910 s 167th, 25x120 to Sedgwick av, vacant; Annie Garrety, 1223 Vermont av, NW, Wash, DC, to Wm P Garrety, same address; Oct28; Nov 19/18 (R S \$1). nom

Lurting av (15:4104), ws, 200 n Van Nest av, 25x100; John L Degen to Margt F Reilly, 170 Bay 31st, Bklyn; mtg \$500; Oct 22/17; Nov15/18 (R S 50c). nom

Marion av, 2781 (12:3289), ws, 225 s 198th, 21x81.3x21.3x78.1, 2-sty & a fr dwg; Chas Haller to Jos Mota, 2139 Prospect av; mtg \$4,000; Oct15; Nov16/18 (R S \$5). O C & 100

Mulford av 1807 (15:4188), ws, 75 n Libby, 25x100; Christian Swanson or Swenson to Eliz Maloy, 267 W 143; Nov19; Nov20/18 (R S \$2.50). O C & 100

Nelson av, 1127 (9:2514), ws, 275.9 s 167th, 25x105.11x25x107.10, 3-sty fr tnt & 1-sty fr str; Harriet Adams, Woodhaven, LI, to Sallicia Realty Corp, 156 Bway; mtg \$3,250; Nov10/15; Nov20/18 (R S \$5.50). nom

Perry av, 3146 (12:3345), es, 159.6 s 205th, 20x100, 2-sty bk dwg; Cowanese Realty Corp, 20 Nassau, to Irene Goetz, 127 Post av; mtg \$5,500; Nov14; Nov20/18 (R S 50c). nom

Pierce av (15:4091), ns, at nes Bronxdale av, runs nw97.3xw21.1x116.2x84.7 to Pierce av xw31.9 to beg; B & B Constn Co to Giuseppe Baldi, 167 E 118, & Domenico De Silvestri, 155 1 av; Nov13; Nov19/18. nom

Pilgrim av (15:4232), ns, 100 s Evelyn pl, 100x100; Heiman T Hinz, 3006 Westchester av, to Amelia Delayo, 1967 Pilgrim av; Nov16; Nov18/18 (R S \$4). O C & 100

Sedgwick av, es, abt 920 s 167th; see Lawrence av, ws, 910 s 167.

Southern blvd, 1981 (11:3117), ws, 72.6 s 178th, 36.3x115.5x33x100.6, 4-sty bk tnt; Pershing Realty Co to Hy Haffen, 306 E 163; mtg \$20,000; Nov15; Nov16/18 (R S \$4). O C & 100

Spencer av, es & ws; see Fieldstone rd, nwc 261.

Stebbins av (10:2693), nws, at ss Home (Nos 860-2), 54x45x8.11x69.5, 3-sty fr tnt & str, 1-sty ext; also STEBBINS AV, 1193 (10:2693), ws, 54 s Home, runs nw45x8.11 to ss Home (No 858) xw31.9x8.3x9e73.8 to av xw18.5 to beg, 2-sty & b fr dwg; Jos Glass, 69 W 96, to Anthony Av Realty Co, 5 Beekman; Sept13; Nov16/18 (R S \$1). 100

Tiebout av, ws, abt 152.8 n 181st; see Valentine av, 2184.

Underhill av (14:3562), es, 200 n Randall av, 75x100; Hans Raeder Seattle, at Aqueeduct, LI, to Nicoletti Agnelli, 281 E 151; Nov18; Nov19/18 (R S \$1). O C & 100

Union av, 533 (10:2582), ws, 156.3 s 149th, 18.9x100, 2-sty & b fr dwg; Orson A Raynor, ref, to Franz Aulbach, 171 E 91, & Valentine Spinner, 311 W 88, plffs; FORECLOS Nov18; Nov21/18 (R S \$1). 1,000

Valentine av, 2184 (11:3144), es, 152.8 n 181st, 20x118 to Tiebout av x20x118.3, 3-sty bk tnt; Lizzie Van Riper to Hyman Goodstein, 2184 Valentine av; Oct15; Nov21/18 (R S \$9). nom

Villa av (12:3311), es, 391 n 204th (late Potter pl), 18x100, 2-sty & b fr dwg; Geo F Hobson, TRSTE for Josephine A Goodwin, to Nicola D'Agostino, 556 Morris av; Nov20; Nov21/18 (R S \$1.50). 1,100

Vyse av, 1138-1140 (10:2753), es at nws West Farms rd, runs w158xse86 to rd xsw 132.6 to beg, 5-sty bk tnt; Vywest Bldg Corp to Lebdoor Realty Corp, 1 Mad av; mtg \$60,000; Nov18; Nov19/18 (R S \$25). O C & 100

Washington av, 1958 (11:3044), es, 28 n 178th, 27x91.10x27x91.9, 4-sty bk tnt; also WASHINGTON AV, 1960 (11:3044), es, 55 n 178th, 27x91.11x27x91.10, 4-sty bk tnt; Harlem Savgs Bank, 124 E 125, to Alcalde Realty Corp, 115 Bway; Nov20; Nov21/18 (R S \$4). nom



Washington av, 1958 (11:3044), es, 28 n 178th, 27x91.10x27x91.9, 4-sty bk tnt; also WASHINGTON AV, 1960 (11:3044), es, 55 n 178th, 27x91.11x27x91.10, 4-sty bk tnt; Alcaide Realty Corp to Mary E C Law & Martha J & Samuella Cameron, 15 E 127; mtg \$12,500; Nov20; Nov21'18. nom  
Washington av, 1960; see Washington av, 1958.

Webster av, 3066-8 (12:3330), nec 202d (Nos 401-9), 50x110, 2-sty & a fr dwg, 3-sty fr tnt & 1-sty fr bldg; Eliz M, wife Harry R Moeller, to Harry R Moeller, 3066 Webster av; Nov12; Nov16'18 (R S \$19). nom

West Farms rd, nws at es Vyse av; see Vyse av, 1138-40.

Plot 26 (17:5217, 5218, 5219, 5220, 5221, 5222, 5243, 5247, 5248, 5249, 5250, 5253 & 5256), lot 47, on tax map bounded n by plot 26, lot 76, es & w by Mill Creek, —x—; Jas H Moran, ref, to Geo J Puckhafer, 790 Riverside dr, plff; FORECLOS transfer tax lien Aug8; Sept20; Nov20'18 (R S \$8). 8,000

MISCELLANEOUS CONVEYANCES.

Borough of Bronx.

261ST st, 283 W; see Fieldstone rd, nwc 261.

Fieldstone rd (13:3423M, 3423R & 3423Q), nwc 261st (No 283), 100x25, 2-sty & b fr dwg; also SPENCER AV, es, 2 lots; also SPENCER AV, ws, 2 lots; also 262D ST, —s—, 2 lots; also any & all real property owned by my husband, Emile Brunel, wheresoever situated, whether in Boro of Bronx or elsewhere; re dower; Gladys E Brunel to Emile Brunel, 261st & Spencer av; Sept14; Nov19'18. nom

Hoe av, 946 (10:2746); asn rents to extent of \$2,300; Plattsmouth Realty Co, 27 William, to John Moushekian, 435 Convent av; Oct31; Nov15'18. nom

Spencer av, es & ws; see Fieldstone rd, nwc 261.

Underhill av (14:3562), es, 200 n Randall av, 75x100; re mtg; Estate Bradish Johnson to Hans Baader on Seattle st. Aqueduct, LI; Nov14; Nov18'18. 235

Certified copy last will & testament of Hoffman Miller, of Tuxedo, NY; Oct22'15; Nov21'18.

Copy of last will & testament of Geo A Warner, New Castle, NY; Aug8'18; Nov16'18.

Parcel 22E (17:4968) on damage map to open Dyre av from Boston rd to North City Line; re mtg; Eugenio Alicona to City N Y; Sept21; Nov21'18. nom

Parcels 106, 106A, 119B, 119A, 119, 119C, 223, 332B (14:3806; 15:4053, 4055 & 4261) on damage map to open Wallace av from Baker av to Bear Swamp rd; Barnes av from Baker av to Bear Swamp rd; Matthews av from Baker av at point 149 e Barnes av to Bear Swamp rd, & Mullner av from Morris Park av to Bear Swamp rd; 7 re mtgs; Title Guar & T Co et al to City N Y; Sept30; Nov21'18. nom

Parcels 302G & 302I (15:4054 & 4055) on damage map to open same; two consents to payment of award; Carrie V Pratt & ano to came; July1; Nov21'18. nom  
Power of atty; Betty Collamore to Eliz Bischoff; June6'05; Nov18'18. nom

LEASES.

Borough of Manhattan.

NOV. 15, 16, 18, 19, 20 & 21.

Broad st, 46-52 (1:24); also NEW ST, 46-50, str, b & booth No. 1; Broadex Realty Corp, 45 E 17, to Frank G Shattuck Co, 60 W 23; 20yf Oct1'18; Sept24; Nov18'18.

25,000 each year to May1'24 & then 25,000  
Carmine st, 2-4 (2:542), all; John A Sonntag, 75 N 30th st, Flushing, B of Q, to Antonio Serra, 358 Bleecker; 1½yf Nov1'18, & agmt as to renewal; Nov1; Nov19'18. 4,500

Delancey st, 159 (2:347), 3d store w of entrance to bldg at swc Clinton st; also b; Meyer Vesell, 317 W 89, to Saml Willer, 153 Delancey; 5yf May1'19; Nov16; Nov20'18. 1,500

Houston st, 111-5 E (2:427), space privileges in the National Theatre; Thomashefsky Theatre Co to Jacob Lubin, 58 E 93; 10yf Sept1'19; Nov16; Nov21'18. 1,200

Laight st, 34 (1:220), ns, 177.6 e Hudson, 28.9x175 to ss Vestry (No 13); sobrn of Ls to mtgs for \$33,000 & \$37,000, total \$70,000; John Fleming, 2375 Morris av, Bronx, owner; West Virginia Pulp & Paper Co, 200 5 av, tenant, with Dime Savings Bank of Brooklyn at 9 De Kalb av, Bklyn, mtgee; Nov19; Nov20'18. nom

Macdougall st, 40-2 (2:518), all; Remigio Sciarrillo & ano to Gaetano & Santa Morabito, 40-2 Macdougall; 3yf Apr1'18; Mar11; Nov19'18. 4,200

New st, 46-50; see Broad, 46-52.

Vestry st, 13; see Laight, 34.

Water st, 89 (1:33); asn Ls rec Mar19'06 (original rec Mar1, 1877); Jules & Emile Vatable, firm H A Vatable & Son, to Wm J Farrell, 22 E 29; Oct25; Nov15'18. O C & 100

18TH st, 208 E (3:898), sws, 470 nw 2 av, 20x92; asn Ls rec May5'06; Max Heuschkel & Ludwig Boettcher, both at 338 Valley rd, Orange, NJ, to Jos Moreng, 208 E 19; Nov8; Nov15'18 (R S 500). nom

32D st, 25-7 W (3:834), 3d loft or 4th fl; Nathan Sobel to Harry Birnbaum, 961 St Nicholas av, et al, firm of La Rose Walst Co, 31-3 W 21; 5yf Feb1'19; Nov7; Nov18'18. 3,750

43D st W, swc Bway; see Bway, swc 43.

45TH st, 240-2 E (5:1318); sur Ls rec Aug10'18; Henry J Hillman, 5000 Bway, to Chas Hoffman, 39 W 89; Oct29; Nov19'18. nom

58TH st, 301 E; see 2 av, 1104.

66TH st, 225-7 W (4:1158), ns, 375 w Amst av, 50x100.5; asn Ls dated Dec4'16 & deposit of \$4,500; Henry & Adrian Aalders to Aalders Garage & Repair Co, Inc, 415 W 55; July13'17; Nov20'18. nom

73D st, 138-42 E; see Lex av, 1022.

116TH st, 116 W (7:1825), str, east pt of b; Miriam V & Birdie V Lincoln to Wm Herschkovitz, 116 W 116; 10-7-12yf Oct1'18; Sept23; Nov20'18. 1,830 & 1,920

178TH st, 825 W (8:2177); sur Ls rec Apr 4'17; Jos Jovans, 217 W 111, to Normar Real Estate Corp, 170 Bway; AT; Nov16; Nov19'18. 500

Broadway or 7TH av (4:1014), swc 43d, the store or office s of cafe; Jos Hirsh, 229 W 35, to James Allegra, 198 1 av, & ano, firm Greeley Sight Seeing System; from Nov20'18 to Apr30'23; Oct29; Nov19'18. 1,200

Columbus av, 466-8 (4:1213), all; Fredk R Williamson et al, heirs, & John G Williamson, to Alfred Neuhaus, 176 W 87; 5yf May1'19; June28; Nov20'18. 7,500

Lexington av, 1022 (5:1407), swc 73d (Nos 138-42), 17.2x80, all; Alex J Bruen to Wm E Cramer, 1022 Lex av; ext Ls; 5yf Nov1'19; Nov15'18. taxes, &c, & net 2,400

Madison av, 1642-6 (6:1615), all; Marcus Rosenthal, 40 W 84, to Fannie Stern, 1650 Mad av; 2yf Nov1'18; Oct28; Nov20'18. 4,380

Riverside dr, 125 (4:1246), s apt on 6th fl; Riverside Drive Apartments to Harrington Emerson, both of 125 Riverside dr; 21yf Oct1'15; 21y ren; Oct1'15; Nov19'18. 1,160

Riverside dr, 125; agmt modifying above Ls & rental to be \$680 per annum & in event that all indebtedness owing tenant by landlord before expiration of Ls the landlord shall not raise rental to exceed \$2,120 per annum, etc; same with same; May15'16; Nov19'18. O C & 100

2D av, 1104 (5:1351); also 58TH ST, 301 E, stors, c & three upper floors, except str & pt c in n store; Stephen Schrader, 2861 Briggs av, Bronx, to Geo Trager, 309 E 58; 5yf May1'18; May1; Nov19'18. 1,260

3D av, 690 (5:1298), str, fl, b & 2d fl; Justin Herold & ano, EXRS, & c, Hieronimus Herold, to Anthony Antosch, 690 3 av; 5yf May1'20; Oct28; Nov20'18. 2,280

3D av, 690; asn above Ls; Anthony Antosch to Jos Stampf, 690 3 av; AT; Nov1; Nov20'18. nom

7TH av, swc 43d; see Bway, swc 43.

LEASES.

Borough of Bronx.

NOV. 15, 16, 18, 19, 20 & 21.

Jennings st, 906 (11:2976), 2 stands; Regina Meyer, 1454 Seabury pl, to Morris Unger, 1455 Charlotte; from Jan1'19 to Dec15'22; May29; Nov21'18. 780

130TH st, 534-8 E (9:2266), all; Fredk Lese, 133 E 80, et al to Lina Moskovitz, 1742 Bathgate av; 5yf June1'17; May31'17; Nov20'18. 5,800

150TH st, 935 E (11:3128), ns; asn Ls; Saml Rosenberg to Philip Pifko, 933 E 180; Nov12; Nov15'18. nom

218TH st E, nec White Plains av; see White Plains av, nec 218.

Jerome av, 2445 (11:3199); asn Ls; Ernest Bright, 2445 Jerome av, to Benj Kemelhor, 43-Main, Madison, NJ; Nov14; Nov16'18. O C & 100

Prospect av, 807 (10:2677), ws, 223 n 161st, double str; Hy Acker to Louis Wimmer, 807 Prospect av; 1yf May1'19; Apr22; Nov15'18. 1,800

Webster av, 1818-24 (11:2900); assign Ls; Saml B Steinmetz to Harry Pacht, 1040 Bryant av; Nov13; Nov21'18. 5,250

Webster av (9:2396), es, 160 n 168th, 75x 90; three south str; Dodge Realty Co to Wm Wahl, 341 Wash av; 9-12yf Nov1'18; Oct31; Nov15'18. 810 & 900

White Plains av (16:4665), nec 218th, grade, 2d & 3d fls; Amelia G Johnson, 721 E 215, to N Y Telephone Co, 15 De; 3yf Oct1'18; Oct3; Nov19'18. 1,260

3D av, 3313 (9:2369); sur Ls; Saml Horowitz, 331 Fox, to Hy Voss, on Astoria av, near Montgomery st, Corona, LI; Nov18; Nov20'18. 1,000

Interior plot (10:2677), in rear of 897 Prospect av, 12 ft wide x 28 ft deep; Hy Acker to Louis Wimmer, 897 Prospect av; monthly from May1'18 until requested to discontinue; Apr22; Nov15'18, 2 per month

MORTGAGES.

Borough of Manhattan.

NOV. 15, 16, 18, 19, 20 & 21.

Grand st, 8 (2:477), ns, 100 e Varick (old line), 22.8x80 to alley; PM; Nov20; Nov21'18; 5y or sooner, 5%; Box Board & Lining Co to Columbia Trust Co, 60 Bway, trste will Saml C Ostrander. 5,000

Laight st, 34 (1:220), ns, 177.6 e Hudson, 28.9x175 to ss Vestry (No 13); PM; pr mtg —; Nov19; Nov20'18; due Dec1'23, 6%; West Beach Realty Corp, 46 Cedar, to Dime Savings Bank of Brooklyn, 9 De Kalb av, Bklyn. 37,000

Laight st, 34; also VESTRY ST, 13; consolidation & ext of two mtgs for \$33,000 on June8'10 & \$37,000 on Nov20'18, total \$70,000, to Dec1'23, 6%; Nov19; Nov20'18; same with same (R S \$35). nom

Ludlow st, 127-9; see Rivington, 97.

Maugin st, 67 (2:323), ws, 125 s Rivington, 25x99; pr mtg \$15,900; Nov20; Nov21'18; due Dec1'18, 6%; Sophie Bisgaier, 6 Columbia, to Fannie Radin, 353 Vernon av, Bklyn. 2,000

Manhattan st, 129-31; see Broadway, 3200.

Platt st, 8 & 10 (1:63), ws, 104.11 s Gold, runs w71.10xsl9.9 & again s 12.9x74.4 to st xn43.8 to beg; PM; Nov14; Nov15'18; 10 y or sooner, 5%; James E Kelly of Jersey City, NJ, to Mary U Hoffman, 107 E 36. 34,000

Rivington st, 97 (2:410), swc Ludlow (Nos 127-9), 25x99.9; ext of mtg for \$35,000 to Nov1'21, 4½%; Oct28; Nov19'18; Emigrant Indust Savings Bank with Meyer Vesell, 317 W 89 (R S \$17,500). nom

St Marks pl, 130 (2:435); ext of mtg for \$11,000 to Nov16'21, 5½%; Nov18; Nov21'18; Bankers Trust Co, 16 Wall, trste Jos M Graham, decd, with Wm J Schaefer, 403 E 5, exr Chas C Schaefer (R S \$5.50). nom

Vandam st, 47-9; see Varick, 159-61.

Varick st, 150-61 (2:580), nwc Vandam (Nos 47-9), 100x50; PM; pr mtg \$10,000; Nov18; Nov21'18; due Nov15'23 or sooner, 6%; Lucia Ruggiero, 220 W 10, to Jas A Thompson, of Long Branch, NJ, et al, exrs Matilda Thompson. 19,500

Vestry st, 13; see Laight, 34.

Water st, 656 (1:260), ns, 350 w Jackson, 26x85.6x26x86.9; PM; Nov18; Nov19'18; due Jan1'22, 5%; Jas S Reardon, 113 Prospect Park W, Bklyn, to Albert Hinz, 2246 Hughes av, Bronx. 6,000

Wooster st, 200 (2:534); ext of mtg for \$3,000 to Nov1'21, 5%; Nov13; Nov21'18; Emigrant Indust Savgs Bank with Pletro Palumbo, 56 Roosevelt, et al (R S \$4). nom

4TH st, 222 W (2:619), ws, 52.11 n Christopher, 26.5x101x26.6x101; Nov7; Nov21'18; due July1'21, 5%; Sarah Leventhal & Adele Engel, both at 192 S 9, Bklyn, & Hattie Leventhal, at Woodmere, LI, to Millie Hellinger, 67 E 90. 14,000

10TH st, 128 W; see Greenwich, 21.

11TH st, 102-10 W; see 6 av, swc 11.

13TH st, 708 E (2:382), ss, 134.1 e Av C, 23.10x103.3; pr mtg \$16,100; Nov18; Nov19'18; due Nov15'21 or sooner, 6%; Ethbert Realty Co, Inc, to Lizetta Lahr, 456 W 20, et al, exrs, &c, Joseph Lahr. 1,700

13TH st, 234-40 W; see Greenwich av, 112-8.

20TH st, 252 W (3:769); ext of mtg for \$10,000 to Nov1'21, 4½%; Nov12; Nov21'18; Emigrant Indust Savgs Bank with Louisa D Nahn, 252 E 53 (R S \$5). nom

23D st, 209-13 E (3:904), ns, 146.4 e 3 av, 73.2x98.9; PM; pr mtg \$85,000; Nov12; Nov20'18; installs, \$1,250, ½ yearly, 5%; N Y College of Dentistry to Manhattan Trade School for Girls at 10-16 Lex av. 25,000

35TH st, 400-6 W; see 9 av, 447.

36TH st, 19-21 W (3:838), ns, 322 w 5 av, 148x93; PM; pr mtg \$285,000; Nov14; Nov15'18; 2y or sooner, 6%; Ideal Investing, Inc, a corp, at 45 E 17, to Hobart Realities Corp, 217 Bway. 3,500

39TH st, 245 E (3:920), ns, 111.11 w 2 av, 27.1x98.9; agmt as to assignment from parties 2d & 3d pts to party 1st pt of AT in mtg for \$20,000 rec Mar15'07; Nov15; Nov16'18; Sophie Goodman, 210 W 118, owns \$13,000, party 1st pt, with Wm A Kane, — Oakland av, West New Brighton, B of R, owns \$7,000, who assigned same to Regina Hyman, parties 2d & 3d pts. 7,000

39TH st, 212 W (3:788), ss, 125.6 w 7 av, 20.6x98.9; Nov15'18; 3y or sooner, 5½%; Jere F Donovan to Thos McLure, 129 Rochelle st, City Island, Bronx. 20,000

42D st, 446 W (4:1051); ext of mtg for \$7,000 to Oct29'21, 4½%; Oct31; Nov19'18; Emigrant Indust Savgs Bank with Annie Descl, 116 W 42 (R S \$3.50). nom

43D st, 113-23 W (4:996), ns, 175 w 6 av, 125x100.5; bldg loan; pr mtg \$250,000 or a new mtg not to exceed \$400,000; Nov1; Nov21'18; 10y5%; Societies Realty Co to Columbia Trust Co, as trste for bondhold gold 300,000 ers.

43D st, 113-23 W; certf as to mtg \$300,000; Oct31; Nov21'18; same to same.

43D st, 156-8 W; see Bway, 1482-90.

46TH st, 239 & 241 W (4:1018), ns, 175 & 200 e 8 av, 2 lots, each 25x100.5; 2 mtgs, each \$15,000; Nov18; Nov20'18; due & int as per bond; Edw H & Harold K Mount to Title Guar & T Co. total 30,000

48TH st, 239 W (4:1020); ext of mtg for \$13,500 to Nov1'21, 4½%; Oct30; Nov19'18; Emigrant Indust Savings Bank with Eugene Blanc, 239 W 48 (R S \$6.50). nom

49TH st, 125 W (4:1602), ns, 325 w 6 av, 25x100.4; pr mtg \$35,000 & a judgt for \$4,226.19; Nov14; Nov15'18; 2y int as per notes; John T Fenlon & Eliz M J, his wife, of Pelham, NY, to Huguenot Trust Co, 32 North av, New Rochelle, NY. 10,000

54TH st, 339 W; see 54th, 341 W.

54TH st, 341 W (4:1045), ns, 300 e 9 av, 25x27 & 25.2x40.7; also 54TH ST, 339 W (4:1045), ns, 325 e 9 av, 25x34.4x25.2x37.6; PM; Nov20; Nov21'18; 5y or sooner, 5½%; Wm F Fane, 15A 3 st, Weehawken, NJ, & Geo MacPherson, 255 Leonia av, Leonia, NJ, to Leland L Milliken, 502 Central av, West Orange, NJ, & ano, exrs &c Jas Milliken. 15,000

57TH st, 501 E; see Av A, 1014.

57TH st, 416-8 E (5:1365); ext of mtg for \$10,500 to Oct15'21, 4½%; Oct30; Nov19'18; Emigrant Indust Savings Bank with Emma Gadey, 944 Park av (R S \$5.25). nom

63D st, 104 W (4:1134), ss, 100 w Col av, 25x100.5; PM; Nov14; Nov21'18; 3y5%; August Paux, 403 Artyde rd, Bklyn, to Broadway & 63d St Co, 165 Bway. 17,500

73TH st, 244 E (5:1429), ns, 72 w 2 av, 25x72; PM; Nov15'18; 2y or sooner, 6%.

81ST st, 518 E (5:1577), ss, 273 e Av A, 25x102.2; Apr23; Nov19'18; 4y6%; Star Real Estate Assoc to John Stedda, 819 1 av, & ano. 5,000



85TH st, 119 W (4:1216), ns, 264 w Col av, 18x97.6; PM; Nov14; Nov15'18; due & int as per bond; Eliz K Bitter to Lawyers Mtg Co. 14,500

88TH st, 35 W (4:1202), ns, 429 e Col av, 21x100.8; pr mtg \$19,000; Nov8; Nov15'18; due Nov19, 5%; Jane Meehan to Danil Meehan, both at 35 W 88. 1,000

89TH st, 75-7 W; see Col av, 601-7.

92D st, 72 E (5:1503), ss, 88 w Park av, 17x100.8; pr mtg \$12,000; Oct7; Nov19'18; due Oct12'21, 6%; John Horn, 72 E 92, to Fredk A Ringler, 207 W 25. 6,000

92D st, 80 E (5:1503), ss, 21 w Park av, 16.8x67.7; Nov13; Nov18'18; due Nov18'21, 5%; C Alfred Capen to Edw W Davis, 15 E 83. 5,000

103D st, 300 E (6:1675), ns, 175 e 2 av, 25x100.11; ext of mtg for \$6,000 to Nov9 '23, 5%; Nov8; Nov15'18; Wm Colgate, 5 E 82, with Luigi Tafari, 309 E 103. nom

105TH st, 4-6 W (7:1840), ss, 100 w Central Park W, 50x100.11; ext of mtg for \$35,000 to Nov15'23, 5%; party 2d pt also holds another mtg on above for \$10,000; Nov15; Nov20'18; Ellen A Stewart with Bowery Savings Bank at 128 Bowery (R S \$17.50). nom

105TH st, 4-6 W (7:1840), ss, 100 w Central Park W, 50x100.11; pr mtg \$35,000, held by party 2d pt; Nov15; Nov16'18; 5y 5%; Ellen A Stewart to Bowery Savings Bank, 128 Bowery. 10,000

107TH st, 339 E (6:1679), ns, 71.10 w 1 av, 28.2x75.6; PM; Nov15'18; 5y or sooner, 5%; Antonio Grillo, 116 Mott, to Metropolitan Savings Bank, 59 Cooper Sq E. 7,500

119TH st, 111 E (6:1768); ext of mtg for \$11,500 to Nov123, 5%; Nov4; Nov15'18; Lawyers Mtg Co with Dinah L Cohen, 68 E 96 (R S \$5.75). nom

119TH st, 417 E (6:1807), ns, 363 w Pleasant av, 25x100.11; PM; pr mtg \$4,500; Nov20; Nov21'18; installs due & int as per bond; Florinda Rangheili, 441 E 117, & Emilia Miscione, 309 E 120, to Melrah Realty Co, 35 Nassau. 1,600

119TH st, 152 W (7:1903); ext of mtg for \$7,000 to Oct15'21, 4 1/2%; Oct30; Nov19'18; Emigrant Indust Savings Bank with Margt M Smith, 152 W 119 (R S \$3.50). nom

121ST st, 501 W; see Ams av, 1240-52.

122D st, 515-9 W (7:1977); sobrn of mtg for \$31,588.05 to mtg \$3,225; Nov11; Nov18 '18; Sauer Realty Co, owner; Chas Athes, 362 Riverside dr, mtgee, with Chas Kimmelman, 547 W 157, mtgee. nom

123D st, 354-58 E (6:1799), ss, 128.8 w 1 av, 46.3x100.11; PM; pr mtg \$—; Nov14; Nov15'18; 3y or sooner, 6%; Isaac Feller, 434 Riverdale av, Bklyn, to Nathan Raynes & Lazar Herskowitz, 310 E 100. 4,000

125TH st, 551 W (7:1980), ns, 75 e Bway, 25x99.11; PM; Nov15'18; due Nov12'23, 5 1/2%; Chas E Haskell of Orange, NJ, to Broadway Savings Instn, 5 Park pl. 15,000

125TH st, 551 W; pr mtg \$15,000; Nov15 '18; 1y or sooner, 6%; same to Sol Cohen, 180 St Nicholas av, & ano. 1,000

125TH st, 601 W; see Broadway, 3139-41.

130TH st, 107 W (7:1915); ext of mtg for \$5,000 to July1'23 with agmt to extend for 3 years more, 5%; June2; Nov18'18; Adolph Riesenberg, 375 Park av, with Geo H Kauffeld, 53 Fort Washington av, et al (R S \$2.50). nom

132D st, 21 W (6:1730); ext of mtg for \$3,500 to Sept23'20, 5 1/2%; Sept6; Nov18'18; Caroline B White, 15 Marion pl, Saratoga Springs, NY, with Edgar N Sidman, 640 West End av (R S \$1.75). nom

133D st, 58 W (6:1730); sobrn of mtg for \$20,000 rec Jan3, 1900 to mtg \$9,000; Sept5; Nov18'18; Adeline Borek, 1324 Mad av, mtgee, with Central Savings Bank, 100 E 14. nom

138TH st, 620 W (7:2086); certf as to payment of \$1,000 on a/c of mtg for \$8,000 rec June5'13, & \$7,000 now remains; Nov13; Nov15'18; Chas H Phelps, 412 West End av, exr John G Butler, to Fannie Stein, 620 W 138. —

153D st, 530 W (7:2084), ss, 425 w Amst av, 37.6x99.11; PM; Nov1; Nov18'18; 5y5%; Gertrude Blake, 256 Wadsworth av, to Wm F Morgan, 52 W 9, exr, & c, Ellen R Morgan. 38,500

153D st, 534 W (7:2084), ss, 462.6 w Amst av, 37.6x99.11; PM; Nov1; Nov18'18; 5y5%; Gertrude Blake, 256 Wadsworth av, to Wm F Morgan, 52 W 9, exr, & c, Ellen R Morgan. 38,500

Av A, 1014 (5:1371), nec 55th (No 501), 25.5x79.8; pr mtg \$12,000; Nov14; Nov15'18; 1y6%; Ernest N Adler, 1506 1 av, to Anna & Etta Steinhoff, 2492 Elm pl, Bronx. 2,000

Amsterdam av, 1240-52 (7:1976), nwc 121st (No 501), 100.11x100; pr mtg \$—; Nov18; Nov19'18; installs, \$500 monthly, 6%; Shenk Realty & Constn Co to Rembrandt Realty Co, 3609 Bway. 10,000

Amsterdam av, 1240-52, nwc 121st (No 501); certf as to asn rents & mtg \$10,000; Nov18; Nov19'18; same to same.

Bowery, 358 (2:531), ws, abt 65 s 4th, 19.2x96.6x17x102.5, sws; PM; pr mtg \$10,500; Nov20; Nov21'18; due & int as per bond; Chas Pitthan to Cath Jackson, 574 Ocean Pkway, Bklyn. 8,000

Broadway, 142-90 (3:995), sec 43d (Nos 156-8), store No 2 & pt b; asn Ls by way of mtg as collateral for \$6,000 & also sub to chattel mtg \$—; Mar14'17; Nov20'18; Fitzgerald Cafe Co, 1482 Bway, & Edw F Fitzgerald, 31 W 60, with S Liebmann's Sons Brewing Co, 36 Forrest av, Bklyn (1482 Broadway Corpn consents to above). nom

Broadway, 3139-41 (7:1933), nwc 125th (No 601), 55x100; PM; pr mtg \$75,000; Nov16; Nov18'18; 2y6%; Montrose Farms, Inc, at Pier 39, N R, to Olds Holding Corpn, 217 Bway. 5,000

Broadway, 3139-41 (7:1933), nwc 125th (No 601); ext of mtg for \$75,000 to Mar20 '21, 5 1/2%; Sept4; Nov18'18; Home Life Ins Co with Olds Holding Corpn, 217 Bway (R S \$37.50). nom

Broadway, 3200 (7:1982), nec Manhattan (Nos 129-31), 112.7x98.4x100.1x47.2; pr mtg \$115,700; Nov18'18; due Apr18'20, 6%; Richd A Henriquez, 656 W 204; Laz Henriquez, 145 Vermilyea av, & Maria C Henriquez, 13 W 88, to Simon M Goldsmith, 302 Convent av. 3,000

Columbus av, 601-7 (4:1203), nec 89th (No 71), 75x37; also 89TH ST, 75 W (4:1203), ns, 37 e Col av, 21x75; ext of mtg for \$69,000 to Jan1'20, 5 1/2%; Jan1'15; Nov16'18; Title Guar & T Co with Nathan Lemlein, 309 W 86. nom

Columbus av, 601-7, nec 89th (Nos 75-7), 75x58; ext of mtg for \$4,000 to May15'21, 6%; pr mtg \$60,000; Nov15; Nov16'18; Advance Mtg Co & David Sheeline with same (R S \$2). nom

Greenwich av, 21 (2:610), swc 10th (No 128), 26.2x—x42.7x60.2; Nov13; Nov15'18; due Nov1'21, 5 1/2%; Maud I & Mabel V Marshall of Bklyn to U S Title Guaranty Co, 32 Court, Bklyn. 5,000

Greenwich av, 112-S (2:617), es, at sws 13th (Nos 234-40), 111.11x71.8x8.8x to st x 132.7; ext of mtg for \$20,000 to Nov12'21, 5 1/2%; co-ordinate with mtg \$10,000 rec Nov12'18; Nov13; Nov15'18; Lawyers Title & T Co with Annie M Devery, 116 Riverside dr (R S \$10). nom

1ST av, 1461 (5:1451); ext of 3 mtgs for \$12,000 aggregate to Oct15'21, 4 1/2%; Nov7; Nov21'18; Emigrant Indust Saves Bank with Fredk W Kroehle, 104 E 57 (R S \$6). nom

2D av, 459 (3:906); ext of mtg for \$6,000 to Oct29'23, 6%; Oct13; Nov15'18; Lawyers Title & T Co with Annie Padian (R S \$3). nom

2D av, 1035 (5:1329); ext of mtg for \$8,000 to Oct30'21, 4 1/2%; Oct30; Nov19'18; Emigrant Indust Savings Bank with Wilhelmina M Harnischfeger, 248 E 55 (R S \$4). nom

5TH av, 418 (3:839), ws, 20 s 38th, 18x83; ext of mtg for \$140,000 to Oct18'19, 5%; Oct18; Nov18'18; Edw E Black of Yonkers, NY, with Austin Flint, 51 W 52, et al (R S \$70). nom

5TH av, 2056 (6:1724); ext of mtg for \$50,000 to July8'21, 5%; Nov15; Nov20'18; Finnish Workers Educational Assocn of Manhattan, Inc, with Seamans Bank for Savings at 76 Wall (R S \$25). nom

6TH av, 508 (3:832), es, 104 s 31st, 20x70; ext of two mtgs for \$7,000 & \$1,000, total \$8,000, to Nov1'21, 6%; Oct26; Nov20'18; Mary L Howlett at Garden City, NY, with Eliza B Aumack, 139 N 14th st, East Orange, NJ (R S \$4). nom

6TH av, 508; ext of mtg for \$4,000 to Nov1'21, 6%; Oct26; Nov20'18; Mary L Howlett at Garden City, NY, with Eliza B Aumack, 139 N 14th st, East Orange, NJ (R S \$2). nom

6TH av (2:606), swc 11th (Nos 102-10), runs w66.10x—140.6x50.6x166.7 to av xn 8.4 to beg; pr mtg \$—; Nov19; Nov20'18; due May5'19, 6%; Land Map Realty Corpn to Jacob Rosenthal, 530 West End av. 7,500

6TH av, swc 11th (Nos 102-10); certf as to mtg \$7,500; Nov19; Nov20'18; same to same.

6TH av (2:606), swc 11th (Nos 102-10), runs w66.10x—140.6x50.6x166.7 to av xn 9.6 to beg; pr mtg \$108,500; Nov12; Nov16 '18; 5y6%; East 46th St Realty Corpn to Ritz Realty Corpn, both at 920 Bway. 17,000

9TH av, 447 (3:732), swc 35th (Nos 400-6), 25x80.1; ext of mtg for \$13,000 to Oct17'21, 4 1/2%; Oct29; Nov19'18; Emigrant Indust Savings Bank with Geo H Werfelman of New Smyrna, Florida (R S \$6.50). nom

9TH av, 729-31 (4:1059); ext of mtg for \$17,500 to Nov1'21, 4 1/2%; Nov9; Nov21'18; Emigrant Indust Saves Bank with Karoline Buchsbaum, 350 W 88, et al (R S \$8.75). nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

Certificate as to deed of trust or mtg \$—; Nov19; Nov21'18; Diamond Cupped Bearing Co to David C Satterwhite, of Boston, Mass, as trste.

Columbia Heights, 167-71, Bklyn (miscel); certf as to chattel mtg to secure mtg \$243,500; Oct30; Nov18'18; Standish Arms Realty Co to Bond & Mtg Guarantee Co.

Graham av, Bklyn (miscel), ws, 50 n Moore st, 25x100; also MOORE ST, ns, 83 w Graham av, 17x—; certf as to mtg \$3,000; July1; Nov18'18; Ost Realty Co to Edw J Sovatkin.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

NOV. 15, 16, 18, 19, 20 & 21.

Crosby st, 31 (2:473); N Y Trust Co, 20 Broad, to Columbia Trust Co, 60 Bway, gdn Estate Sydney K Russell; (A) Merrill, R & T, 100 Bway (\$26,000, Sept25'08); Nov18'18. nom

East Broadway, 206 (1:287); also DIVISION ST, 253-5; Alice & Irene Lewisohn to Oak Point Corpn, 206 Bway; (A) M Morgenthau, Jr, Co, 206 Bway (two mtgs, \$20,000, Apr18'13, & \$5,000, Nov10'13); Nov16'18. nom

East Broadway, 206 (1:287); also DIVISION ST, 253-5; Alice & Irene Lewisohn to Oak Point Corpn, 206 Bway; (A) M Morgenthau, Jr, Co, 206 Bway (two mtgs, \$20,000, Apr18'13, & \$5,000, Nov10'13); re-recorded from Nov16'18; Nov20'18. nom

Greenwich st, 65 (1:19); also TRINITY PL, 26; Mary W P Tibbetts (Powell) to Carl Im Obersteg, 3 Centralbahmplatz, Basel, Switz; (A) John J Schwartz, 100 Bway (\$15,000, Oct24'06); Nov21'18, 15,000

Hamilton st, 12 (1:253); Elise Boyd to Alfred Frankenthaler, 1215 Mad av; (A) Steiner & P, 309 Bway (\$4,000, Apr30'04); Nov18'18. nom

Henry st, 95 (1:282); Edw Goldschmidt, exr Annie Kimberly, to John Kimberly (R F D), at Asheville, NC, et al; (A) Edw Goldschmidt, 26 Liberty (\$15,000 (now \$10,000), July6'11); Nov19'18. 10,000

Henry st, 97 (1:282); Edw Goldschmidt, exr Annie Kimberly, to Edw Goldschmidt, 307 W 76, for Emma S Kimberly, will Annie Kimberly; (A) Edw Goldschmidt, 26 Liberty (\$5,000, July10'14); Nov19'18, 5,000

Horatio st, 51 (2:627); Wm H Putney & ano, exrs Eliz Putney, to Ernest A Korn at Hackensack, NJ; (A) Randall & Larson, 149 Bway (\$5,000, Dec2, 1896); Nov15 '18. 5,000

Houston st, 190 E (2:428); David Davis to Chas Milgrim, 949 West End av (\$10,000, Apr6'15); Nov18'18. 10,000

Jefferson st, 29 (1:270); Louis Rosenthal, 795 E 176, Bronx, to Hessie Hein, 518 Thatford av, Bklyn; 1/2 pt; RT&L; (A) Henry O Falk, 299 Bway (\$3,000, July22 '18); Nov19'18. nom

Laight st, 34 (1:220); also VESTRY ST, 13; Spencer Aldrich et al, trstes will Eliz W Aldrich, to Dime Savings Bank of Brooklyn at 9 De Kalb av, Bklyn; (A) U S Title G Co, 32 Court, Bklyn (\$35,000, June 8'10); Nov20'18. 33,000

Leroy st, 30 (2:586); Lincoln Trust Co to Grace L Buck, —; (A) Middlebrook & B, 46 Cedar (\$5,500, Feb21'11); Nov18'18. nom

Monroe st, 32 (1:253); Morris Solomon, 132 Division av, Bklyn, to Louis Lifshutz, 558 Bedford av, Bklyn; 1/2 pt (\$21,000 (now \$10,000), June3'05); Nov16'18. nom

Pearl st, 36 (1:8); Saml Baumann & Geo Hahn to Saml Baumann, 51 W 89 or 229 6 av (\$18,000, Dec16'10); Nov20'18. nom

Pine st, 83 (1:39-11); Beatrice M McCandlish, extrx Maud E Cooke, to Beatrice M McCandlish, individ, 1912 St Charles av, New Orleans, La; (A) Miller & B, 55 Liberty (\$15,000 (now \$12,000), Jan24'10); Nov18'18. nom

Rivington st, 273 (2:333); Stanley L Wolff, 12 E 70, & ano, trstes will Lewis S Wolff, for Dorothy S Wolff, to Lawyers Mtg Co (\$7,500, Oct7'08); Nov19'18, 7,000

St Marks pl, 130 (2:435); Bankers Trust Co, 16 Wall, trste Kate P Warden, to Bankers Trust Co, 16 Wall, trste Jos M Graham, decd; (A) White & Cast, 14 Wall (\$15,000, Nov16'06); Nov21'18. 11,000

Stanton st, 37 (2:421); Bennett J King & ano, trstes will Edw J King, for Sarah King, to Jennie Lyon, 114 Vernon av, Bklyn (\$18,000 (now \$15,000), Nov15'06); Nov15'18. 15,000

Stanton st, 40 (2:422); Edw Goldschmidt, exr Annie Kimberly, to Edw Goldschmidt, 307 W 76, trste will Annie Kimberly, for Emma S Kimberly; (A) Edw Goldschmidt, 26 Liberty (\$23,000 (now \$20,000), Jan1 '07); Nov19'18. 20,000

Washington st, 314 (1:142); Henry L Ebsen of Hoboken, NJ, trste will John C Claussen, to Kate K Inhulsen at Blauvelt, NY, & ano; (A) Rabe & Keller, 258 Bway (\$10,000, June26'02); Nov20'18. 10,000

4TH st, 31-5 E (2:544); Geo J Grossman, 38 De Kalb av, White Plains, NY, to Anna C Grossman, 82 Hillcrest av, Park Hill, Yonkers, NY; 1/2 pt; (A) Fredk W Hottenroth, 261 Bway (\$25,000, Mar26'18); Nov16'18. 100

4TH st, 281 E (2:387); N Y Title & Mtg Co to Geo W Short, 410 Riverside dr, or 159 W 125 (\$10,000, Mar1'16); Nov21'18. nom

9TH st E (2:465), same prop; Folsom Corpn to Chas S Folsom at Castle Haven, Cambridge, Maryland; (A) same (same mtg); Nov19'18. nom

11TH st, 608 E (2:393); Wm Kraiss, exr Natalie Kraiss to Alice Rohkohl, 123 S 13th st, Mt Vernon, NY; AT; (A) Holden & C, 22 W 1st st, Mt Vernon, NY (\$5,000, May 9, 1881); Nov19'18. nom

11TH st, 108-110 W (2:606); Ritz Realty Corpn to Fannie Shaskin of Cedarhurst, LI; (A) Wm Bernfeld, 299 Bway (\$17,000, Nov16'18); Nov21'18. 13,600

26TH st, 400 W (3:724); Wm Kraiss, exr Natalie Kraiss to Wm Kraiss, 146 Vista pl, Mt Vernon, NY; (A) Holden & C, 22 W 1st st, Mt Vernon, NY (\$10,000, Jan20'02); Nov19'18; an int of \$1,000. nom

26TH st, 400 W (3:724); Wm Kraiss of Mt Vernon, NY, exr Natalie Kraiss to Charlotte Knam, 2545 East Tremont av, Bronx; (A) Holden & C, 22 W 1st st, Mt Vernon, NY (\$10,000, Jan20'02); Nov19'18; an int of \$5,000. nom

27TH st, 418-20 W (3:724-47 & 48); Beatrice M McCandlish, extrx Maud E Cooke, to Beatrice M McCandlish, individ, 1912 St Charles av, New Orleans, La; (A) Miller & B, 55 Liberty (\$20,000 (now \$15,000), Oct1, 1884); Nov18'18. nom

44TH st, 306 E (5:1336); Anthony Reipschlag, exr Louisa Reipschlag, to August Reipschlag, 72 W 105, & ano; (A) Edw P Orrell, Jr, 256 Bway (\$7,000, Oct30'06); Nov21'18. 7,000

44TH st, 306 E (5:1336); August Reipschlag & ano to Anthony Reipschlag, 669 11 av; 1/2 pt; (A) same (same mtg); Nov21'18. 3,500



48TH st E (5:1322), ns, 220 w 2 av, 20x 100.5; Edith A McCormick, gdn Francis McCormick, to Francis McCormick, 237 E 48; (A) Carl T Flach, 2 Rector (\$3,500, Dec1 '14); Nov20'18. 3,500

48TH st, 220-8 W (4:1019); Henry Goldstone to Morris L Goldstone, 2170 Bway; AT, being an int of \$21,661.32; (A) A L Goldstone, 1455 Bway (two mtgs, \$90,000 (now \$32,440.40), Nov9'11, & \$75,000, Aug 7'16); Nov18'18. nom

51ST st, 220 E (5:1324); Chas Weinberg to Anthony F Thoescher, 29 W 73; (A) Guggenheimer, U & M, 120 Bway (\$11,000 (now \$9,500), Mar3'14); Nov20'18. 11,000

52D st, 453 W (4:1062); N Y Title & Mtg Co to Marie C Crookes at Scarsdale, NY; (A) N Y Title & Mtg Co (\$16,000 (now \$15,000), June28'05); Nov15'18; an int of \$8,000. nom

56TH st, 208-210 W (4:1027); Alex H Pincus to Wm Slater, 230 Riverside dr, 1/2 pt; (A) Henry, M & M, 62 Wm (\$58,000, Nov4'18); Nov15'18. 7,250

56TH st, 208-210 W; Louis Pincus to Chas Pincus, 211 W 108, 1/2 pt; (A) same (same mtg); Nov15'18. 7,250

63D st W (4:1134), ss, 100 w Col av, 25x 100.5; Broadway & 63d St Co to Title Guar & T Co (\$17,500, Nov21'18); Nov21'18. 17,500

67TH st, 432 E (5:1161); Samson Rosenfeld to Anna & Etta Steinhoff, 2492 Elm pl, Bronx; (A) Ernest N Adler, 1506 1 av (\$14,250 (now \$2,100), June19'06); Nov16 '18. 100

70TH st, 36 E (5:1384); Harriett Burgess, extrs, &c, Jas M Brookfield, to Julius Kayser, 18 E 71; (A) N Y Title & Mtg Co (\$37,500, Oct26'09); Nov21'18. 37,500

72D st, 14 E (5:1386); U S Trust Co of N Y to J Frederic Kernochan, 862 Park av, & ano, trstes will Thos B Winthrop for Marie A Winthrop (now Marie Kellogg); (A) Henry F Miller, 44 Pine (\$50,000, Feb 8'18); Nov18'18. 50,000

70TH st, 36 E; Julius Kayser to Julius H Zieser, 666 Greene av, Bklyn; (A) same (same mtg); Nov21'18. nom

70TH st, 36 E; Julius H Zieser to Wilton Holding Corp, 135 Bway; (A) same (same mtg); Nov21'18. nom

103D st, 11 W (7:1839); Edw Goldschmidt, exr Annie Kimberly, to Mary Kimberly (R F D 1), at Asheville, N C, et al; (A) Edw Goldschmidt, 26 Liberty (\$23,500 (now \$16,400), Sept3, 1897); Nov19'18. 16,400

115TH st, 9 E (6:1621); Anna C Grossman, 82 Hillcrest av, Park Hill, Yonkers, NY, to Geo J Grossman, 38 De Kalb av, White Plains, NY; 1/2 pt; AT; (A) Fredk W Hottenroth, 261 Bway (\$13,000, Sept25 '18); Nov18'18. 13,000

115TH st, 503 E (6:1815); Henry C Gerhards of Bronx to General Theological Seminary of the P E Church in U S at 175 9 av; (A) Title Guar & T Co (\$1,500 (now \$500), April1'12); Nov19'18. 250

119TH st, 417 E (6:1807); Albert Deutsch to Fredk Lese, 133 E 80; (A) Lese & Connolly, 35 Nassau (\$6,500, Jan12'06); Nov21 '18. 6,500

121ST st, 349 W (7:1948); Wm A Richards at Fostoria, Ohio, to Edith J Caples, 349 W 121; (A) Lewis M White, 7 Beekman (\$1,000, Dec9'16); Nov19'18. 1,000

126TH st, 60 W (6:1724); Title Guar & T Co to John W Sterling, 912 5 av; (A) Shearman & Sterling, 55 Wall (\$5,000, Nov 12'08); Nov21'18. 5,000

156TH st W (8:2115), ns, 100 e Bway, 22.2x99.11; John L Cadwalader & ano, trstes to Jane M Hutton at Orange, NJ, temporarily at Paris, France; (A) Lawyers Title & T Co (\$8,000, Feb27, 1900); Nov19'18. nom

156TH st W (8:2115), ns, 100 e Bway, 22.2x99.11; Jane M Barron (Hutton) by Geo W Wickersham, atty, to Richd J Cronan, 56 Prospect pl; (A) same (same mtg); Nov19'18. 8,000

Broadway, 814 (2:557); Title Guar & T Co to John W Sterling, 912 5 av; (A) Shearman & Sterling, 55 Wall (\$19,000, Dec7'15); Nov21'18. 19,000

Broadway (3:2122), nec 144th, 100x100; Chelsea Realty Co to Bankers Trust Co, 16 Wall; collateral for note \$25,000; (A) N Y Title & Mtg Co (\$175,000 (now \$150,000), June28'09); Nov21'18. 25,000

Greenwich av (2:617), es, at sws 13th (Nos 236-8), 111.11x71.8x8.8x132.7; Lawyers Title & T Co to Emma Rosenwald, 572-4 Mad av; (A) Lawyers Title & T Co (two mtgs, \$20,000, Mar29'02, & \$10,000, Nov12'18); Nov15'18. 30,000

Greenwich av (2:610), swc 10th, 26.2x—x 42.7x60.2; U S Title Guarantee Co of Bklyn to Dime Savings Bank of Brooklyn, 9 De Kalb av, Bklyn; (A) U S Title G Co, 32 Court, Bklyn (\$5,000, Nov13'18); Nov 16'18. 5,000

Park av, 1847 (6:1775); August Brandes & ano, exrs, &c, Henry G Peters, to Henry Wendt, 171 W 85 or 99 Nassau, gdn Augusta H Peters (\$12,100, June3'08); Nov15 '18. 8,000

West End av, 530 (4:1233), sec 86th (No 286), 102.2x100x irreg xno, 884 West End Ave Corp to Jule H V Paterno, 435 Riverside dr, 1/2 pt; (A) Stoddard & M, 128 Bway (two mtgs, \$50,000 (now \$35,000), Oct19'16, & \$30,000, Oct17'18); Nov19'18. nom

West End av, 794 (7:1870); Arthur W Corse to Eleanor I Knowles, 651 West End av (\$2,000, Mar21'15); Nov18'18. nom

1ST av, 106 (2:431); Wm Kraiss, exr Natalie Kraiss, to Wm Kraiss, 146 Vista pl, Mt Vernon, NY; AT; (A) Holden & C, 22 W 1st, Mt Vernon, NY (\$15,000, Oct15'02); Nov19'18. nom

3D av, 858 (5:1307); Edw H & Harold K Mount of Bklyn to Bronx Exposition, Inc, at 177th & Bronx River; (A) Lawyers Title & T Co (\$32,000, May1'18); Nov18'18. 32,000

3D av, 858; Bronx Exposition, Inc, to Clarence J Hand, 326 Lincoln av, Orange, NJ; (A) same (same mtg); Nov18'18. 32,000

9TH st E (2:465), ns, 105 w 2 av, 45x 68.11x irreg; 145 1st Av, Inc, to Folsom Corp, 14 Bible House; (A) Austin & McKown, 60 Church (\$1,250, June4'13); Nov 19'18. nom

10TH av, 374 (3:729); Carrie Kissling at White Plains, NY, et al to Annie Miller at White Plains, NY, & ano, exrs, &c, Anthony W Miller; (A) Wilson, B & W, 48 Wall (\$16,000, May19'13); filed & discharged Nov19'18; 16,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

NOV. 15, 16, 18, 19, 20 & 21.

Broad st, 25 (1:25), part Broad Exch Bldg, lease; Humphrey W Collins & Geo C Hoyce, 530 W 136, to Alexius Behrend, 2583 Marion av, Bronx; (A) Louis Jersawitz, 220 Bway; Nov13'15; Nov15'18. 16,000

Chm st (1:113), nws, runs w along ss of premises described & a line in continuation of n end Cliff, 7.7 to land Nicholas Anthony xn31.1xe44.9xn0.4xs3.8xs1xe54.10xs31.3xw107.8 to beg; Matthew J Sullivan, 21 Poplar, Bklyn, to Jno P & Rose G Whelan, 141 E 46; (A) Nicholas F Walsh, 37 City Hall pl; Apr5'17; Nov20'18. 6,000

Front st, 83 (1:50); John B O'Donohue, Garden City, LI, to Sara Weil; (A) Title Guar & T Co, 176 Bway; 2 mtgs, Dec29'16, \$5,000, \$5,000; May20'18; Nov15'18. 1,500

Grand st, 586 (2:321); Jay Stanley Foster to the Emigrant Indust Savgs Bank; (A) Stephen Philbin, 51 Chambers; July23 10; Nov15'18. 12,000

Hamilton st, 12 (1:253); Abr Small to Alfred Frankenthaler; (A) A Frankenthaler, 35 Nassau; Apr29'04; Nov18'18. 4,000

John st, 110 (1:69); Chas J Byrnes to Fredk J & Fredk B Stinson; (A) Lauman Crosby, 31 Nassau; Apr5'10; Nov15'18. 25,000

Montgomery st, 9-11 (1:287); Jacob & Tillie Hecht et al to Rachel Bauman, 166 E 95; (A) Roeder & R, 119 Nassau; Oct4'15; Nov19'18. 3,000

Water st, 656 (1:260); Albert & Annie Hinz to Jno J Schmitt, 337 2 av; (A) Jno J Schmitt, 337 2 av; Nov18'09; Nov20'18. 12,000

5TH st, 234 E (2:460); Marvin & Fannie Lorde to Jos E & Lizzie Dutey, on premises; (A) M Lorde, 234 5th; Nov18'10; Nov 19'18. 6,600

7TH st, 126 E (2:434); Herman Goldberger to Louis Peverelli & Morris Horn, exrs; (A) Hollis, Wagner & B, 120 Bway; Oct22'06; Nov18'18. 7,500

8TH st, 308-10 E (2:390); Nathan & Fannie Groberg, 128 Kent, Bklyn, to Morris Salzman, 361 Highland blvd, Bklyn; (A) D Groberg, 861 Manhattan av; Sept14'15; Nov 20'18. 5,500

9TH st, 328-30 E (2:450); Jos & Amelia Wollman to Hyman Finkelstein, on premises; (A) J Wollman, 56 2 av; Feb26'14; Nov15'18. 4,000

12TH st E (2:570), ns, 350 e 5 av, 25x 156x26x148.5; Light Car Corp, 852 Bway, to Geo W Wickersham & Edw J Hurry, exrs Mary A P Draper; (A) Cadwalader, W & T, 40 Wall; June14'13; Nov18'18. 4,000

14TH st, 141 W (3:790); also 15TH ST W (3:790), ss, 275 e 7 av, 21.5x100; St Mary's Lodging House to Wm J Riker, exr will Charlotte L Riker; (A) E W Ditman, 302 Bway; June26'05; Nov20'18. 16,500

14TH st, 141 W; also 15TH ST, ss, 275 e 7 av; same to same; (A) same; June26'05; Nov20'18. 30,000

20TH st, 323 E (2:326); Isabella D Farrington to Mutual Life Ins Co; (A) Law Dep 59 Cedar; June1'04; Nov19'18. 500

22D st, 328 W (3:245); Anna C Goodwin to Farmers Loan & T Co, 18-22 W 10th; (A) Geller, R & H, 22 Exch pl; Dec30'12; Nov18'18. 3,660

24TH st W (3:721), sws, 448 se 10 av, 14.8x80; mtg, on lease; Cath Boyle, 428 W 24, to Giovannina Sartirano, 4 Via Assorrotti, Genoa, Italy; (A) Hyland & Zabriske, 29 Bway; May1'16; Nov21'18. 1,250

28TH st, 103 W (3:561); Leah E Swem of Bklyn to Herbert R Limburg, 2 W 86; (A) Title Guar & T Co; Nov9'10; Nov15'18. 10,600

29TH st, 492 W (2:726); Forbes & Eliz Lugard to Bankers Trust Co, 16 Wall; (A) Title Guar & T Co, 176 Bway; Apr26'02; Nov19'18. 5,000

33D st W (1:996), ns, 175 w 6 av, 125x 100.5; The Societies Realty Co, 17 W 44, to Chas E Jones, Cold Spring Harbor, N Y; (A) Title Guar & T Co; Dec27'17; Nov 17'18. 125,000

48TH st, 325 E (5:1340); Ignazio Martorana & ano to Meta Plepenbring, of Landis Co, Cumberland, NJ; (A) P Turnminelli, 192 Bowery; Dec12'17; Nov18'18. 1,000

50TH st, 5 W (5:1266); Solomon Kalvin, 512 W 112, to Edith A Crews, 20 Lafayette st New Rochelle, NY; (A) Gross & Brown Co, 18 E 41; Oct31'17; Nov18'18. 750

52D st, 420 E (5:1344); Rosalie Assenheimer to Marie E Dage, Comm of person & estate of Otto H Dage; (A) Guggenheimer, U & M, 120 Bway; June3, 1893; Nov 20'18. 567

73D st, 418 E (5:1467); mtg on lease; Frank Hala to Beadleston & Woerz, 29 W 10; (A) Guggenheimer, U & M, 120 Bway; Mar1'12; Nov21'18. 1,800

78TH st E (5:1413), ns, 307 w 3 av, 18x 102.2; Geo W Sweeney to Barton Chapin, will Eugenie W Chaplin; (A) E V Thornall, 47 Cedar; Nov21'05; Nov21'18. 9,500

86TH st, 12 W (4:1190); Margherita G Taylor to Title Guar & T Co; Mar25'12; Nov18'18. 20,000

96TH st, 160 W (4:1226); John E & Mary F Caples to Wm I Rose & Benno Lewinson, exrs will of Herman Lewinson; (A) B Lewinson, 119 Nassau; Nov1'10; Nov16 '18. 5,000

101ST st, 435-7 E (6:1695); leasehold; Spotless Garage & Automobile Supply Co, on premises, to Fannie G Gray, 8 E 129; (A) Saml Cherkos, 116 Nassau; Nov14'17; Nov21'18. 3,000

114TH st, 241 E (6:1664); Vincenzo & Maria Cudemo to Jas F Doyle; (A) Thos Bannon, 5 Beekman; Dec7'09; Nov20'18. 5,750

114TH st, 18 W (6:1597); Benj Brody, 103 W 141, to Jno De Paoli, 211 W 10, & Antonio Seurenza, 128 W Houston; (A) M W Greenberg, 245 W 113; Sept21'16; Nov20'18. 2,250

115TH st E (6:1709), ns, 384 w Pleasant av, runs n100.11xw83xs15.7xs—xs30.11 to ns xt e33.11 to beg; Filomena di Benedetto to Isidore Epstein, 109 Bay 32d, Bklyn; (A) Geo H Epstein, 99 Nassau; Oct11'16; Nov18'18. 2,000

117TH st, 52 E (6:1622); Clara & Jos Eisenberg to Wm H & Hermine Brudi, 1481 Union, Bklyn; (A) Geo H Hyde, 41 Park Row; Mar7'01; Nov20'18. 15,000

117TH st E (6:1644), ss, 63.4 e Park av, 15.10x100.11; Amelia Burke, Stapleton, SL, to Nathan Kranskopf, 800 Riverside dr; (A) W L Flaske, Stapleton, SL; Sept15, 1892; Nov18'18. 2,000

122D st, 151 W (7:1907); Fredk P & Helen Van B Hammond to Titus A Brooks, 2627 Webster av, Bronx; (A) Title Guar & T Co, 176 Bway; Sept3'12; Nov20'18. 2,000

125TH st, 542-44 W (7:1979); Martha Wagner, of Mt Vernon, NY, to Mount Vernon Trust Co, Mt Vernon, NY; (A) Thos H Hodge, 10 S 3, av, Mt Vernon, NY; Nov 12'13; Nov19'18. 4,500

125TH st, 551 W (7:1980); Hubbard & Peixotto, Inc, to Bway Savgs Instn, 6-7 Park pl; (A) Richd B Kelly, 233 Bway; Dec13'16; Nov18'18. 28,000

139TH st W (7:2071), ns, 100 e Bway, 75x99.11; Corp of H & A Cohen to Isaac Shiman, Cleveland, O; (A) Lawyers Title & T Co, 160 Bway; June2'13; Nov21'18. 7,500

Amsterdam av, 703 (4:1225); Antonio Palermo to Louise Kissling, 36 No 10th av, Mt Vernon, NY; (A) Bauerdorf & Taylor, 111 Bway; June1'05; Nov15'18. 4,000

Broadway, 194 (1:79), 13-336 pt; also 5TH AV (3:329), ws, 141 s 28th, 28x100, all of; also BROADWAY, 196 (1:79), all; also BROADWAY, 394 (1:195), all; also 9TH ST (2:573), ns, 344.6 w 5 av, 16.8x92.3, all; also 25TH ST, 122 W (3:329), 13-336 pt, proceeds of sale Eugene Southack to Central Trust Co of N Y; (A) Butler, N J & M, 54 Wall; Mar22'04; Nov18'18. 17,250

Lexington av, 572 (5:1305); Varian Realty Co to Fredk W Marks, 70 E 91; (A) Wolf & Kohn, 200 Bway; Nov22'09; Nov20 '18. 20,000

Northern av, 27-9 (8:2177); The Southdale lease; Normar Real Estate Corp, 170 Bway, to Jos Jovans, 217 W 111; (A) Jos G Abrahamson, 30 Church, Mar30'17; Nov18'18. 2,000

Park av (6:1606), ws, 75.11 s 101st, 25x 80; Hyman Tarnarutsky to Andw Gray et al, 32 McDonough, Bklyn; (A) K, C & M V McDonald, 189 Montague, Bklyn; Nov 10'13; Nov18'18. 5,500

West Broadway, 423 (2:501); Emil & Elvira R Geiger of Milan, Italy, et al to Albert H Hatorf; (A) Davis & Kaufmann, 51 Chambers; July18'10; Nov15'18. 6,000

8TH av (7:1946), ws, 57.8 n 119th, 28.10 x100; Patk H & Mary McManus to same; (A) same; Apr2, 1888; Nov19'18. 20,000

8TH av (7:1946), ws, 28.10 n 119th, 28.10 x100; Albt & Lottie Baumann to Saml Baumann & Lillian Boehm; (A) Geo Hahn, 19 William; Apr1, 1892; Nov19'18. 12,500

8TH av (7:1946), ws, 36.6 n 119th, 28.10 x100; Albt & Lottie Baumann to Saml Baumann & Lillian Boehm; (A) Geo Hahn, 19 William; May13, 1892; Nov19'18. 12,500

8TH av (7:1946), ws, 57.8 s 120th, 28.10 x100; Albt & Lottie Baumann to Saml Baumann & Lillian Boehm; (A) Geo Hahn, 19 William; Apr18, 1892; Nov19'18. 12,500

8TH av (7:1916), swc 120th, 28.10x100; Albt & Lottie Baumann to Saml Baumann & Lillian Boehm; (A) Geo Hahn, 19 William; Oct24, 1892; Nov19'18. 18,000

10TH av, 374 (3:729); Gabriel & Louis Herman to Annie Miller & Jacob P Kissling, exrs & trstes; will A W Miller, White Plains, NY; (A) Bauerdorf & T, 111 Bway; Nov12'13; Nov19'18. 16,000

Real estate & personal property (location not given) of which R Anna Cary was seized in City N Y; assign by Florence R Cary, 1 W 72, & Edw M Cary, 362 Riverside dr, to the Mutual Bank, 40 W 33; (A) Rushmore, Bisbee & Stern, 61 Bway; Aug28'18; Nov19'18. 10,000



## MORTGAGES.

## Borough of Bronx.

NOV. 15, 16, 18, 19, 20 &amp; 21.

**Cester st, 646** (10:2766), es, 300 s Spoford av, 20x100; PM; pr mtg \$4,000; Nov 15; Nov19'18; installs, 6%; Hudwill Corp to Sadel Cowen, 891 Irvine. 500

**Crotens Park No, 843** (11:2957), ns, 25 e Marmon av on map Geo Faile, 25x93.6; P M; Nov15; Nov16'18; due Oct1'23, 5%; Pershing Realty Co to Hy Hafen, 306 E 163. 6,500

**Faile st, 890** (10:2761B), es, 200 n Seneca av, 25x100; PM; pr mtg \$4,000; Nov 14; Nov15'18; installs, 6%; Joel Meyer to Theo M Alay, 139 Pelham rd, New Rochelle, NY. 2,000

**Faile st** (10:2746), ws, 348.3 s Aldus, 47.9 x100; PM; pr mtg \$36,350; Nov15; Nov18'18; due May15'20, 6%; Danl Meenan, 35 W 88, to Olds Holding Corp, 217 Bway. 3,650

**Faile st** (10:2746), ws, 300.6 s Aldus, 47.9 x100; PM; pr mtg \$36,350; Nov15; Nov18'18; due May15'20, 6%; Danl Meenan, 35 W 88, to Olds Holding Corp, 217 Bway. 3,700

**Faile st** (10:2746), ws, 252.9 s Aldus, 47.9 x100; PM; pr mtg \$36,350; Nov15; Nov18'18; due May15'20, 6%; Wm F Kenny Co, 841 Bway, to Olds Holding Corp, 217 Bway. 3,650

**Fairmount pl, 875** (11:2960), ns, 228.6 w So Blvd, 25x100; Nov18; Nov20'18; installs, 6%; Daisy T Meyer to Bank Clerks Co-Oper B & L Assn, 60 Beaver. 5,700

**Fox st, 932** (10:2724); ext of \$30,000 mtg to Jan15'22 at 5 1/2%; Nov15; Nov19'18; Aaron Blume with M & B Realty Co, 233 Bway. nom

**Fox st** (10:2724), es, 140.6 n 163d, 40x 10.11x40x111.4; PM; Nov15; Nov18'18; 3y, int as per bond; Rosie Joelson, 144 E Houston, to M & B Realty Co, 233 Bway. 5,000

**153D st E** (10:2546), ss, 425 w Cypress av, 100x100; Nov15'18; due, &c, as per bond; Caroline Gareiss to Harlem Savings Bank, 124 E 125. 4,500

**136TH st E** (9:2312), ns, 91.10 w Alex av, 16.4x100; ext of \$3,500 mtg to Dec1'21 at 5 1/2%; Nov12; Nov18'18; Lizzie C Lane, 58 Pondfield rd, West Bronxville, NY, with Florentina Palladino, 34 Panter, Astoria, LI & ano (R S \$1.75). nom

**137TH st E, ns, 140.8 e So Blvd; see So Blvd, nec 137th.**

**137TH st E, nec So Blvd; see So Blvd, nec 137th.**

**1461H st E** (9:2336), ns, 900 w College av as on map Mott Haven, 25x100; PM; Nov 19'18; 5y5 1/2%; Giuseppe Iacofano to Hy Bender, 3655 Windsor pl, St Louis, Mo. 2,000

**152D st E, nec Park av; see Park av, nec 152.**

**155TH st E, nec Union av; see Union av, nec 155.**

**166TH st, 434-G E** (9:2387), ss, 147.11 e Park av, 50x118; PM; Nov14; Nov15'18; due, &c, as per bond; Wm Krinsky to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 5,000

**168TH st, 817 E** (10:2882); ext of \$4,000 mtg to Nov1'23 at 5 1/2%; Nov11; Nov19'18; Elise Serr, 2194 Morris av, with Eliz Dillenberg, 817 E 168 (R S \$2). nom

**179TH st E, swe Belmont av; see Hughes av, sec 179.**

**179TH st E, see Hughes av; see Hughes av, sec 179.**

**181ST st W, see Aqueduct av E; see Aqueduct av E, sec 181.**

**182D st E, nwe Mohegan av; see Mohegan av, swe 182.**

**187TH st E** (11:3074), sws, 50 nw Crescent av, runs sw97.3 to Crescent av xsw3.6 xnw47.9xne100 to st xse50 to beg; PM; Nov 1; Nov19'18; 3y5 1/2%; Santo Giacini to Niagara Life Ins Co at Niagara Life Ins Co Bldg, Buffalo, NY. 35,000

**Anthony av, (11:2896)**, es, 150.8 n 174th, 52x111.6x50x97.1; transfer of tax lien for yrs 1912 to 1915, assessed to A Feisenheimer; Apr23'17; Nov15'18; 3y11 9-10%; City N Y to Saml Goldsticker, 171 E 64. 1,996.72

**Aqueduct av E** (11:3210), sec 181st, 25.4x 88.7x25x84.7; Nov18; Nov19'18; 3y5 1/2%; Jos Adler to Geo A Briggs, 23 East Clay av, Roselle Park, NJ. 8,000

**Belmont av, swe 179th; see Hughes av, sec 179.**

**Burke av** (16:4597), nwe Holland av, 100x 100; Nov16; Nov18'18; 3y6%; Albert Taubert, 600 E 164, to North Side Savings Bank. 2,500

**Crescent av, ws, 78.11 s Cambreling av; see 187th E, sws, 50 nw Crescent av.**

**Cruger av** (16:4569), es, 141.6 n Adea av, 25x100; Aug30; Nov21'18; 2y6%; Antonio Ciringione, 322 W 145, to Frank Gass, 2019 Powell av. 1,900

**Hoe av, 1200** (misc); also HOME ST, 975; certf as to asn rents & mtg \$—; Nov19'18; D H Jackson Co to Jacob Rosenthal. —

**Hoe av, 1540** (11:2989), es, 375 s 173d, 25 x100; PM; pr mtg \$4,991.34; Nov14; Nov15'18; due May15'19, 6%; Rose Koening, 1480 Seabury pl, to Canebrake Realty Co, 35 Nassau. 800

**Holland av, nwe Burke av; see Burke av, nwe Holland av.**

**Houghton av, 2262** (14:3694); sobrn agmt; July23; Nov16'18; David D M Master with John Muller, 1966 3 av. nom

**Hughes av** (11:3079), sec 179th, 73x53 to Belmont av x59x96; agmt as to share ownership in mtg; Nov1; Nov18'18; Rose Orently with Geo W Murray, Montclair, NJ. nom

**Marion av, 2781** (12:3289), ws, 225 s 198th, 21x81.3x21.3x78.1; Oct15; Nov16'18; due, &c, as per bond; Jos Mota to Chas Haller, 2781 Marion av. 3,250

**Marion av, 2781; ext of \$4,000 mtg to Jan1'20, at 5%; Jan11; Nov16'18; Julia Hysler with Mary & Chas Haller, 2781 Marion av. nom**

**Mohegan av** (11:3119), swc 182d, 67.5x 40.7x67.1x30; Nov18; Nov20'18; due Dec1'23, 5%; Otto J Martens, Palisade, NJ, & John Viebrock to John D Wilkens, 701 W 177. 1,500

**Mulford av, 1807** (15:4188), ws, 75 n Libby, 25x100; PM; Nov19; Nov20'18; installs, 6%; Eliz Maloy to Christian Swanson, 1926 Appleton rd. 1,800

**Palisade av** (13:3426), es, abt 1,089.2 s 261st st, runs s93.4xse, e & n the following six courses: 1st on curve tangent to es Bettner's la, 49.11; 2d on curve tangent to preceding curve, 18.7; 3d on curve tangent to preceding curve, 53.1; 4th on straight line tangent to preceding curve, 33, 5th ne, 46; 6th, nw23.8xw4.1xsw61 to beg; July29; July30'18; 3y6%; Berthalin Osgood to Louis Guerr, 762 Dawson. Corrects error in issue Aug3 when due & % was omitted. 4,000

**Park av** (9:2442), nec 152d, 54.3x113.10x 50x134.11, except part for Park av; pr mtg \$9,000; Nov19; Nov20'18; due, &c, as per bond; Giuseppe Odierno to Pasquale A Riche, 562 Morris av. 2,000

**St Ann's av** (9:2360), ws, 75 s 158th, 25x 100; pr mtg \$9,000; Nov18; Nov18'18; 2y 5 1/2%; Katie Stenger to Fredk L De Grauw, 872 Carroll, Bklyn, exr Walter N De Grauw. 2,000

**St Ann's av** (9:2360), same prop; ext of \$9,000 mtg to Nov18'21 at 5 1/2%; Nov18; Nov19'18; Julie E Hillmann, 343 E 30, with Katie Stenger, 322 E 144 (R S \$4.50). nom

**St Lawrence av, sec Tremont av; see Tremont av, sec St Lawrence av.**

**Southern Blvd** (10:2566), nec 137th, 115.6 x82.10x100x140.8; also 137TH ST E (10:2655), ns, 140.8 e So Blvd, 50x100, given to secure judgment for \$9,397.55; Nov1; Nov 21'18; due &c as per agmt; Winter & Co, 220 So Blvd, to Chas Jacob, 215 W 91, & ano. 9,397.55

**Southern Blvd** (10:2742), es, 50 s Aldus, 42x100; pr mtg \$36,000; Nov6; Nov20'18; installs, 6%; Sovis Holding Corp, 217 Bway, to Minnie Tadanier, 344 Rodney, Bklyn. 2,500

**Tiebout av, ws, abt 152.8 n 181st; see Valentine av, es, 152.8 n 181st.**

**Tremont av E** (15:3919), sec St Lawrence av, 55.4x103.11x50x85.1; sobrn agmt; Nov18; Nov19'18; Ludwig Steitz with John W Nuth, 1030 Cauldwell av. nom

**Union av** (10:2675), nec 155th, 25x98.6; pr mtg \$16,000; Nov15'18; due, &c, as per bond; Barbara Gareiss to Caroline Gareiss, 2966 Marion av. 2,500

**Valentine av** (11:3144), es, 152.8 n 181st, 20x118 to Tiebout av x20x118.3; PM; Oct 15; Nov21'18; 5y5 1/2%; Hyman Goodstein to Lizzie Van Riper, 207 W 111. 6,000

**Valentine av** (11:3144); same prop; PM; pr mtg \$6,000; Oct15; Nov21'18; due Aug 15'21, 6%; same to same. 1,700

**Vyse av, 1488** (11:2995), es, 225 s 172d, 25x100, given to secure terms of lease covering 1228 to 1234 Boston rd; pr mtg \$—; Nov9; Nov21'18; due &c as per lease; Saml Appel, 1488 Vyse av to Bellmil Realty Corp, 221 4 av (R S \$1.50). 2,500

**Washington av** (11:3044), es, 28 n 178th, 25x91.10x27x91.9; PM; Nov20; Nov21'18; due &c as per bond; Alcalde Realty Corp, 115 Bway, to Harlem Savgs Bank, 124 E 125. 12,500

**Washington av** (11:3044), es, 55 n 178th, 27x91.11x27x91.10; PM; Nov20; Nov21'18; due &c as per bond; Alcalde Realty Corp, 115 Bway, to Harlem Savgs Bank, 124 E 125. 12,500

**Washington av** (11:3044), es, 28 n 178th, 27x91.10x27x91.9; PM; pr mtg \$12,500; Nov 20; Nov21'18; installs, 6%; Mary E C Law & Martha J & Samuella Cameron to Alcalde Realty Corp, 115 Bway. 1,500

**Washington av** (11:3044), es, 55 n 178th, 27x91.11x27x91.10; PM; pr mtg \$12,500; Nov 20; Nov21'18; installs, 6%; Mary E C Law & Martha J & Samuella Cameron to Alcalde Realty Corp, 115 Bway. 1,500

**Whitlock av, 864** (10:2731), es, 237.6 s Tiffany, 37.6x100; Nov15; Nov19'18; due May18'19, 6%; Ester Hornstein to Jacob Tabel, 840 E 156. 3,000

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

## Borough of Bronx.

NOV. 14, 15, 16, 18, 19 &amp; 20.

**Barretto st, 1163** (11:2974); August Brandes & ano, exrs Hy G Peters, to August Brandes & ano, trstes same; (A) Hy Wendt, 99 Nassau (\$2,500, Mar18'08); Nov 14'18. nom

**Coster st, 646** (10:2766); Mildred Solomon to Saml Cowen, 891 Irvine; (A) C H Friedrich, 35 Nassau (\$1,500, Apr28'16); Nov19'18. nom

**136TH st E** (9:2312), ns, 91.10 w Alex av, 16.4x100; Betty Collamore to Lizzie C Lane, 58 Pondfield rd W, Bronxville, NY; (A) Title Guar & T Co (\$3,500, Sept1, 1900); Nov18'18. 3,500

**145TH st E** (9:2290), ns, 265 w Brook av, 36x99.11; Sinal Congregation of the Bronx to Harry Smith, 543 E 139; (A) Moses Wigder, 106 Rivington (\$4,500, Jan6'15); Nov20'18. 2,000

**152D st, 408-10 E** (9:2374); Sarah Siegel, 860 E 161, to Jacob Stolwien, 428 E 157, & ano; (A) Saml Kahn, 63 Park Row (\$8,000, June1'11); Nov20'18. 6,500

**165TH ST E** (10:2678), ss, 171.5 w Prospect av, 20x100; Isidor Kopeloff, 2416 Webb av, to Morris Held, 206 W 146; (A) Title Guar & T Co (\$6,000, Nov17'13); Nov16'18. 100

**179TH st E** (11:3079), ss, extends from Belmont to Hughes av, 96x59x73x73; Geo W Murray, Montclair, NJ, to Lily S Murray Jones, 77 So Mountain av, Montclair, NJ; (A) Murray, P & H, 37 Wall (\$60,000, June9'13); Nov16'18. 48,000

**179TH st E** (11:3109), ns, 110.3 e Prospect av, 40x29.6; Title Guar & T Co to John Gloeckner, 701 Union av; (A) O E Davis, 3210 3 av (\$5,500, Nov7'12); Nov14'18. 4,500

**196TH st, 61 E** (12:3318); Bridget Cleary, 425 W 24, gdn Mary J Cleary, to Theo D Kaufer, 227 N 7 av, Mt Vernon, NY; (A) T D Kaufer, 29 So High, Mt Vernon, NY (\$2,750, Jan8, 1898); Nov20'18. 2,750

**201ST st, 350 E** (12:3281); August Brandes & ano, exrs Hy G Peters, to August Brandes & ano, trstes same; (A) Hy Wendt, 99 Nassau (\$6,500, July29'04); Nov 14'18. nom

**201ST st, 350 E** (12:3281); same as trste Hy G Peters to Hy Wendt, 171 W 85; (A) same (\$6,500, July29'04); Nov14'18. nom

**228TH st, 826 E** (17:4852); August Brandes & ano, exrs Hy G Peters, to August Brandes & ano, trstes Hy G Peters; (A) Hy Wendt, 99 Nassau (\$4,000, June11'07); Nov14'18. nom

**228TH st, 826 E**; same trste Hy G Peters, to Hy Wendt, 171 W 85, gdn Augusta H Peters; (A) same (\$4,000, June11'07); Nov 14'18. nom

**Anderson av, 964** (9:2504); August Brandes & ano, exrs Hy G Peters, to Hy Wendt, 171 W 85, gdn Augusta H Peters; (A) Hy Wendt, 99 Nassau (\$16,500, Sept25'08); Nov 14'18. nom

**Boone av, 1433** (11:3007); Jos Glass at Poughkeepsie, NY, to Hy Reiss, 811 E 155; (A) Title Guar & T Co (\$2,000, June10'18); Nov19'18. 2,000

**Brook av, 1512** (11:2895); Beatrice M McCandlish, extrx Maud E Cooke, to Maud G Johnson, 1105 Wash av, Greenville, Miss; (A) Miller & B, 55 Liberty (\$10,500, May25'10); Nov19'18. nom

**Brook av** (9:2292), nwe 147th, 24.11x 89.10; Peter Doelger, 266 West End av, to Charlotte Doelger, 266 West End av; (A) J C Hoenninger, 5 Beekman (\$20,000, Apr 23, 1897); fled & discharged Nov20'18. nom

**Courtlandt av, 774** (9:2403); Beatrice M McCandlish, extrx Maud E Cooke, to Jas M McCandlish, 2217 Jena, New Orleans, La; (A) Miller & B, 55 Liberty (\$19,000, June 4, 1906); Nov19'18. nom

**Courtlandt av, 830** (9:2406); same to Maud G Johnson, 1105 Wash av, Greenville, Miss; (A) Miller & B, 55 Liberty (\$11,000, May28'10); Nov19'18. nom

**De Reimer av** (17:5021), es, 656.8 n Edgewald av, 25x100; Eliz K Dooling to Louise Grant, 1515 Emmons av, Sheephead Bay, NY; (A) Knox & D, 27 Cedar (\$2,500, Apr 24'15); Nov19'18; an int of \$200. nom

**Fordham rd W** (11:3203), nec Grand av, 111x99.9x100x147.11; Title Ins Co of N Y to John H Cahill, —; (A) F S Marsell, 74 Bway (\$12,500, May23'05); Nov18'18. 12,500

**Fordham rd W** (11:3203), nec Grand av, 111x99.9x100x147.11; Bankers Trust Co, exr John H Cahill, to N Y Title & Mtg Co; (A) F S Marsell, 74 Bway (\$12,500, May 23'05); Nov18'18. 11,000

**Fordham rd W** (11:3203); same prop; N Y Title & Mtg Co to Hy F Kroger, 39 W 128; (A) same (\$12,500, May23'05); Nov 18'18. 11,000

**Gleason av, 2312** (14:3829); Magdalena Lohnbauer, 1640 Macombs rd, to Martin Stepper, 2249 Powell av; (A) Frank Gass, 2215 Westchester av (\$700, June7'09); Nov 18'18. 700

**Houghton av, 2262** (14:3694); David D M Master, 341 Amity, NY, to John Muller, 1966 3 av; (A) John Kadel, 370 E 149 (\$2,300, Aug31'06); Nov16'18. O C & 100

**Hull av, 3212** (12:3350); Bond & Mtg Guar Co to Title Guar & T Co (\$4,000, Dec 36'08); Nov18'18. 4,000

**Jerome av, 2607** (11:3202); Walter Marshak, 1497 E 18, Bklyn, to Anwal Realty Corp, 135 Bway; (A) Max Miller, 135 Bway (\$6,500, Aug9'17); Nov20'18. nom

**Lind av, 1265** (9:2530); Edw Goldschmidt, exr Annie Kimberly, to Edw Goldschmidt, trste Annie Kimberly, 307 W 76; (A) Ed Goldschmidt, 26 Liberty (\$5,000, July15'08); Nov20'18. 4,000

**Lind av, 1267** (9:2530); same to David Kimberly, Asheville, NC; (A) same (\$5,000, July15'08); Nov20'18. 4,000

**Lind av, 1269** (9:2530); same to Thos Benbury, 2301 St Emanuel st, Houston, Texas; (A) same (\$5,000, July15'08); Nov 20'18. 4,000

**Livingston av** (13:3415A), ws, at nec land Hy H Janeway, 35x175; Delafeld Estate, a cornp, 27 Cedar, to Edw R Finch, trste for Norman R Finch, 1106 Park av, Plainfield, NJ; (A) Delafeld, T & B, 27 Cedar (\$4,500, July15'18); Nov16'18. nom

**Locust av, 301** (10:2598); Almira Hoyt to Cornelia Hoyt, 381 E 136 (\$2,000, Apr 9, 1877); Nov19'18. 2,000

**Longfellow av, 1433** (11:2999); August Brandes & ano, exrs Hy G Peters, to August Brandes & ano, trstes Hy G Peters; (A) Hy Wendt, 99 Nassau (\$2,500, Oct17, 1895); Nov14'18. nom

**Longfellow av, 1433** (11:2999); same as trstes Hy G Peters, to August Brandes, 148 E 47, & ano, trstes same for Christian F Peters; (A) same (\$2,500, Oct17, 1895); Nov14'18. 2,500

**Longfellow av, 1433** (11:2999); same as trste Hy G Peters, to Hy Wendt, 171 W 85, gdn Augusta H Peters; (A) same (\$2,500, Oct17, 1895); Nov14'18. nom



**Mohegan av** (11:3119), swc 182d, 67.5x 40.7x67.1x30; Lawyers Mtg Co to John D Wilkens, 701 W 177; (A) Elfers & A, 277 Bway (\$28,000, Mar7'13; Nov20'18. 22,500

**Mohegan av** (11:3119), swc 182d, 67.5x 40.7x67.1x30; Jas R Roosevelt, Jr, to Lawyers Mtg Co (\$22,500, Mar7'13; Nov15'18. 22,500

**Nelson av** (9:2512), es, 150.6 n 164th, 25 x68.3x25.2x67; Constant M Bird to Jos Bird, Larchmont, NY; (A) Hy W Kennedy, 66 Bway (assign ownership agmt in mtg for \$—, Sept20'09; Nov18'18. 600

**Park av, 2952-4** (9:2442); Beatrice M McCandlish, extrx Maud E Cooke, to Jas M McCandlish, 2217 Jena st, New Orleans, La; (A) Miller & B, 55 Liberty (\$6,000, Nov15'10; Nov19'18. nom

**Park av, 4581** (11:3031); Edw Goldschmidt, extr Annie Kimberly, to John Kimberly, Asheville, NC; (A) Ed Goldschmidt, 26 Liberty (\$14,000, May16'16; Nov20'18. 13,000

**Park av** (11:2904), es, 34.9 s 172d, 31.6x 100x irreg; Guaranteed Mtg Co to Grace S Butler, 9 Prospect Park W, Bklyn, et al, extrs Orlando W Butler; (A) Guaranteed Mtg Co, 200 Bway (\$24,000, June19'12; Nov16'18. O C & 100

**Park av, 4726** (11:3041); Benenson Realty Co, 509 Willis av, to Park J Fanning, 427 E 69; (A) Francis X Kelly, 391 E 149 (\$6,000, Oct25'18; Nov15'18. 100

**Plimpton av, 1325** (9:2522); Harris Mandelbaum & ano to Title Guar & T Co (\$6,000, Nov22'13; Nov14'18. 4,000

**Prospect av, 791** (10:2676); Edw Goldschmidt, extr Annie Kimberly, to John Kimberly, Asheville, NC, et al; (A) Ed Goldschmidt, 26 Liberty (\$25,000, Oct8'03; Nov20'18. 22,000

**Richardson av** (17:5041), ws, 300 n 237th, 50x100; Almira Hoyt to Cornelia Hoyt, 381 E 136 (\$4,000, Mar22'09; Nov19'18. 2,000

**Rosedale av, 1493** (15:3895); Karl Milenderberger, 693 E 165, to Hartford Fire Ins Co, —; (A) Wm D Murray, 68 William (\$3,000, May14'14; Nov19'18. 3,128.66

**St Ann's av** (9:2360), ws, 75 s 158th, 25x 100; Fredk L De Grauw, extr, & C, Walter N De Grauw, Jr, 872 Carroll, Bklyn, to Julie E Hillmann, 343 E 30; (A) Lawyers Title & T Co (\$10,000, Oct18, 1900; Nov19'18. 9,000

**Southern blvd, 874** (10:2733); Edw Goldschmidt, extr Annie Kimberly, to John Kimberly, Asheville, NC, et al; (A) Ed Goldschmidt, 26 Liberty (\$22,000, Jan4'10; Nov20'18. 22,000

**Stebbins av** (10:2696), ws, 329.1 s Westchester av, 40x100; Title Guar & T Co to Mary Machson, 131 W 74; (A) Title Guar & T Co (\$26,000, May28'13; Nov14'18. 26,000

**Trinity av, 912** (10:2638); Almira Hoyt to Cornelia Hoyt, 381 E 136 (\$4,000, April'16; Nov19'18. 4,000

**Valentine av, 2180** (11:3144); Edw Goldschmidt, extr Annie Kimberly, to David Kimberly, Asheville, NC; (A) Ed Goldschmidt, 26 Liberty (\$8,000, Nov19'09; Nov20'18. 6,000

**Valentine av, 2188** (11:3144); same to Eliz Benbury, 610 Riverside dr; (A) same (\$7,500, Nov19'09; Nov20'18. 6,500

**Webster av** (12:3278), nwc 197th, 51.1x 115.3x50x104.6; Martha C Bergman to Helen M Case, 284 E 163; (A) C H Friedrich, 35 Nassau (\$10,000, Feb14'13; Nov14'18. 100

**Willis av, 450** (9:2290); Saml Baumann & ano to Saml Baumann, 51 W 89; (A) S Baumann, 229 6 av (\$9,000, Nov4, 1897; Nov20'18. nom

**3D av, 3054** (9:2364); August Brandes & ano, extrs Hy G Peters, to August Brandes & ano, trstes same; (A) Hy Wendt, 99 Nassau (\$15,000, Feb10'08; Nov14'18. nom

**3D av, 3054**; same as trstes Hy G Peters to Hy Wendt, 171 W 85, gdn Augusta H Peters; (A) same (\$15,000, Feb10'08; Nov14'18. nom

**Lot 389** (15:4194), map 473 lots Haight Estate; Carl Heinrich, 131 E 86, to Herman Velthaus, 207 St Anns av; (A) Helen S Leube, 3011 Westchester av (\$1,600, Nov17'13; Nov18'18. 1,600

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

NOV. 14, 15, 16, 18, 19 & 20.

**Coster st, 646** (10:2764); Lazar Goldberg, 868 Whitlock av, to Saml Cowen, —; (A) I Weckstein, 61 Park Row; Apr28'16; Nov19'18. 1,500

**Dawson st, 786** (10:2701); Estl Klein, 786 Dawson, to Chas Winkler, 515 W 143; (A) C Winkler, 3393 Bway; Apr26'16; Nov20'18. 500

**Fox st** (10:2724), es, 140.6 n 163d, 40x 110.1x40x111.4; Wm A Serven, at Pearl River, NY, to Jacob Grunauer, —; (A) Lawyers Title & T Co; Sept28'14; Nov18'18. 7,000

**Mt Hope pl, 21** (11:2852); Ginsburg Realty Co to Bernard B Bromberg, —; (A) N Y Title & Mtg Co; July27'15; Nov18'18. 1,000

**Odell st** (\*), ws, 105 s Starling av, 25x 100; Philip Kaufman to Max Goldstein, 233 Rich av, Mt Vernon, NY; (A) Title Guar & T Co; Aug23'09; Nov20'18. 3,500

**Odell st** (\*), swc Starling av, 105x85; same to same; (A) same; July28'10; Nov20'18. 2,500

**149TH ST E** (9:2337), ss, 100.8 w Morris av, 99.4x86.6; Levi M Scoville, 263 W 132, to Edw Friedman, Lawrence, LI; (A) Lawyers Title & T Co; Dec31'15; Nov14'18. 6,000

**152D ST E** (9:2374), ns, 105.8 w 3 av, 25 x100; Edw Greenebaum, 151 W 121, to Hy Windler & ano, extrs Jacob Dohrmann; (A) Alexander, C & S, 51 Chambers; July8'13; Nov14'18. 5,000

**184TH ST E** (11:3143), ss, 134 w Webster av, 21.1x82.5x30x84.2; Guerino Giannone & Jos Farnone to Jacob Schmilt, 596 Riverside dr; (A) Theo Sattler, 147 4 av; May7'12; Nov16'18. 500

**214TH ST E** (\*), ss, lot 781, map Lacomia Park; Emma N Polak to Max Salamon, 198 Smith, Bklyn; (A) E N Polak, 331 Tremont av; Aug8'11; Nov18'18. 700

**218TH ST, 818 E** (\*); Wm J McLernon to Harriette Whitlock & ano, —; (A) Title Guar & T Co; Nov14'12; Nov19'18. 2,000

**Aqueduct av E** (11:3210), sec 181st, 20x 92x20x87.9; Jos Adler to Regina Truffin, Havana, Cuba; (A) Title Guar & T Co; Dec7'16; Nov19'18. 5,000

**Bronx & Pelham Pkway** (\*), ss, at ws land M J Keogh & Thos Gore, —x— to Pelham rd x—x—, contains 28 acres; Bronx Pkway Realty Co to Philip Paul, 3143 Morris Park av; (A) E L Kaush, 27 William; Aug19'04; Nov18'18. 39,000

**Brook av** (9:2292), nwc 147th, 24.1x 89.10; John Cotter to Charlotte Doelger, 260 W 72; (A) John C Hoenninger, 5 Beekman; Apr23, 1897; Nov20'18. 20,000

**Claremont Pkway** (11:2904), ns, 80.4 w Wash av, 40.1x98.1x40.1x85.3; Kleban & Siegel, inc, to Jacob Wechsler; (A) Stecker & L, 320 Bway; Oct4'06; Nov14'18. 4,000

**Concord av** (10:2530), nec 147th, 20x100; Jos Foldow to Queen Mab Co, —; (A) Otis & O, 60 Wall; April'09; Nov15'18. 5,500

**Kingsbridge rd** (\*), ss, 50.5 e Fox av, 50.5 x 113.3 x 50 x 106.9; Emil Voelckel to Christina F Clermont, —; (A) E Voelckel, 29 W 42; May13'07; Nov20'18. 1,000

**Marion av** (12:3283), es, 100 s 197th, 2x 128.3x25.3x132; Jennie E Evans to Geo W Murray, 400 E 120; (A) Friend & F, 132 Nassau; Apr6'05; Nov15'18. 3,000

**Mohegan av, 2155** (11:3119); Otto J Martens & John Vierbrock to Hy Schwiebert, —; (A) Elfers & A, 277 Bway; Mar5'14; Nov20'18. 3,000

**St Ann's av, 769** (9:2360); Katie Stenger to Malechur Viskauip of B of Q, NY, (A) Lawyers Title & T Co; Mar15'16; Nov19'18. 1,000

**Washington av, 2145** (11:3037); Kate Douglass to Percival C Smith, trste Stephen R Hicks; (A) Lyon & S, 46 Cedar; July30'14; Nov14'18. 500

**Wilkens av, 1424** (11:2966 & 2977); Jennie Davidson to Jos Landauer, 480 Bryant av; (A) J Davidson, 1424 Wilkens av; Nov8'11; Nov18'18. 2,000

**Lots 55 & 56** (17:4916), map sec 2, Bronx ter; Louise Martzoff to Crawford Real Estate & Bldg Co, 7 E 42; (A) Title Guar & T Co; May6'13; Nov18'18. 700

**Lots 36 & 37** (\*), blk 47, map sec 1, Morris Park; Olga, wife Martin Bariffi, North Haven, Conn, to Robt Marshall, 1814 3 av; (A) C H Baechler, 1126 Tremont av E; Sept16'13; Nov20'18. 2,000

**Lots 62 to 64** (12:3254), map 89 lots Powers Estate; Jas M Kieran to Teachers Co-Oper B & L Assn, 170 Bway; (A) F C Leubuscher, 258 Bway; June26'13; Nov20'18. 9,400

**Lots 153 to 155** (\*), map partition real estate Wm Adeo, Westchester; David C MacBride, 1758 Topping av, to Marie T Dunn Rousset, at Pottiers, France; (A) Title Guar & T Co; Feb10'16; Nov20'18. 2,000

**Lots 24 & 25** (\*), blk 37, map Morris Park; Chas L Miller, NY, & Chas Meseritzky, Bklyn, to Mutual Life Ins Co; (A) Lawyers Title & T Co; July15'13; Nov19'18. 1,540

**Lot 265** (15:4307), map Pearsall Estate; Frank C Blackman to Evelyn Chase, 340 Lewis av, Bklyn; (A) A M Reilly, 63 Park Row; April'08; Nov19'18. 450

**Lots 130 & 131** (\*), map 185 lots Estate M Schrenkeisen; Hugo Dealy, 171 W 80, to Title Guar & T Co; Jan17'16; Nov14'18. 420

**Lots 87 & 88** (\*), map Lohbauer Park; Ellen McDonough to Wm Hodgson; (A) A & C E Hally, 2069 Westchester av; Aug5'12; Nov15'18. 500

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

### Borough of Manhattan.

**Benson, Claudine M.**—May12'18 (Nov14'18)—101ST ST, 255 W (7:1873-5), 16.8x100.11, 4-sty bk & strn dwg, \$21,000.

**11TH ST, 261-5 W** (2:623-46), 65x117.6, 3-4-sty bk dwgs, \$41,000.

**WASHINGTON ST, 369** (1:186-25), 25x160.2 to 384 Greenwich st, two 5-sty bk storage bldgs, \$42,500.

**Butler, Margaret**—Nov1'17 (Nov14'18)—129TH ST, 157 W (7:1914-94), 16.8x99.11, 3-sty & b bk dwg, \$10,000.

**Coggill, Julia M.**—Nov27'15 (Nov12'18)—5TH AV, 254 (3:830-40), 19x100, 5-sty strn str, \$140,000.

**Cooke, Maud E.**—June23'18 (Nov13'18)—132D ST, 166 W (7:1916-58), 20.3x99.11, 3-sty bk & strn dwg, \$7,500.

**Dennin, Susan J.**—April'18 (Nov12'18)—94TH ST, 62 W (4:1207-55), 18x100.8, 3-sty bk & strn dwg, \$15,000.

**Fitzgibbon, Gerald**—Mar2'14 (Nov12'18)—LENOX AV, 424 (6:1729-2), 16.7x85, 3-sty & b strn dwg, \$9,500.

**CANAL ST, 107-11** (1:302-31-33), nwc Forsyth, 74.10x25, 3-5-sty bk & strn tnts & str; No 107, \$41,000; No 109, \$31,000, & No 111, \$24,000; total, \$96,000.

**Fullam, Don P.**—May10'16 (Nov14'18)—147TH ST, 624 W (7:2093-42), 16.6x99.11, 3-sty & b bk dwg, assessed at \$10,000, sold July23'18 for \$7,500.

**Glander, Frances**—Aug1'18 (Nov12'18)—2D AV, 757 (5:1314-5), 24.8x105, 4-sty bk tnt & str, \$21,000.

**Hart, Martin T.**—June20'16 (Nov13'18)—GREENWICH ST, 370 (1:185-36), 24.1x 100, 5-sty bk loft & str bldg, \$40,000.

**96TH ST, 67 W** (7:1832-44), 21x100.11, 4-sty strn dwg, \$22,000.

**Michaelson, Rachel**—Oct28'17 (Nov14'18)—ALLEN ST, 198 (2:417-45), 25x87.8, 5-sty bk & strn tnt, \$18,000.

**RIVINGTON ST, 30** (2:421-37), 25x100.3, 6-sty bk & strn tnt, \$35,000.

**Radcliff, Edw L.**—Mar31'18 (Nov14'18)—18TH ST, 115 E (3:874-11), 16x92, 4-sty & strn tnt & str, \$22,500.

**LENOX AV, 206** (6:1720-3), 20x80, 4-sty bk & strn tnt & str, \$16,000.

**131ST ST, 138 W** (7:1915-50½), 16.4x99.11, 3-sty bk & strn dwg, \$5,750.

**136TH ST, 254 W** (7:1941-55½), 16.8x99.11, 3-sty bk & strn dwg, \$6,000.

**Turk, Henry M.**—Mar26'17 (Nov13'18)—103D ST, 137 W (7:1858-20), 17x100.11, 3-sty bk dwg, \$9,500.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversely Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 22, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### L. J. PHILLIPS.

**1ST st, 45 E** (\*), ss, 244.1 e 2 av, 20.7x 72.1x20.4x74.6, 5-sty bk tnt & str; due, \$15,364.74; T&C, \$1,215.19; Josephine B Seligmann. 12,000

**69TH st, 53 W**, ns, 185 e Columbus av, 20x100.5, 4-sty & b strn dwg; due, \$37,581.18; T&C, \$2,364.72; withdrawn.

#### HENRY BRADY.

**Market st, 25** (\*), ws, 25 s Henry, 25.1x 113.3x25.1x113.2, 5-sty bk tnt & str; due, \$29,728.17; T&C, \$510.30; John R Suydam, trste. 29,000

**17TH st, 17-9 W**, ns, 280 w 5 av, 53x52, 11-sty bk loft & str bldg; due, \$195,338.11; T&C, \$4,111.40; Directors Realty Co, 167,500

**32D st, 352 E** (\*), ss, 82.6 w 1 av, 17.6x 49.4x17.6x49.6, 4-sty bk tnt & str; due, \$6,278.73; T&C, \$328.05; Isabella Hart. 4,000

**107TH st, 336-8 E** (\*), ss, 50 w 1 av, 50x 63.5, 6-sty bk tnt & str; due, \$26,716.08; T&C, \$1,636.14; Cortland Savgs Bank. 25,000

**115TH st, 104 E** (\*), ss, 270 w 3 av, 27x 100.11, 4-sty bk tnt; due, \$10,496.12; T&C, \$188.80; Farmers Loan & Trust Co, trstes. 9,000

**120TH st, 134 W** (\*), ss, 375 e 7 av, 25x 99.11, 5-sty bk tnt; due, \$22,568.36; T&C, \$350; Frances Kottle. 20,000

**150TH st, 461 W** (\*), ns, 250 e Amsterdam av, 24.1x99.11, 2-sty fr dwg & str & 1-sty fr rear dwg; due, \$8,993.43; T&C, \$200.60; Amy H Green. 5,000

**181ST st, 728 W**, ns, 240.6 e Ft Washington av, 100x129.3x100.6x139.7, 6-sty bk tnt; due, \$30,465.53; T&C, \$8,423; pr mtg, \$132,000; Jas A Trowbridge, party in interest. 162,181

**181ST st, 736 W**, ss, 140.6 e Ft Washington av, 100x139.7x100.6x150, 6-sty bk tnt; due, \$34,920.39; T&C, \$8,861; pr mtg, \$132,000; Jas A Trowbridge, party in interest. 162,181

**159TH st, 543 W** (\*), ns, 390.3 w Amsterdam av, 14.9x99.11, 3-sty & b bk dwg; due, \$9,713.92; T&C, \$1,216.93; Katherine Rainsford. 10,000

#### JOSEPH P. DAY.

**Cannon st, 33** (\*), ws, 150 n Broome, 25x 100, 5-sty bk tnt & str; due, \$22,373.50; T&C, \$1,122.86; Roman Catholic Orphan Asylum in City N Y. 20,000

**16TH st, 330 W** (\*), ss, 350 w 8 av, 25x 48.6x25x46.3, 4-sty bk tnt & str; due, \$9,480.09; T&C, \$338.80; Commonwealth Ins Co N Y. 7,500

**27TH st, 240 E** (\*), ss, 100 w 2 av, 20x 98.9, 3-sty & b bk dwg; due, \$14,067.65; T&C, \$347.65; Chas C Klingler et al, extrs. 10,000

**132D st, 14 E**, ss, 240 e 5 av, 30x99.11, 5-sty bk tnt; due, \$15,750; T&C, \$483.90; withdrawn.



150TH st, 463 W (\*), ns, 225 e Amsterdam av, 25x98, 2-sty fr dwg; due, \$8,938.02; T&c, \$200.60; Amy H Green. 5,000  
1ST av, 1136 (\*), es, 75.5 n 62d, 25x81, 5-sty bk tnt & str; due, \$16,643.13; T&c, \$912; Chas L Silverberg et al. 15,000

CHARLES A. BERRIAN.

119TH st, 9 W (\*), ns, 109.5 w 5 av, 14x 61.7x14.6x57.9, 3-sty bk tnt & str; due, \$—; T&c, \$—; Iphigenia Z Place. 6,650  
110TH st, 17 W, ns, 165.5 w 5 av, 14x76.10 x14.6x73, 3-sty bk tnt & str; due, \$—; T&c, \$—; Minnie Seletzky. 5,500

SAMUEL MARK.

Pell st, 9 (\*), ss, 100 w Bowery, 25.1x 89.5x25x94.3, 4-sty bk tnt & str & 4-sty bk rear tnt; due, \$14,910.86; T&c, \$—; Phebe W McConihe. 7,250  
134TH st, 114 W (\*), ss, 262.6 w Lenox av, 27.11x99.11, 5-sty stn tnt; due, \$5,210.35; T&c, \$743.87; sub to a 1st mtg of \$18,500; Jacob Breen. 22,500

ARTHUR C. SHERIDAN.

113TH st, 209 E (\*), ns, 137.10 e 3 av, 16.8 x100.11, 4-sty bk tnt; due, \$7,349.11; T&c, \$460.82; Chas W Cox, trste. 5,000

Total ..... \$709,262  
Corresponding week 1917..... 1,403,366  
Jan. 1, 1918 to date..... 23,661,930  
Corresponding period 1917.....32,566,895

Bronx.

The following are the sales that have taken place during the week ending Nov. 22, 1918, at the Bronx Salesrooms, 3208-10 3d av.

HENRY BRADY.

Union av, 533 (\*), ws, 156.3 s 149th, 18.9 x100, 2-sty & b fr dwg; due, \$3,718.40; T&c, \$178.22; Franz Aulbach et al. 1,000

JOSEPH P. DAY.

Hall pl, 1080 (\*), ses, 77.2 sw 167th, runs s & se26xe48.7xe30.11 to Intervale av xn30 xw36.8xw32.6 to beg, vacant; due, \$3,385.16; T&c, \$173; Julia C S Grant. 100

JAMES J. DONOVAN.

Heath av, 3140, ss, 196.3 w Kingsbridge Ter, 29x73.7x25x88.3, 2-sty & b fr dwg; withdrawn.

Intervale av, 1040-4 (\*), es, 194.3 n 165th, 75x100, vacant; due, \$9,685.44; T&c, \$11.50; Mutual Life Ins Co of N Y. 7,500

BRYAN L. KENNELLY.

Jerome av, es, 194.1 n 165th, 214.4x201.11 to Cromwell av x214.4x198.9, vacant (vol sale); Jacob H Brodsky. 38,000  
Total ..... \$45,600  
Corresponding week 1917..... 84,100  
Jan. 1, 1918 to date.....5,090,569  
Corresponding period 1917.....7,672,540

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Auctioneer. (R) Referee; last name, Auctioneer.

Manhattan.

NOV. 23.  
No Legal Sales advertised for this day.  
NOV. 25.  
74TH ST, 319 W, ns, 80.11 e Riverside dr, 25.6x71.9x25.6x72.9, 4-sty & b bk dwg; Eckel M Stiger—Frank Bradley et al; Wm D Stiger (A), 80 Broadway; Isidor Wasservogel (R); due, \$46,334.70; T&c, \$1,177.95; Joseph P Day.  
NOV. 26.  
FRONT ST, 126, ws, 90.3 n Wall, runs w75xs8"x w72xn18.7xe82.2xs18.6 to beg, 3-sty bk office & str bldg; Susan Pringle et al, adm—Wm J McNulty et al; Edw C Moen (A), 45 Cedar; Chas A Curtin (R); due, \$22,703.81; T&c, \$500; Henry Brady.  
JEFFERSON ST, 14, ws, 75 s East Broadway, 20x52.2, 3-sty bk tnt & str; Sheldon Leavitt et al trste—Jacob Koronefsky et al; Roosevelt & Kobbe (A), 44 Wall; Mortimer S Brown (R); due, \$14,898.45; T&c, \$115; Henry Brady.  
15TH ST, 338-40 E, ss, 196 w 1 av, 42x103.3, 7-sty bk tnt; Home for Incurables—Carrie Bendheim et al; Roosevelt & Kobbe (A), 44 Wall; Francis D Gallatin (R); due, \$62,923.10; T&c, \$2,700; Joseph P Day.

NOV. 27.  
105TH ST, 252 W, ss, 119.11 e West End av, 15x100.11, 4 & 5-sty & b stn dwg; Linda S Rau—Anna L French; Bennett E Siegelstein (A), 99 Nassau; Myron Sulzberger (R); due, \$1,200.17; T&c, \$626.60; Henry Brady.

NOV. 28, 29 & 30.  
No Legal Sales advertised for these days.

DEC. 2.  
11TH AV, 724, es, 25.1 n 51st, 25.1x100, 5-sty tnt & str; Citizens Savgs Bk—Marks Levy et al; Beall & Rogers (A), 141 Bway; Francis S McAvoy (R); due, \$15,088.65; T&c, \$517.40; Henry Brady.

LUDLOW ST, 110, es, 100 n Delancey, 25x87.6, 6-sty bk tnt & str; Isaac Shiman—Rose Wilder et al; Strashourger & Shalek (A), 74 Bway; Chas L Hoffman (R); due, \$26,545.06; T&c, \$2,463.38; Samuel Marx.

Bronx.

NOV. 23 & 25.  
No Legal Sales advertised for these days.

NOV. 26.  
BANTA LANE, at City Island, adj land of Orrin Fordham and Drake W Billar, 84x45; Mary T Kyle Wm A Banta et al; Kiddle & Margeson (A), 115 Bway; Edgar Hirschberg (R); partition; James J Donovan.

NOV. 27.  
225TH ST E, swc Barnes av, 52.6x114; Henry C Kennedy—Richard N Stahl et al; Action 1; Francis P Pace (A), 29 Bway; Wm Bondy (R); due, \$1,988.43; T&c, \$500; sub to a mtg of \$6,000; J H Mayers.

225TH ST E, ss, 52.6 w Barnes av, 52.6x114; same—same; Action 2; same (A); same (R); due, \$2,055.55; T&c, \$500; sub to a mtg of \$6,000; J H Mayers.

NOV. 28, 29 & 30.  
No Legal Sales advertised for these days.

DEC. 2.  
DEANE PL, es, 157 s Pierce av, 32.5x100x33.4x 100; Wm Hejduk—Lina Fassert et al; Kadel, Van Kirk & Kennedy (A), 370 E 149th; Thomas Gilleran (R); due, \$3,141.81; T&c, \$1,500; Henry Brady.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan.

NOV. 16.  
MT MORRIS PARK W, nwc 122d, 60x100; also MT MORRIS PARK W, ws, 60 n 122d, 40.11x 100; 2 actions; Guardian Life Ins Co of America—Bernard Ratkowsky; Dulon & Roe (A).  
31ST ST, 310-2 E; Caroline H Field—Adolph Schlesinger et al; S P Savage (A).

NOV. 18.  
61ST ST, 208 W; Isabella A Cochran—Herman B Kitay et al; D E Goldfarb (A).

NOV. 19.  
22D ST, ns, 354.6 e 1 av, 47x98; Harriet S Scott—Dorsch Real Est Co, Inc, et al; P M Goodrich (A).

33D ST, 221 W; Excelsior Savgs Bank of City N Y—Adele E Carroll et al; H Swain (A).

120TH ST, ns, 217 e 7 av, 19x100.11; Farmers Loan & Trust Co—Sarah Alexander et al; M S & I S Isaacs (A).

127TH ST, 229 E; Italian Savgs Bank of City N Y—Terfos Constn Co et al; Wayland & Bernard (A).

138TH ST, 308 W; Henrietta K Hawes—Anna L Lumbert et al; H M Bellinger (A).

NOV. 20.  
WALKER ST, es, lot 116, 19x80; Emigrant Industrial Savgs Bank—Mary L Gaylord et al; R & E J O'Gorman (A).

24TH ST, 146 E; Mechanics Bank—Fiss, Doerr & Carroll Horse Co et al; Owens, Gray & Tomlin (A).

114TH ST, 207 E; Louise F Henry—Max Lippman, recr; Middlebrook & Borland (A).

116TH ST, 36 E; Helen Katz et al—Elias A Cohen et al; A R Leslinsky (A).

137TH ST, W, ss, 255 w Bway, 85x99.11; Kath A Kingsland—Realty & Commercial Co et al; W A Alcock (A).

BROADWAY, ws, 71.2 n Cortlandt, 25.4x99.6x irreg; Richard C Bondy et al—Winfield S Gilmore et al; Goldsmith, Cohen, Cole & Weiss (A).

NOV. 21.  
DELANCEY ST, 266, & COLUMBIA ST, 50 & 52; Lucius H Beers et al—Fischel Weintraub et al; H C Lakin (A).

35TH ST, 260 & 262 W; Frederick S Duncan—Cornelius F Sheehan et al; J H Hilliard (A).

PLEASANT AV, 384 & 388; City Real Estate Co—James F Murphy et al; amended; H Swain (A).

2D AV, 2001; Rachel Loewenthal—Mary Barnett et al; M Schleimer (A).

NOV. 22.  
141ST ST, ns, 100 w Lenox av, 100x99.11; N Y Title & Mtg Co—Eddie M Watterson et al; H M Bellinger (A).

16TH ST, ns, 162 w 7 av, 25x92; Central Savgs Bank in City N Y—Jos McKee et al; M Auerbach (A).

Bronx.

NOV. 15.  
BARNES AV, 3915; Jas E Humphrey—Mary Agnes Boyle et al; Williamson & Bell (A).

BARNES AV, 3917; Jas M LaCoste—Mary Agnes Boyle et al; Williamson & Bell (A).

BARNES AV, 3919; Martin Klett et al—Mary Agnes Boyle et al; Williamson & Bell (A).

LOT 97, map of Village of Morrisania; Benson Realty Co—Taxpayers Realty Co et al; Elfers & Abberley (A).

NOV. 16.  
104TH ST, ss, 141.5 e Washington av, 40x100; Jno J Bell—Eney Grupelli et al; Hirleman & Vaughan (A).

NOV. 18 & 19.  
No Foreclosure Suits filed these days.

NOV. 20.  
BAILEY AV, ws, 101.5 n 192d, 103.9x250; Norman W Peters—Gryphon Rubber Tire Corp; Root, Clark, Buckner & Howland (A).

LOT 276, pt of, map of Unionport; Rosalie Eitel as admr—Nora Carmody et al; Reynolds & Geis (A).

NOV. 21.  
HOME ST, swc Stebbins av, 69.4x45.7; Celia Schlesinger—Fox & St John Corp et al; Stern & Reubens (A).

STEBBINS AV, ws, 51 s Home, 18.4x72.7; Celia Schlesinger—Fox & St John Corp et al; Stern & Reubens (A).

LOT 118, map of 120 lots known as Daily Estate, property of Hudson P Rose; Wappinier Savgs Bk—Michael Sheehan et al; G Werrall (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of several of the second that of the Defendant.

Manhattan.

NOV. 15.  
123D ST, 440 E; Lincoln Trust Co—Kath Brand; Edwards, O'Loughlin & George (A); Sherwood Hall (R); due .....18,625.06

NOV. 16.  
MADISON AV, ws, 62.11 s 106th, 19x 100; Lawrence Bodenheimer et al—Rae G Holzwasser et al; Charles Recht (A); Joseph A Fargis (R); due .....16,795.56

NOV. 18.  
109TH ST, 327 E; Citizens Savgs Bank—Alfonso Barrata et al; Beall & Rogers (A); Cornelius Huth (R); due .....11,765.73

PERRY ST, 96 & 98; Julius J Saika—Bettie Hoffstadt; Olcott, Bonyne, McManus & Ernst (A); Martin Conboy (R); due .....21,291.03

NOV. 19.  
ESSEX ST, es, 105 s Rivington, 20x100; Church of the Holy Communion—Bertha Oppenheim; Worcester, Williams & Saxe (A); Chas M Russell (R); due .....16,253.75

3D AV, ws, 52.2 n 72d, 25x100; Henry Dryfoos—Sadie Solomon et al; Wm R Adams (A); Phoenix Ingraham (R); due ..... 6,320.00

NOV. 20.  
18TH ST, 318 W; Wm R Doremus—Morton R Doremus et al; R Hopper; (A); Elek J Ludvig (R); due..... 4,679.83

NOV. 21.  
No Judgments in Foreclosure Suits filed this day.

Bronx.

NOV. 15.  
LOTS 528 to 536 incl & LOTS 597 to 618 incl, map Seton Homestead; Sarah E Conklin—Bronx Dock & Land Co; H DeBaun (A); J B Mitchell (R); due.24,416.66

NOV. 16.  
LOT 308, map of Van Nest Park, 24th Ward; Sarah B Lovell—Maria Clambrone et al; Reeves & Todd (A); H C Kelly (R); due.....12,665.00

NOV. 18.  
WHITE PLAINS RD, ws, 50.4 s 216th, 95x100.8; Michael Brennan, Inc—Michael Brennan et al; F A Bennett (A); J V McKee (R); due..... 4,178.89

NOV. 19.  
EDWARDS AV, ns, 100 w Latting, 75x 100; Anna H Moldenke et al, trstes—James A Glover et al; Salter & Steinkamp (A); J Mulholland (R); due .....11,565.27

NOV. 20.  
EAGLE AV, ws, 276.8 s Westchester av, 25x120; Anna H Moldenke et al, trstes—James A Glover et al; Salter & Steinkamp (A); J Mulholland (R); due .....11,565.27

NOV. 21.  
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

NOV. 16.  
No Lis Pendens filed this day.

NOV. 18.  
No Lis Pendens filed this day.

NOV. 19.  
AMSTERDAM AV, ws, 40.8 n 94th, 40x100; Della Doyle—Edw C Newdurf, exr, et al; action to recover dower, &c; Wendel, Elliott & Robeson (A).

NOV. 20.  
114TH ST, 10 E; Louis Pinkus—Saml Plischek et al; specific performance; H M Fertig (A).

NOV. 21.  
53D ST, 44 E; John E Liggett et al—Geo G Moore; notice of attachment; Hollander & Bernheimer (A).

NOV. 22.  
No Lis Pendens filed this day.

Bronx.

NOV. 15 & 16.  
No Lis Pendens filed these days.

NOV. 18.  
LOT 34, blk 2839, sec 11, tax map; Richard G Barter—Christopher F Rabeitt et al; action to foreclose transfer of tax lien; W C Daly (A).

NOV. 19.  
No Lis Pendens filed this day.

NOV. 20.  
No Lis Pendens filed this day.

NOV. 21.  
BRONX PARK E, sec Allerton av, 111.8x326.7; Matter of Creston Co; action to register title; (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

NOV. 16.  
No Mechanics Liens filed this day.

NOV. 18.  
51ST ST, 28 W; Saml J McKelvey—Trstes of Columbia College & Sherill Babcock; renewal (31)..... 156.45



58TH ST, 229 E; Rubinstein Bros, Inc—Susanna W. (111r Holst & Johnson & Levy Unl; Lawry Co (30)).....	135.00
<b>NOV. 16</b> 701 W 17	
86TH ST, \$35,000, Mar. Jonas Wisner—330 W 86th St—Record & Quarterly Constn Co (34) .....	230.00
146TH ST, 211 W; also 147TH ST, 210 W; Handy Bros—Open Stairs Dwelling Co, Inc., & Brecia & Grimaldi; renewal (32) .....	1,836.00
EDGEcombe AV, 409-11; A C Horn & Co—Chandler Holding Corp., S W Straus & Co & Rudolf Thum; renewal (33) .....	698.80
<b>NOV. 20.</b>	
40TH ST, 306 W; West Star Roofing & Constn Co—Gertrude Meyer & Benj J Foss (36) .....	27.50
GREENWICH AV, 97-9; also 12TH ST, 238 W; Prudential Iron Works, Inc.—Ernest W Cardozo, Michl H Cardozo & A J Schlesinger (35).....	700.00
<b>NOV. 21.</b>	
GREENWICH ST, 97 & 99, & 12TH ST, 238 W; Central Metal Ceiling Co—Ernest W & Michael H Cardozo & Abraham J & Herman Schlesinger (37) .....	300.00
SAME PROP; Wm A Thomas Co, Inc—Ernest W & Michael H Cardozo & A J Schlesinger (38).....	812.00
45TH ST, 23 W; Greason Mfg Co—1 Jules Mayer (39).....	700.00
71ST ST, 314 W; Samuel Salzman—Sarah Murphy (40).....	120.00
<b>NOV. 22.</b>	
BURLING SLIP, 2-6; also WATER ST, 172-80; Thompson-Starrett Co—Kenneth Stevenson & N Y City District Realty Corp (41).....	30,517.38
LEXINGTON AV, 591; Abr J Titetsky—Jno J McDonald & Lenox Contracting Co, Inc (42).....	150.00
70TH ST, 10 W; Jno J Lavender—Est Patk McGratty & E Jesse Wood; renewal (43) .....	418.74
116TH ST, 66 W; Jos Napolitano—66 West 116th St, Inc, Wm Sinkowitz, Inc., & Ritters Restaurant, Inc (44) ..	196.00
LENOX AV, 20; Jos Napolitano—Jos B Bender, Jos B Bender Co & Wm Sinkowitz, Inc (45).....	75.00
GROVE ST, 96-8; also WAVERLY PL, 168; Hyman Usdin—Lewis Ettinger & M Lipnitz (46) .....	47.03
12TH ST, 238 W; Globe Sash & Door Co—Ernest W & Michl F Cardozo, Abr J & Herman Schlesinger (47).....	158.70

**Bronx.**

<b>NOV. 15 &amp; 16.</b>	
No Mechanics Liens filed these days.	
<b>NOV. 18.</b>	
PILOT ST, es, 97 s City Island av, 200x 206; J A Mahlstet Lumber & Coal Co—Robt Jacob & L P Pluhner (1) ..	614.29
BLOCK of land bounded on w x Spencer pl, n x 140th, on e x Park av, on s x 144th. —x— Christian Vorn-dran's Sons—N Y Central & Hudson River R R, Fredbum Constn Corp & Jas J McAvoy (2).....	400.00
<b>NOV. 19.</b>	
No Mechanics Liens filed this day.	
<b>NOV. 20.</b>	
232D ST, ns, 333 e Paulding av, 20x100; Jacob Levy—Lorillard Bldg Co, Inc (3) .....	393.00
JEROME AV, 1868; Danl Jordon—Geo B Ebermeyer & Wm B Scholer (4) ..	245.00
<b>NOV. 21.</b>	
No Mechanics' Liens filed this day.	

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

**Manhattan.**

<b>NOV. 16.</b>	
27TH ST, 219-23 W; Wind Shield Scupper Co—77th St Realty Corp et al; Feb 1918 .....	68.80
*SAME PROP; Sayre & Fisher Co—same; Dec 2117 .....	215.95
*SAME PROP; Edw S Klausner—same; Feb 218 .....	2,445.00
*SAME PROP; Dowd Lumber Co—same; Jan 3118 .....	1,016.27
*SAME PROP; Henry Contracting Co—same; Jan 3018 .....	1,200.00
*SAME PROP; Lawrebee Rukyser—same; Jan 2918 .....	862.88
*SAME PROP; Philip Goldfarb—same; Feb 418 .....	3,609.75
<b>NOV. 18.</b>	
25TH ST, 513-9 W; S H Pomeroy Co—Marginal Realty Corp et al; Apr 1817 .....	1,897.00
43D ST, 403 W; Herbert A Treat—Society of the New Church Signified by the New Jerusalem in City N Y et al; Aug 518 .....	89,151.00
133D ST, 32 E; Carmine Altieri—Georgianna Smith et al; Jly 1216....	545.25
<b>NOV. 19.</b>	
136TH ST, 12 W; Nathan Aronson—Eisen Realty Co; Oct 1718 .....	30.95
AV d, new 19th; Chas Motekeewecz—Est Jno U Brookman; May 2718....	63.44
<b>NOV. 20.</b>	
34TH ST, 237 W; Louis Muller—Laura Cregan et al; Jly 518 .....	126.00
28TH ST, 241 W; same—same; Jly 518 .....	160.00
<b>NOV. 21.</b>	
No Satisfied Mechanics' Liens filed this day.	

**NOV. 22.**  
No Satisfied Mechanics Liens filed this day.

**Bronx.**

<b>NOV. 15.</b>	
No Satisfied Mechanics Liens filed this day.	
<b>NOV. 16.</b>	
PARK AV, 4438; Salvatore & Vincent Trembatore—Antanet Grace et al; Oct 1517 .....	1,712.00
<b>NOV. 18 &amp; 19.</b>	
No Satisfied Mechanics Liens filed these days.	
<b>NOV. 20.</b>	
No Satisfied Mechanics Liens filed this day.	
<b>NOV. 21.</b>	
No Satisfied Mechanics' Liens filed this day.	

**CHATTEL MORTGAGES.**  
AFFECTING REAL ESTATE.**Manhattan.**

<b>NOV. 15, 16, 18, 19, 20 &amp; 21.</b>	
Goodwin, Harry, 302-4 E 96th st..	
Reedy Elevator Co.....	5,042.00

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Borough of Manhattan.**

<b>NOV. 14.</b>	
E & N LUMBER & MFG CO; Warren K Rishel et al; \$15,710.50; M & S Meyers.	
MOORE, Geo G; Jno E Liggett et al; \$98,770.75; Hollander & Bernheimer.	
CONGER, Stephen M Lebolt & Co; \$2,531; Blumenstiel & Blumenstiel.	
<b>NOV. 15.</b>	
McARTHUR, Chas T; I L Broadwin; \$2,060.85; H Jendes.	
KAPLAN, Nathan S; Nathaniel A Reichlin; \$7,500; G Hamburger.	
CENTRAL TRANSPORTATION CO; Societe Anonyme des Usines de Ste Marie et Gragnigny; \$115,369.21; B A Stricker.	
<b>NOV. 16.</b>	
ELWELL, MAYER & CO; a corpn; Edison Portland Cement Co; \$8,580; Gregory, Stewart & Wrenn.	
DORMER, Jno E; W H Champion Co; \$312; I W Goodhue.	
HUPPEL, Grover, individually and trading as Grover Huppel & Co; M Rosenthal; \$8,685; B A Hartstein.	
<b>NOV. 18.</b>	
ALPERS BROS MILLING CO; Kath J McGovern; \$1,240; Rounds, Hatch, Dillingham & Debovoise.	
MANN & STEVENS WOOLEN CO; Behrman & Glekel; \$15,156.12; Myers & Kutner.	
<b>NOV. 19.</b>	
ELMA, Louis; Ida Elman; \$3,000; Olcott, Bonyngne, McManus & Ernst.	
COLLINS PLAN THAYER CO; Pottash Bros; \$3,836.86; Bullowa & Bullowa.	
<b>NOV. 20.</b>	
DENNISTON & CO; Solomon Wesenzweig; \$3,000; A Levine.	
GRIEVE, Walter; Dodwell & Co, Ltd; \$1,595.41; D Keane.	
MILLER, Joseph; B Brown, Inc; \$12,313.60; Olcott, Bonyngne, McManus & Ernst.	
ONTARIO METAL PRODUCTS CO, Ltd; Mario Tapparelli Fu Pietro of America, Inc; \$1,600; Hiron & Bertini.	

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender; the second that of the Borrower.

**Bronx.**

<b>NOV. 15 &amp; 16.</b>	
No Building Loan Contracts filed these days.	
<b>NOV. 18 &amp; 19.</b>	
No Building Loan Contracts filed these days.	
<b>NOV. 20.</b>	
No Building Loan Contracts filed this day.	
<b>NOV. 21.</b>	
No Building Loan Contracts filed this day.	

**PLANS FILED FOR NEW CONSTRUCTION WORK.****ABBREVIATIONS**

(o) owner; (a) architect.	
(b) builder; (200) plan No.	
fr—frame.	str—store.
bk—brick.	apt—apartment.
tn—tenement.	dwg—dwelling.
ext—extension.	rf—roof.

**Manhattan.****FACTORIES AND WAREHOUSES.**

51ST ST, 600 W, 1-sty bk storage, 29x100, tar & gravel rf; \$3,500; (o) Wm. W. Astor, 21 W 26th; (a) Ross & McNeil, 39 E 42d (162).

**Bronx.****FACTORIES AND WAREHOUSES.**

HARLEM RIVER R R YARDS, 205 e Brook av, 1-sty fr storage, 40x30, paroid paper rf; \$4,000; (o) N. Y., N. H. & H. R. R. Co., New Haven, Conn.; (a) H. Millor, New Haven, Conn. (163).

**PLANS FILED FOR ALTERATIONS****ABBREVIATIONS.**

(o) owner; (a) architect.	
(b) builder; (200) plan No.	
fr—frame.	str—store.
bk—brick.	apt—apartment.
tn—tenement.	dwg—dwelling.
ext—extension.	rf—roof.

**Manhattan.**

BROOME ST, 37½, reconstruct floor to 7-sty bk str & lofts; \$1,250; (o) Oscar D. & Herbert V. Dike, 220 W 42d; (a) Emil Alpern, 606 Grand (2109).

GREENE ST, 136, erect balcony to 6-sty bk str & lofts; \$500; (o) Botan Realty Co., Inc., 640 Bway, W. Lowenthal, Pres., 35 Nassau; (a) G. A. & H. Boehm, 7 W 42d (2097).

GREENE ST, 138-40, new posts to 6-sty bk mfg bldg; \$275; (o) Nameloc Co., Michael Coleman, Pres., 125 W 56th; (a) H. Birkmire, 1133 Bway (2116).

HOUSTON ST, 17 E, remove partitions & walls, new elevator shaft, stairs, enclosure, fire-escapes, str front, beams, girders to 5-sty bk str & factory; \$9,000; (o) Frederick D. Fricke, 108 W 12th; (a) Henry A. Koebble, 114 E 28th (2112).

LAFAYETTE ST, 123, new posts, columns & girders, bk up window openings to 5-sty bk storage; \$2,500; (o) Frederick Hollender, 160 W 126th; (a) Jno. P. Voelker, 979 3 av (2101).

LEROY ST, 13, new concrete floor to 3-sty bk stable; \$700; (o) Mrs. M. De Barbieri, on prem; (a) Geo. J. Casazza, 1133 Bway (2102).

MAIDEN LA, 3, erect fire-escape, stair enclosure, door, tank to 8-sty bk str & office; \$3,000; (o) Est Byam K. Stevens, U. S. Trust Co., trustees, 45 Wall; (a) Jno. B. Snook Sons, 294 Bway (2099).

MERCER ST, 5-7, remove stairs & fill in str to 5-sty bk warehouse; \$800; (o) Est Amos F. Eno, 13 S William; (a) I. Margon, 355 E 140th (2105).

MERCER ST, 160, stair enclosure, f. p. windows, reconstruct fire-escape to 5-sty bk str & lofts; \$5,000; (o) Louis Ettlinger, 640 Bway; (a) G. A. & H. Boehm, 7 W 42d (2121).

UNION SO, 11-15, new partitions to 5-sty bk str & loft; \$800; (o) Tiffany & Co., 37th & 5 av; (a) A. D. Anstey, 162 W 20 (2108).

WALL ST, 50, erect fire-escape & f. p. passageway to 5-sty f. p. bank; \$5,000; (o) Mechanics Metals National Bank, G. W. McGarran, Pres., 20 Nassau; (a) Alex. B. Trowbridge, 120 Bway (2117).

WEST ST, 463, erect pent house to 4-sty bk lofts & office; \$600; (o) Western Electric Co., Albert L. Salt, Pres., 463 West; (a) Wm. Buchanan, 488 Sumner av, Bklyn (2118).

WHITE ST, 54-56, extend stairs, new skylight, door to 5-sty bk str & loft; \$500; (o) Andrew C. Zabriskie, 52 Beaver; (a) H. F. Smith, 38-40 W 32d (2110).

3D ST, 44-8 W, new fire-escape, f. p. doors, windows to 8-sty bk factory; \$1,200; (o) Sundel Hyman, 2069 5 av; (a) Saml. Rosenblum, 51 Chambers (2107).

32D ST, 29-35 W, new partitions to 12-sty bk loft bldg; \$150; (o) Emily B. Hopkins, 903 Park av; (a) Frank Hauke, 81 E 125th (2111).

34TH ST, 13-15 W, erect balcony, columns to 8-sty f. p. show rooms; \$200; (o) Frank Seitz, on prem; (a) J. M. Felson, 1133 Bway (2096).

45TH ST, 112-14 W, remove walls, new beams & girders to 4-sty bk str & str; \$250; (o) E. H. Griffin, 57 W 47th; (a) Chas. E. Miller, 111 Nassau (2103).

46TH ST, 63-69 W, partitions plumbing fixtures, rearrange heating radiators, elec outlets to 5-sty bk str & tnt; \$4,000; (o) Harold C. Mathews, 14 E 69th; (a) Chas. C. Thain, 1036 6 av (2100).

56TH ST, 6 E, 2-sty ext to 4-sty bk str; \$2,000; (o) Jos. Laroque, 40 Wall; (a) Chas. C. Thain, 1036 6 av (2098).

58TH ST, 10 W, new partitions, remove stairs to 4-sty bk bachelor apts; \$200; (o) Alice Stearn, 31 W 58th; (a) Geo. Dress, 1931 Madison av (2114).

77TH ST, 75 E, f. p. enclosure to 2-sty bk garage; \$500; (o) Wm. E. Groth, on prem; (a) Geo. Dress, 1931 Madison av (2106).

110TH ST, 138 E, new door, remove partitions, new toilet fixtures, posts to 2-sty bk str & hotel; \$400; (o) J. A. Townsend & Edwin S. Townsend, 10 Wall; (a) Lawrence J. Frank, 549 Autumn, Bklyn (2120).

116TH ST, 252-54 W, new stairs to 2-sty bk str & dance hall; \$100; (o) Est of O. C. Ferris, Kate V. Ferris, extrs., 101 W 90th; (a) Nathan Langer, 81 E 125th (2119).

LEXINGTON AV, 2021, new partitions, water closet, window to 5-sty bk str & tnt; \$200; (o) Wm. Manning, 1377 Lexington av; (a) Ernst F. Lein, 170 E 92d (2113).

SHERMAN AV, 10, incline to 5-sty bk tnt; \$50; (o) Ralph L. Crow, 103 Park av; (a) Crow Constn Co., 103 Park av (2104).

2D AV, 1880, new water closet to 4-sty bk str & tnt; \$200; (o) Jno. E. Sheehy, 124 E 91st; (a) Geo. Dress, 1931 Madison av (2115).

**Bronx.**

COSTER ST, w s, 325 s Spoffard av, new plumbing, partitions, fire-escape to 2-sty bk tnt; \$300; (o) Arnold Selzer, 641 Coster; (a) J. M. Nelson, 1123 Bway (2391).

150TH ST, n s, 140 e Park av, 1-sty bk ext, 30x44, to 1-sty fr laundry; \$2,000; (o) Wm. Nelson Est., 150 Nassau; (a) Adolph E. Nash, 546 5 av (2381).



**EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.

AL—all liens.

AT—all title.

ano—another.

av—avenue.

admr—administrator.

admtr—administratrix.

agmt—agreement.

A—assessed value.

abt—about.

adj—adjoining.

apt—apartment.

assign—assignment.

asn—assign.

atty—attorney.

bk—brick.

B & S—Bargain and Sale.

bldg—building.

b—basement.

blk—block.

Co—County.

C a G—covenant against grantor.

Co—company.

constn—construction.

con omitted—consideration omitted.

corp—corporation.

c—corner.

c l—center line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

ext—executor.

extr—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—from.

fr—frame.

ft—front.

indivd—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

ls—lease.

mtg—mortgage.

mos—months.

Mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

R S—Revenue Stamp.

r—room.

rd—road.

re mtg—release mortgage.

ref—referee.

sal—saloon.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

T&c—taxes, etc.

tns—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

TS—Torren System.







# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

NOV. 22, 23, 25, 26 & 27.

**Broome st, 291** (2:418-44), swc Eldridge (No 115), 21.10x87.6, 6-sty bk tnt & str; Lewis Kresner to Louis Spektorsky, 680 West End av; mtg \$39,500; Sept6; Nov27 '18; A\$23,000-40,000 (R S \$10). O C & 100

**Cooper sq, 32**; see Macdougall, 136.  
**Dey st, 65-7, or Globe sq** (1:59-27), ss, 42.11 o Washington, 38.4x50.6x39.1x49.9, 5-sty bk loft & str bldg; N Y City District Realty Corp to Geo R Cottrelle, 59 De Lisle av, Toronto, Can, as TRSTE for Independent Order of Foresters, B&S; AL; Nov7; Nov22'18; A\$35,000-44,000. nom

**Dey st, 69, or Globe sq** (1:59-26), ss, abt 25 e Washington, 19x49.9x18.8x49.4, 4-sty bk loft & str bldg; N Y City District Realty Corp to Geo R Cottrelle, 59 De Lisle av, Toronto Can, as TRSTE for Independent Order of Foresters; B&S; AL; Nov7; Nov22'18; A\$17,000-19,000. O C & 100

**East Broadway, 204** (1:285-37), ns, 157.6 e Jefferson, 26.4x65, 5-sty bk tnt & str; Richd R Costello, ref, to Lawyers Mtg Co; FORECLOS Nov8; Nov22; Nov23'18; A\$19,500-26,000 (R S \$18.50). 18,500

**Eldridge st, 115**; see Broome, 291.  
**Globe sq, 65-7**; see Dey, 65-7.  
**Globe sq, 69**; see Dey, 69.

**Greenwich st, 13-39**; see Bway, 13-27.  
**Houston st, 493 E** (2:325-13), ss, 40 e Goerck, 20x75, 4-sty fr bk ft tnt; Chas Schimmer to Minnie R Multz, 423 W 55; AL; Oct10; Nov26'18; A\$6,000-7,000. nom  
**Lewis st, 140** (2:356-7), es, 68 n Houston, 30.8x100, 6-sty bk tnt & str; Lena Holober to Esther Holober, 2 Bank; AL; Sept5; Nov25'18; A\$12,000-31,500. O C & 100

**Liberty st, 33-51**; see Nassau, 42-54.

**Macdougall st, 136** (2:541-1), nec 3d (Nos 111-3), 20x58, 2 & 4-sty bk tnt & str; A \$9,500-12,500 also COOPER SQ, 32, or BOWERY, 392 (2:544-47), ws, 326 n 4th, runs w 36x10.6 & 92.3x10.6x21.3x10.6x1.1 & 14.6x10.6 to st xs22 to beg, 6-sty bk loft & str bldg; A\$24,000-35,000; also 14TH ST, 140 E (2:559-27), ss, 158.4 w 3 av, runs s106.6x8.4x s5.6xsw37.10x136.2x20.10, 5-sty stn loft & str bldg, 1-sty ext; A\$48,000-55,000; also 8TH AV, 588-90 (3:788-90-91), es, 52.11 s 39th, 24.6x64, 2-3sty bk tnts & str; A \$22,000-36,000; also 4TH AV, 441-3 (3:810-1 nec 34th (No 169), 37x59, 4-sty bk hotel; A\$141,000-151,000; Jeannette M & Aimee H Hyman to Benj R Hyman, 526 W 113; this conveyance intended to affect only all undivided interest conveyed by party 2d pt to party 1st pt by deed rec Jan19'17 & does not include any interest which either parties 1st pt may have in said premises, except such interest as was created by said deed Nov21; Nov27'18 (R S 50c). nom

**Maiden la, 28-50**; see Nasasu, 42-54.

**Maiden st, 70-2**; see Bway, 501.

**Morris st, 1**; see Bway, 21-7.

**Morris st, 1-9**; see Bway, 13-27.

**Nassau st, 42-54** (1:66-6-24), sec Maiden la (Nos 28-50), runs s164.1 to ns Liberty (Nos 33-51) x234.11x110 to Maiden la x w269.1 to beg, 13-sty stn office & str bldg, 3-6-sty bk loft & str bldgs, 6-5-sty bk loft & str bldgs & 7-5-sty loft & str bldgs; City Real Estate Co to Federal Reserve Bank of N Y, 15 Nasasu; B&S; Nov21; Nov23'18; A\$2,561,000-3,274,000. O C & 100

**Norfolk st, 173 (147)** (2:355-25), nws, 225 sw Houston, 25x100, 5-sty bk tnt & str; Sarah Eisler, 3100 Bway, to Stanflok Realty Co, 277 Bway; AL; Nov21; Nov22'18; A\$18,000-31,000 (R S \$3). nom

**Oliver st, 100-2** (1:251-30), es, 55 n South, 40x50, 6-sty bk tnt & str; Chas H Bailey, ref, to Henry B Closson, 99 Cleveland st, Orange, NJ, & Chas M Hough, 152 E 35, N Y C TRSTES will Saml L Mitchell, pffs; FORECLOS Oct14; Nov23; Nov26'18; A\$8,000-20,000 (R S \$21). 21,000

**Prince st, 44** (2:494-15), ss, 25.4 e Mulberry, 25.3x69.5x25.3x64.1, 4-sty bk tnt & str; Michelina Lorelli (Iorio) et al, heirs Antonio Iorio, to Giuseppina Ioria, 44 Prince; AT; AL; Sept7; Nov25'18; A\$12,000-17,000. nom

**Prince st, 49-51** (2:510-26), ns, 25 w Mulberry, 50x80x44.8x80, 6-sty bk tnt & str; Michelina Lorelli (Iorio) et al, heirs & Antonio Iorio, to Giuseppina Iorio, 44 Prince; AT; AL; Sept7; Nov25'18; A\$32,000-60,000. nom

**Ridge st, 51** (2:342-39), es, 150 s Delancey, former line, & now at s clearance line of bridge property, 25x100, 6-sty bk tnt & str; Dee Holding Co, 5 Beekman, to Elrm Realty & Mtg Co, 54 Maiden la; AL; Nov 26'18; A\$14,000-24,500 (R S \$3). O C & 100

**Stanton st, 259-61** (2:334-15-16), ss, 2410 e Sheriff, 49.9x75x50x75, 2-7-sty bk tnts & str; Sarah Eisler, 3100 Bway, to Stanflok Realty Co, 277 Bway; AL; Nov21; Nov22'18; A\$27,000-33,000 (R S \$6). nom

**3D st, 111-13 W**; see Macdougall, 136.

**14TH st, 140 E**; see Macdougall, 136.

**16TH st, 330 W** (3:739-60), ss, 350 w 8 av, 25x48.6x25x46.3, 4-sty bk tnt & str; Max Ehrlich, ref, to Commonwealth Ins Co of N Y, 76 William, pff; FORECLOS Nov21; Nov26'18; A\$6,000-9,000 (R S \$7.50). 7,500

**19TH st, 501-3 E**; see Av A, 310-4.

**19TH st, 272 W** (3:768-76), ss, 150 e 8 av, 20x121.2x20.2x124.3; also INTERIOR STRIP begins 93.8 s 19th & 170 e 8 av, runs s27.6x8.4x127.4xw— to beg, 3-sty bk dwg; Thos McBride et al to Minnie R McBride, 524 W 143; AT; QC; Mar2'17; Nov 22'18; A\$11,500-12,500. nom

**19TH st, 527-9 W** (3:691-17-18), ns, 350 w 10 av, 50x91.11, 2-sty bk loft & str bldg; Josephine C Christman, individ & EXTRX Chas A Christman, et al, to Jas Mackenzie, 802 President, Bklyn; Oct10; Nov26'18; A\$25,000-26,000 (R S \$23). 23,000

**21ST st, 12-14 W** (3:822-49), ss, 244.6 w 5 av, 50.6x92, 12-sty bk loft & str bldg; Chas Kaye to Twenty-First St Realty Co, at 215 4 av; mtg \$190,000 & AL; Nov22; Nov26'18; A\$73,000-195,000 (R S \$27). O C & 100

**23D st, 155-9 E** (3:879-33), ns, 84 w 3 av, 78x98.9, 6-sty bk loft & str bldg; Central Union Trust Co of N Y to 157 East 23d St, Inc, at 60 Wall; B&S & CaG; Nov15; Nov27'18; A\$125,000-145,000 R S \$125). O C & 100

**27TH st, 245-9 W** (3:777-15-17), ns, 225 e 8 av, 75x98.8, 3-4-sty bk tnts; Ida L Keller (Kron) to Wilber C Goodale, 511 W 112; AL; April2; Nov25'18; A\$46,500-57,000 (R S \$10). nom

**27TH st, 245-9 W**; Wilber C Goodale to Alice L Wright; mtg \$62,000; Nov18; Nov 25'18 (R S \$10). O C & 100

**29TH st, 41 E** (3:859-33), ns, 260.7 e Mad av, 21.2x98.9, 4-sty & b bk dwg; Gouverneur M Carnochan, in Rockland Co, NY, to 41 East 29th St Co, at 99 Nassau; B&S & CaG; mtg \$19,000 & AL; Nov27'18; A\$42,000-43,500 (R S \$5). O C & 100

**31ST st, 56 W** (3:832-77), ss, 60 e 6 av, 20x63, 1 & 3-sty bk loft & str bldg; Adele G Gardner, of Gardners Island, NY, to Rosalie A Oakley, 18 W 48; 1-5 pt; Oct1; Nov26'18; A\$36,500-40,000 (R S \$7.50). 7,500

**34TH st, 169 W**; see Macdougall, 136.

**36TH st, 447 W** (3:734-8), ns, 150 e 10 av, 25x98.9, 6-sty bk warehouse; Geo Kern, 600 W 116, to 350 West 38th St Co, at 350 W 38; ½ pt; AL; July31; Nov26'18; A\$11,000-22,000 (R S \$10). O C & 100

**38TH st, 344-8 W** (3:761-59), ss, 175 e 9 av, 75x98.9, 13-sty bk loft & str bldg; Geo Kern, 600 W 116, to 350 West 38th St Co, at 350 W 38; AL; July31; Nov26'18; A\$49,500-258,000 (R S \$175). O C & 100

**38TH st, 350-2 W** (3:761-62-63), ss, 100 e 9 av, 50x98.9, 6-sty bk loft bldg; Geo Kern, 600 W 116, to 350 West 38th St Co, at 350 W 38; AL; July31; Nov26'18; A\$30,000-70,000 (R S \$75). O C & 100

**44TH st, 429 W** (4:1054-17), ns, 375 w 9 av, 25x100.5, 4-sty bk tnt & 2-sty bk rear tnt; Fredk Hofener to Eliz Freund, 429 W 44; Nov23; Nov25'18; A\$14,000-22,000 (R S \$1). nom

**48TH st, 240 E** (5:1321-33), ss, 182 w 2 av, 18.8x100.5, 3-sty & b stn dwg; Blanche, wife of & Jos Halberstadt, 601 W 151, to Jerome Ballenger, 601 W 156; AL; June1; Nov26'18; A\$7,500-10,000. nom

**48TH st, 369 W** (4:1039-5), ns, 100 e 9 av, runs e25x100.5x27x59.10xe2 xs25.1 to beg, 5-sty bk tnt; Richd J Lewis to Wealthy H Lewis, 118 W 76; B&S; AL; July1; Nov27'18; A\$15,000-26,000 (R S \$24.50). nom

**49TH st, 132-4 W** (4:1001-50-51), ss, 425 w 6 av, 50x100, 2 & 3-sty bk garages; Adele Mahony, widow, individ et al, EXRS & Jas A Mahony, to Margt F Robinson & Mary C Mesa, — Sycamore av, Sirewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall 430 South Michigan av, Chicago, Ill; B&S & CaG; Nov1; Nov27'18; A\$82,000-84,500 (R S \$16). O C & 16,000

**57TH st W, sec Bway**; see Bway, 1764-70.

**58TH st, 216 W** (4:1029-43), ss, 525 e 8 av, 25x100.5, 2 & 3-sty bk stable; Jas Hazen Hyde, of Islip, LI, to Three States Realty Co, 149 Bway; B&S; Aug20; Nov 25'18; A\$42,000-55,000 (R S \$75). nom

**69TH st, 53 W** (4:1122-8), ns, 185 e Col av, 20x100.5, 4-sty & b stn dwg; Estate of Chas Frederick Hoffman to Jacob Strauss, 51 W 69; B&S & CaG; AL; Nov20; Nov25'18; A\$23,500-28,000 (R S \$20). O C & 100

**74TH st, 229 E** (5:1425-20), ns, 100 w 2 av, 30x100.4, 5-sty stn tnt & str; Louis Flashenberg, 335 S 5, Bklyn, to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; AL; Nov25; Nov27'18; A\$13,500-30,000 (R S \$1). nom

**71ST st, 136 W** (4:1142-47), ss, 350 w Col av, 20x100.5, 4-sty & b bk dwg; Alendale Building Co to Realty Mtg Co, 30 E 42; B&S; mtg \$26,000 & AL; Nov9; Nov 22'18; A\$23,500-26,000 (R S 50c). nom

**72D st, 128 W** (4:1143-44), ss, 275 w Col av, 25x102.2, 5-sty stn dwg & str; Douglas B Green, NY, to Edw C Ely, NY; B&S & CaG; mtg \$65,000 & AL; May12'10; Nov 25'18; A\$50,000-67,000. nom

**77TH st, 149 W** (4:1149-13), ns, 488 w Col av, 18x102.2, 3-sty & b stn dwg; Ellen R & Annie R Jones, heirs & Chas W Jones, to Theoren L Carman, 220 W 138; mtg \$14,500; Nov25; Nov27'18; A\$16,500-20,000 (R S \$11.50). O C & 100

**81ST st, 163 W** (4:1212-10), ns, 218.6 e Ams av, 19x102.2, 3-sty & b bk dwg; John Morrow to Wm W Morrow, 229 W 109; mtg \$10,000; Nov25'18; A\$14,500-17,000 (R S \$7). nom

**81ST st, 509 E** (5:1578-7), ns, 148 e Av A, 25x102.2, 5-sty bk tnt & str; Sophia Mayer to Jennie Paley, 696 Cauldwell av, Bronx; AL; Nov1; Nov27'18; A\$8,000-18,000. nom

**83D st, 609 E** (5:1590-32), ns, 148 e East End av, 25x102.2, 5-sty bk tnt; Morris Kaminstein, of Bklyn, to Morris Kite, 609 E 83; QC; AL; Nov17'17; Nov22'18; A\$7,500-16,500 (R S \$1). nom

**83D st, 8 W** (4:1196-38), ss, 133 w Central Park W, 15x102.2, 3-sty & b stn dwg; N Y Trust Co to Edwin F Lent, 639 W 142; B&S; sub to PM mtg \$14,500; Nov26; Nov27'18; A\$12,500-15,000 (R S \$16). O C & 100

**84TH st, 327-9 E** (5:1547-13), ns, 310 e 2 av, 40x102.2, 3-sty bk garage Sarah C Mittlemann, — Ayling av, B of Q, to A M Holding Co, Inc, 347 Mad av; ½ pt; AT; mtg \$28,000; Oct25; Nov27'18; A\$15,500-23,000 (R S \$2). O C & 100

**84TH st, 130 W** (4:1214-53), ss, 275 e Ams av, 33.4x102.2, 5-sty bk tnt; Ella J Akehurst et al to Anna F Bookstaver, 142 W 104; mtg \$35,500 & AL; Nov12; Nov26'18; A\$27,000-43,000 (R S \$4). nom

**88TH st, 37 W** (4:1202-17), ns, 408 e Col av, 21x100.8, 4-sty & b stn dwg; Ernest F Greeff to Helen A Greeff, both at 37 W 88; B&S; AL; Aug12'15; Nov25'18; A\$19,000-26,500. 2,000

**90TH st, 103-5 E** (5:1519-44-5), ns, 88 e Park av, 36.6x100.8, 2-5-sty bk tnts; A\$23,000-36,000; also 90TH ST, 107 E (5:1519-6), ns, 124.6 e Park av, 25.6x100.8, 5-sty bk tnt; A\$16,000-25,000; Elrm Realty & Mtg Co to Dee Holding Co, 5 Beekman; mtg \$53,500 & AL; Nov26'18 (R S \$8). nom

**90TH st, 107 E**; see 90th, 103-5 E.

**94TH st, 51 W** (1:1208-142), ns, 445 w Central Park W, 20x100.8, 1-sty & b stn dwg; Adele Mahony, widow, individ et al, EXRS & Jas A Mahony, to Margt F Rob-



inson & Mary C. Mesa, both at — Sycamore av, Shrewsbury, NJ; Julia A. Mahony, 2 W 91, & Ellen A. Wall, 430 S Michigan av, Chicago, Ill. B&S & C. G. Nov; Nov27'18; A\$1,000-21,000 (R S \$1). O C & 1,000

95TH ST, 220 E (6:1541-17), ns, 175 w 2 av, 25x100.11, 5-sty bk tnt & str; Jos. Flaherty of L. P. H. M. N. Y. & Co. ENRS, & C. Albert Brandt, to Geo. B. Aistad, 2150 Elm pl, AL, Nov27'18; A\$8,000-16,000 (R S \$9). 14,050

97TH ST, 58 W (7:1832-54), ss, 540 w Central Park W, 20x100.11, 4-sty & b bk dwg; Wm. F. Plunkett, 357 W 120; mtg \$6,200; Nov27'18; A\$8,000-16,000 (R S \$9). nom

97TH ST, 58 W; Wm. F. Plunkett to Roman Catholic Church of the Holy Name, 207 W 96; mtg \$6,200; Nov27'18. O C & 100

97TH ST, 120 W (7:1851-43), ss, 537.5 e Ainst av, 17.6x100.7, 3-sty & b stn dwg; A\$10,000-11,500; also JEROME AV, 1050-6 (Bronx, 1050-6), nec 105th, 57.1x194.9 to cl Cromwell av (No 1051) A\$7,319.18, 1-sty ba garage & vacant; William C. Deane Realty Co. to Wm. C. Deane, 19 Douglaston rd, Douglaston, LI; AL; Nov20; Nov23'18 (R S \$1). nom

99TH ST, 228 E (6:1648-32), ss, 175 w 2 av, 37.6x100.11, 6-sty bk tnt & str; Wm. F. A. Kurz, 951 Grant av, to Henry Lautz, at Cooley pl, Mt Vernon, NY; B&S & C. G.; Nov; Nov27'18; A\$11,500-35,000 (R S \$1). nom

100TH ST, 117 E (6:1628-39), ns, 176.6 w Lex av, 25.6x100.11, 5-sty bk tnt; Jennie Paley of Bronx to Benj. M. Gruenstein, 119 W 11 AL; Nov; Nov27'18; A\$8,000-20,000. nom

102D ST, 208 E (6:1651-42), ss, 160 e 3 av, 25x100.11, 5-sty bk tnt & str; Nathan Marks to Mamie Marks, his wife, both at 1427 Mad av; mtg \$17,000; Nov14; Nov25'18; A\$7,000-19,500 (R S \$50c). O C & 100

102D ST, 210 E (6:1651-41), ss, 185 e 3 av, 25x100.11, 5-sty bk tnt & str; Nathan Marks to Mamie Marks, his wife, both at 1427 Mad av; mtg \$17,000; Nov14; Nov25'18; A\$7,000-19,500 (R S \$50c). nom

105TH ST, 5 E (6:1611-6), ns, 125 e 5 av, 25x100.11, 5-sty stn tnt; Mary Feehan to John Feehan, both at 542 W 160; Nov19; Nov25'18; A\$11,000-24,000. nom

105TH ST, 307 E (6:1677-6), ns, 125 e 2 av, 25x100.11, 5-sty bk tnt; Ignatz Rosenberg to Albert Worcester & Katharina, his wife, or the survivor, 120 Bayview av, B of R; AL; Nov26; Nov27'18; A\$6,000-17,000 (R S \$1). O C & 100

105TH ST, 336-S E (6:1676-35), ns, 126.7 w 1 av, 37.6x100.9, 6-sty bk tnt & str; Rebecca Fleck to Ephraim Samuels, of Mt Vernon, NY; AL; June10; Nov26'18; A\$9,000-23,000 (R S \$1). O C & 100

105TH ST, sive Lex av; see Lex av, 1672.

106TH ST, 308 W (7:1891-61), ss, 229 e Riverside dr, 20x100.11, 5-sty & b bk dwg; E. J. D. Conner to Realty Mortgage Co., Inc. 200 Bway; mtg \$20,500; Nov22; Nov26'18; A\$21,000-34,000 (R S \$10). O C & 100

107TH ST, 330-S E (6:1678-40), ss, 99 w 1 av, 50x63.5, 6-sty by tnt & str; John F. Farnham, 107 Broadway, to Geo. FORECLOS Nov21; Nov26; Nov27'18; A\$9,000-31,000 (R S \$25). 25,000

112TH ST, 327 E (6:1681-15), ns, 258.6 w 1 av, 27x100.11, 6-sty bk tnt & str; Sedge-Morris Realty Co, 350 Bway, to Cosimo & Louisa Lombardozzi, 327 E 112; mtg \$19,100 & AL; Nov21; Nov22'18; A\$7,500-24,000 (R S \$50c). nom

112TH ST, 212 W (7:1827-40), ss, 160 w 7 av, 17x100.11, 3-sty & b stn dwg; Hugh P. Skelly to 450 Riverside Drive, Inc. at 650 1 av; AL; Nov26; Nov27'18; A\$7,500-9,500 (R S \$10). nom

112TH ST, 212 W; 450 Riverside Drive, Inc. to Leonetti Realty Co, 140 St Nicholas av; AL; Nov26; Nov27'18 (R S \$10). nom

112TH ST, 223 W (7:1828-25), ns, 167 w 7 av, 18x100.11, 3-sty & b stn dwg; Emigrant Indust Savgs Bank to Sadie Klotz, 125 E 118; Nov19; Nov22'18; A\$8,500-10,000 (R S \$8.50). 8,500

113TH ST, 209 E (6:1663-6), ns, 137.10 e 3 av, 16.8x100.11, 4-sty bk tnt; Michl J. Egan, ref, to Chas W Cox, 31 Forest dr, Short Hills, NJ, sub TRSTE will Mary F. T. Newbold, plff FORECLOS Nov22; Nov25; Nov27'18; A\$4,500-7,000 (R S \$5). 5,000

114TH ST, 241 E (6:1664-19), ns, 125 w 2 av, 25x100.11, 5-sty bk tnt; Vincenzo Cudemo, 241 E 114, to Jas F Doyle, 148 W 117; mtg \$12,000 & AL; Nov12; Nov25'18; A\$7,500-15,000 (R S \$3). nom

115TH ST, 164 E (6:1642-17), ss, 170 w 3 av, 27x100.11, 4-sty bk tnt; David L. Weil, ref, to Farmers Loan & Trust Co, 22 William, sub TRSTE Jos Brandon, plff; FORECLOS Nov22; Nov25; Nov27'18; A\$11,000-15,000 (R S \$5). 9,000

117TH ST, 51 E; see Madison av, 1782.

121ST ST, 337-9 E (6:1798-16-17), ns, 225 w 1 av, 50x100.11, 2-4-sty bk tnts; Raffaele Nicolini, 337 E 121, to Raffaele Dell'Aquila, 316 7 av, L I City; AT; AL; Aug28'17; Nov25'18; A\$14,000-20,000. nom

122D ST, 100 E (6:1770-71), sec Park av (Nos 1753-5), 18x75, 4-sty bk tnt & str; Jacob Pradus to Millie Rosenberg, 894 Riverside dr; AL; Sept20; Nov22'18; A\$8,500-13,500 (R S \$50c). nom

123D ST, 400-33 W (7:1964-12-28), ns, 275 e Ams av, runs n100.11x300x28.11x135.7 x877.4 to st xw425 to beg, vacant; 230 W 70th St Co to City Real Estate Co, 176 Bway; B&S; July18; Nov22'18; A\$236,500-237,000. nom

126TH ST, 205 E (6:1791-43), ns, 92.9 e 7 av, 16x99.11, 3-sty & b stn dwg; Israel H. Zinovov, ref, to Jas J. Genov, 225 E 126; FORECLOS Nov7; Nov27'18; A\$4,800-5,300 (R S \$3.50). 3,500

129TH ST, 134 W (7:1913-48), ss, 375 e 7 av, 25x99.11, 5-sty bk tnt; Alfred H. Townley, ref, to Frances Kottle, 15 Ft Washington av, plff; FORECLOS Nov20; Nov21; Nov22'18; A\$8,000-22,000 (R S \$20). 20,000

129TH ST, 261-3 W (7:1935-5), ns, 100 e 8 av, 50x99.11, 6-sty bk tnt; Samson D. Oppenheim, 113 W 121, to Ilwood Holding Corp., 47 W 34; AL; Oct30; Nov26'18; A\$17,000-66,000. nom

129TH ST, 261-3 W; Ilwood Holding Corp., 47 W 34, to Veslup Realty Co, 1310 1 av; mtg \$51,000 & AL; Nov25; Nov26'18 (R S \$23). O C & 100

130TH ST, 228 W (7:1935-46½), ss, 441.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Lawyers Mtg Co to John J. Leonard, 141 W 128; B&S; AL; Nov25; Nov27'18; A\$5,000-6,600 (R S \$6). O C & 100

131ST ST, 218 W (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Metropolitan Savgs Bank to Matthew Dobson, 127 W 134; AL; Nov21; Nov22'18; A\$4,300-5,600 (R S \$6.50). O C & 1,000

136TH ST, 219 W (7:1942-22), ns, 235 w 7 av, 16x99.11, 3-sty & b stn dwg; N.Y. Life Ins & Trust Co, EXR Wm A. Smith, to Cecelia Cohen, 736 Riverside dr; Nov26'18; A\$4,400-6,500 (R S \$6). 6,000

137TH ST, 219 W (7:2023-21½), ns, 249.6 w 7 av, 17.6x99.11, 3-sty & b stn dwg; Abr Gottlieb to Wm T. White & Fannie C. his wife, 219 W 137, tenants by entirety; mtg \$6,000 & AL; Sept28'17; Nov22'18; A\$4,800-1,300 (R S \$3.50). O C & 100

137TH ST, 219 W; see 7 av, 2332.

169TH ST, 511-3 W (8:2126-51), ns, 150 w Ams av, 50x81.7, 6-sty bk tnt; A\$16,000-50,000; also 169TH ST, 517-9 W (8:2126-54), ns, 95 e Audubon av, 50x81.7, 6-sty bk tnt; A\$16,000-50,000; Edw B. Corey, at Far Rockaway, B of Q, to Ocean Crest Realty Co, 205 Col av; B&S; AL; Nov15; Nov22'18 (R S \$25). O C & 100

169TH ST, 517-9 W; see 169th, 511-3 W.

169TH ST, W, nec Wadsworth av; see Wadsworth av, 61.

181ST ST, 728 W (8:2176-119), ss, 240.6 e Ft Washington av, 100x129.3x100.6x139.7, 6-sty bk tnt; Jas A. Foley, ref, to Jas A. Trowbridge at Noroton, Conn, one of the plffs; FORECLOS & DRAWN Nov22; Nov23'18; A\$60,000-150,000 (R S \$30). 30,000

181ST ST, 730 W (8:2176-115), ss, 140.6 e Ft Washington av, 100x139.7x100.6x150, 6-sty bk tnt; Jas A. Foley, ref, to Jas A. Trowbridge at Noroton, Conn, one of the plffs; FORECLOS & DRAWN Nov22; Nov23'18; A\$62,000-200,000 (R S \$30). 30,000

Amsterdam av, 2034 (8:2123-10), ss, 12.6 s 166th, 37.6x100, 5-sty bk tnt & str; Anna Polatschek, 2134 Ams av, to Wm Polatschek, 100 9 av; ½ pt; mtg \$40,000; Nov18; Nov26'18; A\$20,000-43,000 (R S \$50c). nom

Av A, 310-4 (8:1977-1-5), nec 19th (Nos 511-3), 66.1x94.10, 3-4 & 1-5-sty bk tnts & str; Saml Strasbourger, ref, to German Kahn & Jacob Adler, 70 E 77, & Sol Kahn, 350 Park av; FORECLOS Oct15; Nov21; Nov22'18; A\$32,000-42,500 (R S \$28). 20,000

Bowery, 392; see Macdougall, 136.

Broadway, 13-27 (1:13-11' to 34), sive Morris (Nos 1-9), bounded s by Bowling Green Bldg or No 11 Bway, —x— to es Greenwich (Nos 13-39), 5-sty bk loft bldg, 2-2-sty bk strs, 4-sty bk storage, 3-4 & 5-sty bk hotel & vacant; Wm J. Wallis, of Bklyn, to 25 Bway Corp., at 21 State; QC; July23; Nov22'18; A\$1,776,500-1,829,500. nom

Broadway, 21-7 (1:13-26-27), sive Morris (No 1), runs s95.2xw119.6xw along alley 59.4x65x46.6 to st x90 to beg, 5-sty bk hotel; also all RT&I to above alley leading to Morris st; Jas D. & Mary L. Phelan, of San Francisco, Cal, to Wm J. Wallis, 1362 7th, Bklyn; AT; QC; Jan28; Nov22'18; A\$739,000-755,000 (R S \$5). nom

Broadway, 499; see Bway, 501.

Broadway, 501 (2:484-22), ws, abt 120 n Broome —x— to es Mercer (No 72), 5-sty bk loft & str bldg; A\$85,000-97,000; also BROADWAY, 499 (2:484-23), ws, abt 100 n Broome, —x— to Mercer (No 70), 4-sty stn loft & str bldg; A\$55,000-60,000; also STRIP adj same on n; both parcels extend to es Mercer, same as rec Jan31'07; also 7TH AV, 501-9 (3:813-1-11), nec 37th (Nos 137-53), 98.9x244, 2-sty bk garage; A\$732,000-755,000; also BERGEN ST (Brooklyn); same as deed recorded in Kings Co Apr16, 1889, except part conveyed to Francis Bannerman; also POLLIPELS or POLOPEL ISLAND, Dutchess Co, NY, in Hudson River, with lands under Water, & C. Francis Bannerman, of Polopel Island, in Hudson River, Dutchess Co, NY, to Francis Bannerman & Sons, 501 Bway; B&S & C. G.; AL; Nov25'18. nom

Broadway, 1764-70 (4:1028-47), sec 57th, runs e116.5x86.1x3w92 to Bway xw66 to beg, 9-sty bk loft & str bldg; Chevrolet Motor Co of N.Y. Inc. to General Motors Corp., both at 1764 Bway; mtg \$400,000; Nov26; Nov27'18; A\$420,000-570,000 (R S \$400). O C & 100

Columbus av, 925 (7:1841-3), es, 125.6 s 106th, 25.5x100, 5-sty bk tnt & str; Leo Seligmann to Rose Seligmann, 200 W 79; B&S & C. G.; AL; Jan2; Nov25'18; A\$23,000-30,000 (R S \$1). nom

Columbus av, 925; same prop (error in description); Rose Seligmann to Leo Seligmann, both at 200 W 79; ½ pt; B&S & C. G.; AL; Aug1; Nov25'18 (R S \$1.50). nom

East End av, 69 (5:1590-12), es, 102.3 n 82d, 25.6x100, 5-sty bk tnt; Morris Kaminsteln, of Bklyn, to Morris Kite, 609 E 83; QC; AL; Nov17'17; Nov22'18; A\$8,000-16,000 (R S \$1). nom

Lexington av, 1053 (5:1409-52¼), es, 17.2 s 75th, 17x55, 3-sty & b stn dwg; Julius Stuch, 140 W 70, to Katie Levy, 654 W 161; mtg \$10,000 & AL; Nov23; Nov25'18; A\$10,000-11,000 (R S \$2.25). O C & 100

Lexington av, 1072 (6:1632-58), sive 105th, 17x55, 3-sty stn tnt & str; John H. Rogan, ref, to N.Y. Life Ins & Trust Co, 52 Wall, plff; FORECLOS & drawn Nov7; Nov25'18; A\$8,000-12,000 (R S \$12). 12,000

Madison av, 1497-9 (6:1608-52), es, 50.11 s 103d, 50x100, 6-sty bk tnts & str; Wm F. Devine of Bklyn to Ida Ferman, 51 E 97; B&S; mtg \$62,000 & AL; Oct23; Nov27'18; A\$30,000-45,000 (R S \$14). O C & 100

Madison av, 1783 (6:1623-23), nec 117th (No 51), 34.1x108, 5-sty bk tnt & str; Fannie M. Korn to Jennie Paley, 696 Cauldwell av; AL; Aug30; Nov27'18; A\$31,500-60,000. nom

Park av, 1753-5; see 122d, 100 E.

Riverside dr, 450 (7:1990-61), es, 225 n 116th, 54x100, 10-sty bk tnt; Leonetti Realty Co to 450 Riverside Drive, Inc, 650 1 av; mtg \$315,000 & AL; Nov26; Nov27'18; A\$150,000-340,000 (R S \$20). O C & 100

Wadsworth av, 61 (8:2141-13), nec 176th, 24.1x100, vacant; Hiram Fobes, ref, to Mary J. & Arthur S. Gaynor, both at 96 Marble Hill av, EXRS Thos F. Gaynor, plffs; FORECLOS Oct1; Nov25'18; A\$15,000-15,000 (R S \$11). 11,000

1ST AV, 1136 (5:1457-4), es, 75.5 n 62d, 25x51, 5-sty bk tnt & str; John J. Mullen, ref, to Isaac L. Silverberg, 29 Market st, Newark, NJ; Chas Silverberg, 22 Brookside av, Caldwell, NJ, & Esther Kesner, — Virginia av, Atlantic City, NJ, EXRS & Maria Silverberg, plffs; FORECLOS Nov20; Nov22'18; A\$5,500-18,000 (R S \$15). 15,000

3D AV, 1761 (5:1541-4), es, 75.8 n 95th, 25 x100, 5-sty bk tnt & str; Jennie Paley of Bronx to Jos L. B. Mayer, 63 E 74; AL; Nov15; Nov27'18; A\$13,500-22,000. nom

7TH AV, 441-3; see Macdougall, 136.

7TH AV, 2276 (7:1938-30), ws, 25 n 132d, 24x100, 5-sty bk tnt & str; American Bible Soc to Cecelia Cohen, 736 Riverside dr, AL; Nov15; Nov26'18; A\$12,500-23,000 (R S \$23). 22,000

7TH AV, 2332 (7:1912-36), sive 137th (No 200), 32.1x100, 5-sty bk tnt & str; Walter T. Kohn, 215 W 101, to Arnold Kohn, 18 E 95; mtg \$30,000; Nov11; Nov27'18; A\$20,000-44,000 (R S \$30). nom

8TH AV, 588-90; see Macdougall, 136.

8TH AV, 751-6 (4:1018-3-4), es, 50.5 n 16th, 50x100, 2-5-sty bk tnts & str; Geo Kern, 600 W 116, to 350 West 38th St Co, at 350 W 38; AL; July31; Nov26'18; A\$76,000-100,000 (R S \$60). O C & 100

9TH AV, 406 (3:761-66), es, 49.5 s 38th, 24x100, 5-sty bk tnt & str, 1-sty ext; Geo Kern, 600 W 116, to 350 West 38th St Co, at 350 W 38; mtg \$8,000 & AL; July31; Nov26'18; A\$20,000-32,000 (R S \$25). O C & 100

Interior strip or alley (1:13-pt lot 23), begins on ws of a 5 ft alley at sl of No 7 Morris, runs s22 to ss of alley x65 to es of alley x22xw5 to beg; Alice Phelan Sullivan Corp., of San Francisco, to Wm J. Wallis, 1362 7th, Bklyn; AT; QC; Feb16; Nov27'18 (R S \$2.50). O C & 100

Interior strip or alley (1:13); same prop; Francis J. Sullivan, 2323 Hyde st, San Francisco, Cal, et al, heirs & Alice Phelan Sullivan, to same; AT; QC; Feb16; Nov27'18 (R S \$2.50). O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Canal st, 271-3 (misc); also HOWARD ST, 33; also 94TH ST, 311 W; also 102D ST, 225 E; also AV A, 1404-6; also 105TH ST, 155 E; also LEXINGTON AV, 1719; also SUMPTER ST, 118 (Bklyn); also DE KALB AV, 645 (Bklyn); also HERKIMER ST, 32 (Bklyn); re mtg rec Sept13'16; National Surety Co to Geo H. & Mary M. Robinson, 508 W 113, & Columbia Trust Co; QC; Nov25'18. nom

Howard st, 33; see Canal, 271-3.

27TH ST, 245-9 W (3:777-15-17), ns, 225 e 8 av, 75x98.9, 3-4-sty bk tnts; CONTRACT; Wilber C. Goodale with Jacob Hecht, 2504 7 av, who assigned same to Alice L. Wright; mag \$62,000; Nov22'18; A\$46,500-57,000. 72,000

29TH ST, 362 W; see 8 av, 391-3.

60TH ST, 247 W (4:1152), ns, 150 e West End av, 24.1x100.5, declaration of trust of deed dated Apr19'18; Geo B. Phelps & Simeon B. Chapin, N.Y.C. & Wm H. Van Steenberg, B of Q, declare that they hold above in trust for Society for Christian Work of the Collegiate Reformed Dutch Church at 5 av & 48th; June3; Nov27'18.

75TH ST W, sive Central Park W; see Central Park W, nwc 75th.

86TH ST, 164-6 E; see 3 av, 1520-6.

94TH ST, 311 W; see Canal, 271-3.

102D ST, 225 E; see Canal, 271-3.

105TH ST, 155 E; see Canal, 271-3.

110TH ST, 12-14 E (8:1615-62-63), ss, 150 w Mad av, 52x100.11, 2-5-sty bk tnts; CONTRACT; Stars & Stripes Realty Co, Inc, 51 Chambers, with Saml Carner, 1423 Bryant av, Bronx; mtg \$32,000; Nov26; Nov27'18; A\$26,000-48,000. 36,000

114TH ST, 178-80 E; see 8 av, 391-3.

124TH ST, 561 W; see Broadway, 3120-30.

Av A, 1404-6; see Canal, 271-3.

Bradhurst av (7:2051), ws, the sl of which is 361.11 s 145th, owned by party 1st pt; also BRADHURST AV, ws, adj above on s, owned by party 2d pt; agmt as to boundary line, etc; John J. Moonan, 27 Bradhurst av, with Frank C. Merkle, 390 Wadsworth av; June6; Nov23'18. nom

Broadway, 3120-30 (7:1979), nec 124th (No 501), "Clare Arms"; agmt cancelling agmt rec May4'16 as to payment of commissions, etc; 74th St Holding Co, 280 Mad av, with Chas E. Lauten, 240 W 102, & John L. Meyer, 600 W 142, individ & as firm Lauten & Meyer, and L. S. Palmer, 215 W 98; Nov21, Nov23'18. nom



**Central Park W** (4:1128), nwc 75th, 102.2 x123.9; assign rents to secure \$20,000 due on 1st mtg for \$800,000; Kenilworth Holding Co to Metropolitan Life Ins Co; Nov 26; Nov27'18. nom

**Columbus av, 925** (7:1841-3), ns, 125.6 s 106th, 25.5x100, 5-sty bk tnt & str; re dower; Lillian Seligmann of Bronx, to Rose Seligmann, 200 W 79; QC; Jan2; Nov25'18; A\$23,000-30,000 (R S 50c). nom

**Lexington av, 1719**; see Canal, 271-3.  
**Park av, es, bet 39th & 40th sts; h&l** (misc); certified copy last will of Henry Wenzel, late of Callicoon, NY (by will) to Elizabeth Wenzel, his wife, for life; Mar8, 1870; Nov23'18.

**Riverside dr, 450** (7:1990); re assign rents rec Aug9'18; The H S Holding Co to Leonet Realty Co; Nov26; Nov27'18.

**Riverside dr, 547** (7:1994), es, 224 s 127th, runs s108.2xe86.3x32xe9x76.2xw95 to beg; assign rents to secure 2d mtg, taxes, &c; Milmore Realty Co, 299 Mad av, to John Goodwin, 354 Central Park W; 1st mtg \$—; Nov6; Nov25'18 (R S \$1.75). nom

**3D av, 1520-6** (misc), swc 86th (Nos 164-6); power of atty to mtg &c; Otto & Gertrude A Lehmann, 1507 W 51 pl, Los Angeles, Cal, to Henry Spies, 665 Jefferson pl, Bronx, & Regina Spies, 561 W 180; Sept 26; Nov27'18.

**5TH av, 588** (5:1263), ws, 100.5 n 47th, 27.6x100; agmt that deed rec Feb20'13, & title to which was taken, individ as below was purchased for co-partnership of Frank Brothers, & shall be an asset of said firm; Saml & Wm C Frank with Gustav Frank; Nov25'18. nom

**5TH av, 1489**; see 8th av, 391-3.  
**8TH av, 391-3** (3:753); also 29TH ST, 362 W (3:752); also 5TH AV, 1489 (6:1746); also 114TH ST, 178-80 E (6:1641); assign rents to ext of \$575; Ellysee Realty Co to Sterling Holding Co, 299 Bway; July19; Nov25'18. nom

**Exemplified copy** (misc) last will of Eliz Wynkoop, late of Kinderhook, NY; Mar23'17; Nov26'18.

**Power of atty** (misc); Fredk C Christman, 66 Ft Washington av, to Josephine C Christman, N Y C; June27; Nov26'18.

**Power of atty** (misc); Mary A Heaton to Henry Lissberger, 233 Bway; Nov23; Nov26'18.

**Power of atty** (misc); Gouverneur M Carnochan, Jr, of New City, NY, to Eleanor T Carnochan, of New City, NY, & Stephen G Williams, 9 E 75; Jan15; Nov27'18.

**Power of atty** (misc); Ada E Sullivan, at nwc Lombard & Hyde sts, San Francisco, Cal, a daughter of Francis J & Alice P Sullivan, to Francis J Sullivan, 1075 Mission st, San Francisco, Cal, her father; Oct5'11; Nov22'18.

**Power of atty** (misc); Noel Sullivan, 2171 Sacramento st, San Francisco, Cal, to Gladys Sullivan, 2171 Sacramento st, & Francis J Sullivan, 2323 Hyde st, & Jas D Phelan, 2150 Washington st, all of San Francisco, Cal; Aug4'17; Nov22'18.

**Power of atty** (misc); Henry D Sleeper, of Gloucester, Mass, to Stephen W Sleeper, of Boston, Mass; Aug6; Nov22'18.

**Power of atty** (misc); Jefferson B Fletcher to Agnes H Fletcher, his wife; June7'17; Nov22'18.

**Revocation of power of atty** (misc); Ella Shearer to Wm L Shearer, both of Falmouth, Mass; Oct26; Nov22'18.

## WILLS.

### Borough of Manhattan.

**Gansevoort st, 32** (2:627-8), ss, abt 75 w Hudson, —x—, 5-sty bk lodging house; A\$11,000-19,000; also 10TH AV, 581 (4:1071-32), ws, abt 75 n 42d, —x—, 6-sty bk lodging house; A\$16,000-35,000; Angelino Sartirano Est, Giovannina Sartirano, EXR; (A) Hyland & Zabriske, 29 Bway. Filed Oct31'18.

**45TH st, 227 E** (5:1319-12), ns, abt 260 e 3 av, —x—, 5-sty bk tnt; A\$10,000-18,000; also 11TH ST, 619 E (2:394-59), ns, abt 230 e Av B, —x—, 5-sty bk tnt & str; A\$11,000-14,000; Anna Schierenbeck Est, Chas Hy Schierenbeck, EXR, 227 E 45; (A) David Taubenfeld, 299 Bway. Filed Oct30'18.

**57TH st, 305 E** (5:1350-14), ns, abt 80 e 2 av, —x—, 3-sty & b stn dwg; A\$11,000-15,000; Louis H A Schneider Est; (A) Simpson, Thatcher & Bartlett, 62 Cedar. Filed Aug30'18.

**150TH st, 552 W** (7:2081-51), ss, abt 285 e Bway, —x—, 3-sty & b bk dwg; A\$7,000-9,500; Mary J Gleason Est, Alice H Gleason, EXR, 552 W 150; (A) H A Himmelman, 45 Pine. Filed Oct30'18.

## CONVEYANCES.

### Borough of Bronx.

NOV. 22, 23, 25, 26 & 27.

**Claremont Pkwy, 451-5** (1:2904), ns, 85.4 w Wash av, 40.1x98.10x40.1x99.2, 6-sty bk tnt & str; Abr Siegel to Hattie S, wife Chas Abraham, 31 W 95; mtg \$35,000; Nov 11; Nov2'18 (R S \$10). O C & 100

**Crotona pl, sec 171st**; see 171st, 544 E.

**Echo pl, 230**; see Morris av, 1871.

**Featherbed la** (11:2872), ss, 105 e Jesup av, runs e40.6xse on curve along Featherbed la & Macombs rd, 143.8xw114.5x83 to beg, vacant; Cath Keating, 2493 Valentine av, to City Real Estate Co, 176 Bway; mtg \$7,875; Nov21; Nov23'18. O C & 100

**Home st, 804-6**; see Stebbins av, 1192.

**Hornaday pl, swc Honeywell av**; see 181st st, 887 E.

**Kingsbridge ter** (12:3256), nws at es Kingsbridge rd, runs n163.9xe99.5 to ter xsl71 to beg, 2-sty fr dwg & vacant; Ely Neumann, ref, to Georgina A Faulkner, 441 3d, Bklyn; FORECLOS Nov14; Nov 23; Nov26'18 (R S \$14). 14,000

**Kingsbridge ter** (12:3256); same prop; Georgina A Faulkner, Bklyn, to United States Title Guaranty Co, 32-4 Court, Bklyn; mtg \$12,000; Nov23; Nov26'18. O C & 100

**Mt Hope pl, 57**; see Morris av, 1871.

**Waterloo pl, 1820** (11:2953), es, 175 s 176th, 25x65, 2-sty fr dwg; Margt A Morrison to Pershing Realty Co, 843 Crotona Park N; Nov22; Nov23'18. nom

**135TH st, 379 E** (9:2298), ns, 131.6 w Willis av, 16.8x100, 3-sty & b bk dwg; Regina Kapp et al, heirs John Kapp, to Kath Kapp, widow, 379 E 135; mtg \$4,000; Nov 22; Nov25'18. O C & 100

**135TH st E, nwc Walnut av**; see Walnut av, nwc 135th.

**136TH st E, swc Walnut av**; see Walnut av, nwc 138th.

**139TH st E, nwc Locust av**; see Locust av, swc 140th.

**140TH st, 269 E** (9:2321), ns, 200 e College av, 14.8x100, 2-sty fr dwgs; Maria Sebroli to Pauline Cebrelli, 28 Clarke pl, Bronx; mtg \$3,000; May31; Nov22'18 (R S 50c). nom

**140TH st E, swc Locust av**; see Locust av, swc 140th.

**151ST st E, nwc Courtlandt av**; see Courtlandt av, 615-7.

**165TH st E, nec Jerome av**; see 97th, 126 W, Manhattan Cons.

**171ST st, 544 E** (11:2927), sec Crotona pl, 31.9x100.6x37.2x100.10, 2-sty bk bakery; Rosalia Weiser, 811 Ritter pl, to Chas W Berg, Crestwood, Yonkers, NY; Nov15; Nov26'18 (R S 50c). O C & 200

**171ST st W, swc Ogden av**; see Ogden av, swc 171st.

**176TH st E** (11:2959), nes, 370.5 nw So blvd, 75x150.8x76.9x151.6, vacant; Federal Resilient Wheel Corp to Jas H Miles, 844 E 176; Nov26'18 (R S \$7). O C & 100

**176TH st E, ss, 125 e Macombs rd**; see Macombs rd, es, 51 n 175th.

**179TH st, 943 E** (11:3127), ns, 195.8 e Daly av, 37.6x97.1, 4-sty bk tnt; Robt M Fulton to Sue F Reed, Sound Beach, Conn, & Kath L Fulton, White Plains, NY; QC & AT; mtg \$19,500; May8'17; Nov23'18. nom

**181ST st, 887 E** (11:3124), nwc Honeywell av, 50x111 to Hornaday pl x50x114, being lot 9, map Wardsville, except part for 181st & Honeywell av, 2-sty & b fr dwg; Theresa Leckler, 887 E 181, to Peter Leckler, Jr, 887 E 181; mtg \$4,000; Aug14; Nov27'18 (R S \$1). O C & 100

**Astor av, nwc Morgan av**; see Seymour av, ws, 255.5 n Pelham Pkwy.

**Bailey av, 2876** (12:3260), es, 225 s 230th, 25x100.10x25x100.7, 3-sty & b bk dwg; Patk Dillon, 2008 Clinton av, to Sparta Realty Co, 406 E 149; mtg \$7,375; Nov25; Nov27'18 (R S \$1). O C & 100

**Bathgate av, 2086** (11:3045), es, 64.7 s 180th, 16.10x69.11, 2-sty & b fr dwg; Commonwealth Savgs Bank to North County Development Co, 499 Willis av; B&S; Nov 20; Nov22'18 (R S \$5). O C & 100

**Boston rd, 1396-8** (11:2962), ses, abt 191 s Prospect av & formerly adj lane extending south from said rd or av, runs s along former ws said lane 98.2 xnw83.1 to ses said rd xne44.6 to beg, 3-sty bk dwg; Jos Farley, 1396-8 Boston rd, to Mary A Farley, same address; QC; AT; mtg \$7,500; Nov19; Nov27'18 (R S \$2). nom

**Boston rd, 2119-25** (11:3138), ws, 61.3 n 180th, runs w81.9xn33xw4xn35xw71.11xn32.8 xe152.8 to rd xs71.5 to beg, 1 & 2-sty bk str & office bldg; N Y Trust Co, TRSTE Isaac C Kendall, to Peter G Fulton, 735 Van Nest av; Nov26; Nov27'18 (R S \$45). 45,000

**Classon av, 155** (13:3916), ws, 100.7 n Merrill, 50x123.6x50x126.7; Olds Holding Corp to Albert Yochum, 33 Trimble av, Woodside, LI; mtg \$4,500; Nov7; Nov22'18 (R S \$3). O C & 100

**Clinton av, 1070** (11:3093), es, 170.1 n Tremont av, 19.10x100, 2-sty & b bk dwg; Eusebia S Gray to Jane Ramsay, 1970 Clinton av; mtg \$—; Nov22'18 (R S \$1). 8,000

**Clinton av, 2150** (11:3097), ses, 231 ne 181st, 33x150, except part for av, 2-sty & b fr dwg & 1-sty fr rear bldg; Annie Ullian, 744 E 180, to Sadie Schwartz, 825 Hopkins av, L I City, & Jacob Ullian, 187 Main, L I City; mtg \$3,000; Aug22; Nov22'18. 1,000

**Cooper av, nec Westchester av**; see Westchester av, nec Cooper av.

**Cornell av, es, 230 n Prospect av**; see Dudley av, ns, 50 w Cornell av.

**Courtlandt av, 615-17** (9:2411), nwc 151st, 50x100, 4-sty bk tnt & str & 3-sty bk & fr tnt & str; County Bldg Corp, 370 E 149, to Kane Constn Co, 513 Concord av; mtg \$23,250; Nov22; Nov26'18 (R S \$5). nom

**Cromwell av, nwc 165th**; see 97th, 126 W, Manhattan Cons.

**Crotona Pkwy** (11:3119), ses, 50.6 ne Hornaday pl, 50.6x98x50x90, vacant; Theresa Leckler, 887 E 181, to Peter Leckler, Jr, 887 E 181; mtg \$3,000; Aug14; Nov27'18 (R S \$2). O C & 100

**Crotona av, 2106-8** (11:3096), es, 75 n 180th, old line, 50x102, 2-sty & b fr dwg & 1-sty fr rear garage; Charlotte Maidhof to Harry & Meyer Trupin, 2031 Monterey av, Nov25; Nov26'18 (R S \$10). O C & 100

**Dudley av** (18:5391 & 5393), ns, 50 w Cornell av, runs w50x97.9xc30.10xse22 xsa 82.7 to beg; also CORNELL AV, es, abt 230 n Prospect av, 75x102.5x75x100.6; Georgianna McDonough, 1371 E 38, Oakland, Cal, to Percy S Dudley, 159 Willow, Bklyn; mtg \$2,400; Aug19; Nov26'18 (R S \$1). 100

**Edwards av** (18:5350), ws, 307 n Marrin, 25.7x100x25x100; Jacob O Pedersen, 2471 Morris av, to Peder R Pedersen, 1830 Edwards av; mtg \$3,750; Nov20; Nov25'18 (R S 50c). nom

**Fordham rd W** (11:3225), ss, 85.3 w Loring pl, 28.6x69.11x25x88.8, vacant; Diedrich Sidden, West Hoboken, NJ, to Girolamo Rubino, 2763 W 15, Coney Island, NY; Nov 19; Nov27'18 (R S \$3). nom

**Honeywell av, nwc 181st**; see 181st, 887 E.

**Jerome av, 1050-6**; see 97th, 126 W, Manhattan Cons.

**Kingsbridge rd, 82 W** (11:3215), ss, 66.8 e University av, runs e33.4xsl18.2xw32.5x111.10 to beg, except part for rd, 2-sty & a fr dwg; Alfred Brossard to Edw Bechtoldt, Saranac, NY; AL; Oct29; Nov26'18 (R S 50c). nom

**Kingsbridge rd, es, at nws Kingsbridge ter**; see Kingsbridge ter, nws, at es Kingsbridge rd.

**Locust av, nwc 139th**; see Locust av, swc 140th.

**Locust av** (10:2598), swc 140th, 200 to 139th x125, 2-sty & b bk dwg, 2-sty fr dwg & vacant; Lucy K Birchall to Edgar S & John S Appleby, Glen Cove, LI; Oct30; Nov 26'18. nom

**Lyon av, 2310** (15:3969), ses, 25x100; Gustave Kessler to Chas Havorka, 201 E 87; mtg \$5,000; Nov25'18. nom

**Macombs rd, swc Featherbed la**; see Featherbed la, ss, 105 e Jesup av.

**Macombs rd** (11:2866), es, 51 n 175th, 76.6x100; also 176TH ST E (11:2866), ss, 125 e Macombs rd, 75x100, vacant; also DAVIDSON AV (11:2861), es, 61.7 s steps leading from Davidson av to Jerome av, 50x100, vacant; Alfred Fergess, 19 E 128, to Leah Scheuer, 510 W 125; AT; Apr4'17; Sept1'18 (R S 50c); corrects error in issue Sept14 as to property. nom

**Merrill av, es, 25 s 171st**; see Ogden av, swc 171st.

**Morgan av, nwc Astor av**; see Seymour av, ws, 255.5 n Pelham Pkwy.

**Morris av, 1871** (11:2827), swc Mt Hope pl, 32.7x95, 2-sty & b fr dwg; also MT HOPE PL, 57 (11:2827), ns, 80 e Walton av, 35x125, 2-sty & b fr dwg; also ECHO PL, 230 (11:2809), ss, 300 w Anthony av, 50.8x100, 2-sty & b fr dwg; also WALTON AV, es, 100 n Mt Hope pl, 25x80, 1-sty fr bldg; Garfield Holding Co to Adelina R Shumway & Laura R Brown, 100 Brunswick st, Rochester, NY; Oct1; Nov27'18. nom

**Ogden av** (9:2535), swc 171st, runs s125 xw145 to Merrim av xnl00xe72.6x125 to 171st xw2.6 to beg, vacant; Goldye Miller, 900 Eastern Pkwy, Bklyn, to Lankan Realty Co, 600 W 181; QC & correction deed; Nov22; Nov26'18 (R S 50c). nom

**Rombouts av, 3735** (17:4950), ws, 100 s Light, 18x95; Dyre Av Realty Co, 51 E 42, to Salvatore Tatta, 3735 Rombouts av; mtg \$3,000; Nov7; Nov26'18 (R S \$1.50). O C & 100

**Rombouts av** (17:4950), ws, 100 s Light, runs s270xw100.5xn63.11xse0.5xn206.2xe100 to beg; Truro Constn Co to Dyre Av Realty Co, 30 E 42; May25'14; Nov26'18. nom

**St Agnes av** (17:5133), ws, 150 n Railroad av, 200x200 to St Marys av; Wheeler Corp to Happy Home Realty Co, 3609 Bway; Nov11; Nov26'18 (R S \$1). O C & 100

**St Lawrence av** (15:3897), ws, 50 s Merrill, 25x100, except part for av; John J Riley, 1443 St Lawrence av, to Nellie V Riley, 1443 St Lawrence av, his wife; QC; Nov11; Nov22'18 (R S 50c). O C & 100

**St Marys av, es, 150 n Railroad av**; see St Agnes av, ws, 150 n Railroad av.

**Sedgwick av** (9:2538), es, 350 s Washington Blvd, 50x100, vacant; Kane Constn Co, 513 Concord av, to Comity Bldg Corp, 370 E 149; Nov22; Nov25'18 (R S \$5). O C & 100

**Seymour av, es, 258.11 n Pelham Pkwy**; see Seymour av, ws, 255.5 n Pelham Pkwy.

**Seymour av** (16:4383, 4384, 4385, 4387 & 4388), ws, 255.5 n Pelham Pkwy, being lot 36, blk 4383, —x—; also SEYMOUR AV, es, 258.11 n Pelham Pkwy, 98x185.7 to Morgan av & Astor av; also ASTOR AV, nwc Morgan av, 170.7x irreg x—x289.5; also ASTOR AV, nec Morgan av, 110x—x—x 269.5; also MORGAN AV, sec Astor av, 100 x95.7; Emil Fuchs, ref, to Mary E Clare, 5 W 122; FORECLOS Sept26; Nov8; Nov 27'18 (R S \$2.50). 4,702

**Stebbins av, 1102** (10:2692), ses, at ss Home (Nos 864-6), 32.11x102.9x94x52.11, 3-sty fr tnts & str; John J Bowe to Sixte Busoni, 12 4 av, Weehawken, NJ; mtg \$16,000; Nov18; Nov22'18 (R S \$10). O C & 100

**Tiebout av, 2391** (11:3147), ws, 216.1 n 184th, 100.1x120, except part for av, 3-sty bk & stn dwg & vacant; Chas Horowitz, ref, to Globe & Rutgers Fire Ins Co, —, pft; FORECLOS Oct25; Nov22; Nov25'18 (R S \$10). 10,000

**Union av, 851** (10:2667), ws, 103.8 n 160th, 20.8x106, 3-sty fr tnt; Jos H Hayes, ref, to Cecelia M Steiner, 311 E 196, pft; FORECLOS Oct25; Nov15; Nov22'18 (R S \$5). 4,600

**Valentine av, 2388** (11:3147), es, 126 n 184th, 50x85, except part for av, 2-sty & b fr dwg; Wm S Evans, ref, to Globe & Rutgers Fire Ins Co, —, pft; FORECLOS Oct25; Nov22; Nov25'18 (R S \$5). 5,000

**Walnut av, swc 136th**; see Walnut av, nwc 136th.

**Walnut av** (10:2587), nwc 135th, 202.10 to 136th x275, vacant; Port Morris Land & Impt Co to Louise Schuler, 247 E 38; R&S; Nov22'18 (R S \$52.50). O C & 100

**Walnut av** (10:2587), nwc 135th, 202.10 to 136th x275; same prop; Louise Schuler to Robt Grant, at Monsey, NY; mtg \$32,500; Nov22'18. nom

**Walton av, es, 100 n Mt Hope pl**; see Morris av, 1871.



**Washington av, 1375** (11:2901), ws, 241.1 s 170th, 17.9x136.6, 4-sty bk tnt; Morris Besdine, 1375 Wash av, to Tillie Besdine, 1375 Wash av, his wife; AL; Apr3; Nov26 '18 (R S 50c).

**Whitlock av, 959** (10:2735), ws, 200 n Barretto, 25x100, 3-sty bk tnt; John Raschen, 532A 16th, Bklyn, to Solomon J Schwartz, 780 Westchester av; mtg \$5,000; Nov26'18 (R S \$4).

**Whitlock av, 978** (10:2734), ses, 174.4 sw Hunts Point av, 25x136.1x25.1x138.11, 3-sty fr tnt; Hannah Meyer to Hannah Meyer & Marie C E Eisenstrager, 978 Whitlock av, joint tenants; B&S & Ca; Nov26; Nov27'18 (R S \$9.50).

**Westchester av** (15:4133), nec Cooper av, as on map prop Est of Wm Cooper, 106x10.5x106x22.2; Edith B Mayhoff to L Napoleon Levy, 18 W 72; Jan28'10; Nov22 '18.

**White Plains av, 3427** (16:4628), ws, 250.7 n 209th, 50x100.7x50x105; Paul T Kammerer, Jr, ref, to Sebastiano & Carmela T Tronto, 514 Courtlandt av, pfts; FORECLOS Oct2 Nov20; Nov22'18 (R S \$12).

12,000

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**199TH st W, svs, 100.5 nw Grand blvd & concourse**; see Valentine av, nws, 81.1 sw 199th.

**Allerton av, sec Bronx Park E**; see Bronx Park E, sec Allerton av.

**Bronx Park E** (16:4427 & 4428), sec Allerton av, runs e342.7x337.7x326x199xe 22.2 to Bronx Park E xnl11.10 to beg; notice of petition to register title under Torrens System; Creston Co (petitioner) to whom it may concern; Nov22'18.

**North av, 2354** (11:3198), es, abt 100 n North, —, 2-sty bk dwg; also land at Westchester Co, NY, Bergen Co, NJ, & Middlesex Co, NJ; certified copy last will & Testament of Mary A Fritz, Rhinebeck, NY; Mar—'14; Nov25'18.

**Union av, 552**; see Union av, 572.

**Union av, 572** (10:2674), es, 20 s 150th, 18.4x90; also UNION AV, 552 (10:2674), es, 112.6 n 149th, 37.6x90; asn rents to ext of \$3,250; Julia Flachbart, 650 Eagle av, to Bertha Schetz, 572 Union av; Nov22; Nov 23'18.

**Valentine av** (12:3305), nws, 81.1 sw 199th, 50x95; also 199TH ST W (11:3319), svs, 100.5 nw Grand blvd & concourse, 50.2 x101.3x105.10; also land in Ulster Co, NY; certf as to payment of transfer tax of \$75.63; Fredk M Farwell, Deputy Comptroller State N Y, to Estate Peter F Wanser; Oct25; Nov25'18.

## LEASES.

### Borough of Manhattan.

NOV. 22, 23, 25, 26 &amp; 27.

**Clinton st, nwc Delancey**; see Delancey, nwc Clinton.

**Columbia st, 81** (2:334), all; Cellie Speiser, 643 W 172, to Abr Schechter & Abr Eisenberg, firm Schechter & Eisenberg, 81 Columbia; 6½yf Nov1'18; Nov1; Nov27'18.

**Delancey st, 157** (2:347), str & b; assign Ls dated Nov16'18; Saml Willer to Benj Levine & Yetta Metz, both at 157 Delancey; Nov16; Nov26'18.

**Delancey st** (2:348), nwc Clinton, part of; assign Ls rec May5'11; Wm Arkin to Saml A Klein, 136 Columbia; AT; Nov23; Nov25'18.

**Fulton st, sec Bway**; see Bway, sec Fulton.

**Greenwich st, 818-20** (2:642), all; 820 Greenwich St, Inc, to Prudential Warehouse Co; 7 2-12yf Dec1'18; Nov18; Nov22 '18.

**Greenwich st, 818-20**; asn rents due under Ls to secure \$4,000 due on 2d mtg for \$5,000; 820 Greenwich St, Inc, to Mary L & Geo A Macdonald, 344 W 121; sub to 1st mtg \$40,000; Nov18; Nov22'18.

**Macdougall st, 64** (2:518), str & ½ b; Mattia Perrotta to Antonietta Cuomo, 53-9 Macdougall; 4yf Oct1'18; Oct1; Nov23'18.

**Manhattan st, 91-7** (7:1982), nes, 247 se O'd Bway, 190x100, 3-sty bk & stn stable, &c; agmt cancelling Ls, etc, rec Mar29'18 & sur of same by party 2d pt; McDermott Realty Corp with Country Milk Company; Nov21; Nov22'18.

**Manhattan st, 91-7** (7:1982), nes, 247 se O'd Bway, 190x100, 3-sty bk & stn stable, &c, with option to purchase for \$120,000; sub to mtg for \$50,000; McDermott Realty Corp to Sheffield Farms Co, Inc; 5yf Nov 1'18; Nov21; Nov22'18.

**North Moore st, 65-7** (1:188), asn Ls, dated Jan23'12, & consent by Protestant Episcopal Society for Promoting Religion and Learning in State N Y from Chesebrough Realty Co, 1167 1 av, to Nestle's Food Co, 130-4 Wm; Nov4; Nov22'18.

**19TH st, 208 E** (3:899-52), svs, 470 nw 2 av, 20x92; asn Ls rec May5'06; Max Heuschkel & Ludwig Boettcher, both at 338 Valley rd, Orange, NJ, to Jos Moreng, 208 E 19; Nov8; Nov15'18 (R S 50c). (Corrects errors in issue of Nov23'18 when prop was 18th st, 208 E).

**19TH st, 435-7 W** (3:717), all; with machinery, &c; American Tobacco Co, 111 5 av, to Wilbur Stores, Inc; 4yf Feb1'19; 5y ren; Nov12, Nov23'18.

**23D st W, nwc 7 av**; see 7 av, 224.

**31ST st, 120-2 W** (3:806), str & b; County Holding Co to A Peuchot, Inc, 129 Crosby; 5yf Feb1'19; Nov9; Nov26'18.

**33D st, 52 W** (3:834), str & b; Mary J Odell, 177 Hart, Bklyn, to Abr Baillif, 63 Patchen av, Bklyn; 5yf Nov21'18; 5y ren; Nov21; Nov22'18.

**50TH st, 102-4 W** (4:1002), 1-sty garage, all; Rosa Cella to Reel Delivery Service Co; 10yf Dec1'18; Nov21; Nov27'18.

**57TH st, 52 W** (4:1272); asn Ls rec June 20'18; City Leasehold Corp, 1 E 53, to 52 West 57th St Corp, 52 W 57; Sept3; Nov 22'18.

**61ST st W, swc Bway**; see Bway, swc 61.

**107TH st E** (6:1702), ns, 443 e 1 av, 45x 100.11, two lots; Mary L Handley, heir &c Richd H Handley, to Jos Weiss, 3671 Bway; 19 8-12yf Sept1'18; 21y ren; Oct1; Nov26'18.

**121ST st, 239 E** (6:1786), all; Chas Marks & ano, EXRS, &c, Selim Marks, to Anna Odze, 241 E 121; 5yf Sept1'17; Aug9'17; Nov 22'18.

**121ST st, 239 E**; asn above Ls; also contract dated Aug21'17, Anna Odze, 241 E 121, to Isaac Lillienfeld, 230-2 E 3; Oct1'17; Nov 22'18.

**125TH st, 213 E** (6:1790), ns, 155 e 3 av, 100x99.11; assign Ls rec Nov9'17; Marshall S Hagar, as TRSTE in bankruptcy of Frank Goldman, bankrupt, to Mary Herman, 960 Prospect av; AT; Nov21; Nov26 '18.

**173D st, 527 W** (8:2130), ns, 95 e Audubon av, 18.9x100, all; U S Mtg & Trust Co, 55 Cedar, TRSTE will Edw K Milligan, & consent by Wm G Milligan, to Marion P Milligan, 524 W 173; 6yf Apr6'17, but not beyond lifetime of lessee; Oct22; Nov22'18.

**Av A, 53** (2:431), str & b; Gussie Glasser, 53 Av A, to Morris & Irving Rappaport, 35 Av A; 5yf Nov20'18; 5y ren at \$2,400; Nov 18; Nov26'18.

**Amsterdam av, 1307** (7:1965), str fl & b; also 6 rooms over str; Fredk F Kortlucke to Fritz Rohde, 225 E 95; 8yf Dec1'18; Nov 19; Nov23'18.

**Broadway** (1:79), sec Fulton, 62.8x159.9x 58.2x160.2; assign Ls rec June10, 1874, & renewals; Broadway-John St Corp to Chas Cohn, 128 W 115; AL; Oct2; Nov25'18.

**Broadway** (4:1113), swc 61st, 87.2x125.4x 75.5x81.6; all; Columbian Realty Co, 18 E 41, to Pasadena Apartment Co, 10 W 61; 20 7-12yf Nov1'18; Nov13; Nov23'18; ½ of all taxes in excess of \$17,875 & 55,000 & 57,500.

**3D av, 1062** (5:1897), ws, 25.5 s 63d, 25x 90; consent to assign Ls dated Jan28'08; Beekman Estate, a corp, consents that Frank Gass may assign Ls to Lizzie B Hickox; Apr26'11; Nov25'18.

**3D av, 1062**; consent to assign above Ls; Beekman Estate consents that Lizzie B Hickox may assign Ls to Michl Struth, 638 Jackson av; Nov19'18; Nov25'18.

**71H av, 224** (3:773), nwc 23d, 24.8x30; subrn of Ls to mtg for \$20,000; Lucretia C & Stella N Stone, 41 W 96, owners, & Schulte Realty Co, 386 Bway, lessees, with Robt L Harrison, 20 W 9, & ano, TRSTES will Mornmont B Edson for Mary G E Aldrich, mtgees; Nov21; Nov22'18.

**9TH av, 110** (3:741), n str fl & b; A Kreutzberg to Beta C Wohlberg, 110 9 av; 3yf Sept1'18; Sept24; Nov25'18.

## LEASES.

### Borough of Bronx.

NOV. 22, 23, 25, 26 &amp; 27.

**173D st, 480 E**; see Washington av, 1662.

**230TH st W, sec Bailey av**; see Bailey av, 2896.

**Bailey av, 2806** (12:3260), sec 230th, entire grade fl & c; Kiowa Realty Co, 118 Duane, to N Y Telephone Co, 15 Day; 3yf Oct1'19 (option of renewal of 2, 3 or 5 yrs at \$1,750); Nov22'18.

**Boston rd, 1001** (10:2607), all; Justine Bunke to Erish P Haake, 725 St Anns av; July26; 2 9-12yf Aug1'18; 2y renewal; Nov 25'18.

**Hoe av, 1033-7** (10:2743), all; Fox Sq Bldg Co, 1057 Hoe av, to Louis James, 1516 Charlotte; 3yf Dec1'18; Aug7; Nov26'18.

**Tremont av, 1052 E** (11:3021), assign Ls; Eva L Friedman, 2312 Av M, Bklyn, to Chaskel Greenspan, 807 E 152; Oct29; Nov6'18; corrects error in issue Nov 9, when prop was Tremont av, 1652 E.

**Washington av, 1662** (11:2914), sec 173d (No 480), cor str; Harrisetta Holding Co et al to Max Robinson, 480 E 173; 5yf May1'19; Nov25; Nov26'18.

## MORTGAGES.

### Borough of Manhattan.

NOV. 22, 23, 25, 26 &amp; 27.

**Alden st, 2** (8:2174), svs at nws Nagle av (No 120), 129.6x50; Nov16; Nov22'18; 1y, int as per bond; Ulrika Realty Corp, 118 Nagle av, to Powpit Co, 189 Montague, Bklyn.

**Cooper sq, 32**; see 7 av, 441-3.

**Delancey st, 157** (2:347); two leases covering str & b; PM; Nov16; Nov26'18; installs due & int as per notes; Benj Levine & Yetta Metz to Saml Willer, 153 Delancey.

**Greenwich st, 818-20** (2:642); ext of three mts for \$63,500 as consolidated to Dec27 21, 5½%; Nov18; Nov22'18; Selma Siegbert et al, trstes will Louis Siegbert, decd, & Ringland L Kilpatrick, with 820 Greenwich St, Inc, 128 Bway (R S \$31.75).

**Greenwich st, 818-20**; agmt as to ownership of a mtg for \$45,000, being part of above three bonds & mts for \$63,500 as consolidated; Nov18; Nov22'18; Louis E Felix, 315 W 99, owns \$5,000, with Selma Siegbert, at Hotel San Remo, 74th st & Central Park W, et al, trstes will Louis Siegbert, own a prior int of \$40,000.

**Greenwich st, 818-20**; agmt by mtgees, parties of 1st pt, as to sobrn of their interests in consolidated mtg for \$63,500 to lease made to party 2d pt; Nov20; Nov22 '18; Mary L Macdonald, Ringland F Kilpatrick, mtgees, & 820 Greenwich St, Inc, owner of premises, with Prudential Warehouse Co.

**Hamilton st, 12** (1:253), ss, 133.5 e Cath, 25.1x104.1x25x103.11; ½ pt; AT; pr mtg \$—; Nov20'13; Nov27'18; due Nov15'20, 6%; Carmela De Luca & Andrea Ognibene, her husband, to Maria L La Cagnina, 1207 Av U, Bklyn.

**Hamilton st, 12** (1:253), ss, 133.5 e Cath, 25.1x104.1x25x103.11, all of; PM; sub to 1st mtg \$19,200; also to mtg \$500 & to mtg on ½ pt for \$3,500; Nov14; Nov27'18; installs, 6%; Carmela De Luca, also known as Ognibene, at 174 W 109, to Maria L La Cagnina, 822 Av U, Bklyn.

**Henry st, 170** (1:271); ext of mtg for \$24,000 to Oct30'20, 5%; Apr15; Nov27'18; Rector &c of Church of the Transfiguration, at 1 E 29, with Helene Galewski, 26 W 120, & David Galewski, at East Willis-ton, LI, et al.

**Houston st, 493 E** (2:325), ss, 40 e Goerck, 26x75; PM; pr mtg \$3,750; Nov21; Nov23 '18; installs, \$62.50 quarterly, 6%; Minnie R Multz to Chas Schimmer, 400 W 152.

**Lewis st, 116** (2:330), es, 150 s Houston, 25x100; Nov13; Nov22'18; 1y6%; Abr L Kantrowitz to Lillie R Greenberg, 32 W 114.

**Macdougall st, 136**; see 7 av, 441-3.

**Perry st, 1**; see 8 av, 396.

**Water st, 113** (1:33); certf as to reduction of mtg rec Apr17, 1899, from \$35,000 to \$28,000; Nov22; Nov26'18; Dime Savgs Bank of Bklyn, at De Kalb av & Fulton, to John Gerken.

**Waverly pl, 103-5** (2:553); ext of mtg for \$50,000 to Dec15'23, 4½%; Nov21; Nov22 '18; Fredk D Fricke with Seamen's Bank for Savings, 76 Wall (R S \$25).

**3D st, 111-3 W**; see 7 av, 441-3.

**14TH st, 140 E**; see 7 av, 441-3.

**19TH st, 501-3 E**; see Av A, 310-4.

**19TH st, 527-9 W** (3:691), ns, 350 w 10 av, 50x91.11; PM; Oct16; Nov26'18; due & int as per bond; Jas MacKenzie, 802 President, Bklyn, to Chas A Christman, 644 W 173, et al.

**23D st, 155-9 E** (3:879), ns, 84 w 3 av, 78x98.9; PM; Nov15; Nov27'18; 10y4½%; 157 East 23d St, Inc, to Central Union Trust Co of N Y, 80 Bway.

**23D st, 200-18 E** (3:904), ns, 146.4 e 3 av, 72.3x98.9; ext of mtg for \$85,000 to Oct1'21, 5%; Nov11; Nov23'18; Manhattan Trade School for Girls, 10-16 Lex av; N Y College of Dentistry, 205-7 E 23, with Albany Savings Bank, 20 N Pearl st, Albany, NY, & consent by Virginia Potter, 138 E 78 NY (R S \$42.50).

**23D st, 201-7 W**; see 7 av, 224.

**20TH st, 41 E** (3:859), ns, 260.7 e Mad av, 21.2x98.9; PM; pr mtg \$19,000; Nov27 '18; 2y6%; 41 East 29th St Co to Gouverneur M Carnochan, at New City, Rockland, Co, NY.

**31ST st, 112 W** (3:806), ns, 162.6 w 6 av, 20.10x103x21.4x98.10; pr mtg \$18,500; Nov 6; Nov26'18; due & int as per bond; Martin R Beam, of Brightwaters, LI, & Alfred F Ferris, N Y C, to Alfred F Ferris, 1 W 81.

**34TH st, 169 W**; see 7 av, 441-3.

**34TH st, 221-9 E** (3:915), ns, 225 w 2 av, runs n98.9xw161.5x98.9 to ns 34th x e 23.1xnc13.6xse94.4 to ns 34th x e41.8 to beg, with gore on 34th st E, ns, bet 3 & 2 avs, bounded w, n & e by lands now or formerly of N Y Condensed Milk Co, 95 on 34th, 13.6 cn ws & 94.4 on ns; also 84TH ST, 211-7 W (4:1252), ns, 225 w Amst av, 71.5x102.2, with AT to strip on w from .04½ to 6¼ x—; also 117TH ST, 311-9 E (6:1689), ns, 125 e 2 av, 125x100.11; also stocks, bonds & other real estate, &c; supplemental mtg for purpose of purchasing entire stock, &c, of the Central Dairy Co; June24; Nov23'18; due June120, 6%; Borden's Farm Products Co, Inc, to Columbia Trust Co, 60 Bway, as trste in trust; sub to trust agmt of May 31'17.

**38TH st, 317 W** (3:762), ns, 225 w 8 av, 25x98.9; pr mtg \$14,200; Nov20; Nov25'18; 3y6%; Augusta C Leimer to Leopoldine Kliegl, 2132 University av.

**42D st, 159-61 E**; see 3 av, 660-6.

**49TH st, 132-4 W** (4:1001), ns, 425 w 6 av, 50x100 (see cons); Nov1; Nov27'18; due & int as per bond; Julia A Mahony, Margt F Robinson, Mary C Mesa & Ellen A Wall, individ & exrs &c John J Mahony, to Title Guar & T Co.

**51ST st, 510 W** (4:1079), ss, 175 w 10 av, 25x100.5; ext of mtg for \$13,000 to Nov26 '23, 5½%; Nov26'18; Annie Miller & Jacob P Kissling, both at 107 N Bway, White Plains, NY, exrs &c Anthony W Miller, with Geo Krumwiede, 620 Decatur, Bklyn (R S \$6.50).

**52D st, 437 E** (5:1364), ns, 134 w Av A, 20x46.6x20.3x43.3; Nov27'18; due Dec1'21, 5½%; John P & Ferdinand Stahlback & Emma S Karr, 437 E 52, & Amelia S Karr, 342 E 56, & Arthur Stahlback, 139 Linden, Bklyn, to Irene Schober, 250 4th st, Jersey City, NJ.

**52D st, 437 E**; sobrn of mtg for \$2,000 rec Dec3'10 to above mtg for \$4,000; Nov 25; Nov27'18; John & Lina Van Drathen, 301 5 st, Jersey City, NJ, mtgee, with same.

**57TH st, 52 W** (4:1272), leasehold; AT; Sept3; Nov22'18; installs, \$500, ½ yearly or sooner, 6%; 52 West 57th St Corp to Benj L Friedland & Harry Thal, 301 W 49.

**57TH st, 52 W**; leasehold; AT; pr mtg \$10,000; Nov9; Nov22'18; due Jan1'21, 6%; same to Jacob M Friedland, 1977 Prospect av, Bronx.



57TH st, 52 W, leasehold; sobrn of mtg for \$10,000 to mtg \$5,000; Nov8; Nov22'18; Harry Thal & Benj L Friedland with Jacob M Friedland, 1977 Prospect av. nom  
 58TH st, 216 W (4:1029), ss, 525 e 8 av, 25x100.5; PM; Aug20; Nov25'18; due Apr 30'21 or sooner, 5%; Three States Realty Co to Jas Hazen Hyde, at Islip, LI, 40,000  
 69TH st, 318 E (5:1443), ss, 141.8 e 2 av, 16.8x77.4; pr mtg \$—; Nov21; Nov22'18; due Aug12'1, 6%; Chas Baumgarten, 318 E 69, to Fredk W Schulhof, 802 Lex av. 1,000

76TH st, 57 W; see 8 av, 396.  
 77TH st, 149 W (4:1149), ns, 488 w Col av, 18x102.2; PM; pr mtg \$11,500; Nov26; Nov27'18; installs, 5%; Theron L Carman, 220 W 138, to Ellen R & Annie R Jones, 850 President, Bklyn, devisees will Chas W Jones. 3,000

77TH st, 149 W; ext of mtg for \$11,500 to Jan22'24, 5%; Nov25; Nov27'18; same with Eliz A Cowl, 250 W 84 (R S \$5.75). nom

82D st, 147 E (5:1511); ext of mtg for \$25,000 to Nov15'23, 5%; Nov22; Nov23'18; Manert Realty Co with Seamen's Bank for Savings, 76 Wall (R S \$12.50). nom

82D st, 208 W (4:1229), ss, 144 w Ams av, 25x102.2; ext of mtg for \$25,000 to Feb15'20, 5%; Feb15'17; Nov26'18; Wm Rankin, 119 W 77, with John Hoersch, 320 5th st, Union Hill, NJ; Edw G Hoersch, at Thompsonville, Conn, & Kath Kessler, 504 W 44. nom

83D st, 8 W (4:1196), ss, 133 w Central Park W, 15x102.2; PM; Nov26; Nov27'18; 5y or sooner, 5%; Edw F R Lent to N Y Trust Co, 26 Broad. 14,500

84TH st, 211-7 W; see 34th, 221-9 E.

88TH st, 255 W (4:1236), ns, 189.1 e West End av, 18x100.8; pr mtg \$9,000; Nov20; Nov26'18; due Nov25'21, 5%; Geo V Schmitt, of Rye, NY, & Marguerite M, his wife; Chas C Schmitt & Frank C, his wife, & Elsie M Wright, of New Rochelle, NY, & Geo Schmitt, of N Y C, to Marguerite M Schmitt, 530 Boston Post rd, of Rye, NY. 2,000

93D st, 138 E; see 8 av, 396.

94TH st, 311-27 E; see 94th st, 317-21 E.

94TH st, 317-21 E (5:1557), ns, 250 e 2 av, 75x109.8; ext of mtg for \$30,000 to Nov14'21, 5%; also sub to blanket 2d mtg on 311-27 E J4; Oct1; Nov23'18; John W Gammack & ano, exrs, &c, Anna Somarindyk, with Julia E, wife of & Geo Karsch, 20 Central av, Flushing, B of Q. nom

94TH st, 51 W (4:1208), ns, 445 w Central Park W, 20x100.8; Nov1; Nov27'18; due & int as per bond; Julia A Mahony, Margt F Robinson, Mary C Mesa & Ellen A Wall, individ & exrs, &c, John J Mahony, to Title Guar & T Co. 10,000

95TH st, 18 E (5:1506), ss, 133.9 w Mad av, 16x100.8; Nov27'18; due & int as per bond; Rosy Kohn to Title Guar & T Co. 12,000

101ST st, 433-7 E (6:1695); leasehold; Nov21; Nov25'18; installs, 6%; Abr Goldsmith, 11 West Sidney st, Mt Vernon, NY, to Spotless Garage & Automobile Supply Co, 433-7 E 101. notes 1,900

102D st, 216 W; see Bway, 2672.

104TH st, 67 W (7:1840), ns, 162.8 e Col av, 27x100.11; Nov21; Nov23'18; 1y6%; Wm Overton, 67 W 104, to Wm R Hughes, 74 W 103. 3,000

105TH st, 307 E (6:1677), ns, 125 e 2 av, 25x100.11; PM; Nov26; Nov27'18; 5y or sooner, 5%; Albert & Katharina Worcester, his wife, of B of R, to Ignatz Rosenberg, 601 W 162. 5,500

106TH st, 308 W (7:1891), ss, 229 e Riverside dr, 20x100.11; PM; Nov25; Nov26'18; due & int as per bond; Realty Managers, Inc, to Manhattan Mtg Co, 200 Bway. 16,000

106TH st, 308 W; certf as to mtg \$16,000; Nov25; Nov26'18; same to same.

112TH st, 223 W (7:1828), ns, 167 w 7 av, 18x100.11; PM; Nov21; Nov22'18; 5y6%; Sadie Klutz, 125 E 118, to Emigrant Indust Savings Bank. 6,500

117TH st, 311-9 E; see 34th, 221-9 E.

122D st, 170 W (6:1770), ss, 202 w 3 av, 26.3x70.3x26.3x71.4; ext of mtg for \$15,000 to Jan22'20, 5%; Feb11'14; Nov22'18; Jos Mamolen at Jersey Shore, Pa, with Michl Moloney, 655 E 158, Bronx. nom

122D st, 170 W (6:1770); ext of mtg for \$15,000 to Jan22'25, 5%; Nov21; Nov22'18; Jos Mamolen at Jersey Shore, Pa, with Michl Moloney, 139 42d, Corona, B of Q (R S \$7.50). nom

126TH st, 205 E (6:1791), ns, 92.9 e 3 av, 16x99.11; Nov27'18; 3y5%; Jas J Genoy to John E Roosevelt at Sayville, LI, & ano, trstes. 2,800

130TH st, 228 W (7:1935), ss, 441.8 e 8 av, 16.8x99.11; PM; Nov25; Nov27'18; due & int as per bond; John J Leonard to Lawyers Mtg Co. 4,500

131ST st, 218 W (7:1936), ss, 208.4 w 7 av, 16.8x99.11; PM; Nov22'18; 5y5%; Matthew Dobson, 127 W 134, to Metropolitan Savings Bank, 55 Cooper Sq E. 5,500

136TH st, 219 W (7:1942), ns, 235 w 7 av, 16x99.11; PM; Nov26'18; 5y5%; Cecelia Cohen, 736 Riverside dr, to N Y Life Ins & Trust Co, 52 Wall, exr Wm A Smith. 5,000

137TH st, 200 W; see 7 av, 2332.

137TH st, 219 W (7:2023), ns, 249.6 w 7 av, 17.6x99.11; ext of mtg for \$7,900 to Aug 1'24, 5%; Sept15'17; Nov22'18; Abr Gottlieb with Germania Life Ins Co. nom

142D st, 511 W (7:2074), ns, 458 e Bway, 17x99.11; PM; Nov14; Nov25'18; due Nov 18'21, 5%; Della, wife John J O'Reilly, 275 W 141, to Watson Vredenburg, at Woodmere, LI, et al. 4,000

Av A, 310-4 (3:977), nec 19th (Nos 501-3), 66.1x94.10; PM; Nov21; Nov22'18; 3y5%; German & Sol Kahn & Jacob Adler to Equitable Life Assur Soc of U S. 27,000

Av B, 78-80 (2:401), ws, 24.3 n 5th, 48.6x 100; Oct25; Nov27'18; 3y6%; Greenberg Real Estate Corp, 241 W 113, to Abr Greenberg, 644 Riverside dr. 12,000

Av B, 78-80; certf as to mtg \$12,000; Oct 25; Nov27'18; same to same.

Av C, 155 (2:392), ws, abt 45 s 10th, 23x 85; Nov16; Nov22'18; due May16'19, int as per bond; Ulrika Realty Corp, 118 Nagle av, to Powpit Co, 189 Montague, Bklyn. 500

Amsterdam av, 1790 (7:2080), ws, 59.5 s 149th, 27x100; pr mtg \$30,000; Nov20; Nov 26'18; 3y6%; Millblanche Realty Corp, 68 Broad, to Deed Realty Co, 68 Broad. 3,000

Amsterdam av, 1790; certf as to mtg \$3,000; Nov20; Nov26'18; same to same.

Bowery, 392; see 7 av, 441-3.

Broadway, 2672 (7:1873), sec 102d (No 216), 75x99.11; Nov1; Nov22'18; due Nov21'21, 6%; Louis J Ehret to N Y Title & Mtg Co. 140,000

Greenwich av, 57; see 8 av, 396.

Lexington av, 57-9 (3:880); lease, chattels, &c; ext of mtg for \$38,100 to secure notes to Feb1'25, 5%; Nov12; Nov25'18; Van Twiller Hotel Co, 57-9 Lex av, with Mary E Flannery, 104 W 70. nom

Lexington av, 1412-6; see 8 av, 396.

Madison av, 1497-9 (6:1608), es, 50.11 s 103d, 50x100; PM; pr mtg \$52,000; Oct23; Nov27'18; due Sept1'23, 6%; Ida Ferman to Wm H Eagleson, 1169 Flatbush av, Bklyn. 9,000

Manhattan av, 394 (7:1943); ext of mtg for \$14,000 to Nov12'21, 5%; Nov18; Nov 25'18; Bankers Trust Co, sub trste Laura R Conde, will Lorrain or Lornden Freeman, with Bertha Rosenzweig, 930 West End av (R S \$7). nom

Nagle av, 120; see Arden, 2.

Riverside dr, 450 (7:1990); ext of mtg for \$250,000 to Jan1'21, 5%; Aug14'17; Nov 27'18; N Y Life Ins Co with Olds Holding Cropn, 217 Bway. nom

Riverside dr, 450; mtgagees estoppel certf that \$1,000 has been paid on a/c of mtg for \$71,000, rec July24'18; Nov25; Nov 27'18; North Castle Realty Corp, 80 Pine, with Leonett Realty Co. nom

3D av, 660-6 (5:1297), nwc 42d (Nos 159-61), 75.3x100, ¼ pt; AT; co-ordinate with two pr mtgs \$10,000 aggregate; Nov23; Nov26'18; 2y6%; 660 Third Av Corp, 152 Chambers, to Fisher Lewine, 110 E 78. 5,500

3D av, 660-6, nwc 42d (Nos 159-61); ¼ pt; AT; certf as to mtg \$5,500; Nov23; Nov 26'18; same to same.

7TH av, 224 (3:773), nwc 23d (Nos 201-7), 24.8x80; Nov22'18; 3y5%; Lucretia C & Stella N Stone, 41 W 96, with Robt L Harrison, 20 W 9, & ano, trstes will Marmont B Edson, for Mary G E Aldrich. 20,000

7TH av, 431 (3:809), es, abt 70 s 34th, 24.8x100; party 2d pt holds two pr mtgs \$35,000 aggregate; Nov25; Nov27'18; 3y5%; Victoria E Nichols, of Albany, NY, & Edith W & Josephine A Scott, both of East Orange, NJ, to Bowery Savings Bank, 128 Bowery. 10,000

7TH av, 441-3 (3:801), nec 34th (No 169), 37x59; also 14TH ST, 140 E (2:553), ss, 158.4 w 3 av, runs s106.6xe8.4xs5.6xs37.10 xnt36.2 to st xe20.10 to beg; also BOWERY, 392, or COOPER SQ, 32 (2:544), ws, 326 n 4th, runs w36xnxw21.6 & 92.8xne21.3x se91.1 & 14.6xe36 to st xs22.1 to beg; also MACDOUGAL ST, 136 (2:541), nec 3d (Nos 111-3), 20x58; also 8TH AV, 588-90 (3:788), 111-3, 20x58; 52.11 s 39th, 26.4x64; 1-36 part; Nov23; Nov27'18; due May26'19, int as per bond; Benj R Hyman to Philip Sugarman, 136 W 118, et al, firm Royal Co of N Y, 99 Nassau. 1,300

7TH av, 2153-5 (7:1912), es, 49.11 s 128th, 50x75; pr mtg \$33,250; Nov15; Nov25'18; 1y 6%; Mary Costigan to Land Estates, Inc, 135 Bway. 3,000

7TH av, 2246 (7:1938), ws, 25 n 132d, 24.9 x100; PM; Nov15; Nov26'18; 5y5%; Cecelia Cohen, 736 Riverside dr, to American Bible Soc, in Bible House, at Astor pl & 8th. 19,000

7TH av, 2332 (7:1942), swc 137th (No 200), 32.4x100; Nov27'18; due & int as per bond; Arnold Kohn & Rosy, his wife, to Title Guar & T Co. 12,000

8TH av, 396 (3:779), es, 23.5 s 30th, 20x 60; also LEXINGTON AV, 1412-6 (5:1521), swc 93d (No 138), 100.8x18.4; also 76TH ST, 57 W (4:1129), ns, 40 e Col av, 20x102.2; also GREENWICH AV, 57 (2:613), nwc Perry (No 1), 29.1x65x13.9x70; 1-7 pt; AT; Nov4; Nov26'18; 3y6%; Melvin M Franklin, of Phila, Pa, to Marie L Nathans, 6124 Greene st, Phila, Pa. 2,000

8TH av, 588-90; see 7 av, 441-3.

8TH av, 588-90; see 7 av, 441-3.

8TH av, 588-90; see 7 av, 441-3.

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8TH av, 588-90; see 7 av, 441-3.

8TH av, 588-90; see 7 av, 441-3.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

NOV. 22, 23, 25, 26 & 27.

Broome st, 252 (2:409); Henry B Closson, exr Mary L Reed to Eleanor Reed de Bertier, 14 rue Georges Berger, Paris, Fr; (A) Parsons, C & McI, 52 Wm (\$45,000, Feb26 '07); Nov23'18. 45,000

Broome st, 403-5 (2:472); Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & McI, 52 Wm (\$100,000, Sept8 '02); Nov23'15. 100,000

Carmine st, 6 (2:542); Geo Starr to Henrietta Starr, NY; (A) Thos L Feitner, 67 Wall (\$11,000 (now \$10,000), July20, 1892); Nov25'18. 10,000

Carmine st (2:542); Prebe Peters & ano, exrs Geo Starr, to Phebe Peters, 109 W 86; (A) Thos L Feitner, 67 Wall (\$15,000, May 2, 1889); Nov25'18. nom

Division st, 60 (1:289); also BAYARD ST, J; Mary A Carlisle, individ & extrx & ano, exrs, &c, Almira H Dominick to Isaac Frank, 202 Navy st, Bklyn; (A) Max Monfried, 299 Bway (\$26,000, May7'15); Nov23 '15. 24,400

Duane st, 62-4 (1:154); Francis Bannerman et al, firm of Francis Bannerman & Sons, 501 Bway, to Equitable Life Assur Soc of U S; (A) Lawyers Title & T Co (\$45,000, June12'18); Nov25'18. 45,000

East Broadway, 100 (1:282); Title Guar & T Co to Henry G Silleck, 882 West End av & ano, trstes will Henry G Silleck; (A) Title Guar & T Co (\$10,000, Nov7'18); Nov 26'18. 10,000

Eldridge st (2:420), ws, 125 n Delancey, 25x100; Harris D Colt, 515 Park av, to Augustus N Hand, 46 W 9; (A) Curtis M-P & Colt, 30 Broad (\$15,000, Nov28'06); Nov 26'18. 15,155.62

Eldridge st (2:420), same prop; Augustus N Hand to Augustus N Hand, 46 W 9, as trste Maximilian A Mosle; (A) same (same mtg); Nov26'18. 15,155.62

Front st, 83 (1:35); Title Guar & T Co to Sara Weil, 1419 Av I, Bklyn; (A) Title Guar & T Co (\$9,000, Nov14'18); Nov23'18. 9,000

Greenwich st, 818-20 (2:642); Louis E Felix, 315 W 99, to Mary L Macdonald, 344 W 121; (A) Geo A Macdonald, 40 Wall (an int of \$5,000 in three consolidated mtgs aggregating \$63,500); Nov22'18. nom

Houston st, 304 E (2:384); Chas N Lee, trste for Grace L Smidt, will Wm H Lee, to Allan C Smidt, 27 W 44; ½ pt; (A) Wm C Orr, 51 Chambers (\$20,000 (now \$19,000), Feb15'10); Nov22'18. nom

Houston st, 304 E (2:384); same to Jas E Whiting, 310 W 93, gdn Louise Lee, Willing; ½ pt; (A) same (same mtg); Nov22'18. nom

Ludlow st, 48-50; Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & McI, 52 Wm (\$40,000, April'02); Nov23 '18. 40,000

Monroe st, 279 (1:265); Manhasset Investment Co to Hy B Closson at Orange, N J, & ano, trstes will Saml L Mitchell; (A) Parsons, C & McI, 52 Wm (\$23,500, Nov, 1900); Nov23'18. 23,500

Monroe st, 279; Hy B Closson & ano, trstes will Saml L Mitchell, to Hy B Closson at Orange, NJ, exr Mary L Reed; (A) same (same mtg); Nov23'18. 23,500

Monroe st, 279; Hy B Closson, exr Mary L Reed, to Gertrude Reed de Chezelles, 19 bis rue Legendre, Paris, Fr; (A) same (same mtg); Nov23'18. 23,500

Monroe st, 281 (1:265); Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & McI, 52 Wm (\$23,500, Nov2, 1900); Nov23'18. 23,500

Oliver st, 53-5 (1:278); Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & McI, 52 Wm (\$53,000, Oct1, 1900); Nov23'18. 53,000

Oliver st, 53-5; Hy B Closson & ano, trstes will Saml L Mitchell, to Eleanor Reed de Bertier, 14 rue Legendre, Paris, Fr; (A) same (same mtg); Nov23'18. 53,000

Rivington st, 74 (2:416); Harris D Colt, 515 Park av, to Augustus N Hand, 46 W 9; (A) Curtis, M-P & Colt, 30 Broad (\$17,300, Nov19'09); Nov26'18. 17,414.60

Rivington st, 74; Augustus N Hand to Augustus N Hand, 46 W 9, as trste Maximilian A Mosle; (A) same (same mtg); Nov26'18. 17,414.60

Water st, 656 (1:260); Albert Hinz, 2246 Hughes av, Bronx, to John J Schmitt, 337 2 av; (A) Norwood, A & W, 12 E 44 (\$6,000, Nov18'18); Nov22'18. nom

3D st, 39 E (2:453); Chas N Lee, trste for Grace L Smidt, will Wm H Lee, to Allan C Smidt, 27 W 44; (A) Wm C Orr, 51 Chambers (\$13,000, May26'13); Nov23'18. nom

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Hy B Closson & ano, trstes Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) Parsons, C & McI, 52 Wm (\$22,000, May1'06); Nov23'18. 22,000

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Manhasset Investment Co to Hy B Closson, at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & McI, 52 William (\$22,000, May1'06); Nov23'18. 22,000

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Hy B Closson & ano, trstes Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) Parsons, C & McI, 52 Wm (\$22,000, May1'06); Nov23'18. 22,000

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Hy B Closson & ano, trstes Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) Parsons, C & McI, 52 Wm (\$22,000, May1'06); Nov23'18. 22,000

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Hy B Closson & ano, trstes Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) Parsons, C & McI, 52 Wm (\$22,000, May1'06); Nov23'18. 22,000

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Hy B Closson & ano, trstes Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) Parsons, C & McI, 52 Wm (\$22,000, May1'06); Nov23'18. 22,000

27TH st W (3:751), ns, 167.9 w 8 av, 40.9 x98.9; Hy B Closson & ano, trstes Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) Parsons, C & McI, 52 Wm (\$22,000, May1



34TH st, 324-8 E (3:939); Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & Mcl, 52 Wm (\$50,000, June24 '01); Nov23'18. 60,000

34TH st, 324-8 E; Hy B Closson & ano, trstes will Saml L Mitchell, to Gertrude Reed de Chezelles, 14 Rue Legentre, Paris, Fr; (A) same (same mtg); Nov23'18. 60,000

36TH st, 307-13 W (3:160); Louis Westphal et al, exrs, &c, Paul Westphal, to Paul Westphal, a corpn, 305 W 35; (A) Frank D Smaw or Swan, 305 W 36 (\$15,000, July19'10); Nov22'18. nom

38TH st, 454 W (3:735); Chas N Lee, trste for Grace L Smidt, will Wm H Lee, to Allan C Smidt, 27 W 44; (A) Wm C Orr, 51 Chambers (\$10,000, July3, 1893); Nov22'18. nom

40TH st, 326 W (3:763); N Y Trust Co to Ethan A Barnes of Plattsburgh, NY, & ano, exrs Loren B Weaver; (A) Howard Campbell & Son, 140 Nassau (\$10,000, May21'13); Nov22'18. 10,000

45TH st, 125-7 W (4:998); Herbert L Constable, 72 W 48, exr Thos Killilea, to Frances L Killilea, 149 W 92; AT; (A) Rosenthal & H, 2 Rector (\$25,000, May10 '15); Nov25'18. nom

48TH st, 214 E (5:1322); Title Guar & T Co to Chas F Halsted, 174 Prospect pl, Bklyn, trste will Francis S Halsted; (A) Title Guar & T Co (\$5,000, May3'18); Nov 27'18. 5,000

50TH st, 401 E (5:1362), nec 1 av, 39.1x 56; Hy L Closson, exr Mary L Reed, to Gertrude Reed de Chezelles, 19 bis rue Legendre, Paris, Fr; (A) Parsons, C & Mcl, 52 Wm (\$50,000, May20'07); Nov23'18. 50,000

51ST st, 510 W (4:1079); Farmers Loan & Trust Co, 22 Wm, exr Jos L R Wood, to Annie Miller & Jacob P Kissling, both at 107 N Bway, White Plains, NY (\$20,000, now \$15,000, Nov2'07); Nov26'18. 15,000

59TH st E (5:1394), ns, 225 e Park av, 20x100.5; Harris D Colt, 515 Park av, to Augustus N Hand, 46 W 9; (A) Curtis, M-P & Colt, 30 Broad (\$22,000, Aug1'09); Nov 26'18. 22,393.25

59TH st E (5:1394), same prop; Augustus N Hand to Augustus N Hand, 46 W 9, as trste Maximilian A Mosle; (A) same (same mtg); Nov26'18. 22,393.25

60TH st W (4:1151), ss, 150 w Amst av, 25x100.5; Cayuga Corpn to Arthur Smith, 175 E 64, or 111 Bway (\$13,000, Dec7'10); Nov27'18. 12,500

69TH st, 131 E (5:1404); Title Guar & T Co to John W Sterling, 912 5 av; (A) Geo H Church, 55 Wall (\$10,000, Nov12'07); Nov25'18. 10,000

69TH st, 202 W (4:1160); Morris W Benjamin, 43 W 88, exr Moritz Davidson, to Frida & Julie Q Davidson, 335 W 29; (A) Cohen, G & R, 111 Bway (\$26,000, now \$20,000, July23'17); Nov25'18. nom

74TH st, 128 E (5:1408); Hy B Closson & ano, trstes Saml L Mitchell, to Hy B Closson, Orange, NJ, exr Mary L Reed; (A) Parsons, Closson & McIlvaine, 52 Wm (\$11,500, Dec24, 1895); Nov23'18. 11,500

74TH st, 128 E; Hy B Closson, exr Mary L Reed, to Eleanor Reed de Bertier, 14 Rue Georges Berger, Paris, Fr; (A) same (same mtg); Nov23'18. 11,500

74TH st, 128 E; Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) same (same mtg); Nov23'18. 11,500

88TH st, 255 W (4:1236); Moses S Lorsch & ano, exrs Hannah Lorsch, to Title Guar & T Co (\$15,000, Mar1'04); Nov26'18. omitted

90TH st, 103 to 107 E (5:1519); Emilie Macher of Rutherford, NJ, to Abr J Dworsky, 53 E 93; (A) Harold H Straus, 5 Beekman (\$7,000, Mar9'09, & \$10,000, Mar9'09); Nov26'18. nom

94TH st, 17 W (4:1208) (\$6,000, Aug7'08); also 10TH ST (2:636), ss, 77.9 e Weehawken, 44.2x95.3 (\$25,000, May5, 1886); also CARMINE ST, 6 (2:542) (\$11,000, now \$10,000, July20, 1892); also CARMINE ST, 8 (2:542) (\$9,000, Jan9'02); also ORCHARD ST, 181 (2:417) (\$25,000, Feb1'08); also CARMINE ST, 12 (2:542) (\$15,000, May2, 1889); also READE ST, 166 (1:139) (\$15,000, Mar30'05); Phebe Peters & ano, exrs Henrietta Starr, to Phebe Peters, 109 W 86; (A) Thos L Feitner, 67 Wall (7 mtgs recorded as above); Nov25'18. nom

95TH st, 225 E (5:1541); Harris D Colt, 515 Park av, as trste will Edw M Cameron, to Augustus N Hand, 46 W 9; (A) Curtis, M-P & Colt, 30 Broad (\$14,000, Apr23'10); Nov26'18. 14,145.25

95TH st, 225 E; Augustus N Hand to Augustus N Hand, 46 W 9, as trste Maximilian A Mosle; (A) same (same mtg); Nov26'18. 14,145.25

95TH st, 55 W (4:1209); Auguste Gahren to Emma Gahren, 255 W 108; (A) Abr Cohen, 111 Bway (\$29,000, Oct16'12); Nov22'18. nom

101ST st, 433-7 E (6:1695); Spottless Garage & Automobile Supply Co to James H Gray, 8 E 129; (A) Saml Cherkos, 116 Nassau (\$1,900, Nov25'18); Nov25'18. nom

104TH st, 67 W (7:1840); Jos Burkart at White Plains, NY, to Wm R Hughes, 74 W 103; (A) Jesse G Roe, 128 Bway (\$5,500, now \$2,500, Mar15'07); Nov23'18. 2,500

104TH st, 128 W (7:1858); Lillie B Lillienthal of San Francisco, Call, to Isabella Hart, N Y C; (A) Sigmund Wechsler, 233 Bway (\$10,500, May15'05); Nov27'18. 10,500

108TH st, 19 E (6:1614); Mary Drucker, 701 W 177, extrr Ephraim Drucker, to Wolf Goode, 1188 2 av; given as further security for payment of mtg \$10,000 rec June3'08 on 7th av, 1987 (7:1904); (A) Adolph Cohen, 220 Bway (\$7,300, Apr29 '07); Nov27'18. O C & 100

108TH st, 236-3 W (7:1922); Lombardy Realty Co, 30 E 42, to John Morrissey, 1851 7 av; (A) Kentowitz & B, 320 Bway (\$3,000, Oct13'16); Nov27'18. O C & 100

121ST st, 7 W (6:1720); Hy B Closson, exr Mary L Reed, to Gertrude Reed de Chezelles, 19 bis rue Legendre, Paris, Fr; (A) Parsons, C & Mcl, 52 Wm (\$9,000, May 1, 06); Nov23'18. 9,000

121ST st, 7 W (6:1720); Hy B Closson, exr Mary L Reed, to Gertrude Reed de Chezelles, 19 bis rue Legendre, Paris, Fr; (A) Parsons, C & Mcl, 52 Wm (\$10,000, May3'01); Nov23'18. 10,000

127TH st, 56 E (6:1751); Bankers Trust Co to Bond & Mtg Guar Co, 175 Remsen, Bklyn; (A) Title Guar & T Co (\$8,000, now \$6,000, Mar8'09); Nov25'18. 6,000

136TH st, 264 W (7:1941); N Y Title & Mtg Co to Tania Daniel, 778 8 av; (A) N Y Title & Mtg Co (\$4,000, Aug31'18); Nov27'18. 4,000

Av C, 52 (2:374); Isaac Jacob, exr Jacob Jacob, to Pauline Jacob, 1372 Bristow, Bronx; (A) Strasbourger & S, 74 Bway (\$16,000, May1'02); Nov27'18. nom

Amsterdam av, 732 (4:1243); Henry B Closson, exr Mary L Reed, to Eleanor Reed de Bertier, 14 rue Georges Berger, Paris, Fr; (A) Parsons, C & Mcl, 52 Wm (\$27,000, now \$23,000, Feb1'04); Nov23'18. 23,000

Amsterdam av, 955 (7:1861); Chas N Lee, trste for Grace L Smidt, will Wm H Lee, to Jas E Willings, 310 W 93, gdn Louise Lee Willing; (A) Wm C Orr, 51 Chambers (\$40,000, Apr30, 1896); Nov22'18. nom

Audubon av, 185 (8:2131), nec 174th, 63x 100; Abr & Louis Davis to Winfield W Scott, 552 W 174; (A) Alci Josephsson, 256 Bway (\$5,500, now \$3,925, July18'16); Nov 25'18. nom

Lexington av, 1409 (6:1624); Manhasset Investment Co to Hy B Closson at Orange, NJ, & ano, trstes Saml L Mitchell; (A) Parsons, C & Mcl, 52 Wm (\$16,000, now \$12,000, Oct4, 1889); Nov23'18. 12,000

Lexington av, 1499; Hy B Closson & ano, trstes will Saml L Mitchell, to Adeline M Post, 56 Walnut pl, Brookline, Mass; (A) same (same mtg); Nov23'18. 12,000

Lexington av, 1004 (6:1629); also 187TH ST, 657 W (8:2170); Henry B Weselman, exr, &c, Chas Stahl, to Guarantee Trust Co of N Y, 140 Bway, sub-trste will Chas Stahl; (A) Weselman & K, 55 Liberty (two mtgs, \$6,000, Oct23'06, & \$662.57, Jan 19'03 or 1909 (?); Nov27'18. nom

2D av, 1543 (5:1526); Peter Doelger to Charlotte Doelger, 266 West End av; (A) John C Hoenninger, 5 Beekman (\$30,000, Feb3'08); Nov23'18. 30,000

2D av, 1614 (5:1546); Manhasset Investment Co to Hy B Closson, at Orange, NJ, & ano, trstes will Saml L Mitchell; (A) Parsons, C & Mcl, 52 Wm (\$17,000, July 30'01); Nov23'18. 17,000

3D av, 600-6 (5:1279), nwc 42d (Nos 157-9E), 85.3x100, ¼ pt AT; Sadie Roth of Bronx to Fisher Lewine, 116 E 78; (A) Title Guar & T Co (two mtgs \$2,500, Oct6 '15, & \$7,500, Nov24'15); Nov26'18. O C & 100

3D av, 1577 (6:1534); Emilie Macher of Rutherford, NJ, to Anna A Delamater of La Grange, Dutchess Co, NY; (A) J Oscar Delamater, 68 Wm (\$4,000, May16'13); Nov 26'18. 2,700

5TH av, 588 (5:1263); Saml Frank to Saml Frank, 315 Central Park West et al, firm Frank Brothers; (A) Lachman & G, 35 Nassau (two mtgs, \$100,000, Feb'08, & \$50,000, Aug27'12); Nov25'18. 150,00

8TH av, 45 (2:626); John J Smith & ano, exrs Clinton Van Vliet, to Anna Van Vliet, widow, — Main av, Douglaston, LI; (A) Douglas, A & McC, 233 Bway (two mtgs, \$1,500, Aug1'09, & \$500, May13'10); Nov 23'18. 20,000

9TH av, 781 (4:1062); Peter Doelger to Charlotte Doelger, 266 West End av; (A) John C Hoenninger, 5 Beekman (\$30,000, Mar10'05); Nov23'18. 30,000

SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

Borough of Manhattan.

NOV. 22, 23, 25, 26 & 27.

Chrystie st, 226 (2:422); Israel & Bertha Rosenberg et al to Emilie L Moore, 4021 Walnut, Phila, Pa; (A) J Rosenberg, 8 Astor pl; Mar12'07; Nov25'18. 6,000

East Broadway, 187 (1:284); Leon & Selma Kamaiky et al to Jos Alexander, 220 Cathedral Pkway; (A) W Rosenbloom, 87 Nassau; Nov16'15; Nov26'18. 10,000

Orchard st, 196 (2:412); Morris & Nellie Lipschitz to Central Savgs Bank, 157 4 av; (A) Meyer Auerbach, 25 Broad; Sept8'13; Nov25'18. 20,000

4TH st W (2:619), ws, 53.1 n Christopher, 26.6x101.2; Abr & Sarah Lewenthal to Amelia Hellinger & Harry Rinaldo; (A) P Hellinger, 320 Bway; Nov19, 1895; Nov22'18. 14,000

6TH st, 807 E (2:363); Forest Mox & Lumber Co, 405 E 4, to Herman Stark, 297 E 10; (A) Nathan Friedman, 309 Bway; Sept19'17; Nov26'18. 2,000

12TH st E (2:454), ns, 329.6 w 1 av, 40x 103.3; Louis Milgrim & ano to Rachel Hyman, extrr, et al exrs, all at Jarvis lane, Far Rockaway, B of Q; Apr29'14; Nov23'18. 5,000

14TH st, 534 E (2:407); Elbert Realty Co to Lizett Lahn, Albert L Schuckle & Jacob Schlamp, exrs will Jos Lahn; (A) Amend & A, 119 Nassau; May5'14; Nov22'18. 2,000

14TH st, 534 E (2:407); same to S H Berlin; July20'14; Nov22'18. 2,250

55TH st, 113 E (5:1310); Robt Hoe, 4th, & Ethel L, his wife, to Hospital & House of Rest for Consumptives; (A) Title Guar & T Co; Nov13'09; Nov25'18. 25,000

69TH st, 53 W (4:1122), ns, 185 e Col av, 20x100.5; Jno G & Susan R Horne to Windham Realization Co; (A) Everts, C & B, 52 Wall; May15, 1893; Nov22'18. 24,000

69TH st, 53 W; same to same; (A) Title Guar & T Co; Dec5'11; Nov22'18. 9,000

76TH st, 15 W (4:1129); Edwin C Jamieson to the Globe & Rutgers Fire Ins Co; (A) Title Guar & T Co, 176 Bway; Apr30 '09; Nov27'18. 45,000

86TH st, 551 E (5:1583); John C & Blanche I Henderson, West Point, NY, to Norman H Donald, Benedict av, Dongan Hills, B of R; (R) Title Guar & T Co, 176 Bway; Oct26'14; Nov27'18. 2,500

105TH st, 336-8 E (6:1676); Morris Williamson to Benj & Moses Friedman, exrs will Abr Friedman; (A) Gross & Snen-daira, 309 Bway; May18'03; Nov22'18. 7,000

119TH st E (6:1807), ns, 363 w Av A, 25 x100.11; Louis Lese to Fredk Lese, atty, 35 Nassau; June1'06; Nov22'18. 6,500

Broadway (7:1996), swc 130th, '99.11x100; Sheffield Farms-Slawson-Decker Co to Hamilton F Dean; (A) Salter & S, 140 Nassau; Feb25'09; Nov22'18. 30,000

Lexington av, 1461-63 (5:1523); Congregation Orach Chaim to Julius Bernstein, exr; (A) Arnstein & Levy, 128 Bway; Mar 1'09; Nov27'18. 5,000

Park av (5:1494), swc 83d, 90x102.2; Benj & Madelin S Stern to Leo S & Alex M Bing, 2170 Bway; (A) Stoddard & M, 128 Bway; Feb28'13; Nov27'18. 100,000

2D av, 1543 (5:1526), nwc 80th, 245 E; Fredk J Feuerbach to Charlotte Doelger, 260 W 72; (A) Jno C Hoenninger, 5 Beekman; Feb3'08; Nov23'18. 30,000

3D av, 874 (3:1307); Herman Rehmsstedt, 874 3 av, to Daniel Foley, 909 Albemarle rd, Bklyn; (A) Edw M Burghard, 111 Bway; Mar23'16; Nov26'18. 3,000

5TH av, 557 (5:1281); Danl H & Grace D Morgan to Walter C Flanders & Watson B Day, trstes for benefit Susan Vanderpoel Clark under deed of trust from Stephen C Clark; (A) Ver Planck & Prince, 149 Bway; Nov24'13; Nov25'18. 65,000

7TH av (3:773), nwc 23d, 24.8x80; Stella N Stone to Wm N Harte & Central Union Trust Co of N Y, trstes under trust agmt dated Mar22'10; Nov17'15; Nov25'18. 20,000

9TH av, 781 (4:1062); Peter Doelger to Charlotte Doelger, 260 W 72; (A) N Y Title & Mort Co, 135 Bway; Mar10'05; Nov 23'18. 30,000

MORTGAGES.

Borough of Bronx.

NOV. 22, 23, 25, 26 & 27.

Dawson st, 683 (10:2687), ns, 166.8 w Bergett av, 16.8x80.11x—x74.7; pr mtg \$2,500; Nov26; Nov27'18; due as per bond, 6%; Ida Watstein, 683 Dawson, to Gustav Potolowsky, 691 Dawson. 1,000

Dawson st, 683 (10:2687); ext of \$2,300 mtg to Feb17'21 at 5½%; Feb9; Nov27'18; American Geographical Society of N Y with Ida Watstein, 683 Dawson. nom

Gerard st (9:2294), nes, 124.5 se Bergen av, runs se54.3xne89.3xw105 to beg; Wm F Smith, 954 E 151, to Mary E Becker, 352 E 140; (A) Adolph Becker, 2694 3 av; May17 '17; Nov21'18. 1,200

Hewitt pl (10:2696 & 2689), es, 96.7 n Longwood av, twelve lots, each 40x100; twelve mtgs, each \$9,000; Wm F Knapp to Fredk Johnson & ano, trste under deed of trust; (A) Ferris & S, 165 Bway; May 1'06; Nov22'18. 108,000

Hume st, 975; see Hoe av, 1200.

Jennings st (11:2376), ss, 100 w Southern Blvd, 26x101.1x20x100.4; Nov20; Nov22'18; 5½%; North County Development Co to Commonwealth Savings Bank, 2007 Ams av. 9,000

Jennings st (11:2976), ss, 100 w So Blvd, same prop, certf as to above mtg; Nov19; Nov22'18; same to same.

Kingsbridge ter, nws, at es Kingsbridge rd; see Kingsbridge rd, es at nws Kingsbridge ter.

132D st E (9:2260), ns, 100 w St Anns av, runs w175xn100xw25xn100 to So Blvd xe200xs200 to beg; also SOUTHERN BLVD (9:2261), ns, 125 e Brook av, runs e162.5xn 100xw100 xn 100 to 134th xw62.8 xs 200 to beg; also 133D ST E (10:2546), ns, 225 w Cypress av, 125x35.9 to So Blvd x137.4x 91.11; also 134TH ST E (10:2563), ns, 601.11 w Willow av, 59x200 to ss 135th; also WILLOW AV (10:2563), nwc 134th, runs w551.11 xn100xe100xn100 to 135th xe451.11 to Willow av xs200 to beg; also 132D ST E (10:2584), ns, 100 e Willow av, runs n210 to 133d xe100xs105xw50xs105 to 132d xw50 to beg; also WILLOW AV (10:2585), nec 133d, runs n206.5 to 134th xe250xs103.2xw25xs 102.11 to 133d xw225 to beg; also 134TH ST E (10:2586), ns, 150 e Willow av, runs n 200 to 135th xe150xs100xw25xs100 to 134th xw125 to beg; also 136TH ST E (10:2587), ss, 282.11 e Willow av, runs w157.11xs100 xe143.2xn101.1 to beg; also 136TH ST E (10:2588), ns, 275 e Willow av, runs n200 to 137th xe100xs100xw25xs100 to 136th xw 75 to beg; also WALNUT AV (10:2588), nwc 136th, 202.10 to 137th x175; also 136TH ST E (10:2588), ns, 225 w Walnut av, 50x 202.10 to 137th; also 139TH ST E (10:2590), ss, 453.8 e So Blvd, 175x100; also 140TH ST E (10:2591), ss, 261.3 e So Blvd, runs e150 xs100xw25xs100 to 139th xw157.6 xn 100 xe 32.6xn100 to beg; also 140TH ST E (10:2592), ns, 368.8 e So Blvd, runs n198.6xn 50.3 to ss 111st xe166.6xs123.11xw28 xs100 to 140th xw125 to beg; also LOCUST AV (10:2593), nwc 132d, runs w350 to Walnut av xn212.11 to 133d xe350 to Locust av xs 212.11 to beg; also LOCUST AV (10:2595), nec 136th, runs e— to bulkhead line xn 232.10 to cl 137th xw— to es Locust av xs 232.10 to beg; also all title to land under water; pr mtg \$110,000; Nov19; Nov26'18; 5½%; Port Morris Land & Impt Co, 18 E 41, to Wm R Buchanan, 955 East Jersey, Elizabeth, NJ, & ano, trstes, 85,000

132D st E, nwc Locust av; see 132D E, ns, 100 w St Anns av.



132D st E, nec Walnut av; see 132d E, ns, 100 w St Anns av.

132D st E, ns, 100 e Willow av; see 132d E, ns, 100 w St Anns av.

133D st E, ns, 225 w Cypress av; see 132d E, ns, 100 w St Anns av.

133D st E, swc Locust av; see 132d E, ns, 100 w St Anns av.

133D st E, ss, 100 w St Anns av; see 132d E, ns, 100 w St Anns av.

133D st E, nec Willow av; see 132d E, ns, 100 w St Anns av.

133D st E, ss, 100 e Willow av; see 132d E, ns, 100 w St Anns av.

134TH st E, ns, 601.11 w Willow av; see 132d E, ns, 100 w St Anns av.

134TH st E, ss, 125 e Brook av; see 132d E, ns, 100 w St Anns av.

134TH st E, ns, 150 e Willow av; see 132d E, ns, 100 w St Anns av.

134TH st E, sec Willow av; see 132d E, ns, 100 w St Anns av.

134TH st E, nwc Willow av; see 132d E, ns, 100 w St Anns av.

135TH st E, nwc Walnut av; see Walnut av, nwc 135.

135TH st E, ss, 89 e So Blvd; see 132d E, ns, 100 w St Anns av.

135TH st E, ss, 150 e Willow av; see 132d E, ns, 100 w St Anns av.

135TH st E, swc Willow av; see 132d E, ns, 100 w St Anns av.

136TH st E, nec Locust av; see 132d E, ns, 100 w St Anns av.

136TH st E, nwc Walnut av; see 132d E, ns, 100 w St Anns av.

136TH st E, ns, 225 w Walnut av; see 132d E, ns, 100 w St Anns av.

136TH st E, ns, 275 e Willow av; see 132d E, ns, 100 w St Anns av.

136TH st E, ss, 125 e Willow av; see 132d E, ns, 100 w St Anns av.

136TH st E, ss, 282.11 e Willow av; see 132d E, ns, 100 w St Anns av.

137TH st E, sec Locust av; see 132d E, ns, 100 w St Anns av.

137TH st E, ss, 225 w Walnut av; see 132d E, ns, 100 w St Anns av.

137TH st E, swc Walnut av; see 132d E, ns, 100 w St Anns av.

137TH st E, ss, 275 e Willow av; see 132d E, ns, 100 w St Anns av.

138TH st, 785 E (gen mtgs); certf as to chattel mtg for \$3,000 covering chattels at above address; Nov23; Nov27'18; Parker Supply Co to Isaac Blumberg.

139TH st E, ns, 444 e So Blvd; see 132d E, ns, 100 w St Anns av.

139TH st E, ss, 453.5 e So Blvd; see 132d E, ns, 100 w St Anns av.

140TH st E, ss, 215 e So Blvd; see 132d E, ns, 100 w St Anns av.

140TH st E, ns, 368.8 e So Blvd; see 132d E, ns, 100 w St Anns av.

140TH st E, ss, 261.3 e So Blvd; see 132d E, ns, 100 w St Anns av.

171ST st W, swc Ogden av; see Ogden av, swc 171st.

174TH st, 452-6 E (11:2906), ss, 153 e Park av, 65x100; leasehold; Nov19; Nov22'18; due May15'21, 6%; Warshawer Steam Rye Bread Co, 452-6 E 174, to Simon Schylosky, 860 Hunts Point av, et al. 6,150

174TH st, 452-6 E (11:2906); leasehold; certf as to mtg for \$6,150; Nov19; Nov26'18; Warshawer Steam Rye Bread Co to Simon Schylosky, 860 Hunts Point av, et al.

Bathgate av, 2086 (11:3045), es, 64.7 s 180th, 1610x69.11; PM; Nov20; Nov22'18; 5y 5%<sup>6</sup>; North County Development Co to Commonwealth Savings Bank, 2007 Ams av. 4,000

Boston rd (11:3138), ws, 61.3 n 180th, runs w81.9x3xw4x35xw71.11x32.8xw152.8 to rd xs71.5 to beg; PM; Nov26; Nov27'18; 5y5%<sup>6</sup>; Peter G Fulton to N Y Trust Co, trste Isaac C Kendall, 26 Broad. 37,000

Briggs av (11:3293), es, 296.7 s 194th, 19.2x74.8x19.11x73.2; Nov27'18; installs, 6%; Linda C O'Brien to N Y & Suburban Co-Oper B & L Assn, 147 E 125. 5,200

Crotona av 2067 (11:3080), ws, 50 n Oak-land pl, 2'x100; sobrn agmt; Oct25; Nov23'18; Caroline B Gent, 2067 Crotona av, & Pierce Butler & Pierce Mfg Co with Title Guar & T Co. nom

Crotona av (11:3096), es, 75 n 180th, old line, 50x102; PM; Nov25; Nov26'18; 5y5%<sup>6</sup>; Harry & Meyer Trupin to Charlotte Maidhof, 2106 Crotona av. 7,500

Digney av (17:5003), es, 315.11 s Kings-bridge rd, 50x100; ext of \$4,100 mtg to Jan22, at 6%; Nov21; Nov25'18; Emma Beck, 124 W 12, with Fredk Bautz, 1857 Burling st, Chicago, Ill. nom

Forest av, 1037-9 (10:2650), ws, 123.5 n 166th, 55x98.6; Nov21; Nov22'18; 5y5%<sup>6</sup>; E J B Realty Corp to J B Kilsheimer, 2173 Bway, & ano, exrs Frances M King. 8,000

Forest av, 1037-9; certf as to above mtg; Nov'1; Nov22'18; same to same.

Hoe av, 1106 (10:2752); ext of \$24,000 mtg to Sept9'21 at 5%<sup>6</sup>; Sept17; Sept19'18; Wm F Decker, Greenwich, Conn, with John Stubbe, 1166 Hoe av; corrects error in issue Sept21, when prop was Hoe av 1116. nom

Hoe av, 1200 (11:2956), nec Home (No 575), 109 3x95x99.6x95.6; Nov19; Nov22'18; due June10'19, 6%; D H Jackson Co to Jacob Rosenthal, 550 West End av, 4,400

Kingsbridge rd (12:3256), es, at nws Kingsbridge ter, runs n163.9xw99.5 to ter xs171 to beg; Nov23; Nov26'18; 3y6%<sup>6</sup>; Georgina A Faulkner, Bklyn, to U S Title Guaranty Co, 176-80 Montague, Bklyn. 12,000

Locust av, swc 133d; see 132d E, ns, 100 w St Anns av.

Locust av, nwc 132d; see 132d E, ns, 100 w St Anns av.

Locust av, nec 136th; see 132d E, ns, 100 w St Anns av.

Locust av, sec 137th; see 132d E, ns, 100 w St Anns av.

Merriam av, es, 25 s 171st; see Ogden av, swc 171st.

Morris av, 383 (9:2334), ws, 20.5 s 143d, runs sw85xse40xne3.9 to av xn87.6 to beg; Nov25; Nov26'18; 3y5%<sup>6</sup>; Raffaele Sansone, 284 E 148, to Justino Salerno, 337 E 146. 2,500

Ogden av (9:2535), swc 171st, runs s125 xw145 to es Merriam av xn100xe72.6xn25 to ss 171st & e72.6 to beg; certf as to mtg \$35,000; Nov22; Nov26'18; Lankan Realty Co to City Mtg Co. nom

Ogden av (9:2535), swc 171st, runs s125 xw145 to Merriam av xn100xe72.6xn25 to st xe72.6 to beg; bldg loan; Nov22; Nov26'18; demand, 6%; Lankan Realty Co to City Mtg Co, 15 Wall. 35,000

Ogden av (9:2535), swc 171st; same prop; certf as to above mtg; Nov22; Nov26'18; same to same.

Prospect av, 1347-9 (11:2968), ws, 75.4 s Freeman, 50x79.11; pr mtg \$31,000; Oct31; Nov22'18; due &c, as per bond; East 169th St Realty Corp to Isaac Hart, 63 Hamilton ter. 3,000

Prospect av, 1347-9; certf as to above mtg; Oct31; Nov22'18; same to same.

Prospect av, 1347-9; sobrn agmt; Oct30; Nov22'18, Florence Goldstein, 1197 Carroll, Bklyn, with same. nom

Rombouts av, 3735 (17:4950), ws, 100 s Light, 18x95; PM; Oct1; Nov26'18; due &c as per bond; Salvatore Tatta, 3735 Rombouts av, to Dyre Av Realty Co, 51 E 42. 550

St Agnes av (17:5133), ws, 150 n Rail-road av, 200x200 to St Marys av; PM; Nov 11; Nov26'18; 4y5%<sup>6</sup>; Happy Home Realty Co to Wheeler Corp, 503 5 av. 1,250

St Marys av, es, 150 n Railroad av; see St Agnes av, ws, 150 n Railroad av.

Shakespeare av, 1307-9 (9:2519), ws, 25.10 s Highbridge st as on map Claremont, 37x 104.8x37x104.10; pr mtg \$3,500; Nov27'18; installs, 6%; Geo W Ritter to Seymour P Kurzman, 755 Park av. 1,000

Southern Blvd, ss, 26.8 e 133d; see 132d E, ns, 100 w St Anns av.

Southern Blvd, ns, 125 e Brook av; see 132d E, ns, 100 w St Anns av.

Southern Blvd, ss, 100 w St Anns av; see 132d E, ns, 100 w St Anns av.

Walnut av, nec 132d; see 132d E, ns, 100 w St Anns av.

Walnut av, swc 137th; see 132d E, ns, 100 w St Anns av.

Walnut av, nwc 136th; see 132d E, ns, 100 w St Anns av.

Walnut av (10:2587), nwc 135th, 202.10 to 136th x275; PM; Nov22'18; due &c, as per bond; Louise Schuler, 247 E 83, to Port Morris Land & Impt Co, 18 E 41. 32,500

Walton av, 2072 (11:3178), es, 227.1 n Burnside av, 25.3x100.11; Oct8; Nov22'18; 2 y6%<sup>6</sup>; John E Dunn to Evelyn Chase, 340 Lewis av, Bklyn. 4,000

Washington av, 1728 (11:2915); ext of \$65,000 mtg to Dec27'21 at 5%<sup>6</sup>; Nov21; Nov26'18; Martha R T Wylie, 39 W 95, gdn Richd W Thomas, with Adele Pollak, nom

Welster av (9:2427), ws, 345 n 168th, 50 x100; also WEBSTER AV (9:2427), ws, 335 n 168th, 50x100; pr mtg \$141,000; Aug31; Sept3'18; installs, 6%; Grand Terrace Con- stn Co to Elited Corp. (Corrects error in- sue Sept7 as to mortgagor). 3,000

Whitlock av (10:2735), ws, 200 n Bar- retto, 25x100; PM; Nov26'18; 3y6%<sup>6</sup>; Solo- mon J Schwartz, 780 Westchester av, to John Raschen, 532A 16th, Bklyn. 2,750

Willow av, sec 134th; see 132d E, ns, 100 w St Anns av.

Willow av, nec 133d; see 132d E, ns, 100 w St Anns av.

Willow av, swc 135th; see 132d E, ns, 100 w St Anns av.

Willow av, nwc 134th; see 132d E, ns, 100 w St Anns av.

Lots 56 & 57 (\*), map prop formerly W H Wallace; Peter Porco, Luigi Bruno & Angelo Rollo, 186 Lincoln av, to Marguerite D Morgan, 102 W 130; (A) Title Guar & T Co; Aug31'17; Nov21'18. 300

Lot 442 (\*), map Unionport, except part for St Raymond av & Odell st; Frank Re- gino, 1550 Odell, to Edw E Miers, 523 W 111; (A) Arthur Bell, 391 E 149; Dec6'16; Nov21'18. 199.34

Merriam av, es, 25 s 171st; see Ogden av, swc 171st.

Morris av, 383 (9:2334), ws, 20.5 s 143d, runs sw85xse40xne3.9 to av xn87.6 to beg; Nov25; Nov26'18; 3y5%<sup>6</sup>; Raffaele Sansone, 284 E 148, to Justino Salerno, 337 E 146. 2,500

Ogden av (9:2535), swc 171st, runs s125 xw145 to es Merriam av xn100xe72.6xn25 to ss 171st & e72.6 to beg; certf as to mtg \$35,000; Nov22; Nov26'18; Lankan Realty Co to City Mtg Co. nom

Ogden av (9:2535), swc 171st, runs s125 xw145 to Merriam av xn100xe72.6xn25 to st xe72.6 to beg; bldg loan; Nov22; Nov26'18; demand, 6%; Lankan Realty Co to City Mtg Co, 15 Wall. 35,000

Ogden av (9:2535), swc 171st; same prop; certf as to above mtg; Nov22; Nov26'18; same to same.

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Walnut av, nwc 136th; see 132d E, ns, 100 w St Anns av.

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Lot 442 (\*), map Unionport, except part for St Raymond av & Odell st; Frank Re- gino, 1550 Odell, to Edw E Miers, 523 W 111; (A) Arthur Bell, 391 E 149; Dec6'16; Nov21'18. 199.34

Whitlock av (10:2735); Hy G Silleck & ano trstes by G Silleck, to Title Guar & T Co (\$9,000, Oct4'09); Nov26'18. 7,000

Lot 283 (16:4569), amended map Ade Park; Frank Gass to Christian Gutmann, 1136 50th, Bklyn; (A) Frank Gass, 2215 Westchester av (\$1,000, Aug30'18); Nov21'18. 1,000

Whitlock av, 927 (10:2732); Hy G Silleck & ano trstes by G Silleck, to Title Guar & T Co (\$9,000, Oct4'09); Nov26'18. 7,000

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Whitlock av, 927 (10:2732); Hy G Silleck & ano trstes by G Silleck, to Title Guar & T Co (\$9,000, Oct4'09); Nov26'18. 7,000

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Whitlock av, 927 (10:2732); Hy G Silleck & ano trstes by G Silleck, to Title Guar & T Co (\$9,000, Oct4'09); Nov26'18. 7,000



**Fulton av, 1171-3** (10:2609); Jacob Ried to Geo Herzberger, 2528 8 av; (A) J McCormick, 140 Nassau; June28'18; Nov25'18.

**Gun Hill rd** (12:3355), ss, 45.3 w Webster av, 45.3x91.1x45x96.11; Michl J & Dominick J Gihuly to Max Just, —, exr Hy C Raynor; (A) I Katz, 15 Wall; Nov23'09; Nov23'18. 4,350

**Hughes av** (11:3032), sec 181st, 127.9x50 x115x51.7; Hy Gundlach, 2689 Heath av, to Benj Benenson, 457 E 153; (A) F B Colton, 52 Wall; Oct20'11; Nov23'18. 11,500

**Hughes av**, 2120 (11:3051); Hy Gundlach to Benj Benenson, 407 E 153; (A) F B Colton, 52 Wall; June29'11; Nov25'18. 11,000

**Jerome av** (11:2856), ws, 404.11 n Clarke pl, 25x126.6; Bernardine Pirone, 1361 Maccombs rd, to Abr Oppenheimer, 22 Clarke pl; (A) C Wershaupt, 320 Bway, Dec15'15; Nov26'18. 600

**Locust av** (10:2598), ws, extends from 139th to 140th, 200x125; Lucy K & Nathan Birchall to Wm H Bolton & ano, exrs Wm H Birchall; (A) C P Hallock, 999 E 180; Jan25'15; Nov26'18. 5,000

**Nelson av** (9:2512), ws, 150.4 n Kemp pl, 16.8x59.8x16.8x60.10; Jos H Jones to Lizzie M Bond at Hartford, Conn; (A) Lawyers Title & T Co; Aug11, 1900; Nov25'18. 3,000

**Prospect av** (10:2679), ws, 169.8 s 166th, 38x154.6; Earnet Feinberg to Lawyers Mtg Co; July17'07; Nov26'18. 30,000

**Valentine av** (11:3146), es, 563.4 s 184th, 50x106.1x50.2x109.11; Nellie C Bauer, Bklyn, to Lucy M Cooke, 51 W 81; (A) O A Samuels, 217 Bway; Mar18'18; Nov22'18. 4,000

**Lots 10 & 11** (12:3270), map Dash Estate; Elsie Diehl to Columbia Trust Co; (A) Merrill, R & T, 100 Bway; Nov20'15; Nov22'18. 2,380

**Lots 12 & 13** (12:3270), same prop; same to same; (A) same Nov20'15; Nov22'18. 2,135

**Lots 12 to 14** (11:2875), map 175 lots Est of L G Morris; Thos F Burns to Annie L Morris, 850 Park av; (A) Title Guar & T Co; July11'10 Nov25'18. 7,035

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

### Borough of Manhattan.

**Anderson, Sarah E.**—Feb19'16 (Nov21'18)—GRAND ST, 315, 315½ & 317 (1:308-14), 46.7x71.6, 5-sty bk & stn bldg; ½ pt of \$65,000.

**Gray, Henry**—July8'18 (Nov20'18)—18TH ST, 327 W (3:742-21), 21.10x92.3, 3-sty bk tnt, \$15,500.

**Hamilton, Susan A.**—Apr1'18 (Nov25'18)—GREENWICH AV, 79 (2:614-59 & pt lot 48 & 49), 26x90.9x25x85.4, 3-sty bk front & rear bldgs & store, ½ part of \$16,000.

**Monaghan or Monahan, Julia**—July27'18 (Nov22'18)—32D ST, 817 E (3:938-11), 20 x98.9, 4-sty bk tnt, \$6,000.

**Quitman, Martha**—Oct30'17 (Nov25'18)—EAST END AV, 124-6 (5:1582-25-26), 64x98, 2-4-sty bk tnts, ½ pt of \$30,000, less 10%.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 29, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### HENRY BRADY.

**Front st, 126**, ws, 90.3 n Wall, runs w 75x88'xw7.2x18.7x82.2x18.6 to beg, 3-sty bk office & str bldg; due, \$22,703.81; T & C, \$500 Hy L Young, party in interest. 24,100

**Jefferson st, 14** (\*), ws, 75 s East Broadway, 20x52.2, 3-sty bk tnt & str due, \$14,898.45 T&C, \$115; Sheldon Leavitt et al trste. 12,000

**105TH st, 252 W** (\*), ss, 119.11 e West End av, 15x100.11, 4 & 5-sty & b stn dwg; due, \$16,334.70; T&C, \$1,177.96; Eckel M 16,109

#### JOSEPH P. DAY.

**15TH st, 338-40 E** (\*), ss, 196 w 1 av, 42 x103.3, 7-sty bk tnt; due, \$62,923.10; T&C, \$2,700; Home for Incurables. 50,000

**74TH st, 319 W** (\*), ns, 80.11 e Riverside dr, 25.6x71.9x25.6x72.9, 4-sty & b bk dwg; due, \$46,334.70; T&C, \$1,177.96; Eckel M Stiger. 25,000

Total ..... \$127,209  
Corresponding week 1917..... 220,520  
Jan. 1, 1918 to date.....23,789,139  
Corresponding period 1917.....32,787,415

### Bronx.

The following are the sales that have taken place during the week ending Nov. 29, 1918, at the Bronx Salesrooms, 3208-10 3d av.

#### JAMES J. DONOVAN.

**Santa lane** at City Island, adj land of Orrin Fordham and Drake W. Billar, 84x45; partition; Kyle & Purdy. 700

#### J. H. MAYERS.

**225TH st E** (\*), swc Barnes av, 52.6x114; due, \$1,988.43; T&C, \$500; sub to a mtg of \$6,000; Henry C Kennedy. 6,100

**225TH st E** (\*), ss, 52.6 w Barnes av, 52.6x114; due, \$2,055.55; T&C, \$500; sub to a mtg of \$6,000; Henry C Kennedy. 4,900

Total ..... \$11,700  
Corresponding week 1917..... 68,350  
Jan. 1, 1918 to date.....5,102,269  
Corresponding period 1917.....7,740,890

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

**NOV. 30.**  
No Legal Sales advertised for this day.

**DEC. 2.**  
**414th av, 724**, es, 25.1 n 51st, 25.1x100, 5-sty stn tnt & str; Citizens Savgs Bk—Marks Levy et al; Beall & Rogers (A), 141 Bway; Francis S McAvoy (R); due, \$13,088.65; T&C, \$91.40; Henry Brady.

**LUDLOW ST, 110**, es, 100 n Delancey, 25x87.6, 6-sty bk tnt & str; Isaac Shiman—Rose Winder et al; Strassburger & Shallek (A), 74 Bway; Chas L Hoffman (R); due, \$26,545.06; T&C, \$2,465.58; Samuel Marx.

**DEC. 3.**  
**BROOME ST, 24**, ns, 75 w Mangin, 25x99.8, 5-sty bk tnt & str; Julia Quinlan—Ida Silbermann et al; Alexander & Green (A), 120 Bway; Lawrence S Greenbaum (R); due, \$1,917.15; T&C, \$840.20; L J Phillips & Co.

**101ST ST, 403-5 E**; ns, 35 e 1 av, 50x100, 2-sty bk garage; sheriff's sale of all right, title & which Max Levinstam had on Nov 14, 1917, or since; David H Knott sheriff; Henry Brady.

**103D ST, 159 W**; ns, 220.9 e Ams av, 37.6x100.11, 6-sty bk tnt; Thomas J Colton—Jeanie C Stratton et al; Wm R Doherty (A), 160 Monroe; Henry W Showers (R); due, \$5,383.35; T&C, \$1,411.25; Jos P Day.

**114TH ST, 167 E**; ns, 214 w 3 av, 26.6x100.10, 4-sty bk tnt; Emigrant Industrial Savgs Bank—Ellen Timoney et al; R & E J O'Gorman (A), 51 Chambers; Henry Smith (R); due, \$9,676.26; T&C, \$501.08; Henry Brady.

**119TH ST, 433-5 E**; ns, 250.6 w Av A, 37.6x100.11, 6-sty bk tnt & str; Metropolitan Trust Co of City of N Y—Loretta Corp et al; Jno B Pine (A), 63 Wall; Edw Lauterbach (R); due, \$26,741.07; T&C, \$1,910.54; Jos P Day.

**3D AV, 1695**, ne cor 95th (Nos 201-3), 25.8x100, 3-sty bk tnt & str; N Y Savgs Bk—Abra Sztzman et al; John A Dutton (A), 80 Maiden la; Emanuel Van Dernoort (R); due, \$33,464.66; T&C, \$1,921.70; Saml Marx.

**DEC. 4.**  
**HENRY ST, 29**; ns, 174.0 e Cath, 25x100, 5-sty bk tnt & str; Charles Schram—Rachel Klausner et al; L & A U Zinke (A), 120 Bway; Harding Johnson (R); due, \$4,949.18; T&C, \$280.90; Jos P Day.

**70TH ST, 251 W**; ns, 258 e West End av, 17x100.5, 3-sty bk dwg; Equitable Life Assur Soc of U S—John N Golding et al; Alexander & Green (A), 120 Bway; William Allen (R); due, \$15,690.53; T&C, \$840.40; Saml Marx.

**106TH ST, 143 W**; ns, 415.5 e Ams av, 33.5x134.10, 5-sty bk tnt; J Chr G Hupfel Brwg Co—Maurice Black et al; Forster, Hotaling & Klenke (A); Isaac F Russell (R); due, \$4,244.95; T&C, \$324.50; Arthur C Sheridan.

**113TH ST, 81 E**; ns, 75 w Park av, 25x100.11, 5-sty tnt & str; Jonas E Reintaler—Loretta Corp et al; Dean, Tracy & McBarron (A), 160 Bway; Phoenix Ingraham (R); due, \$15,401.06; T&C, \$1,280; Henry Brady.

**141ST ST, 472 W**; ss, 53 e Ams av, 18x99.11, 4-sty bk dwg; Seamen's Bank for Savings in City N Y—Josephine Dahn et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Lawrence C Hull Jr (R); due, \$18,068.97; T&C, \$577; Jos P Day.

**LEXINGTON AV, 1635**; es, 50.11 n 103d, 25x95, 4-sty stn tnt; Central Union Trust Co of N Y—Manhattan Investing Co et al; action 1; Miller, King, Lane & Trafford (A), 80 Bway; Chas L Hoffman (R); due, \$14,434.30; T&C, \$1,983.14; Jos P Day.

**LEXINGTON AV, 1637**; es, 75.11 n 103d, 25x95, 4-sty stn tnt; same—same; action 2; same (A); same (R); due, \$14,438.44; T&C, \$1,988.74; Jos P Day.

**DEC. 5.**  
**ATTORNEY ST, 41**; ws, 50 s Broome, 25x80, 5-sty bk tnt; Louise S Walter et al, trustees & Joseph Kisselstein et al, J Hunter Lack (A), 40 Court, Bklyn; Macgrane Coxo (R); due, \$16,606.60; T&C, \$200; Henry Brady.

**44TH ST, 522 W**; ss, 325 w 10 av, 25x100.5, 5-sty bk tnt; Alexander Pomeroy—Paul Kaskel et al; Myer Nusbaum (A), 51 Chambers; Phoenix Ingraham (R); due, \$17,450.95; T&C, \$913.65; Jos P Day.

**102D ST, 404 E**; ss, 120 e 1 av, 25x100.11, 1 & 2-sty bk stable; Juliet Lathrop et al—Richard I Epstein et al; Francis B Sanford (A), 165 Broadway; Benno Lewinson (R); due, \$7,826.17; T&C, \$277; Henry Brady.

### DEC. 6.

**WOOSTER ST, 31**; ws, 64 n Grand, 16.4x50, 4-sty stn loft & str bldg; assignee's sale for the benefit of the creditors of D Davis & Sons; Nathan D Stern (A), 115 Broadway; Wm L Morck, assignee; Saml Marx.

**2D ST, 236**; ns, 298 w Av C, 24.9x105.1; 6-sty bk tnt & str; Achilles H Kohn—Henrietta Fisher et al; Wollman & Wollman (A), 20 Broad; Alfred H Townley (R); due, \$26,211.76; T&C, \$854.10; Henry Brady.

### DEC. 7 & 9.

No Legal Sales advertised for these days.

### Bronx.

#### NOV. 30.

No Legal Sales advertised for this day.

#### DEC. 2.

**DEANE PL, es, 157 s Pierce av, 32.5x100x33.4x100**; Wm Hejduk—Lina Fassett et al; Kadel, Van Kirk & Kennedy (A), 370 E 149th; Thomas Gilleran (R); due, \$3,141.81; T&C, \$1,500; Henry Brady.

#### DEC. 3.

**174TH ST E, ne cor, Walton av, 56x150x35x125**, vacant; Thomas C Lippman—Mellwin Realty Co et al; Merle I St John (A); 27 Cedar; Jos H Hayes (R); due, \$2,902.26; T&C, \$184; Jas J Donovan.

**175TH ST, 538 E**; ss, 74.10 e 3 av, 39x100, 6-sty bk tnt; 175TH ST, 530 E; se cor, 3 av (No 4076-84) 35.10x100x32.1x100.1, 6-sty bk tnt & str; Frank Cohen et al—Wingman Realty Corp et al; Reuben S Lind (A), 52 Bway; Reuben J Wittstein (R); due, \$18,152.69; T&C, \$1,002; Jos P Day.

**187TH ST, 550 E**; se cor, Lorillard pl (No 2398) 100.1x22.5x100x24.5, 5-sty bk tnt; Caroline S Fellows—Frank Gass et al; Henry M Bellinger Jr (A), 135 Bway; Louis M Picker (R); due, \$3,357; T&C, \$300; Joseph & Co.

**BARKER AV, es, 300 n Rosewood, 100x125**; Municipal Liens Co—Wm E Pringle et al; Edwin C Smith (A), Rochester, N Y; John B Harrison (R); due, \$2,600; T&C, \$2,000; Jno B Harrison.

**CEDAR AV, 1826**; es, 250 n Sedgwick av, 25x80, 2-sty bk tnt & str; Henry Becker—Peter Elding et al; Jos T Hanlon (A), 529 Courtlandt av, Bronx; Harold H Straus (R); due, \$1,078.54; T&C, \$175; Jas J Donovan.

**GRAND BLVD & CONCOURSE**, nwc 174th, 69x76.4x63x125, vacant; Chas H Topping—Mellwin Realty & Construction Co et al; Merle I St John (A), 27 Cedar; Jos H Hayes (R); due, \$7,377.43; T&C, \$368.50; Jas J Donovan.

**POWELL AV, nw cor Olmstead av, runs w 88.4 x103.1x101 to Tremont av, xse85.11x58.7 to beg**; Millie Watkins et al, gdn &—Jas J Walsh et al; Merle I St John (A), 27 Cedar; Chas M O'Keefe (R); due, \$3,298.24; T&C, \$2,292.10; Jas J Donovan.

#### DEC. 4.

**134TH ST, 359** (611) E; ns, 287.7 e Alexander av, 20x100, 3-sty fr tnt; Elway Co—Augusta E Heller et al; Sullivan & Cromwell (A), 49 Wall; Chas M O'Keefe (R); due, \$1,120.15; T&C, \$350.06; Henry Brady.

#### DEC. 5.

**LONGFELLOW AV, 1139** ws, 182.4 n 167th, 25x100, 4-sty bk tnt; Madeline W Macy—Seymour Realty Co et al; Louis Sturcke (A), 80 Malden la; Chas V Halley Jr (R); due, \$15,293.74; T&C, \$437; Jas J Donovan.

**SUMMIT AV, 981**, ws, 761.7 s 165th st, 50x87.5, 1-sty fr church; Thomas F Brennan—McDermott & Hanigan et al; Geo H Hyde (A), 41 Park Row; Matthew C Griffin (R); due, \$4,511.03; T&C, \$234; Jas J Donovan.

#### DEC. 6.

**JEROME AV, 2345**; nw cor North; 18x79.11, 3-sty bk tnt & str; Harry H Hughes—Mabel Goodwin et al; Edw D Loughman (A), 27 William; Edw J Flynn (R); due, \$12,046.07; T&C, \$1,500; Jas J Donovan.

#### DEC. 7 & 9.

No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

### Manhattan.

#### NOV. 23.

**101ST ST, ss, 100 e 1 av, 100x100.11**; Land Estates, Inc.—Hensle Constn Co et al; H M Bellinger (A).

#### NOV. 25.

**LUDLOW ST, 175**; Stuyvesant F Morris—Oyil Tettebaum et al; Weekes Bros (A).

**STANTON ST, 62**; Marshal C Bacon—Harry Goldstein et al; Baldwin, Fisher & Potter (A).

**3D ST, ns, 103 w Av B, 24x96.2**; Edith D N Collins—Carrie Levy et al; C C Miller (A).

**23D ST, 331 E**; Metropolitan Life Ins Co—Julius B Fox et al; Butcher, Tanner & Foster (A).

**128TH ST, 208 W**; Frances E Bell—Lizzie Monday et al; Forster, Hotaling & Klenke (A).

#### NOV. 26.

**BROOME ST, 99**; Fredk Bettuch—Esther Samowitz et al; Cary & Carroll (A).

**SHERIFF ST, es, 60 s Rivington, 40x75**; Robt J Macher—Sheriff St Baths, Inc, et al; H S Cook (A).

**4TH ST, W, ws, 66.1 s Horatio, runs w74x21.5 x64 to 8 av xnel5.7 to 4th xn9.7 to beg**; Henrietta F H Boardman—Mary G Doyle et al; amended; Douglas, Armitage & McCann (A).

**8TH ST, E, ss, 230 e 3 av, 26x120**; Hattie L Fletcher et al—Mary F Schall et al; Dean, Tracy & Stanfield (A).

**22D ST, E, ns, 275 e 4 av, 75x98.9**; Greenwich Savgs Bank—Union Transfer & Storage Co et al; Middlebrook & Borland (A).



40TH ST, 326 W; Ethan A Barnes et al—Physicians Hospital of Plattsburgh et al; Howard Campbell & Son (A).

NOV. 27.  
DIVISION ST, 252; Caroline Stern—Hene Cooper et al; Strasbourger & Schalleke (A).  
LUDLOW ST, es, 100 Stanton, 25x89.1; Harris D Colt—Leon Tuchmann et al; S P. Savage (A).

48TH ST, 61 W; Rose Rosenberg—Trustees of Columbia College of the City of N Y et al; Marks & Marks (A).

122D ST, 64 E; Louis S Benziger, trustee—Gussie Harris et al; DeWitt, Lockman & DeWitt (A).

123D ST, 226 W; Frances S Quinn—Florence E Peets et al; Wayland & Bernard (A).

PARK AV, nw cor 104th, 75.2x18; Anna R Voegel—Fredk Rabbe et al; T Murray (A).

PLEASANT AV, ws, 20.5 120th, 40x85; Farmers' Loan & Trust Co, trustee et al; Geller, Rolston & Horan (A).

NOV. 29.  
24TH ST, 154 & 155 E; 2 actions; Julia Menroach—Fiss, Dorr & Carroll Horse Co et al; Stoddard & Mark (A).

FORSYTH ST, 67; Mary T Brosnan et al—Fineblock Realty Co et al; Cary & Carroll (A).

140TH ST, 507 W; Minna G Goddard et al—Carl E Hoffman et al; W A Alcock (A).

GOERCK ST, 125; Central Savgs Bank in City N Y—Wm H Reed et al; M Auerbach (A).

CHERRY ST, ns, 237.5 e Jackson, 37x97.5; Timothy Davenport et al—Grifon Realty Co et al; I H Brainerd (A).

101ST ST, ss, 285 e 1 av, 37.6x100.11; Central Union Trust Co of N Y—Amy Holder et al; Larkin & Perry (A).

134TH ST, ss, 310 w 5 av, 25x99.11; Central Union Trust of N Y—Isaac Smith et al; Larkin & Perry (A).

Bronx.

NOV. 22.  
179TH ST, nwc Boston rd, 93.3x72.1; Chas P Hallock as exr—Ida C Mapes et al; C P Hallock (A).

LONGWOOD AV, sec Barry, 95.7x206.3; Edw C Bridgman et al as trstes—Forbin Realty Holding Co, Inc; C Doremus (A).

LOTS 44 & 45, map prop Mary S Shipley; Alfred R Loweth—Ida C Mapes; C P Hallock (A).

NOV. 23.  
No Foreclosure Suits filed this day.

NOV. 25.  
No Foreclosure Suits filed this day.

NOV. 26.  
OLIVER PL, ns, 100 e Decatur av, 20x100.4; Thos A Edison, Inc—Lincoln Parker Film Co et al; Gregory, Stewart & Wrenn (A).

239TH ST, ns, 150 w Martha av, 25x100; Hal Realty Corp—Ehrich Peterson et al; F Colety (A).

CLAY AV, 1048; Mary E Kilrup—Aug Mohr et al; E J Martin (A).

COLLEGE AV, es, 200 n 168th, 100x270; Moses Mendelsohn et al—Conroy Bros, Inc, et al; E S Cahn (A).

NOV. 27.  
148TH ST, ne, 100 ft e Courtland av, 25x105.2, Sarah May Le Brantz—Wilmore Realty Co, et al; A S Bacon (A).

LOT 74, map of 175 lots belonging to estate of Lewis Gouverneur Morris; William H Bonnyng as trustee—Margaretha A Joost; H M Stevenson (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

NOV. 22.  
61ST ST E, ns, 274.6 e 2 av, 25x100.5; Dominick Bozzuffi—John Bozzuffi; Louis Campora (A); John F Curnen (R); due .....\$1,500.00

NOV. 23.  
116TH ST W, ss, 225 e Amsterdam av, 50x100.11; Noah A Timmins—Clinton W Kinsella; Floey & Martin (A); Chas L Hoffman (R); due .....\$4,613.15

NOV. 25.  
2D AV, ws, 26 n 98th, 26x75; John H Halloran—Matilda Fitzsimons, John J Cunneen (A); James A Beha (R); due .....11,327.12

2D AV, ws, 52 n 98th, 26x75; same agt same; same (A); same (R); due .....11,357.57

47TH ST, na, 375 e 2 av, 25x100.5; Lucie A Buddington—Nathan Wolf et al; Andrew Wilson (A); Nicholas F Walsh (R); due .....12,528.33

NOV. 26.  
114TH ST, 20 W, Clergymen's Retiring Fund Society of Protestant Episcopal Church in U S—Louis Broter et al; John P Everett (A); John E Sheehy (R); due .....11,511.42

GOERCK ST, 71-73; Lawyers' Title & Trust Co—Louis Jarmulowsky et al; Dean, Tracy & Stanfield (A); Abra Stern (R); due .....64,870.68

127TH ST W, ss, 191.8 w Lenox av, 16.8 x99.11; N Y Savings Bank—Edward Nicholson et al; John A Dutton (A); Frederick H Comstock (R); due.... 8,706.67

NOV. 27.  
4TH ST, ss, 150 w 2 av, 25x93.1; Fredk P Keppel—Sarah Hirsch; Stephen C Fiero (A); Edw E McCall (R); due..24,953.20  
FRONT ST, 176; Chas H Voorhees—Samy P Tull; Olin, Clark & Phelps (A); Wm S Bennett (R); due..... 1,086.50

Bronx.

NOV. 22.  
No Judgments in foreclosure suits filed this day.

NOV. 23.  
No Judgments in Foreclosure suits filed this day

NOV. 25.  
WESTCHESTER ROAD, es, at inter of south side of land of Frank Buckel, 102.8x109.8; Elmer M Kimbark—Eugenie Vecchini et al; E L Kalisch (A); H G Pelletier (R); due..... 2,233.33

NOV. 26.  
PROSPECT AV, ws, 207.6 ft s of 166th, 37.6x141.7; Jos Alexander et al—Gustave Becker et al; J Fisher (A); A Karlin (R); due ..... 5,217.25

NOV. 27.  
3D AV, nec 144th, 25x104.5; Wm T Bernhart as trustee—Rudolph A Hermann et al; H C Knoeppel (A); J H Gogglin (R); due..... 5,111.80

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

NOV. 23.  
No Lis Pendens filed this day.

NOV. 25.  
UNION SQ, 30; Roosevelt Hospital—Fredk C Hicks et al; partition; Roosevelt & Kobbe (A).

NOV. 26.  
No Lis Pendens filed this day.

NOV. 27.  
10TH ST, 181 W, Kate Johnson—Wm V Burke (action to determine right &c); M A Horan (A).

NOV. 29.  
No Lis Pendens filed this day.

Bronx.

NOV. 22 & 23.  
No Lis Pendens filed these days.

NOV. 25.  
No Lis Pendens filed this day.

NOV. 26.  
No Lis Pendens filed this day.

NOV. 27.  
No Lis Pendens filed this day.

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

NOV. 23.  
26TH ST, 142 W; Franklin Machine & Steam Boiler Works—142 West 26th St Co; renewal (48)..... 420.00

NOV. 25.  
GREENWICH ST, 12; Benj Rosengarten—Julia A Doyle & Jno Regen (49)..... 253.00

87TH ST, 63 E; Benj Rosengarten—Regena B Saportas & Walter A Burke (50)..... 25.00

NOV. 26.  
HUDSON ST, 615; J Chas Miller—Theo Scholtz & Wolkenstein & Cohen (52)..... 420.00

WATER ST, 172-80; Combustion Engineering Corp—N Y City District Realty Corp & N Y Steam Co; renewal (51).....60,274.43

77TH ST, 219-23 W; Lenox Contracting Co, Inc—77th St Realty Corp (56)..... 678.50

89TH ST, 262 W; Max Feder—Rose Theaman & Meyer Contracting Co (54)..... 40.00

AV A, 1510; Max Feder—Geo P Lies & Meyer Contracting Co (53)..... 130.00

11TH AV, 466-8; Abr Koppelson—Aaron Snitow et al & Herman & Last (55)..... 127.50

NOV. 27.  
FULTON ST, Front, Beekman & South, blk &c; Jacob S Kahn—Fulton Market Realty Corp; Miller & Stern.... 475.00

30TH ST, 3 W; Aaron Kaufman—Helen Joseph; Maurice & Wolf Foreman.... 943.00

1ST AV, 240-2 and 14th, 401-3 E; Leon Rubin—Mary E F Jenny..... 100.50

NOV. 29.  
72D ST, 38 W; Frank Fortunato—Wm G Leonard & Algie & Brosnan (60)..... 133.00

29TH ST, 236 E; Salvatore Puma—Francesci Conentl & Sims Constn Co, Inc (61)..... 110.00

Bronx.

NOV. 22.  
PROP OF N Y Central & Hudson River R R Co, located at 149th st, bet Park av & Spencer pl and running through to 144th, 200x600; Sebastino Luberto—N Y Central & Hudson River R R Co & Jas McAvoy (5)..... 120.00

SAME PROP; Nichae Picciano—same & same (6)..... 666.98

NOV. 23.  
151ST ST, 276 E; East River Mill & Lumber Co—Madonna Del Suffraglio Roman Catholic Church & Thos Borgla (7)..... 44.39

NOV. 25.  
No Mechanics Liens filed this day.

NOV. 26.  
No Mechanics Liens filed this day.

NOV. 27.  
No Mechanics Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

NOV. 23.  
28TH AV, 830; Benj Loff—Jones Wood Realty Corp et al; Nov11'18..... 700.00

NOV. 25.  
36TH ST, 150 E; W P Youngs & Bros—Anna V N Gambrell et al; Oct24'18.. 82.00  
82D ST, 55 W; Herman B Birnbaum—Estelle L Davis et al; Oct30'18..... 459.00

NOV. 26.  
126TH ST, 402-4 W; Jacob Fisher—Harry Savage et al; Oct9'18..... 85.00

COLUMBUS AV, 642; Christopher—Nally—Theresa S Kaliske et al; Jan 11'18 ..... 36.00

LENOX AV, 190; Morris Levin—Emma D Tournay et al; Jan30'17..... 2,162.50

6TH AV, 74; also WAVERLY PL, 130; Spray Electric Co—Corrigan-Weiss Constn Co, Inc, et al; Nov13'18..... 130.00

NOV. 27.  
70TH ST, 229 E; Julius Bleiberg—Louis Flashenberg; Nov6'18 ..... 108.01

125TH ST, 115 W; Max Levitt—Major White et al; Oct29'18 ..... 1,003.59

Same property; same—same; ; Oct24'18 1,003.59

5TH AV, sw cor, 34d; Bell & Kilcullen, Inc—McNulty Bros, Inc et al; July 2'18 ..... 369.70

NOV. 29.  
58TH ST, 10 W; Geo Dress—E Alice Stern et al; June17'18..... 1,014.50

SAME PROP; Stephen Horvath—same; May22'19 ..... 2,680.00

SAME PROP; M Schweiger & Co, Inc —same; May29'18 ..... 431.31

SAME PROP; Max Gundlach et al—May29'18 ..... 238.15

SAME PROP; Aug Keller et al—same; May22'18 ..... 641.20

17TH ST, 111 W; Benj J Walker—Rachel Osterweis et al; Aug29'18.... 80.00

AV B, 335-9; Thos J Fanning—Est Jno U Brookman et al; Sept5'18.....14,246.48

AV B, 329-33; Thos J Fanning—same; Jly3'18 ..... 9,945.00

Bronx.

NOV. 22.  
ANDREWS AV, es, 300 n 183d, 50x80; Cheney & Co, Inc—Rose A Frieden-berg et al; Jan31'18..... 190.00

NOV. 23.  
No Satisfied Mechanics Liens filed this day.

NOV. 25.  
ST ANNS AV, 725; Erich P Haake—Gustav Eckert et al; Aug2'18..... 48.50

NOV. 26.  
No Satisfied Mechanics Liens filed this day.

NOV. 27.  
No Satisfied Mechanics Liens filed this day.

ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

Manhattan.

NOV. 21.  
No Attachments filed this day.

NOV. 22.  
GUERRA, Arcadio; Westfeldt Bros; \$5,539.88; J J Dwyer.

GOLDBERG, Abr M, Philip H & Morris H (A M Goldberg & Bros); M Berman & Bros; \$1,582.01; Ferris, Dannenberg & Ansbacher.

SAME; Stone Bros; \$132.55; same.

NOV. 23.  
No Attachments filed this day.

NOV. 25.  
GREEN RIVER DISTILLING CO; Sam Loewy; \$5,302.70; E J Harlam.

WILSON, Benj; Jacob C Platt; \$2,408.50; W Schwartz.

NOV. 26.  
No Attachments filed this day.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

AFFECTING REAL ESTATE.

NOV. 22, 23, 25, 26 & 27.  
204th St Corp. 204th st, ns, 125 w Bway..Colonial Mantel & Refrigerator Co .....(R) 270.00

BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

Manhattan.

No Building Loan Contracts filed for week ending Nov. 29.

Bronx.

NOV. 22 & 23.  
No Building Loan Contracts filed these days.

NOV. 25.  
No Building Loan Contracts filed this day.

NOV. 26.  
171ST ST, W, swe Ogden av, 135x100x irreg; City Real Est Co loans Lankan Realty Co, Inc, to erect 1-sty bldg with 9 stores; 3 payments.....35,000.00

NOV. 27.  
No Building Loan Contracts filed this day.



PLANS FILED FOR NEW CONSTRUCTION WORK.

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

STABLES AND GARAGES.

WATER ST. 656, 1-sty bk garage, 27x85, slag rf; \$6,000; (o) Patrick Reardon, 237 South; (a) W B Willis, Inc, 1181 Myrtle av, Bklyn (164).

128TH ST, 131-33 W, 1-sty bk garage, 40x99, plastic slate rf; \$6,000; (o) Theo. Klein, 438 W 213th; (a) Theo. Klein, 805 W 131st (161).

212TH ST & HARLEM RIVER, 1-sty bk garage, 26x52, plastic slate rf; \$5,000; (o) Scranton & Wyoming Coal Co., Geo. L. Wentworth, on prem; (a) Walter G. Stemler, 103 Park av (163).

Bronx.

DWELLINGS.

217TH ST, n s, 136.5 e Barnes av, 2-sty bk dwg, 22.4x34.8, & 1-sty bk garage, 40x35, tar & gravel rf; \$8,000; (o) Spadaro Constn. Co., Jos. Spadaro, 217th & Barnes av, Pres.; (a) Frank S. Parker, 897 E 176th (164).

STORES AND DWELLINGS.

BOSTON RD, w s, 173.2 n Waring av, 2-2-sty bk str & dwgs, 17.8x53, slag rf; \$10,000; (o) Iscabella Malanzo, 1726 Madison av; (a) De Rose & Cavalieri, 306 E 116th (165).

PLANS FILED FOR ALTERATIONS

ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

Manhattan.

GRAND ST, 75-77, remove walls, erect 10,000-gallon gravity tank to 5-sty bk; lofts; \$1,800; (o) The Broad St Holding Co, Max C. Meyer, Pres, 114-16 E 23d; (a) Royal J. Mansfield, 135 William st (2122).

HUDSON ST, 93, install bk elevator shaft, new partitions to 4-sty bk str & office; \$2,500; (o) N. Y. Mercantile Exchange, Julius D. Mahr, Pres., 91 Hudson; (a) B. W. Berger & Son, 121 Bible House (2140).

HUDSON ST, 527, remove partitions, new posts & girders to 4-sty bk storage; \$500; (o) C. H. Sommer, 259 W 93d; (a) Chas. Schaefer, Jr., 529 Courtlandt av (2133).

RUTGERS SL, 71, new bulkhead to 5-sty bk bldg; \$100; (o) Lawrence Witzel, 843 Putnam av, Bklyn; (a) Max Muller, 155 Nassau (2126).

WALL ST, 63-65, enclose stairs, f. p. doors to 13-sty f. p. office; \$75; (o) Est of Adele de T. Perigord, Kerby Stevens, trustee, 63 Wall; (a) Chas. Schaefer, Jr., 529 Courtlandt av (2129).

WOOSTER ST, 21218, erect new balcony, opening in elevator shaft, f. p. platform to 6-sty bk warehouse; \$2,500; (o) Arthur H. Ely, Greenwich, Conn.; (a) Seymour Burrell, 350 Bway (2142).

WORTH ST, 125-131, new partitions, cut openings, stairs, brick up door & windows to 6 & 7-sty bk str & office; \$7,500 (o) City N. Y., Jas. A. Hamilton, Comm. Dept. of Correction, Municipal Bldg; (a) Chas. B. Meyers, 1 Union sq (2125).

13TH ST, 330-42 W, new, flooring, masonry, posts, girders, beams, to 4-sty bk storage; \$5,850; (o) Helen R. Robinson, 14 Wall st; (a) Louis A. Hoonum, 405 Lexington av (2127).

23D ST, 124 W, new stairs, bulkhead to 4-sty bk str & lofts; \$500; (o) Seamen's Savings Bank, Daniel Barnes, Pres., 14 Wall; (a) Adolph E. Nash, 546 5 av (2139).

24TH ST, 41 W, remove all partitions, erect f. p. partition, stairs, ladder, shutters, doors, skylight to 8-sty f. p. hotel & rest; \$4,000; (o) B. S. Litchfield, 44 Wall; (a) Ed. F. Washburn, 101 Park av (2134).

26TH ST, 436 W, remove partitions, piping, str front, new doors to 5-sty bk str & apts; \$2,000; (o) Chelsea Fireproof Storage Warehouse, Inc., Louis Schramm, Pres., 426 W 26th; (a) D. Wortman, 114 E 28th (2132).

31ST ST, 108 W, new fire-escape to 3-sty bk lofts; \$350; (o) Elena E. Coodak, Paulina H. Drew, 265 7 av; (a) George M. McCabe, 96 5 av (2143).

38TH ST, 230-32 E, erect pent house to 8-sty bk studio bldg; \$3,000; (o) Geo. Backer Realty Co., 13 W 55th; (a) Sommerfeld & Steckler, 31 Union sq (2144).

50TH ST, 601 W, install freight elevator to 6-sty mill const fcty; \$5,000; (o) Vincent Astor, 23 W 26th; (a) Ross & McNeil, 39 E 42d (2147).

106TH ST, 176 E, cover partitions with plasterboards, f. p. doors, new stairs, skylight to 5-sty bk str & factory; \$1,000; (o) Isaac Friedenthal, 395 4 av; (a) Otto L. Spannhake, 13 Park Row (2138).

121ST ST, 411 E, new partitions, repair rf to 1-sty bk stable; \$1,500; (o) Est of Cornelia Austin & Lewis B. Austin, exrs, 2406 1/2 1 av; (a) P. F. Brogan, 36 8 av (2141).

123D ST, 417 E, erect partitions, new windows, water closet, stairs, ext to 3-sty bk dwg; \$400; (o) Piedra Delucca, 2364 1 av; (a) Nathan Langer, 81 E 125th (2137).

AVE A, 1408-10, new fire escape, remove window, install f p door, balance weights to 5-sty bk, str & fcty; \$1,000; (o) The Manhattan Savings Instit, C. M. Bird, Pres, 644 Bway; (a) F. B. & A. Ware, 1170 Bway (2124).

BROADWAY, 1545, new stairs to 6-sty bk str & office; \$500; (o) Broadway & 46th St. Realty Co., Jno. Kerlis, Pres., 527 5 av; (a) Saml. Cohen, 32 Union sq (2145).

BROADWAY, 2494-6, new water closet compt to 12-sty f. p. tnt; \$150; (o) Saml Burchart on prem; (a) Gronenberg & Leuchtag, 303 5th av (2128).

3D AV, 443-7, lower floor, remove steps, new shadow box, marquise, operator booth, to 3-sty bk theatre; \$5,000; (o) Wm Yost, 455 W 47th; (a) J M Felson, 1133 Bway (2146).

77TH AV, 135-37, remove 3 upper stories, new wall, to 4-sty bk, str; \$2,000; (o) Robt. W. Goelet, Newport, R. I.; (a) Albert N. Gray, 1400 Bdway (2123).

RANDALL'S ISLAND, n s, opp 123d, remove all fixtures, piping, new floors, plumbing fixtures, heat & electric lighting to bk dormitory & hospital; \$6,000; (o) City of N. Y., Dept. of Public Charities, Municipal Bldg; (a) S. A. Taggart, 860 Bushwick av, Bklyn (2131).

RANDALL'S ISLAND, e s, opp 124th, remove all fixtures, piping, new floors, plumbing fixtures, heat & electric lighting to bk dormitory & hospital; \$6,000; (o) City N. Y., Dept of Public Charities, Municipal Bldg; (a) S. A. Taggart, 860 Bushwick av, Bklyn (2130).

Bronx.

149TH ST, 310 E, raise to new grade 2-sty bk stable; \$1,000; (o) Benenson Realty Co., 148th & Willis av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (240).

GRAND CONCOURSE, 1813-21, new skylight & bk up windows of 1-sty bk auto repair shop; \$50; (o) David Steckler, 51 Chambers; (a) John J. Dunnigan, 391 E 149th (243).

JEROME AV, s e c Bainbridge av, 1-sty fr ext, 22x14, to 2-sty fr str; \$250; (o) Louis Trebone, 214 W 104th; (a) Chas. Schaefer, 529 Courtlandt av (241).

WASHINGTON AV, 1840-44, new partitions, girders, show windows & concrete runway to 2-sty bk str, storage & loft; \$500; (o) Jacob & E. Marx, 35 Nassau; (a) Wm. H. Meyers, 1861 Carter av (242).



EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Plats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

- (A)—attorney.
- AL—all liens.
- AT—all title.
- ano—another.
- av—avenue.
- admr—administrator.
- admtrx—administratrix.
- agmt—agreement.
- A—assessed value.
- abt—about.
- adj—adjoining.
- apt—apartment.
- assign—assignment.
- asn—assign.
- atty—attorney.
- blk—brick.
- B & S—Bargain and Sale.
- blgd—building.
- b—basement.
- blk—block.
- Co—County.
- C a G—covenant against grantor.
- Co—company.
- constn—construction.
- con omitted—consideration omitted.
- corp—corporation.
- c—corner.
- c l—center line.
- ct—court.
- certf—certificate.
- dwg—dwelling.

- decd—deceased.
- e—East.
- ext—executor.
- extrx—executrix.
- et al—used instead of several names.
- foreclos—foreclosure.
- fr—from.
- fr—frame.
- ft—front.
- indivd—individual.
- irreg—irregular.
- impt—improvement.
- installs—installments.
- lt—lot.
- ls—lease.
- mtg—mortgage.
- mcs—months.
- Mfg—manufacturing.
- Nos—numbers.
- n—north.
- nom—nominal.
- (o)—office.
- pr—prior.
- pt—part.
- pl—place.
- PM—Purchase Money Mortgage.
- QC—Quit Claim.
- R T & I—Right, Title & Interest.
- (R)—referee.
- R S—Revenue Stamp.
- r—room.
- rd—road.
- re mtg—release mortgage.
- ref—referee.
- sal—saloon.
- sobrn—subordination.
- sl—slip.
- sq—square.
- s—south.
- s—side.
- sty—story.
- sub—subject.
- strs—stores.
- stn—stone.
- st—street.
- T&c—taxes, etc.
- tnts—tenements.
- w—west.
- y—years.
- O C & 100—other consideration and \$100.
- TS—Torren System.







# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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### CONVEYANCES.

#### Borough of Manhattan.

NOV. 29, 30, DEC. 2, 3, 4 &amp; 5.

**Attorney st, 156** (2:345-4), es, 150 n Stanton, 25x100.5, 5-sty bk tnt & str; Saml Levy to Herman Hochstein, 115 E 2; mtg \$21,000 & AL; Nov14; Nov30'18; A\$15,000-23,000 (R S 50c). O C & 100

**Bedford st, 117**; see Christopher, 128.

**Bleecker st, 159-61** (2:539-37), ns, 50 w Thompson, 50x100, 1 & 2-sty bk theatre; Elsie Angiola to Sabina Marchione, both at 159-61 Bleecker; AL; Nov1; Nov21'18; A\$35,000-P35,000 (R S \$3); corrects error in issue Nov23, when consideration was \$3,500.

**Canal st, 411-5** (1:227-40), nec Sullivan (Nos 1-3), runs e58.1xn42.4xw0.4xn25xe0.4 xn15xe13.5xn23.6xw85.3 to es Sullivan xs 93.8, 10-sty bk factory; Alex M Powell to Powell's, a corpn, 411 Canal; mtg \$200,000 & AL; Dec2; Dec5'18; A\$61,000-220,000 (R S \$400). nom

**Christopher st, 128** (2:585-50), swc Bedford (No 117), runs w42.10xs32.4xe5.3xs4.6 xse5.9xn4.6xe3xn12.9xe33.5 to ws Bedford xn17.1 to beg, 3-sty bk tnt & str & 1-sty fr stable; David Laemmle to David Laemmle & Barbara, his wife, 128 Christopher, as tenants by entirety; AL; Aug12; Dec4'18; A\$9,000-10,500 (R S \$11). nom

**Crosby st, 116-22**; see Bway, 584-90.

**Division st, 253-5**; see East Bway, 266.

**Doyer st, 6** (1:162-45), ns, abt 105 w Bowery, 22x46.8x22x46.8, 3 & 4-sty fr & bk tnt & str; A\$10,000-12,000; also DOYER ST, 8 (1:162-46), ns, abt 125 w Bowery, 22x46x22x45.6, 2-sty fr tnt & str; A\$10,000-12,000; also DOYER ST, 10-14 (1:162-47), es, abt 75 s Pell, bounded s by Doyer 10 ft, also w by Doyer 48.6, on e45.6 & ns32.6, 3-sty fr bk tnt & str; A\$12,500-14,000; also DOYER ST, 16 (1:162-48), es, abt 50 s Pell, 26x26x22.6x34, ns, 4-sty bk tnt & str; A\$8,500-10,000; Celia Schoener, of Bklyn, to Judah Lyons, 2020 85th, Bklyn; AT; B&S & CaG; AL; May14; Nov29'18 (R S \$2). nom

**Doyer st, 8-16**; see Doyer, 68.

**East Broadway, 266** (1:287-28), ns, 54 e Montgomery, runs n103.9 to ss Division (Nos 253-5) xe36xs42xw9xs61.5 to East Bway xw27 to beg, 2-2 & 1-3-sty & b bk dwgs; Realty Redemption Co of N Y, 258 Bway, to Terrain Realty Co, 206 Bway; B&S & CaG; mtg \$25,000 & AL; Nov27; Nov30'18; A\$27,000-33,500 (R S 50c). O C & 100

**Forsyth st, 45** (1:302-24), ws, 176.10 s Hester, 25x100, 5-sty bk tnt & str, 4-sty bk rear tnt; Hyman Sonn et al, TRSTES will Sigmund Rothfeld, to Philip Freeman, 1871 7 av; B&S & CaG; AL; Nov30; Dec2'18; A\$18,000-23,000 (R S \$16.50). 16,500

**Front st, 96** (1:33-32), nec Gouverneur la, 23.4x76.11x23.4x76.10, 4-sty bk loft & str bldg; Forrest Raynor & ano, EXRS & Henrietta H Smith, to Chas L Meehan, 360 Riverside dr; 28-60ths int; RT&I; sub to PM mtg \$28,000; Nov26; Dec2'18; A\$23,000-30,000 (R S \$20). 10,000

**Front st, 96**, nec Gouverneur la; Howard C Smith to same; 12-60 pts; B&S & CaG; Nov22; Dec2'18 (R S \$8.50). 8,400

**Front st, 96**, nec Gouverneur la; Mary B Caswell, widow, to same; 20-60 pts; CaG; Nov29; Dec2'18 (R S \$15). 15,000

**Front st, 227** (1:97-25), ses, abt 90 s Peck sl, 25x73.8x24.11x74.4, 5-sty bk loft & str bldg; Maria I Schermerhorn, 62 W 103, to Geo S Schermerhorn, 67 W 52; ¼ pt; AT; mtg \$12,000; Dec2; Dec5'18; A\$11,000-16,000 (R S \$2). nom

**Goerck st, 125** (2:330-69), ws, 75 n Stanton, 21x100, 3-sty bk tnt & str & 6-sty bk rear factory; Wm M Reed, 325 Pelhamdale av, Pelham Manor, NY, to N E Vail & Co, 22 W 1st, Mt Vernon, NY; mtg \$6,500; Nov20; Dec2'18; A\$8,500-12,000. nom

**Gouverneur la, nec Front**; see Front, 96. **Greene st, 81** (2:486-19), ws, 51 s Spring, 25x100, 5-sty bk loft & str bldg; Frederic de P Foster & ano, EXRS Luisa Minturn, to Frederic de P Foster & Paul Tuckerman, both at Tuxedo Park, NY, as TRSTES will Luisa Minturn for Susan Tuckerman; ¼ pt; May28'15; Dec5'18; A\$15,000-21,000. nom

**Greene st, 81**; same to same for John W Minturn; ¼ pt; May28'15; Dec5'18. nom

**Greene st, 81**; same to same for Kath M Le Roy; ¼ pt; May28'15; Dec5'18. nom

**Henry st, 193** (1:285-8), ns, 170.4 e Jefferson, 25x87.6, 1 & 4-sty bk synagogue & tnt; Griana Realities, Inc, to Congregation Beith Aaron Chasidem De' Koidanoff, 148 Madison; sub to PM mtg \$10,000 & AL; Nov30; Dec2'18; A\$14,500-17,500 (R S \$15). O C & 100

**Hudson st, 575** (2:634-64), ws, 74.6 n 11th, runs n24.10xw75.1xs25.2xe75.11 to beg, 4-sty bk tnt & str; Ellen Donnelly, EXTRX Anthony McConnin, to Mary Breslin, 639 61st, Bklyn; AL; Dec4; Dec5'18; A\$12,000-16,000. nom

**Jefferson st, 14 (16)** (1:284-15), ws, 75 s East Bway, 20x52.2, 3-sty bk tnt & str; Mortimer S Brown, ref, to Sheldon Leavitt, 54 W 40, & Geo C Kobbe, 108 E 82, TRSTES will David Leavitt, pliffs; FORECLOSED & drawn Nov26; Dec5'18; A\$11,000-14,000 (R S \$12). 12,000

**Lewis st, 201** (2:363-23), nwc 6th, 22.9x70 to 3 ft alley x22.8x73, with land lying in alley, 22.8x3, vacant; A\$7,500-7,500; also 6TH ST, 813 (392) E (2:363-24), ns, 201.10 e Av D, 20.2 to ws of alley x67.9x23.3x68.4, with AT to alley, 3x68, vacant; A\$6,000-6,000; Louis M Jones et al to Danl O'Leary, 811 6th; mtg \$6,000 & AL; Nov26; Dec3'18 (R S \$6). O C & 100

**Madison st, 263** (1:269-44), ns, 68.8 e Clinton, runs n68.2xe1.5xn32.1xe23.6xs100.3 to st xw25 to beg, 5-sty bk tnt; Bond & Mtg Guarantee Co to Margt O'Keefe, 236 W 10; B&S; Nov29'18; A\$14,000-25,000 (R S \$21). O C & 100

**Market st, 25** (1:277-26), ws, 25 s Henry, 25.1x113.3x25.1x113.2, 5-sty bk tnt & str; Adolph L Pincoffs, ref, to John R Suydam, at Bayport, LI, TRSTE will John R Suydam, pliff; FORECLOSE Nov19; Nov30'18; A\$17,500-33,500 (R S \$29). 20,000

**Pearl st, 297** (1:98-44), ns, 135.8 e Beekman, runs n102.4xe12.10xs59.3xe33.4x2.9 to st xw17.10 to beg; Florence L Wilmarth, 2536 Bedford av, Bklyn, to Francis M Theall, 47 Weirfield st; Godfrey C Pile, 80 Thorwood av, Bklyn, & John C Stefan, 4069 Hudson blvd, North Bergen, NJ, firm Theall, Stefan & Co; Nov30; Dec4'18; A\$12,500-20,000 (R S \$17.50). nom

**Perry st, 81** (2:622-67), ns, 76.3 e Bleecker, 27x95.5, 5-sty bk tnt; Ellen Donnelly, EXTRX Anthony McConnin, to Ellen Donnelly, 650 61st, Bklyn; AL; Dec4; Dec5'18; A\$12,000-26,500. nom

**Sullivan st, 1-3**; see Canal, 411-5.

**Varick st, 105** (2:578-23), ws, abt 40 s Broome, —x—, 3-sty bk tnt; Equitable Trust Co of N Y, 37 Wall, to Mary Le Goff, 173 Rue De Fauborge, St Honore, Paris, Fr; B&S; Nov27; Dec4'18; A\$7,000-7,500 (R S \$7.50). nom

**Walker st, 70**; see Bway, 400.

**Water st, 656** (1:260-19), ns, abt 350 w Jackson, 26x86.9, 4-sty fr bk ft tnt & str & 4-sty bk rear tnt; Jas S Reardon of Bklyn to Danl L Reardon, 113 Prospect Park W, Bklyn; ¼ pt; mtg \$6,000; Nov18; Dec4'18; A\$5,000-6,000 (R S 50c). nom

**White st, 1**; see West Broadway, 229.

**3D st, 192 E** (2:398-26), sws, 128.4 nw Av B as in year 1807, 24.3x105.11, 5-sty bk tnts & str; Jacob A Borman et al to Benj Levy, 181 Pennsylvania av, Bklyn; QC; Dec4; Dec5'18; A\$15,000-26,000. nom

**3D st, 192 E**; Benj Levy, of Bklyn, to Jacob A Borman & Mary, his wife, 55 De Graw av, Jamaica, E of Q. ¾ pts, as tenants by entirety, & Theo Tworoger & Anna, his wife, of Rockville Centre, LI, ½ pt, as tenants by entirety; QC; Dec4; Dec5'18. nom

**4TH st, 83 (425) E** (2:460-45), nes, abt 130 w 2 av, 25x96.2, 3-sty bk tnt & str; Eliz A Galloway, individ & EXTRX, & ano, EXR Fredk W Williams, to Merrill W Galloway, 43 Cedar; Jan28'09; Dec4'18; A\$16,000-17,500. 18,000

**4TH st, 234-6 E** (2:399-26), ss, 103 w Av B, 48x96.2, 6-sty bk tnt & str; Levine Realty Co to Jos Levine, 234 E 4; AT; AL; June14'17; Nov29'18; A\$29,000-62,000. nom

**5TH st, 808 E** (2:360-11), ss, 126 e Av D, 24x96, 4-sty bk factory; Bertha Blumen-thal & Fannie Epstein to Feather Export Corpn, 808 E 5; mtg \$7,000 & AL; Dec2; Dec3'18; A\$9,500-12,000 (R S \$7). O C & 100

**6TH st, 813 E**; see Lewis, 201.

**6TH st E, nwc Lewis**; see Lewis, 201.

**12TH st, 521 E** (2:406-54), ns, 271 e Av A, 25x103.3, with AT to strip begins at sec 12th (No 521), runs n—xw.02¼xs—xe.02¼ to beg, 5-sty bk tnt & str; Henry Morgenthau Co to Utility Realty Co, 30 E 42; B&S & CaG; Dec4; Dec5'18; A\$10,000-20,000 (R S 50c). nom

**13TH st, 500-4 E**; see Av A, 208.

**13TH st, 635 E** (2:396-45), ns, 256.6 w Av C, 27x103.3, 5-sty bk tnt & str; Arthur B Graham, ref, to Julia R Ballerstein, 2 W 72, pliff; FORECLOSE Oct11; Oct18; Dec5'18; A\$9,000-20,000 (R S \$12). 12,000

**15TH st, 229 W** (3:765-20), ns, 337 w 7 av, 25x103.3, 5-sty stn tnt; Conrad J Muth to Henry J Weidner, 536 Bloomfield st, Hoboken, NJ; mtg \$27,000; Dec2; Dec5'18; A\$13,500-30,000 (R S 50c). nom

**15TH st, 229 W**; Henry J Weidner, of Hoboken, NJ, to Conrad J Muth & Emma, his wife, 229 W 15, as tenants by entirety; mtg \$27,000; Dec2; Dec5'18 (R S 50c). nom

**17TH st, 17-9 W** (3:819-27), ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; John L O'Brien, ref, to Directors Realty Holding Co, 542 5 av; FORECLOSE Nov21; Nov27; Nov29'18; A\$65,500-185,000 (R S \$167.50). 167,500

**20TH st, 500 E**; see Av A, 324.

**24TH st, 156-64 E** (3:879-45-49), ss, 84 w 3 av, 130x98.9, 2-sty bk garage; No 160 East 24th St Corpn to Onez Realty Co, 120 Bway; mtg \$80,000 & AL; Dec2; Dec3'18; A\$130,000-145,000 (R S \$70). O C & 100

**25TH st, 428 W** (3:722-56), ss, 375 w 9 av, 25x98.9, 3-sty bk tnt, 2-sty fr str & 2-sty bk rear stable; Edwin Outwater, 36 Gramercy Park, to Ance J Brower, 311 Rugby rd, Bklyn; AL; Nov30; Dec2'18; A\$11,000-10,500 (R S \$12). O C & 100

**26TH st, 35 W** (3:828-13), ns, 275 e 6 av, 25x98.9, 4-sty & b stn dwg; Wm H Morgan to West 26th St Corpn, 725 Bway; mtg \$34,000 & AL; Dec2; Dec3'18; A\$50,000-52,000 (R S \$41). O C & 100

**29TH st, 38-42 E** (3:858-49-51), ss, 141.8 w 4 av, 62.6x98.9, vacant; Mary N, wife John N Boyle, of Pelham Manor, NY, & Chas H Nammack, NY, to Chas E Nammack, 379 Park av; QC; Aug12; Dec5'18; A\$124,500-129,000. nom

**29TH st, 550 W** (3:700-61), sws, 100 e 11 av, 25x98.9, 3-sty bk factory; Frida Berenbroick (daughter of Louis & Eliz H Berenbroick, decd), 32 Hudson pl, Weehawken, NJ, to Mary E Hammill, 1876 Guerlain, Bronx; QC; Nov13; Dec2'18; A\$9,000-11,500. nom

**31ST st, 421 W** (3:729-23), ns, 300 w 9 av, 25x98.9, 5-sty bk tnt; Seamon Sylvester to Esther M Behler, 356 W 58; mtg \$20,500 & AL; Nov26; Nov29'18; A\$10,000-20,000 (R S \$3). O C & 100

**33D st, 18 E** (3:862-63), ss, 250 e 5 av, 25x98.9, 4-sty & b stn dwg; Peter C Hewitt to Lucernal Realty Corpn, 18 E 33; B&S & CaG; May24'17; Dec5'18; A\$85,000-90,000. nom

**34TH st, 311-21 W** (3:758-28), ns, 175 w 8 av, 125x197.6 to ss 35th (Nos 322-32), 2 & 6-sty bk Manhattan Opera House; Emma Swift Hammerstein to Oscar Hammerstein, 949 West End av; sub to PM mtg \$370,000; July24'17; Dec4'18; A\$215,000-430,000. nom

**35TH st, 322-32 W**; see 34th, 311-21 W. **39TH st, 244-6 W** (3:788-71-72), ns, 325.6 e 8 av, 37.7x98.9, 3-sty bk tnt & str & 4-sty bk tnt; Fredk Johnson & Central Union Trust Co of N Y, TRSTES Fredk Johnson et al, to Alcaide Realty Corpn, 115 Bway; B&S; mtg \$39,750 & AL; Nov25; Dec2'18; A\$56,000-59,000 (R S \$3). nom

**46TH st, 33-5 W** (5:1262-21), ns, 383.4 w 5 av, 41.2x100.5, 9-sty bk loft & str bldg; 33 & 35 W 46th St Corpn, 220 Bway, to Julia L Allen, Borough of Monmouth, County of Monmouth, NJ; mtg \$225,000 & AL; Nov27; Nov30'18; A\$145,000-275,000 (R S \$15). nom







**Manhattan av, 2;** see 100th, 23 W.  
**Old Broadway, 13** (7:1982-49), es, 50.2 s Lawrence, 25.1x100, 2-sty bk tnt & str; Merit Realty Co to Land Estates, Inc, 135 Bway; B&S; Nov29; Dec2'18; A\$8,500-9,000. nom

**Riverside dr, 815** (8:2135-1), nwc 158th, runs -73.7x45.1 to ns 158th xe58.1 to beg, gore, 4-sty & b bk & stn dwg; Emma V Haslup, NY, to Simon J Silverman, NY; Feb3'03; Dec2'18; A\$12,000-16,000. nom

**St Nicholas av, 1360-2** (8:2153-1), nec 178th (No 599), 50x100, 5-sty bk tnt & str; Jas E Barry to Irene I Rothwell, 144 W 76; Aug11'17; Dec3'18; A\$58,000-98,000. nom

**Wadsworth av, 74-8** (8:2145-51), ws, 24.11 n 176th, 75x100, 3-sty bk garage; Sterling Building & Operating Co to Geo A Boyd, 3495 Bway; mtg \$50,000; Dec2'18; A\$32,000-70,000 (R S \$32). O C & 100

**West Broadway, 229** (1:178-21), sec White (No 1), 15x47, 4-sty bk tnt & str; Ernest H Meyer to Sophie Meyer, both at 153 Lenox rd, Bklyn; Dec3; Dec4'18; A \$16,000-21,000 (R S \$5). O C & 100

**West Broadway, 480-2** (2:516-24-25), w s, 73.3 s Houston, 48.10x75, 5-sty bk tnt & str, with 2-sty fr rear bldg & 2 & 4-sty bk loft & str bldg; Herman B Campbell, 392 Washington st, Newark, NJ, et al, heirs, & C, Lizzie B Campbell, to Annie I Knapp, 3/4 pts, & Maud E Knapp, 1/4 pt, both at 71 So Mountain av, Montclair, NJ; QC; Nov13; Dec4'18; A\$22,000-26,000. nom

**1ST av, 863** (5:1341-24), ws, 25.5 n 48th, 25x97, 5-sty bk tnt & str; Levine Realty Co to Jos Levine, 234 E 4; AT; AL; June 14'17; Nov29'18; A\$12,000-22,500. nom

**1ST av, 1695** (5:1550-29), ws, 25.2 s 88th, 25.2x100, 5-sty bk tnt & str & 3-sty bk rear tnt; Eliz A Hechler, EXTRX of Chas Hechler, to Commercial Exchange Bank, 330 Bowery; mtg \$15,000 & AL; Dec3'18; A \$14,000-21,000. 250

**1ST av, 2039** (6:1677-25), ws, 50.11 n 105th, 25x100, 6-sty bk tnt & str; Wm H Ford, ref, to Mary W Lillie, 404 W 115, plff; FORECLOS Oct10; Dec2; Dec3'18; A\$11,000-28,000 (R S \$23). 23,000

**1ST av, 2159;** see 118th, 406 E.

**2D av, 2014** (6:1675-51), es, 50.11 s 104th, 25x75, 4-sty bk tnt & str; Sarah Markowitz to Saml Block, 409 E 102; AL; June 3; Dec2'18; A\$7,500-13,000 (R S \$2). O C & 100

**3D av, 1695** (5:1541-1), nec 95th (Nos 201-3), 25.8x100, 5-sty bk tnt & str; Emanuel Van Dernoort, ref, to N Y Savings Bank, 81 8 av, plff; FORECLOS Dec 3; Dec4'18; A\$22,500-40,000 (R S \$30). 30,000

**5TH av, 2254** (6:1735-36), ws, 49.11 n 137th, 49.11x62.6, 6-sty bk tnt & str; Denwood Realty Co, 509 Willis av, to Jas C Thomas, 89 W 134; B&S; mtg \$21,000 & AL; Dec2; Dec3'18; A\$11,000-28,000 (R S \$5.50). O C & 100

**7TH av, 2161-5** (7:1913-1), nec 128th (No 151), 99.11x100, 1 & 2-sty stn church; Harlem-New York Presbyterian Church to David Emanuel, 7 W 124; B&S & CaG; AL; Dec2'18; A exempt-exempt (R S \$85). 85,000

**7TH av, 2161-5** (7:1913-1), nec 128th (No 151), 99.11x100, 1 & 2-sty stn church; David Emanuel to Metropolitan Baptist Church, 120 W 138; mtg \$60,000; Dec2; Dec3'18; A exempt-exempt (R S \$25). nom

**11TH av, 724** (4:1080-2), es, 25.1 n 51st, 25.1x100, 5-sty stn tnt & str; Francis S McAvoy, ref, to Citizens Savgs Bank, 56 Bowery; FORECLOS Dec2; Dec5'18; A\$10,000-20,000 (R S \$13). 13,000

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Canal st, 271-3** (misc); also HOWARD ST, 33; also 94TH ST, 311 W; also 102D ST, 225 E; also AV A, 1404-6; also 105TH ST, 155 E; also LEXINGTON AV, 1719; also SUMPTER ST, 118 (Bklyn); also DE KALB AV, 654 (Bklyn); also HERKIMER ST, 32 (Bklyn); re mtg rec Sept13'16; Abr Sophian, of Kansas City, Mo, to Geo H & Mary M Robinson, 607 W 115, & Columbia Trust Co; QC; Nov30; Dec5'18. nom

**Howard st, 33;** see Canal, 271-3.  
**Pearl st, 297** (1:98), ns, 135.8 e Beekman, runs n102.4xe12.10xs59.3xe3.3xs42.9 to st x w17.10 to beg, 5-sty bk bk tnt & str bldg, 1-sty ext; re dower; Matilda wife Henry Leerburger, to Florence L Wilmarth, 2536 Bedford av, Bklyn; AT; QC; Nov16; Dec4'18; A\$12,500-20,000. nom

**Pearl st, 297;** re dower; Jennie S, wife Seig Goldstein, to same; AT; QC; Oct5; Dec4'18. nom

**Pitt st, 64** (2:338-9), es, 125 s Rivington, 25x100, 3-sty bk tnt & str & 4-sty bk rear loft bldg; re dower; Albina Bieler (formerly widow of Isaac Goldstein) to Henry Goldstein, 88 Gibson pl, Far Rockaway, E of Q; Isidore Goldstein, 2142 62d, Bklyn, & Jacob Goldstein, 70 Adams av, Mt Vernon, NY, sons said Isaac Goldstein; AT; QC; Nov23; Dec4'18; A\$16,000-20,000 (R S \$1). O C & 100

**82D st, 155 E** (5:1511); also 84TH ST, 128-30 E (5:1512); also LEXINGTON AV, 1236-46 (5:1512); power of atty; also re-voation of powers of atty dated Mar6'14 & Nov12'14, the latter rec Oct24'18; Amelia Humbel, 827 Elston st, Michigan City, Ind, successor in interest to Magdalena Hermann, to Fred C Miller, 817 Pine st, Michigan City, Ind; Nov29; Dec2'18. —

**84TH st, 128-30 E;** see 82d, 155 E.

**94TH st, 311 W;** see Canal, 271-3.

**102D st, 225 E;** see Canal, 271-3.

**103D st, 231 E** (6:1653-15), ns, 212.6 w 2 av, 37.6x100.11, 6-sty bk tnt & str; A\$11,500-36,500; also 103D ST, 235 E (6:1653-17), ns, 175 w 2 av, 37.6x100.11, 6-sty bk tnt &

strs; A\$11,500-36,500; re mtg rec Oct14'15; The State Bank, 378 Grand, to The Natism Corp, 52 Norfolk; Oct17; Dec3'18. nom

**103D st, 235 E;** see 103d, 231 E.

**105TH st, 155 E;** see Canal, 271-3.

**122D st, 416-22 W** (7:1963), ss, 100 e Amst av, runs s90.10xe100xn90.2 to ss Morning-side Park W xw100.1 to beg; asn rents; Chas Lugar, 78 Elwood, to N Y Income Corp, 31 Nassau; Nov30; Dec3'18. nom

**184TH st, 645 W;** see Wadsworth av, 220-34.

**185TH st W,** swc Wadsworth av; see Wadsworth av, 220-34.

**Av A, 1404-6;** see Canal, 271-3.

**Lexington av, 1719;** see Canal, 271-3.

**Lexington av, 1236-46;** see 82d, 155 E.

**1ST av, 1695** (5:1550-29), ws, 25.2 s 88th, 25.2x100, 5-sty bk tnt & str & 3-sty bk rear tnt; re dower; Eliz A Hechler, widow, to Commercial Exch Bank, 330 Bowery; A T; QC; Dec3'18; A\$14,000-21,000. nom

**Appointment of trustee (misc);** Jas R Roosevelt & Nicholas Biddle, TRSTES will Wm Astor, appoint Lewis C Ledyard, Jr, of Syosset, LI, as TRSTE under said will, for benefit Henry C Drayton et al; Nov27; Dec5'18.

**Power of atty (misc);** Amelie Van Der Kieft Church, 367 Vose av, South Orange, NJ, to Antonio B Van Der Kieft, 413 Center st, South Orange, NJ, her brother; Aug 31'17; Nov30'18.

## WILLS.

### Borough of Manhattan.

**East Broadway, 44** (1:281-20), ns, abt 360 e Cath, —x—, 4-sty bk loft & str bldg; A\$23,000-30,000; Tillie Wilder Est (an interest), Hy W Unger, EXR, 1239 Madison av; (A) Chas A Strauss, 37 Liberty. Filed Nov19'18.

**10TH st, 181 W** (2:611-41), ns, abt 80 e 4th, —x—, 3-sty & b bk dwg; A\$8,500-9,500; Josephine A J Burke Est, Wm V Burke, ADMR, 181 W 10; (A) E Bittiner, 277 Bway. Letter of adm filed Oct28'18.

**41ST st, 319 E** (5:1334-9), ns, abt 215 e 2 av, —x—, 3-sty & b stn dwg; A\$6,500-9,000; Thos J Fulton Est, Dora M Fulton, EXTRX, 319 E 41; (A) Wm J Canary, 2 Rector. Filed Nov18'18.

**49TH st, 524 W** (4:1077-48), ss, abt 370 w 3 av, —x—, 5-sty stn tnt; A\$6,500-12,500; 1/2 pt; Christina Muller Est, Anna M Muller, ADMTRX, 524 W 49; (A) Jos K Ellenborger, 220 Bway. Letter of adm filed Oct28'18.

**72D st, 219 E** (5:1427-9 1/2), ns, abt 230 e 3 av, —x—, 3-sty & b stn dwg; 1/4 pt; A \$7,500-11,000; also 3D AV, 968 (5:1312-40), swc 58th (No 198), 5-sty bk loft & str bldg; A\$37,000-60,000; 1/4 pt; August Dilger Est, Wm C Dilger, ADMR, 28 Court st, White Plains, NY; (A) H Swain, 176 Bway. Letter of admr filed Oct28'18.

**114TH st, 618 W** (7:1895-68), ss, abt 225 w Bway, —x—, 6-sty bk tnt; A\$24,000-40,000; Frederic M Moody Est, Amelia Moody, EXTRX, 252 W 92; (A) Chas E Heidt, 2 Rector. Filed Nov15'18.

**129TH st, 515-7 W** (7:1984-26), ns, abt 200 w Ams av, —x—, 2-5-sty bk tnts; A\$22,000-45,000; Thos Lathan Est, Annie Latham, EXTRX, 161 E 89; (A) Eisman, Lee, Corn & Lewine, 135 Bway. Filed Nov 15'18.

**Lexington av, 797** (5:1396-53), es, abt 40 s 62d, —x—, 4-sty & b stn dwg; A\$19,000-23,000; Martha C Miller Est, Wm D Guthrie, EXR, Locust Valley, NY; (A) Guthrie, Bangs & Van Sinderen, 44 Wall. Filed Nov 23'18.

**5TH av, 604** (5:1264-38), ws, abt 100 n 48th, —x—, 4-sty & b bk dwg; A\$390,000-400,000; also 117TH ST, 113-7 W (7:1902-23-24 1/2), ns, abt 180 w Lenox av, —x—, 3-5-sty & b bk dwgs; A\$26,100-36,000; also 5TH AV, 73 (3:843-1), nec 15th (Nos1-3), —x—, 11-sty bk loft & str bldg; A\$200,000-360,000; also 54TH ST, 117 W (4:1007-23), ns, abt 225 w 6 av, —x—, 2 & 3-sty bk garage; A\$32,500-36,500; also 64TH ST, 33 E (5:1379-24), ns, abt 90 e Madison av, —x—, 4-sty & b stn dwg; A\$45,000-52,000; also 117TH ST, 121 W (7:1902-21), ns, abt 255 w Lenox av, —x—, 5-sty & b bk dwg; A\$8,200-11,500; also 117TH ST, 129 W (7:1902-18 1/2), ns, abt 325 w Lenox av, —x—, 5-sty & b bk dwg; A\$8,200-11,500; also 125TH ST, 45-7 W (6:1723-15 1/2-16), ns, abt 345 e Lenox av, —x—, 2-4-sty bk tnts & str; A\$57,000-65,000; also RIVERSIDE DR (7:1893-32), nec 109th, —to Cathedral Pkwy x108.8x171.10x151.7, 1 & 2-sty fr bldg & vacant; A\$400,000-400,000; Margaret O Sage Est, Robt W De Forest, EXR, 7 Washington sq N; (A) De Forest Bros, 30 Broad. Filed Nov13'18.

## CONVEYANCES.

### Borough of Bronx.

NOV. 29, 30, DEC. 2, 3, 4 & 5.

**Aldus st, 978** (10:2746), ss, 79 e Hoe av, 42x107, 5-sty bk tnt; Abr Wolff to Dora Fass, 962 Aldus; mtg \$34,000; Nov30; Dec3'18 (R S \$7.50). 100

**Bartholdi st** (16:4601), ss, 50 w Holland av, 25x100; Giacomo Villa, 215 Thompson, to Laura Di Tullio, 738 Bartholdi; Dec2; Dec4'18. 1,100

**Beck st, ses, at ws Tiffany;** see Tiffany, 911.

**Fairmount pl** (11:2950), ns, 100 w Clinton av, 70x200, vacant; Arc Realty Co, 971 E 180, to Mountfair Realty Corp; Apr3'17; Nov29'18 (R S \$2). nom

**Fox st, 888** (10:2722), es, 193.9 s Barretto, 43.9x105, 5-sty bk tnt; also FOX ST, 890 (10:2722), es, 150 s Barretto, 43.9x105, 5-sty bk tnt; Utility Realty Co to Ida Govern, 854 E 175; B&S; Nov19; Dec4'18 (R S \$27). O C & 100

**Fox st, 888-90;** Ida Govern, 854 E 175, to Reuben Osterweil, 211 W 111; QC; Dec 3; Dec4'18. nom

**Fox st, 890;** see Fox, 888.

**Freeman st, 991-3;** see Bryant av, 1400.

**Hall pl, 1080** (10:2700), ses, 77.1 sw 167th, runs s26xe48.8xe30.11 to Intervale av xn 30xw36.8xw32.5 to beg, vacant; Thos G Price, ref, to Julia C S Grant, Tarrytown, NY, plff; FORECLOS Nov18; Nov19; Nov 30'18. 100

**Irvine st, 876;** see Seneca av, 1211.

**Jennings st, 955;** see Vyse av, 1463.

**Tiffany st, 911** (10:2711), ws, at ses Beck, runs s187.5xw114.5 to Beck xne148.6 to beg, 5-sty bk tnt & str; Kermit Realty Co to Jacob Bluestein, 771 Beck; mtg \$87,500; Nov25; Dec2'18 (R S \$15). 100

**134TH st, 553 E;** see St Ann's av, 139.

**136TH st, 450 E** (9:2280), ss, 450 e Willis av, 25x100, 4-sty bk tnt; Simon Meizinger to Jos Glass, 450 E 136; mtg \$8,500; Dec2; Dec3'18 (R S \$6). O C & 100

**137TH st, 248-54 E** (9:2320), ss, 100.2 e Rider av, 67x100.2x60.8x100, 1-sty bk garage; Hy & Dorothea Meyer, tenants by the entirety, to R H G Meyer Realty Co, 1000 Woodycrest av; mtg \$—; Nov16; Dec4'18 (R S \$5.50). 100

**138TH st, 624 E** (10:2550), ss, 252 w Cypress av, 25x100, 4-sty bk tnt; Bernard Treptow, 539 E 138, to Ernest Back, 572 E 138; mtg \$9,000; Dec2'18 (R S \$3). nom

**146TH st, 409-11 E** (9:2291), ns, 123.5 e Willis av, 50x100.1, 5-sty bk tnt; Hy & Dorothea Meyer, tenants by the entirety, to R H G Meyer Realty Co, 1000 Woodycrest av; Nov16; Dec4'18 (R S \$41). 100

**156TH st, 830-2 E;** see Union av, 728-32.

**165TH st E, nec Jerome av;** see 97th, 126 W, Manhattan Cons.

**166TH st, 568 E** (10:2607), ss, 69 e Franklin av, runs s100.3xe36xn0.10xe1.6xn100 to st xw37.6 to beg, 5-sty bk tnt; also 166TH ST, 572 E (10:2607), ss, 106.6 e Franklin av, runs s100xw1.6xs38.3xe39xn138.7 to ss 166th xw37.6 to beg, 5-sty bk tnt; H W G Corp to Jas E Dougherty, 2564 Marlon av, & Wm J Dougherty, 881 Crotona Park N; mtg \$45,650; Nov26; Dec2'18 (R S \$14.50). O C & 100

**166TH st, 572 E;** see 166th, 568 E.

**166TH st E, see Boston rd;** see Boston rd, 1078-86.

**167TH st, 818 E** (10:2680), ss, 180 w Prospect av, 40x100, 5-sty bk tnt; also 167TH ST, 822 E (10:2680), ss, 140 w Prospect av, 40x100, 5-sty bk tnt; Markstone Realty Co to Hy Cordes, 572 E 138; mtg \$65,700; Nov 29; Dec2'18. nom

**167TH st, 822 E** (10:2686), ss, 140 w Prospect av, 40x100, 5-sty bk tnt; Hy Cordes to Catharina A Heins, 1042 Hoe av; mtg \$32,850; Nov29; Dec3'18 (R S \$5). nom

**167TH st, 822 E;** see 167th, 818 E.

**171ST st E, swc Westchester av;** see Westchester av, swc 171.

**174TH st, 501-9 E;** see Bathgate av, 1734.

**174TH st E** (14:3754), ws, 431.8 s Gleason av, 50x100; John Del Gaudio, 1812 Gleason av, to Rebecca Del Gaudio, 1812 Gleason av; mtg \$480; Jan9; Dec2'18 (R S \$1). O C & 100

**174TH st, 121 W;** see University av, 1601.

**174TH st, 121 W;** see University av, 1601-5.

**179TH st, 662 E;** see Belmont av, 1996.

**183D st E** (11:3030), ss, 84 e Webster av, 42x93.9x41.11x95.10, vacant; Rose Golembe, 1453 Mad av, to Hy U Singh, 1 Fordham rd E; B&S; Nov25; Nov30'18. nom

**183D st E** (11:3030); same prop; Hy U Singh to Rose Golembe, 1453 Mad av; B&S; mtg \$3,000; Nov29; Nov30'18. nom

**191ST st E** (12:3273), ns, 600 e Emmet, as on map Union Hill, Powell Est, 60x157.1 x50x157, 2-sty fr dwg; Jacob O Pedersen to Chas Danewitz, 2682 Valentine av; mtg \$2,500; Dec2; Dec4'18 (R S \$1.50). O C & 100

**194TH st, 260 E;** see Briggs av, sec 194th.

**194TH st, 274 E;** see Briggs av, sec 194th.

**214TH st E** (16:4672), ss, 300 w Bronxwood av, 25x100, Laconia Park; Emma N Polak to Concettino Bertone, 838 E 214; Nov27; Nov29'18 (R S \$1). O C & 100

**219TH st E** (16:4666), ss, 105 w Bronxwood av, 52.6x114; John P Glinnsman, 764 E 219, to Caroline Schneider, 764 E 219, mtg \$1,500 on this & other property; sub to life estate party 1st pt; Nov19; Nov30'18 (R S \$2.50). O C & 100

**235TH st, 120 E** (12:3369), ss, 275 w Keppler av, 25x100, 2-sty bk dwg; Wm Taglieber, 116 E 235th, to Wm J Schable, 120 E 235; mtg \$4,500; Nov14; Nov19'18 (R S \$2); corrects error in issue Nov23 as to spelling of grantor's name. O C & 100

**239TH st, 323 E** (12:3388), ns, 325.1 w Martha av, 25x100, 2-sty fr dwg; Louis Eickwort, Mt Vernon, NY, to Susan R Hindle, 2785 Pond pl; mtg \$3,000; Aug23; Nov29'18 (R S \$1). 100

**242D st, 669 E** (17:5109), ns, 68.2 e Pell pl, 34.1x70x33.4x77.1; Minnie Mazzliotta, 669 E 242, to Max Hyman, 540 S 9 av, Mt Vernon, NY; mtg \$3,000; Nov27; Dec2'18 (R S \$1.50). nom

**Anthony av, 1054** (11:2814), es, 21.2 n 178th, 23.1x90, 3-sty fr tnt; Cath Kerner to Chas Kerner, 1954 Anthony av; mtg \$5,500; Feb7'06; Nov29'18. 100

**Bainbridge av, 2611;** see Briggs av, sec 194th.

**Bathgate av, 1734** (11:2922), nec 174th (Nos 501-9), 25x95.6, 4-sty bk tnt & str; Antoinette W Katzenberger & ano, EXRS Mina Klopfer, to Benenson Realty Co, 509 Willis av; mtg \$22,000; Nov30; Dec3'18 (R S \$6). 27,750

**Belmont av, 1996** (11:3079), sec 179th (No 662), 100x20.4x96.4x31.11, 5-sty bk tnt & str; Kopel Podvaidz to Giuseppe Benza, 2113 Belmont av



**Belmont av, 2394** (11:3074), es, 34 s 187th, 36x100, 5-sty bk tnt; John Del Gaudio, 1812 Gleason av; to Rebecca Del Gaudio, 1812 Gleason av; mtg \$23,000; Jan9; Dec2'18 (R S \$7). O C & 100

**Blondell av** (15:4081), ws, 106.1 s Eastchester rd, 25x100; John Verrilli, — Blondell av, to Salvatore Di Caprio, 302 E 44; Jan12'17; Dec3'18. nom

**Boston rd, 1078-86** (10:2633), sec 166th, 106.4x62.4x97.1x19.10, 1-sty bk str; Bernard Treptow to Frances Treptow, 539 E 138; mtg \$22,500; Aug1; Dec3'18 (R S \$8). gift

**Briggs av** (12:3293), sec 194th (No 260), 45.5x80.4x18.1x81, 5-sty bk tnt; also BAINBRIDGE AV, 2611 (12:3293), swc 194th (No 274), 31.8x81x57.1x84.2, 5-sty bk tnt; Chas G Weir, ENR & Susan M Weir, to Olds Holding Corp, 217 Bway; mtg \$51,500; Nov29; Nov30'18 (R S \$6). 71,500

**Briggs av** (12:3293), sec 194th (No 260); also BAINBRIDGE AV, 2611, swc 194th (No 274); same prop; Olds Holding Corp to Ulster Court Corp, 30 Church; mtg \$59,500; Nov29; Nov30'18 (R S \$25.50). O C & 100

**Bryant av, 1076** (10:2757), es, 70 n 165th, 40x100, 5-sty bk tnt; Jos P Frey to Benenson Realty Co, 509 Willis av; mtg \$33,500; Nov20; Dec4'18 (R S \$6). O C & 100

**Bryant av, 1400** (11:2999), nec Freeman (Nos 991-3), 53x100x50x85.8, 5-sty bk tnt & str; Klapper Realty Corp to Hy Klapper, 1934 3 av; mtg \$42,500; Nov29; Dec4'18 (R S \$12.50). O C & 100

**Bryant av, 1509** (11:2995), ws, 20 s 172d, 20x100, 3-sty bk tnt; Jos Reiss, 1509 Bryant av, to Israel & Louis Cohen, 1516 Charlotte; mtg \$6,500; Oct16; Dec4'18 (R S \$3). O C & 100

**Bryant av, 1521** (11:2996), ws, 75 n 172d, 25x100, 2-sty & b fr dwg; Mary Kelly, 1521 Bryant av, to Esther Bockser, 1517 Charlotte; mtg \$5,300; Nov27; Nov30'18 (R S \$1.50). O C & 100

**Bryant av, 1538** (11:3001), es, 275 n 172d, 25x100, 2-sty & b fr dwg; Jos W Doolittle, 5 Alley rd, Douglaston, LI, to Wm F Parker, 788 E 181; mtg \$5,500; Oct1; Dec3'18 (R S \$1). nom

**City Island av** (18:5635), es, 49.11 n Cross, 49.11x100, except part for av; John Tauer to Mary E Walters, 550 City Island av; Nov27; Nov29'18 (R S \$4.50). 100

**Clinton av, 1822** (11:2949), es, 116.5 n 175th, 19.5x90.2, 3-sty bk tnt; Chas J Crowley, 143 E 39, to Sarah Goldberg, 1857 W 8th, Coney Island; mtg \$5,000; Dec3; Dec4'18 (R S \$2). O C & 100

**Courtlandt av, 790**; see Courtlandt av, 792.

**Courtlandt av, 792** (9:2404), es, 48.6 s 158th, 25x91.6, 3-sty fr tnt & str; also COURTLANDT AV, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & str; Ernestine Maass, widow, to Pearl Niles, Town of Union, NJ; mtg \$13,500; Nov27; Nov30'18. O C & 100

**Cromwell av, nwc 165th**; see 97th, 126 W, Manhattan Cons.

**Crotona av, 1836** (11:2949), ses, 150 sw 176th on map Fairmount, 50x150, except pt for Crotona av, 2-sty fr dwg; Bridget Kilkenny, widow, to Mary A Kilkenny, 1836 Crotona av; mtg \$8,000; Nov23; Nov30'18 (R S 50c). O C & 100

**Cruger av, 1732** (15:4034), es, 100 s Morris Park av, 50x100, except part for Cruger av; Hudwill Corp, 7 W 45, to Francis J Higgins, 161 E 39; Nov30; Dec4'18 (R S \$3). nom

**Daly av, 2008** (11:3127), es, 103.11 s 179th, 45x169.8x45.2x171.2, 5-sty bk tnt; David Laemmle to David & Barbara Laemmle, tenants by the entirety, 128 Christopher; Aug12; Dec4'18 (R S \$10). nom

**Davidson av** (11:3199), es, 150 n 184th, 75x115, vacant; Geo G Davis, 2528 Briggs av, et al, to Hy U Singh, 1 Fordham rd E; B&S & AL; Nov25; Nov30'18. nom

**Davidson av** (11:3199); same prop; Hy U Singh to Geo G Davis, 2528 Briggs av, & Oscar & Aaron Bartelstone, 2029 Anthony av; B&S & AL; Nov29; Nov30'18. nom

**Fordham rd E** (11:3091), ss, 50.11 w Cambridge av as on map S Cambridge et al, 50.11x126.1x50x136.9, vacant; John J Tully Co, 391 E 149, to Builders Brick & Supply Co, 1520 West Farms rd; mtg \$1,500; Dec11'15; Nov30'18. nom

**Gleason av** (14:3754), ss, 50 w 174th, 75 x106.8; John Del Gaudio, 1812 Gleason av, to Rebecca Del Gaudio, 1812 Gleason av; Jan9; Dec2'18 (R S \$1). O C & 100

**Grand Blvd & Concourse** (11:3163), ws, 22 n 182d, 25x58x25x57.6, vacant; Burnside Contracting Co, 270 Burnside av, to Wm W Havens, 2231 Grand Concourse; mtg \$2,200; Dec2; Dec4'18 (R S 50c). O C & 100

**Hone av** (15:4303), es, 100 s Lydig av, 25x100; Augusta Peterson, 1054 Boston rd, to Ruth E Peterson, 1054 Boston rd; Sept 5'16; Nov30'18 (R S \$1). nom

**Honeywell av, 2017** (11:3123), ws, 136.7 n 178th, 23.7x140, 2-sty fr dwg; Chas Buchler to Julius J & Anna Meyerson, 780 E 183; Nov30; Dec2'18 (R S \$7.50). O C & 100

**Hunts Point av, 824** (10:2762), es, 256.10 n Lafayette av, 19.3x100.1x18.9x95.8, 3-sty bk tnt & str; Isabella C Latting, 570 Park av, to Walter C White of Ocean Township, NJ; Nov29; Dec3'18 (R S \$7.50). nom

**Intervale av, ws, abt 77.1 sw 167th**; see Hall pl, 1080.

**Jackson av, 683** (10:2635), ws, 434.4 s 156th, runs nw40xn65.7xs68xs61.07.1 to av xn69.1 to beg, 2-sty fr dwg; Hy & Dorothea Meyer, tenants by the entirety, to R H G Meyer Realty Co, 1000 Woodycrest av; Nov16; Dec4'18 (R S \$19). 100

**Jerome av, 1050-6**; see 97th, 126 W, Manhattan Cons.

**King av** (18:5648), nwc Sutherland av, 75x100, City Island; City Island Homes, Inc, 14 Wall, to Clara N Townsend, 170 W 73; mtg \$4,200; Nov15; Dec3'18 (R S \$4.50). O C & 100

**Liebig av** (13:3423C), es, at line bet land hereby described & land now or late Oliver Harriman, runs n58.8xe90xs61.4xw 90 to beg; also RIVERDALE AV (13:3423J), es, 145 n 259th, 25x100, vacant; Ann or Anna Kelly, widow, 5792 Tyndall av, to Wm J Kelly, her son, same address; Nov4'14; Nov29'18. nom

**Liebig av** (13:3423C), es, at line bet land hereby described & land now or late Jas C Croviel, runs e90xs58.8xw90 to av xn58.8 to beg; also RIVERDALE AV (13:3423J), es, 170 n 259th, 25x100; Ann or Anna Kelly, widow, 5792 Tyndall av, to Thos F Kelly, her son, same address; Nov4'14; Nov29'18. nom

**Longfellow av, 1133** (10:2754), ws, 132.3 n 167th, 25x100, 4-sty bk tnt; Wallace S Fraser, ref, to Robt J Reiley, EXR Cath T Reiley, Harrison, NY, plff; FORECLOS Nov13; Nov27; Nov30'18 (R S \$9). 9,000

**Lurting av** (15:4068), ws, 350 n Tremont av, 25x100; Anna E Amsler to Rosa Iacoucci, 2321 Hughes av; mtg \$4,000; Nov29; Dec3'18 (R S 50c). O C & 100

**Moshulu av** (13:3423C), nws, at line bet land hereby described & land now or late Oliver Harriman, runs w88.9xn120xe90 to ws Tyndall av xs122.5 to nws Moshulu av xsw2.2 to beg; Ann or Anna Kelly, widow, 5792 Tyndall av, to Mary E Kelly, her daughter, same address; Nov4'14; Nov29'18. nom

**Needham av** (16:4718), ns, 126.2 e Fish, 25x100, Laconia Park; Liborio Durante to Carlo De Luca, 1413 Needham av; ½ pt; Nov27; Nov30'18 (R S 50c). OC & 100

**Nelson av, 1605** (11:2876), ws, 112.6 s Brandt pl, 37.6x100, 4-sty bk tnt; Julia M Long, Scranton, Pa, to Amalie Neelen, 459 Page av, Lyndhurst, NJ; mtg \$19,000; Aug 10'17; Nov29'18. nom

**Olmstead av** (14:3683), ws, 78.6 n Houghton av, 25x100; Ehrich Peterson, 2254 River av, to A O Malmberg, 2477 Devoe ter; AL; June24; Dec2'18. nom

**Pilot av** (18:5626), ns, at high water mark Eastchester Bay, 210x100x230x—, City Island; City Island Homes, Inc, 14 Wall, to Agnes Grosse, 660 W 180; Dec3; Dec4'18 (R S \$15). O C & 100

**Prospect av, 587** (10:2674), ws, 115 n 150th, 20x100, 4-sty bk tnt; Martin Kretsch, 587 Prospect av, to Augusta Kretsch, 587 Prospect av; mtg \$7,750; Nov11; Dec5'18. nom

**Prospect av, 680** (10:2675), ws, 244.3 n 152d, 19.3x95, 2-sty bk dwg; Annie Davis, 689 Prospect av, to Theresa Davis, 689 Prospect av; mtg \$5,000; Dec4'18. nom

**Rider av, 211-9** (9:2332), ws, 425 n 135th old line, 125x100 to Mott Haven Canal, fr bldgs of coal yard; Hy Meyer to R H G Meyer Realty Co, 1000 Woodycrest av; mtg \$—; Nov16; Dec4'18 (R S \$4). 100

**Riverdale av, es, 145 n 250th**; see Liebig av, es, at line bet land O Harriman, &c.

**St Ann's av, 139** (9:2262), nwc 134th (No 553), 26.6x100, 5-sty bk tnt & str; Bernard Treptow to Frances Treptow, 539 E 138; ½ part; mtg \$26,000; Aug1; Dec3'18 (R S \$2.50). gift

**St Ann's av, 347** (9:2268), ws, 25 s 142d, 25x99.5x25x100, 5-sty bk tnt; Valhalla Corp, 509 Willis av, to Isidor Blank, 530 W 142; mtg \$13,500; Dec2; Dec3'18 (R S \$6.50). 100

**St Raymonds av, 2218** (15:3967), ss, 97.9 w Grace av, 25x100; Timothy J Gaynor to John T Gaynor, 2218 St Raymonds av; AT; mtg \$3,000; Nov29; Nov30'18 (R S \$1.50). O C & 100

**Seofoad av** (18:5627), ss, abt 300 w Main, old line, 50x108.3, City Island; Wm J Bush, of New Jersey, to Jacob Springer, 239 City Island av, City Island; Nov27; Nov29'18 (R S \$5). O C & 100

**Seneca av, 1211** (10:2761A), nec Irvine (No 876), 25x100, 4-sty bk tnt & str; Philomena Dunn to Walter C White of Ocean Township, NJ; mtg \$16,000; Dec2; Dec3'18 (R S \$6.50). O C & 100

**Seneca av, 1211** (10:2761A), nec Irvine (No 876); Walter C White of Ocean Township, NJ, to Isabella C Latting, 570 Park av; mtg \$18,500; Dec2; Dec3'18 (R S \$7.50). O C & 100

**Sutherland av, nwc King av**; see King av, nwc Sutherland av.

**Taylor av** (15:4024), es, 420 s Van Nest av, 25x100, except part for Taylor av; Herman Neubauer to Antonia Schmidt, 733 Van Nest av; Jan2'15; Dec4'18. nom

**Tlebout av** (11:3023), es, 301.4 n 184th, 25x107.1, vacant; Cecelia A Darms, Pompton Lakes, NJ, to Hy Markowitz, 961 Tiffany; B&S; AL; Nov15; Dec5'18 (R S 50c). nom

**Tremont av E, or 177th st, 788 E** (11:2956), ss, 375 w Marmion av, 25x100, 1-sty bk str; Alida J Poulson, 875 W 181, & ano, ENRS Geo E Poulson, to Frances Treptow, 539 E 138; mtg \$10,500; Nov27; Dec2'18 (R S \$2). 12,400

**Union av, 728-32** (10:2675), sec 156th (Nos 830-2), 91x25, 2 & 3-sty fr tnt & str; Lillian Lewis, Bklyn, to City Real Estate Co, 176 Bway; mtg \$11,000; Nov29; Dec3'18 (R S 50c). nom

**University av, 1601** (11:2878), ws, at nws 174th (No 121), 100x100x134.8x105.10, 5-sty bk tnt; Chamaax Realty Corp to Normar Real Estate Corp, 170 Bway; B&S; mtg \$137,500; Nov29; Dec2'18. nom

**University av, 1601-5** (11:2878), nws, at nes 174th (No 121), 182.7x100x217.1x105.10, 2-5-sty bk tnts; B F Constn Co to Chamaax Realty & Constn Co, 170 Bway; mtg \$200,750; Oct1; Nov30'18 (R S \$20). O C & 100

**University av, 1005** (11:2878), nws, 100 ne 174th, 82.6x100, 5-sty bk tnt; Chamaax Realty & Constn Co to Benenson Realty Co, 509 Willis av; mtg \$84,750; Nov27; Nov 30'18 (R S \$7.50). O C & 100

**Valentine av, 2678** (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11, 5-sty bk tnt; Chas Danewitz to Valhalla Corp, 509 Willis av; mtg \$18,000; Dec2; Dec4'18 (R S \$9). O C & 100

**Vyse av, 1463** (11:2988), nwc Jennings (No 955), 75x50, 5-sty bk tnt & str; David Laemmle to David & Barbara Laemmle, tenants by the entirety, 128 Christopher; Aug12; Dec4'18 (R S \$13). nom

**Walton av, 581** (9:2352), ws, 16.8 s 150th, 16.8x93x16.8x92.2, 3-sty bk tnt; S Jennie Thomas, individ & as EXTRX & c Chas Thomas, 52 De Forrest av, Summit, NJ, to Minnie Mazzziotta, 669 E 242d; mtg \$3,500; Nov29; Nov30'18 (R S \$2). 4,500

**Walton av, 845** (9:2474), ws, 156.6 n 158th, 51.6x102.3x51.7x101.9, 5-sty bk tnt; Hy Meyer to R H G Meyer Realty Co, 1000 Woodycrest av; mtg \$—; Nov16; Dec 4'18 (R S \$7). 100

**Walton av** (11:3186), ws, 43 s 183d, 25x 95, vacant; Eliz McBride, 2417 Valentine av, to Hy U Singh, 1 Fordham rd E; CaG; Nov29; Nov30'18 (R S \$1). nom

**Washington av, 941**; see Washington av, 945.

**Washington av, 945** (9:2385), ws, 72 n 163d, 37.6x99.8x37.6x99.9, 6-sty bk tnt & str; also WASHINGTON AV, 941 (9:2385), ws, 34.6 n 163d, 37.6x99.9x37.6x99.11, 6-sty bk tnt & str; Rice-Fitzgerald Bldg Co to North County Development Co, 68 William; mtg \$62,000; Nov30; Dec2'18 (R S \$13). O C & 100

**Webster av, 2985-7** (12:3280), ws, 350 n Bedford Park blvd, 25x120.11, 2-1-sty fr str & pt 1-sty fr rear shop; Frederic H Allen, Bklyn, to Frederic Allen, 3002 Perry av; Nov27; Nov30'18. 100

**Westchester av** (14:3761), swc 171st, 99.6 x 163.1 x 108.11x181.6; Bernard Treptow to Frances Treptow, 539 E 138; ½ pt; mtg \$15,000; Aug1; Dec3'18 (R S \$2.50). gift

**Westchester av** (14:3796), ss, 275 w Pugsley av, 50x100; Theo M Macy, New Rochelle, NY, to Marie F Gerz, 732 Van Nest av; B&S & CaG; mtg \$5,000; Sept9; Nov30'18 (R S 50c). nom

**White Plains rd** (14:3732), ws, 120 s Watson av; Hy Pietarila to Bond & Mtg Guar Co, 175 Remsen, Bklyn; Nov21; Dec4'18. nom

**3D av, 4277-9** (11:3044), ws, 163.7 n 178th, 54x103.5x54x103.7, 1 & 2-sty fr dwgs; Seton Falls Realty Co, 128 Bway, to Aaron Wolff, Jr, 18 W 72; Apr26'17; Nov30'18 (R S \$1.50). nom

**3D av, 4495-7** (11:3051), nws, 540 sw Kingsbridge rd, 30x120, 2-sty bk tnt & str; Chas Spiro, 4495 3 av, to Barney Miller, 720 2 av; B&S; mtg \$10,000; Sept5'17; Dec3'18. O C & 1,000

**3D av** (11:3051), nws, 142.2 ne 182d, 25x 123.8x25.4x123.8, vacant; Julius H Seymour & ano, EXRS Jeannie F Seymour, to Julius H Seymour, at Rye, NY; Nov28; Dec4'18. nom

**Lot 113, blk 5561**, in sec 18 on a map entitled Tremont Heights No 1098; Zachary Heller to Lamport Realty Co, 309 Bway; Nov19; Nov30'18. 100

**Parcel** (17:5139 & 5156) of land bounded on the south by salt meadow land of Saml Valentine, e by small creek, n by salt meadow land of Andw George, e by creek running w of Goose Island, in Eastchester Creek, being lands conveyed to John H Campbell by Stephen L & Kate M Odell; Thos E Flynn, ref, to Mary H Manda, 191 Valley rd, West Orange, NJ, plff; FORECLOS Jan21; Oct28; Dec4'18 (R S \$5.50). 5,500

**Plot** (11:3241), begins at ns of 50 ft strip of land conveyed to University of City N Y Aug1, 1892, at intersection U S Pier & Bulkhead line, Harlem River, runs n228.4x e79.4xsw— to said strip xw— to beg; Hy Meyer to R H G Meyer Realty Co, 1000 Woodycrest av; Nov16; Dec4'18 (R S \$11). 100

**Plot** (16:4411), begins at point in the present s line of ownership of Harlem River & Port Chester R Co, distant 40.5 s at right angles from station, 392+18.6 of the monumented six-track center line of the R R of said Harlem River & Port Chester Railroad Co & in the line bet land of 7.489 Acres Corp & land now or formerly John C Rodgers, runs se64.6xsw 920.11xw— to ss land Harlem River & Port Chester R R Co xne— to beg, contains 53.480 sq ft; Moritz Hilder, 28 W 85, et al, to 7.489 Acres Corp, 1200 Bway; B&S & CaG; Oct31; Nov29'18 (R S 50c). O C & 100

**Plot** (16:4411); same prop; 7.489 Acres Corp, 1200 Bway, to Harlem River & Port Chester R R Co, 70 E 45; Oct31; Nov29'18 (R S \$16.50). O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

**City Island av** (18:5635), es, 49.11 n Cross, 49.11x100, City Island; re mtg; John P Kelly et al to John Tauer, 705 Elton av; Nov27; Nov29'18. nom

**Ely av** (17:4885), es, 141.3 s Boston rd, 50x95; re mtg; Crawford Real Estate & Bldg Co to Realty & Commercial Co, 21 Park row; July19; Dec5'18. -nom



**Hoe av, 937**; see Hoe av, 941.  
**Hoe av, 941** (10:2742), ws, 336 s Aldus, 44.6x120; also HOE AV, 937 (10:2742), ws, 336 s Aldus, 44.6x120; as n rent to secure promissory note of \$3,055; Turek Realty Corp., 505 5 av, to Chas A Eberhardt, 505 5 av; Jan 17; Dec 3'18. 1,000  
**King av** (18:5648), nwc Sutherland av, 75x100, City Island; as n of award as to st opening; City Island Homes, Inc, 14 Wall, to Clara N Townsend, 170 W 73; Dec 2; Dec 3'18. 1,000  
**Sutherland av, nwc King av**; see King av, nwc Sutherland av.  
**3D av, 2774** (9:2307), es, 112 n 146th, 28 x78.7x25x91.2; consent to 3d track; Josephine Werner, 2774 3 av (owner) to Manhattan Railway Co; Nov 6; Nov 29'18 (R S 50c). 336.12

All real property in following sections & blocks (10:2603, 2663, 2676, 2699, 2701, 2770, 2773, 2699, 2690, 2692, 2695, 2696, 2697, 2698, 2707, 2708, 2709, 2720, 2721, 2729, 2730, 2732, 2733, 2734, 2766, 2766A, 2769B, 2769C, 2766D, 2766E; 11:2967; 14:3543, 3544, 3581, 3582, 3583) whatsoever owned by Geo F Johnson lying in Borough of Bronx, except the blk bounded by Westchester av, Hewitt pl & 161st; also land in Kings Co, Queens Co & Westchester Co, NY; also 2D ST, ss, 235 e Bowery, 60x82.8x61.3x70.2; also land in Middlesex, Morris & Essex Counties, NJ; also all bonds, mtgs, &c; extension of powers of trust under trust deed; Fredk Johnson, Oyster Bay, NY, et al, with Fredk Johnson, Oyster Bay, NY, & Central Union Trust Co, 80 Bway; Nov 13; Dec 3'18. 1,000  
**Interior plot** (15:3933), begins 111 w Odell & 155 s Starling av, runs e16x50x6 15x10xw31x50 to beg; re mtg; Moses Lewin, 871 Home, to Philip Kaufman & Son, a corp., 1357 Odell; Dec 4; Dec 5'18. 1,000

**Plot** (16:4411) begins at point in present ss land Harlem River & Port Chester R R, distant 40.5 s at right angles from station, 392-18.6 of the monumented six-track center line of the R R said Harlem River & Port Chester R R Co & in the line bet land 7.489 Acres Corp. & land now or formerly John C Rodgers, runs se 64.6xsw 920.11xnw— to ss land Harlem River & Port Chester R R Co xne— to beg, contains 53,480 sq ft; re mtg; Julius Hilder et al to 7.489 Acres Corp., 1200 Bway; Nov 4; Nov 29'18. O C & 100

## LEASES.

## Borough of Manhattan.

NOV. 29, 30, DEC. 2, 3, 4 &amp; 5.

**Canal st, 65** (1:299), east store & front loft above store; Rachel L Pasinsky, EX-TRX Hy Pasinsky, to Max Traiger, 600 Concord av, & ano; 2 5-12yf Dec 1'18; Nov 22; Dec 2'18. 1,500 & 1,620  
**Central Park S, 226-30, or 59th st, 226-30 W** (4:1030), ss, 375 w 7 av, 75x100.5; apartment 5 on ws of 3 & 4th stories in Nos 228-30; Hubert Apartment Assn to Dwight W Tryon, of NY; 33 4-12yf Jan 1, 1898; mtg \$127,000; Jan 1, 1898; Dec 3'18 (stockholders lease). 740  
**Central Park S, 228-30**; same prop; assign above Ls; Dwight W Tryon, NY, to Julian K Smyth, NY; mtg \$127,000; Apr 5 '10; Dec 3'18. 5,000  
**Church st, nec Thomas**; see Thomas, nec Church.  
**Church st, sec Worth**; see Worth, sec Church.  
**Division st, 28-30** (1:289), w str & pt b & pt of 1st fl above str; Graceuth Realty Co to Saml Miller, 38 East Bway; 6yf May 1 '19; Nov 12; Dec 3'18. 1,800 to 2,280  
**Front st, 132-4** (1:38), three rear offices on 6th fl; Elanco Realty Corp. to Innes & Co; from Jan 1'19 to May 1'24; Nov 20; Nov 30'18. 1,560  
**Front st, 132-4** (1:38), 5th fl; same to same; from Jan 1'19 to May 1'24; Nov 19; Nov 30'18. 4,500  
**Hester st, 42** (1:297), w str; Israel Murzin to Isidor Lipman, 42 Hester, et al; 4 8-12yf Sept 1'18; Sept 10; Dec 3'18. 2,100  
**Minetta la, 12-4**; see 3d, 122-8 W.  
**Thomas st** (1:152), nec Church, 34x80, the land; Society of N Y Hospital to Jas F White & Co, Inc, 54 Worth; 13 1/2yf Nov 1 '18; two rens of 21y each; Oct 31; Dec 2'18. taxes, &c, & 3,800  
**Worth st** (1:152), sec Church, 34x100.5, the land; Society of N Y Hospital to Jas F White & Co, Inc, 54 Worth; 13 1/2yf Nov 1 '18; 2 rens of 21y each; Oct 31; Dec 2'18. taxes &c & 5,300

**3D st E, nec 2 av**; see 2 av, 54.  
**3D st, 122-8 W** (2:543); also MINETTA LA, 12-14; all; Geo S Barnett, — Waverly pl, to Gustav Lindenmeyr, 11 W 81, & Fritz Lindenmeyr, 345 W 88, firm Henry Lindenmeyr & Sons, 32 Bleecker; 10 1/2yf Nov 1'18; Sept 20; Dec 3'18. 18,000  
**8TH st, 49 E** (2:560), ns, 240.10 e University pl, 25x93.11; sur Ls dated May 1, 1897, & ren, also the bldg; Richd Deever, 58 W 83, to TRSTES of Sailors Snug Harbor, 61 Bway; AT; QC; Nov 27; Nov 29'18. 1,000  
**13TH st, 218 E** (2:468), all; Leonore Castellanos to Julius Scheinman, 218 E 13; 3yf Dec 15'18; 2y ren; Nov 21; Nov 29'18. 1,100  
**18TH st, 154-8 W** (3:793), 6th fl; Chas Hellmuth to Maurice Velt, 104 E 40, et al, firm Velt, Son & Co, 48 W 38; 3yf Feb 1'19; 2y ren; Nov 29; Dec 3'18. 4,000  
**20TH st W, nwc 8 av**; see 8 av, 385.  
**30TH st, 146-8 W** (3:814), all; Carol Schilo to Romain Gressier, 17 W 38; 5yf Nov 1'17; 8 4-12y ren; Oct 30'17; Nov 30'18. 9,000  
**50TH st, 344-8 W** (4:1040), all; assign Ls dated Jan 1'18; Jos A Caron to Isidore Hirschberg, 555 W 151; May 1; Dec 3'18. 1,000  
**50TH st, 344-8 W**; assign Ls as above; Isidore Hirschberg to Clark & McKenna, Inc; Nov 15; Dec 3'18. 1,000

51ST st W, nwc 6 av; see 6 av, 901-7.

59TH st, 226-30 W; see Central Park S, 226-30.

**13TH st, 203 W** (7:1829), 7-sty apartment "The Sterling," all; Sarah Mainster, of Brookline, Mass, to Saml Haiduck, 133 E 113, & Blume Epstein, 125 E 113; 9 11-12 yr from Nov 1'18; Oct 29; Dec 3'18. 7,200  
**119TH st, 153-5 E**; see Lex av, sec 120th.  
**120TH st, 142-50 E**; see Lex av, sec 120th.

**125TH st, 213-23 E** (6:1790), ns, 155 e 3 av; assign Ls rec Nov 9'07; Mary Herman, 950 Prospect av, to Nathan Pillot, 952 Kelly, & Chas H Sullivan, 2178 Bway; confirms assign rec Feb 18'18; Nov 26; Nov 29'18. 1,000  
**125TH st, 213-23 E** (6:1790); assign Ls rec Nov 9'17, & deposit of \$5,000; Jacob Klein, of Bklyn, to Jacob Starr, 1288 Hoe av; Dec 3'18. 1,000  
**146TH st, 210-16 W** (7:2031); sur Ls dated May 31'17; I & M Realty Co & Wonder Realty Co to Cooper Realty Co, 26 Exch pl; Nov 30; Dec 1'18. 600  
**15TH st, 519 W**; see Audubon av, 261.  
**Audubon av, 261** (8:2152); also 178TH ST, 519 W, str & b; Blanche B Newkirk to Abr Rosenthal, 261 Audubon av; 5yf Dec 1'18; Nov 3; Dec 2'18. 1,800  
**Lexington av** (6:1768), sec 120th (Nos 142-50), 100.11x irreg to ns 119th (Nos 153-5) x44x irreg to 120th x11.9 to beg; assign Ls rec Aug 31'18 to secure all RT&I in security for \$9,000; Nathan Socol, 49 W 127, to Isidore Goldstein, 445 E 88; sub to PM mtg \$4,000; Nov 27; Nov 29'18. 1,000  
**2D av, 54** (2:445), nec 3d, str, b & 1st fl; Louis Turtel to Julius Sairen, 154 Hewes, Bklyn; 10yf Dec 1'18; Nov 27; Nov 29'18. 4,020  
**3D av, 1102** (5:1399), ws, 62.10 s 65th, 19x 80; court order cancelling Ls rec Apr 21'08; The Beekman Estate, plff, agt Saml Wasserman et al, EXRS &c Leonhard Zeller, decd, & N Y Telephone Co & Geo J Brunk, defts; Dec 4; Dec 5'18. court order  
**3D av, 942** (5:1311), str fl & pt b; Paul Scheel & ano to Henry Roemer, 209 E 68; ext Ls; 5yf Feb 1'19; Oct 25; Dec 3'18. 2,400 to 2,600

**5TH av, 608** (5:1265), ws, 75.5 s 50th, 25x 100; assign Ls dated July 1'08; Equitable Trust Co of N Y to TRSTES of Columbia University in City N Y, 63 Wall; AT; Nov 21; Dec 5'18. O C & 1,000  
**6TH av, 901-7** (4:1004), nwc 51st, 87x100, all; lessee to make alterations to cost \$30,000; Harry M Newington, 323 W 106, to Saml Horowitz, 931 Fox, Bronx; 21yf Dec 1'18; taxes, &c, & 6,000 to 15,000; total for term 253,000  
**7TH av, 711** (4:1000), s str & pt b, 19x 120x50x irreg; Oliverage Co to Jos Friedmann of Elmsford, NY; 17 4-12yf Jan 1'19; Nov 23; Dec 2'18. 17,500 to 22,000  
**8TH av, 385** (3:752), nwc 29th, s str fl; Matilda May & ano, TRSTES for Estate of Sarah F Sands, decd, to Louis Merin, 385 8 av; 5yf May 1'18; Apr 15; Dec 5'18. 1,200  
**Pier 18, E R** (1:73), that portion of bulkhead & wharf known as stands 34 & 35 in Fulton Fish Market, with right of way, &c; Mortimer L Sullivan & Co to Chesebro Bros, a corp., 1 Fulton Fish Market; 5yf Nov 1'18; Oct 31; Dec 5'18. 2,440

## LEASES.

## Borough of Bronx.

NOV. 29, 30, DEC. 2, 3, 4 &amp; 5.

**Home st, 810-14** (10:2680), 1-sty bk bldg; 1154 Union Av Corp., 280 Ams av, to Waldman & Siegel, Inc, 810 Home; 6yf Nov 1'17; Nov 1'17; Dec 2'18. 1,320  
**Mt Hope pl, 21** (11:2852); certf as to payment of \$1,440, being rent for 2 yrs from Nov 1'18; Bromberg Realty Co, 133 E 34, to Ginsburg Realty Co, —; Nov 15; Dec 4'18. —

**156TH st E, nwc Melrose av**; see Melrose av, 743.  
**187TH st E, nec Beaumont av**; see Beaumont av, nec 187th.  
**Beaumont av** (11:3105), nec 187th, —x—; assign Ls; Ebling Brewing Co to Wm H Lee, 1 St Nicholas ter; Nov 29; Nov 30'18. 1,000  
**Bergen av, 518-26** (9:2293); assign Ls; Ebling Brewing Co to Wm H Lee, 1 St Nicholas ter; Nov 29; Nov 30'18. 1,000  
**Boston rd, 1295** (11:2934), str No 2; Ferdinand Hecht, 761 E 169, to Michel Slade, 754 E 169; 4yf Nov 1'18; Oct 11; Oct 26'18; corrects error in issue Nov 2, when property was Boston rd. 1925. 1,080 & 1,200  
**Eastern blvd at Ft Schuyler rd**; see Ft Schuyler rd at Eastern blvd.  
**Ft Schuyler rd** (18:5531) & Eastern blvd, known as Hoffman's Park, 100x100; Adam Hoffman to Kremer Amusement Co, 284 11 av, L I City; 1yf Jan 1'19; Dec 3; Dec 4'18. 250  
**Melrose av, 743** (9:2403), nwc 156th, str & c; Richd Jorgensen to Chas P Grimm, 310 E 158; 5 5-12yf Dec 1'18, option 5y renewal; Nov 30; Dec 3'18. 1,200 to 1,320  
**Monterey av, 2009** (11:3061), 2-sty bk bldg; Gent Constn Co to Fordham Cornice Works, a corp., 1004 E Tremont av; 5yf Dec 1'18; Oct 22; Dec 4'18. 1,100  
**Prospect av, 1200** (10:2693); also known as Stebbins av, 1151, str; Frank Thurm, 1200 Prospect av, to Leo Wilson, 829 E 167; 3yf Jan 1'19; 2y ren; Dec 3; Dec 4'18. 600  
**Stebbins av, 1151**; see Prospect av, 1200.  
**Villa av, 3163** (12:3322); assign Ls; Ebling Brewing Co to Wm H Lee, 1 St Nicholas ter; Nov 29; Nov 30'18. 1,000  
**Washington av, 941** (9:2383), n str; Rice-Fitzgerald Bldg Co to Christina Baker, 941 Wash av; 5yf Nov 1'18; Oct 25; Dec 3'18. 300 to 360  
**Webster av, 1760** (11:2899); assign Ls; Ebling Brewing Co to Wm H Lee, 1 St Nicholas ter; Nov 29; Nov 30'18. 1,000

**Webster av, 1760** (11:2899); assign Ls; Ebling Brewing Co to Wm H Lee, 1 St Nicholas ter; Nov 29; Nov 30'18. 1,000  
**Webster av, 2875** (12:3250); assign Ls; Ebling Brewing Co to Wm H Lee, 1 St Nicholas ter; Nov 29; Nov 30'18. 1,000  
**Webster av, 2333-45** (11:3024), 4 bldgs; Ignatz Roth to Lina Moskovitz, 1742 Bathgate av; 3yf Dec 1'18; Aug 14; Sept 30'18; corrects error in issue Oct 5, when property was Webster av, 2333-5. 14,000  
**Whitlock av, 1036** (10:2741), ses, at ss Faile, 100x150; assign Ls; Mary Herman to Solomon Roth, 730 Lafayette, Bklyn, et al; Nov 7; Nov 9'18; corrects error in issue Nov 16 as to location of property. O C & 100

## MORTGAGES.

## Borough of Manhattan.

NOV. 29, 30, DEC. 2, 3, 4 &amp; 5.

**Forsyth st, 45** (1:302), ws, 176.10 s Hester, 25x100; PM; Dec 1; Dec 2'18; due Jan 1'26 or sooner, 4%; Philip Freeman to Hyman Sonn, 40 W 86, et al, trstes will Sigmund Rothfeld. 13,500  
**Forsyth st, 217** (2:422), ws, 75.2 s Houston, runs w67.1xw68.6x27.8x21.25.7 to st x27.2 to beg; pr mtg \$31,000; June 20; Dec 5'18; installs, \$600 semi-annually, 6%; Harris Cohen, of Bklyn, & Meyer Frank, of Austin, Texas, as exrs Ike Frank, to Morris J Gerson, 11 Ellizaeth. 6,200  
**Franklin st, 41-3**; see Lafayette, 64.  
**Front st, 96** (1:133), nec Gouverneur la, 23.4x76.11x23.4x76.10; PM; Dec 2'18; 5y or sooner, 5 1/2%; Chas L Meehan to Forrest Raynor, at Montclair, NJ, & ano, trstes will Henrietta H Smith. 28,000  
**Front st, 227** (1:37), ses, abt 90 s Peck sl, 25x73.8x24.11x74.4; 1/4 pt (see Cons); pr mtg \$—; Dec 2; Dec 5'18; due Apr 1'22, 5%; Geo S Schermerhorn, 67 W 52, to Maria I Schermerhorn, 202 W 103. 1,950  
**Gouverneur la, nec Front**; see Front, 96.  
**Greene st, nwc Washington pl**; see Washington pl, 23-9.  
**Grove st, 16** (2:585), ss, 20.3 w Bedford, 20.3x67.7; Nov 29'18; 3y 6%; Lotta De Graw, of Bronx, to DeWitt C Romaine, 473 Hudson. 4,000  
**Henry st, 193** (1:285), ns, 170.4 e Jefferson, 25x87.6; PM; Nov 30; Dec 2'18; due Nov 1'23, 5%; Congregation Beth Aaron Chasidem De Koldanoff to Griana Realities, Inc, 63 Wall. 10,000  
**Lafayette st, 64** (1:171); also FRANKLIN ST, 41-3; leasehold; Nov 27; Dec 3'18; due as per notes, 5%; Brown's Lunch Restaurant Co to Jacob Braunstein, 66 3 av, et al. 10,000  
**Lewis st, 201** (2:363), nwc 6th, 22.9x70 to 3-ft alley x22.8x73, with land lying in alley; also 6TH ST, 813 E (2:363), ns, 201.10 e Av D, 20.2 to alley x67.9x23.2x68.4, with AT to said alley, 3x68; PM; pr mtg \$6,000; Nov 26; Dec 3'18; due Dec 1'28 or sooner, 5%; Danl O'Leary to Louis M Jones, 333 Central Park W, & Moses Levy, 54 E 82. 4,000  
**Madison st, 263** (1:269), ns, 68.8 e Clinton, runs n68.2x21.5x32.1x23.6x51.00.3 to st xw25 to beg; PM; Nov 29'18; due & int as per bond; Margt O'Keefe to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 16,000  
**Madison st, 263**; PM; pr mtg \$16,000; Nov 29'18; due & int as per bond; same to same. 3,000  
**Pearl st, 297** (1:98), ns, 135.8 e Beekman, runs n102.4x21.2x55.9x32.3x42.9 to st xw17.10 to beg; PM; Nov 30; Dec 4'18; due Dec 1'23, 5%; Francis M Theall, 47 Weirfield, Bklyn; Godfrey C File, 80 Norwood av, Bklyn, & John S Stefan, 4069 Hudson blvd, North Bergen, NJ, firm Theall, Stefan & Co, to Sigbee Graham, 525 West End av. 12,000  
**University pl, 124** (2:571), ws, 51.9 n 13th, 25.10x104.3x25.9x102.10; pr mtg \$25,000; Nov 26; Dec 5'18; due Dec 1'19, 6%; Emmelin C & Geo S Baxter to Henry W De Forest, of Oyster Bay, LL. 6,000  
**Walker st, 70**; see Bway, 400.  
**Washington pl, 23-9** (2:547), nwc Greene, 100.9x100; pr mtg \$320,000; June 27'17; Dec 2'18; due Apr 1'20, 6%; Jos J Asch to Edwin O Keeler, at Norwalk, Conn. 20,000  
**5TH st, 808 E** (2:360), ss, 126 e Av D, 24x96; PM; pr mtg \$—; Dec 2; Dec 3'18; 3y 6%; Feather Export Corp. to Bertha Blumenthal, 981 Park av, et al. 3,000  
**6TH st E, nwc Lewis**; see Lewis, 201.  
**6TH st, 813 E**; see Lewis, 201.  
**15TH st, 330 E** (3:921), ss, 323.4 e 2 av, 25.8x103.3; agmt as to satisfaction of share ownership of \$5,000 rec June 19'15 in mtg for \$33,000 rec June 2'10; Cecelia Berlin, 552 W 157, & Dora Berman, 55 W 110, with Saml Katz; Nov 25; Dec 3'18. —  
**15TH st, 330 E** (3:921), ss, 323.4 e 2 av, 25.8x103.3; pr mtg \$26,000; Nov 26; Nov 30'18; due Sept 1'21, 6%; Adolf Roth to Dora Berman, 55 W 110. 7,000  
**17TH st, 17-10 W** (3:819), ns, 280 w 5 av, 53x92; PM; Nov 27; Nov 29'18; due & int as per bond; Directors Realty Holding Co, 542 5 av, to Lawyers Mtg Co. 155,000  
**20TH st, 500 E**; see Av A, 324.  
**20TH st, 19 W** (misc); certf as to note & chattel mtg \$9,000; Nov 29; Nov 30'18; Gold's St Regis Lunch Co to Max Schnelder. —  
**20TH st, 21-5 W** (3:822), ns, 420 w 5 av, 75x92; pr mtg \$5,000; Dec 2; Dec 3'18; due Apr 22'22 or sooner, 5%; Gylmann Realty Co to Fredericka Meuser, 182 Prospect pl, Bklyn. 42,500  
**20TH st, 21-5 W**; certf as to mtg \$42,500; Dec 2; Dec 3'18; same to same.  
**20TH st, 21-5 W** (3:822), ns, 420 w 5 av, 75x92; pr mtg \$98,500; Dec 2; Dec 4'18; demand, 6%; Gylmann Realty Co to Jos Ullmann, Inc, 18 W 20. 2,822.26  
**20TH st, 21-5 W**; certf as to mtg \$2,822.26; Dec 2; Dec 4'18; same to same.



25TH st, 428 W (3:722), ss, 375 w 9 av, 25x98.9; PM; Nov30; Dec2'18; 5y5½%; Angel J Brower, 311 Ruggy rd, Bklyn, to Edwin Outwater, 38 Gramercy Park. 10,000

26TH st, 35 W (3:828), ns, 275 e 6 av, 25x98.9; PM; Dec2; Dec3'18; 5y or sooner, 5%; West 26th St Corp, at 725 Bway, to Jos F Stier, 117 W 58. 34,000

26TH st, 400-6 W; see 9 av, 261-9.

31ST st, 421 W (3:729), ns, 300 w 9 av, 25x98.9; PM; pr mtg \$18,000; Nov29'18; due Dec1'23, 6%; Esther M Behlmer to Seamon Sylvester, 230 W 99. 2,500

50TH st, 344-8 W (4:1040); leasehold; Nov23; Dec3'18; due & int as per bond; Clark & MacKenna, Inc, to Isidore Hirshberg, 555 W 151. 4,750

52D st, 71 E (5:1288), ns, 125 w Park av, 14x100.5; PM; pr mtg \$17,500; Nov26; Dec 5'18; due Mar14'21, 6%; Herman P Tappe, 9 W 75, to Rosemary E Baruch, 71 E 52. 5,000

52D st, 121-3 W (4:1005), ns, 275 w 6 av, 50x100.5; Dec2; Dec3'18; 5y or sooner, 5%; Jas J McCarren, of Bklyn, to Jennie G Hannis, 252 W 85. 20,000

53D st, 430 W (4:1062), ss, 425 w 9 av, 25x100.5; PM; Dec3'18; 2y6%; Jennie Bosie to Jas Dick, of 14 av near 27th st, Whitestone, B of Q. 1,400

60TH st, 18 E; see Madison av, 649-51.

63D st, 22-8 W (4:1115), ss, 148.4 e Bway, 100x100.5; 1-20 pt; Nov29; Dec2'18; 1y6%; Margt Brennan to Wm F Clare, 410 Riverside dr, trste will Wm Brennan. 1,500

70TH st, 251 W (4:1162), ns, 258 e West End av, 17x100.5; PM; Dec4; Dec5'18; 3y 5%; Fort Independence Realty Co, 9 Pine, to Equitable Life Assur Soc of U S. gold 12,000

72D st, 241-51 E (5:1427), ns, 75 w 2 av, 100x102.2; PM; Dec4; Dec5'18; 3y5½%; Ivan Josephs & Adolph Lyon to Excelsior Savgs Bank, 79 W 23. gold 40,000

78TH st, 107 E (5:1413), ns, 137.9 e Park av, 18.9x102.2; ext of mtg for \$20,000 to Nov27'21, 5½%; Nov26; Nov29'18; Bankers Trust Co, 16 Wall, trste will Geo T Perkins, with Rhoda H Low, 107 E 76 (R S \$10). nom

85TH st, 209-15 E; see 86th, 210-4 E.

86TH st, 210-4 E (5:1531), ss, 150 e 3 av, runs e75xs204.4 to ns 85th (Nos 209-15), xw 74.6x102.2xw0.6x102.2 to beg; Dec3; Dec 4'18; 5y or sooner, 5½%; Musical Mutual Protective Union, 210-4 E 86, to Geo Schroeder, 89 W 103, et al, as trstes for certain members of Musical Mutual Protective Union, who together have loaned the money. 100,000

92D st, 292 W (4:1239), ss, 150 w Bway, 37.6x— to ns of a lane 37.7x140.10; PM; Dec2; Dec3'18; 5y6%; 210 West 56th St Co to Sperry Realty Co, 2 W 45. 8,750

92D st, 294 W (4:1239), ss, 187.6 w Bway, 37.6x135.10 to ns of a lane 37.7x—; PM; Dec2; Dec3'18; 5y6%; 210 West 56th St Co to Sperry Realty Co, 2 W 45. 8,750

96TH st, 111 E (6:1624), ns, 100 e Park av, 25x100.11; PM; Dec2; Dec3'18; 1y or sooner, 6%; Ernest N Adler, 1506 1 av, to Herman J Messing, at Sherman Sq Hotel, Bway & 72d. 8,000

97TH st, 205 E (6:1647), ns, 115 e 3 av, 25x100.11; PM; Dec2; Dec3'18; 3y6%; Dormond Realty Co to Wm Goldstone, 140 W 69. 6,000

97TH st, 205 E; certf as to mtg \$6,000; Dec2; Dec3'18; same to same.

102D st, 129-31 E (6:1630), nwc Lex av (Nos 1620-4), 40x100.11; PM; pr mtg \$—; Dec3; Dec5'18; installs, \$125 monthly, 6%; Judah Realty Corp, 129 E 102, to Kiesel Realty Co, 960 Prospect av. 4,500

103D st, 231 E (6:1653), ns, 212.6 w 2 av, 37.6x100.11; also 103D ST, 235 E (6:1653), ns, 175 w 2 av, 37.6x100.11; PM; Dec2; Dec 3'18; due & int as per bond; Millie Rosenberg, 894 Riverside dr, to Natism Corp, 378 Grand. 14,800

103D st, 235 E; see 103d, 231 E.

112TH st, 212 W (7:1827), ss, 150 w 7 av, 17x100.11; Nov29; Nov30'18; due & int as per bond; Leonett Realty Co, 140 St Nicholas av (Louis & Miriam R Schlechter in bond) to Benj Sel, at Nutley, NJ. 7,000

112TH st, 212 W; certf as to mtg \$7,000; Nov29; Nov30'18; same to same.

113TH st, 41 W (6:1597), ns, 468.4 e Lenox av, 18.10x100.11; PM; Nov25; Dec 3'18; due & int as per bond; Congregation Beth Hamedresh Desfardin D Harlem to Guardian Life Ins Co of America, 50 Union sq. 6,000

119TH st, 147-51 E; see Lex av, nec 119th.

119TH st, 153-5 E; see Lex av, sec 120th.

120TH st, 142-50 E; see Lex av, sec 120th.

122D st, 2 W; see Mt Morris Park W or av, 15-17.

125TH st, 151 W; see 7 av, 2161-5.

131ST st, 2 E (6:1755), ss, 75 e 5 av, 17.6 x99.11; PM; Nov26; Nov30'18; due Dec1'23, 5%; Bertha Grossman to Chas M Cauldwell, 58 W 47. 2,750

131ST st, 245 W (7:1937), ns, 303 e 8 av, 18x99.11; ext of mtg for \$8,500 to Dec1'21, 5½%; Dec1; Dec5'18; John H Meyer & ano, exrs & c Dora Haaren, with Florence Gordy, 245 W 131 (R S \$4.25). nom

136TH st, 246 W (7:1941), ss, 116.8 e 8 av, 16.8x99.11; Nov29; Dec2'18; 5y6%; Laura E Walker to Jennie Sterns, 64 St James pl, Bklyn. 3,500

141ST st W (6:1738), ss, 281.3 e Lenox av (6th av), 50x99.11; PM; Dec2; Dec3'18; due & int as per bond; John J Mahon, of Bronx, to Clarence H Kelsey, at East Orange, NJ, admr Mary G Pinkney. 4,250

144TH st, 530 W (7:2075), ss, 312.5 w Hamilton pl, 87.6x99.11; PM; pr mtg \$115,000; Dec4'18; installs, 6%; A & J Realty Corp, 20 Lenox av, to Hobart Realties Corp, 217 Bway. 6,593

146TH st, 210-12 W (7:2031), ss, 180 w 7 av, 40x99.11; PM; pr mtg \$28,500; Dec2; Dec4'18; 4½y or sooner, 6%; Jos Loeb, 296 W 142, to Cooper Realty Co, 26 Exch pl. 4,500

146TH st, 214-6 W (7:2031), ss, 220 w 7 av, 40x99.11; PM; pr mtg \$32,000; Dec2; Dec4'18; 4y or sooner, 6%; Jos Loeb, 296 W 142, to Cooper Realty Co, 26 Exch pl, 2,000

151ST st, 535-7 W (7:2083), ns, 150 e Bway, 75x99.11; ext of mtg for \$89,500 to Dec1'23, 5½%; Dec1; Dec4'18; Brooklyn Savings Bank with Olds Holding Corp (R S \$44.75). nom

153D st W, see Bradhurst av; see Bradhurst av, 222.

153D st, 258-64 W (7:2038), ss, 127 w Macombs Dam rd, 100x99.11; pt mtg \$73,000; Nov26; Nov29'18; 1y6%; Abr Goldberg, 77 W 85, to Albt Shulman, 827 Union av, et al. 10,000

156TH st W, see Bway; see Bway, 3750.

161TH st, 511-3 W (8:2126), ns, 150 w Ams av, 50x81.7; also 169TH ST, 517-9 W (8:2126), ns, 95 e Audubon av, 50x81.7; pr mtg \$78,000; Nov27; Nov29'18; 2y or sooner, 6%; Ocean Crest Realty Co, 205 Col av, to David Zipkin, 924 West End av. 17,000

169TH st, 511-3 & 517-9 W; certf as to mtg \$17,000; Nov27; Nov29'18; same to same.

169TH st, 517-9 W; see 169th, 511-3 W.

184TH st, 645 W; see Wadsworth av, 220-34.

185TH st W, swc Wadsworth av; see Wadsworth av, 220-34.

Av A, 324 (3:977), sec 20th (No 500), 23 x95.6; PM; pr mtg \$5,000; Nov27; Dec2'18; due Jan1'22, 5%; Tropical Pharmaceutical Co, 324 Av A, to Fredk Lohmann, 3309 Perry av. 5,000

Amsterdam av, 506-8 (4:1232), ws, 80 n 84th, 40x100; ext of mtg for \$50,000 to Dec 2'21, 6%; Dec2'18; Bernhard Freund with Lionel Jaeger, 3681 Bway (R S \$25). nom

Bradhurst av, 222 (7:2046), sec 153d, 39.11x100; PM; pr mtg \$—; Nov29; Nov 30'18; due Dec1'25, 6%; Harry Grohman to Hamilton Holding Co, 37 Liberty. 7,500

Broadway, 400 (1:196), nec Walker (No 70), runs n30xe89.11xn5.6xe10xs35.6xw99.11 to beg; PM; Dec2'18; 5y5%; Mid City Realty Corp to Helvetia Realty Co, 36 Wall. 65,000

Broadway, 584-90 (2:511); two exts of mtgs for \$415,000 each to Nov15'23, 5%; Dec2; Dec3'18; Bertha Kahn, 421 E 82, with Seamans Bank for Savgs, 76 Wall (R S on each \$207.50). nom

Broadway, 3750 (8:2114), sec 156th, runs e100 xs 99.11 xw 25 xn 0.1 xw 25xs0.1xw50 to Bway xn99.11 to beg; Oct31; Dec3'18; due July1'22, 6%; Henry J Lange, exr & trste, & Alma Carlson, extrx Francis A Carlson, to Alma Carlson, 3750 Bway. -38,000

Claremont av, 182 (7:1993), es, 100 n 125th, 40x100; pr mtg \$33,250; Dec4'18; installs, 400 monthly, 6%; Fairlawn Realty Corp, 165 Bway, to Dividend Realty Co, 215 Montague, Bklyn. 3,000

Claremont av, 182; certf as to mtg \$3,000; Dec4'18; same to same.

Lexington av, 1620-41; see 102d, 129-31 E.

Lexington av (6:1768), sec 120th (Nos 142-50), 100.11 on av x irreg to ns 119th (Nos 153-5) x44x irreg to 120th x111.9 to beg; leasehold; PM; Nov27; Nov29'18; due July15'19, 6%; Isidore Goldstein, 445 E 88, to Nathan Socol, 49 W 127, & Saml Frank, 930 Eastern Pkway, Bklyn. notes 4,000

Lexington av (6:1768), nec 119th (Nos 147-51), runs e60xnef8xn29.3xw55.3 to av e63.2 to beg; Nov25; Nov29'18; 3y or sooner, 5½%; Wilton Holding Corp to N Y Title & Mtg Co. 25,000

Lexington av, nec 119th (Nos 147-51); certf as to mtg \$25,000; Nov25; Nov29'18; same to same.

Madison av, 649-51 (5:1374), sec 60th (No 18), 50.5x90; July15; Nov29'18; due & int as per bond; San Jacinto Hotel, Inc, to Wm F Donnelly, 400 W 22. 5,000

Mt Morris Park W or av, 15-17 (6:1720), swc 122d (No 2), 100.11x100; Dec2'18; due as per agmt, without int; Harlem-New York Presbyterian Church to Trstes of the Presbytery of N Y, 128 Bway. 62,275

Park av, 1807-9 (6:1773), es, 107.2 s 125th, 31.6x90; Nov25; Nov29'18; 3y or sooner, 5½%; Wilton Holding Corp to N Y Title & Mtg Co. 15,000

Park av, 1807-9; certf as to mtg \$15,000; Nov25; Nov29'18; same to same.

Park av, 1811-3 (6:1773), es, 75.8 s 125th, 31.6x90; Nov25; Nov29'18; 3y or sooner, 5½%; Wilton Holding Corp to N Y Title & Mtg Co. 15,000

Park av, 1811-3; certf as to mtg \$15,000; Nov25; Nov29'18; same to same.

Riverside dr (8:2135), ws, 204 s 161st, 30x175x25x170; Nov29; Dec3'18; due 60 days after demand, 6%; John D Beals to Louisa Bowne, 36 Lincoln av, Ridgewood, NJ. 5,000

Wadsworth av, 74-8 (8:2145), ws, 24.1 n 176th, 75x100; PM; pr mtg \$50,000; Dec2 '18; 4y6%; Geo A Boyd to Sterling Building & Operating Co, 203 Bway. 20,000

Wadsworth av, 220-34 (8:2167), nwc 184th (No 645), 179.10 to ss 185th x70; pr mtg \$183,000; Dec5'18; 2y6%; E R A Realty Co, 135 Bway, to Simon M Goldsmith, 302 Convent av. 15,000

Wadsworth av, 220-34; certf as to mtg \$15,000; Dec5'18; same to same.

Wadsworth av, swc 185th; see Wadsworth av, 220-34.

Wadsworth av, 220-34 (8:2167), nwc 184th (No 645), 179.10 to ss 185th x70; re assign rents rec Dec15'17; Atlantic Finance Corp, 192 Bway, to E R A Realty Co, 135 Bway; AT; Dec4; Dec5'18. nom

Wadsworth av, 220-34; re assign rents rec May21'17; Jacob Rosenthal, 530 West End av, to same; AT; Dec4; Dec5'18. nom

7TH av, 431 (3:809); ext of mtg for \$28,000 to Nov25'21, 4½%; party 2d pt is also holder of two other mtgs, \$17,000 aggregate; Nov25; Dec2'18; Victoria E Nich-

ols, of Albany, NY, & Edith W & Josephine A Scott, of East Orange, NJ, with Bowery Savgs Bank, 128 Bowery (R S \$14). nom

7TH av, 431; ext of mtg for \$7,000 to Nov25'21, 4½%; party 2d pt is also holder of two other mtgs, \$38,000 aggregate; Nov 25; Dec2'18; Victoria E Nichols, of Albany, NY, & Edith W & Josephine A Scott, of East Orange, NJ, with Bowery Savgs Bank, 128 Bowery (R S \$3.50). nom

9TH av, 261-9 (3:723), swc 26th (Nos 400-6), 98.9x100; ext of mtg for \$250,000 to Nov1'21, 5%; Nov25; Nov29'18; Heywood, Strasser & Voigt Realty Co with Union Dime Savgs Bank (R S \$125). nom

7TH av, 2161-5 (7:1913), nec 128th (No 151), 99.11x100; PM; Dec2'18; due & int as per bond; David Emanuel, 7 W 124, to Harlem-New York Presbyterian Church, 2 W 122. 60,000

Marathon Park at Little Neck, L I (misc); certf as to mtg \$3,000; Nov26; Dec 4'18; North Shore Building Co to Home Mtg Investment Co of N Y, 383 Jay, Bklyn.

### ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

#### Borough of Manhattan.

NOV. 29, 30, DEC. 2, 3, 4 & 5.

Bleecker st, 228-32 (2:527); also CARMINE ST, 22-4; Alfred Spingarn, 207 W 78, now sojourning at Los Angeles, Cal, to Jennie Weil, 8 Van Nest pl; (A) Kantowitz & E, 320 Bway (\$10,000, Oct20'16); Dec 3'18. 10,000

Carmine st, 12 (2:542); Phebe Peters & ano, exrs Geo Starr, to Phebe Peters, 109 W 86; (A) Thos L Feitner, 67 Wall \$15,000, May2, 1889; Nov25'18; corrects error in last issue, when st No was omitted. nom

Delancey st, 126 (2:353); Central Savgs Bank to Morris Levinson, 1884 7 av, & ano; (A) Levinson & Shapiro, 98 Canal (\$32,000 (now \$27,000), June28'07); Dec3'18. 27,000

Houston st, 208-10 E (2:428); Cathedral Church of St John the Divine to N Y Title & Mtg Co (\$35,000, July27'18); Dec3'18. 35,000

Monroe st, 126 (1:256); Jos J O'Donohue, Jr, gdn Charlotte Kingsley, to Charlotte M Kingsley, at Academy of Mt St Vincent, 261st & Riverdale av, Bronx; (A) N Y Title & Mtg Co (\$10,500 (now \$8,000), Sept21, 1893); Dec4'18. nom

Monroe st, 126; Charlotte M Kingsley to Jos J O'Donohue, Jr, 262 W 73, & ano, trstes for Charlotte M Kingsley; (A) same (same mtg); Dec4'18. nom

Mulberry st, 110-2 (1:205); Henry de F Weekes et al, exrs Alice D Weekes, to Alice D Weekes, at Oyster Bay, LI; (A) Weekes Bros, 52 William (\$44,000, Apr30, 1892); Nov29'18. 44,000

Mulberry st, 234 (2:494); Henry de F Weekes et al, exrs Alice D Weekes, to Henry de F Weekes, at Oyster Bay, LI, trste will Chas H Isham; (A) Weekes Bros, 52 William (\$20,000 (now \$17,500), Mar4, 1896); Nov29'18. 17,500

Mulberry st, 236 (2:494); Henry de F Weekes et al, exrs Alice D Weekes, to Henry de F Weekes, at Oyster Bay, LI, trste will Chas H Isham; (A) Weekes Bros, 52 William (\$20,000 (now \$17,500), Mar4, 1896); Nov29'18. 17,500

Washington st, 812 (2:643); Emil Frank to Wm Toebeleman, 816 Washington; (A) Wm Carl, 2230 University av, Bronx (\$5,700, Dec4'09); Nov30'18. 5,700

6TH st, 807 E (2:363); Forest Box & Lumber Co, 405 E 4, to Herman Stark, 297 E 10; (A) Nathan Friedman, 309 Bway Sept19'17; Nov26'18; corrects error in last issue as to party 1st pt. 2,000

18TH st, 423 E (3:950); Chas Wynne to Kath L Ward, 21 Fort Washington av; (A) Chas Wynne, 135 Bway (AT, being an int of \$500 in mtg for \$6,000, Sept19'18); Dec5'18. O C & 100

24TH st, 156-64 E (3:879); Franklin Pettit to Norman L Zeno, 450 Clinton av, Bklyn; (A) Rose & P, 128 Bway (\$22,500, Mar3'17); Dec5'18. nom

31ST st, 421 W (3:729); Seamon Sylvester to Saml Harris, 314 W 100; % pts; (A) Title Guar & T Co (\$2,500, Nov29'18); Nov29'18. 100

47TH st, 127 W (4:1000); Equitable Trust Co to N Y Title & Mtg Co (\$20,000, Sept22 '15); Dec4'18. O C & 100

47TH st, 127 W; N Y Title & Mtg Co to Eugene A & Ella Hillman, 929 Park av, exrs Julian A Hillman; (A) N Y Title & Mtg Co (same mtg); Dec4'18. 20,000

63D st, 41-3 W (4:1116); Jeannette Mehrbach to Dora Steinweg, 420 W 146; (A) Alexander & G, 120 Bway (\$60,000, Sept 5'17); Nov30'18. 60,000

87TH st, 121 W (4:1218); Jos J O'Donohue, Jr, gdn Charlotte Kingsley, to Charlotte M Kingsley, at Academy of Mt St Vincent, 261st & Riverdale av, Bronx; (A) N Y Title & Mtg Co (\$10,000, Feb21'17; Dec 4'18. nom

87TH st, 121 W; Charlotte M Kingsley to Jos J O'Donohue, Jr, 262 W 73, & ano, trstes for Charlotte M Kingsley; (A) same (same mtg); Dec4'18. nom

90TH st, 305 W (4:1251); Jos J O'Donohue, Jr, gdn Charlotte Kingsley, to Charlotte M Kingsley, at Academy of Mt St Vincent, 261st & Riverdale av, Bronx; (A) N Y Title & Mtg Co (\$28,000 (now \$23,000), May29'11); Dec4'18. nom

90TH st, 305 W; Charlotte M Kingsley to Jos J O'Donohue, Jr, 262 W 73, & ano, trstes for Charlotte M Kingsley; (A) same (same mtg); Dec4'18. nom

94TH st, 164 W (4:1224); Jos Williams to N Y Title & Mtg Co (\$11,000, Mar31'14); Dec4'18. O C & 100



**94TH st, 164 W;** N Y Title & Mtg Co to Eliz L Koch, 39 W 72; (A) N Y Title & Mtg Co (same mtg); Dec4'18. 10,000

**103D st, 122 E** (6:1630); Agnes Carpenter at Bar Harbor, Maine, & ano, extrices Josephine E Carpenter, to Leonard Klein, 790 Riverside dr (\$41,000 (now \$36,000, Aug24'11); Dec5'18. 36,770

**119TH st, 331-5 E** (6:1796); Jos J O'Donohue, Jr, gdn Charlotte Kingsley, to Charlotte M Kingsley, at Academy of Mt St Vincent, 261st & Riverdale av, Bronx; (A) N Y Title & Mtg Co (\$15,000 (now \$14,000, May15'13); Dec4'18. nom

**119TH st, 331-5 E;** Charlotte M Kingsley to Jos J O'Donohue, Jr, 262 W 73, & ano, trstes for Charlotte M Kingsley; (A) same (same mtg); Dec4'18. nom

**133D st, 545 W** (7:1987); Cath A Anthon, 29 E 29, to Margt Snelling, 17 W 11; (A) Statesbury & Miner, 55 Liberty (\$20,000, Mar29'12); Dec2'18. nom

**136TH st W** (7:1921), ns, 108.4 w Lenox av, 16.8x99.11; Cath A Anthon, 29 E 29, to Margt Snelling, 17 W 11; (A) Statesbury & Miner, 55 Liberty (\$12,000, Marl, 1900); Dec2'18. nom

**136TH st, 108 W** (7:1920); Ensign Realty Co to Beatrice L Laski, 364 Manhattan av; (A) S A Singerman, 206 Bway (\$300, June6'13); Dec3'18. O C & 100

**144TH st W** (7:2050), ss, 84 w Hamilton ter, 16x80; Mary R Jarrett, 228 W 71, to Louis Joseph, 495 West End av; (A) Yankauer & D, 261 Bway (\$10,000, July2'09); Dec2'18. nom

**Av B** (3:976), swc 19th, 84x120; Kobre Assets Corpn, 61 Bway, to Jos Vidootsky, 35 Canal; (A) S Zipris, 157 East Bway (\$55,000 (now \$17,000, Nov17'13); Dec5'18. 15,980

**Amsterdam av, 998-1000** (7:1881); Nina P Lowenstein, 318 E 71, to Marguerite Delmour, 539 W 141 (\$13,750 (now \$12,500, Nov29'07); Dec5'18. 12,500

**Lexington av** (6:1768), sec 120th (Nos 142-50); also 119TH ST, 153-5 E; Nathan Socol, 49 W 127, to Isidore Goldstein, 445 E 88; (A) Saml L Zuckerman, 350 Bway; asn Ls rec Aug31'18, by way of mtg to secure all RT&I in security for \$9,500.02, & sub to PM mtg for \$4,000 rec Nov29'18; Nov29'18. nom

**Madison av** (6:1612), ws, 75.11 & 100.11 s 107th, 2 lots, each 25x100; Wm H Macy, Jr, admr Wm M Kingsland, to Mary J Kingsland, legatee wll Wm M Kingsland, late of Mt Pleasant, NY; (A) Chas P & Wm W Buckley, 141 Bway (two mtgs, each \$25,000, Oct7'04); Dec2'18. nom

**Manhattan av, 58** (7:1833); Wilton Holding Corpn to Cathedral Church of St John the Divine, 80 Bway; (A) N Y Title & Mtg Co (\$30,000, Sept17'18); Dec3'18. 30,000

**Pinehurst av** (8:2177), nec 179th, 100.2x 100; Freybell Realty Co, 30 E 42, to Chas M Rosenthal, 670 West End av; (A) Strassbourger & S, 74 Bway (AT in participation agmt of \$35,000 in mtg for \$135,000, Apr4'11; also a mtg for \$22,500, Jan5'17); collateral to note for \$30,000; Dec3'18. nom

**Pinehurst av** (8:2177), nec 179th, 100.2x 100; Chas M Rosenthal to Regina Hyman, 11 Wavercrest av, Arverne, LI; AT; (A) same (same mtgs); Dec3'18. nom

**Pinehurst av** (8:2177), nec 179th, 100.2x 100; Chas M Rosenthal, 670 West End av, to Freybell Realty Co, 30 E 42; AT; (A) same (same mtg); Dec3'18. 35,000

**Sherman av** (8:2174), es, 100 s Dyckman, 50x100; St Clair Realty Co, 203 Bway, to Mary E Taylor, 33 W 90; (A) Freyer & Alden, 141 Bway (\$12,500 (now \$10,000, Jan 6'15); Dec3'18. 10,000

**1ST av, 1700-2** (5:1563), nec 88th (No 403), \$45,000, Oct17'04; also 113TH ST, 338 E (6:1684), \$20,000, Oct8'06; also 156TH ST, 417 W (8:2107), \$20,000, Apr30'09; also LEXINGTON AV, 1662 (6:1632), \$6,500, Sept 15'04; also 111TH ST, 17 W (6:1595), \$24,000, Jan29'07; John E Miller & ano, exrs Kate C Brown, to Presbyterian Hospital, at 70th & Mad av; (A) Lawyers Mtg Co (assigns 5 mtgs as above at valuation of \$108,400 in distribution of estate); Dec3'18. nom

**1ST av, 2267** (6:1688); Fredk Bertuch to W Irving Clark, 127 E 30; (A) Title Guar & T Co (\$14,000 (now \$11,000), May29'06); Dec5'18. 11,000

**1ST av** (6:1797), ws, 63 s 121st, 20.6x66.8; Lewis Friedman, 44 E 67, to Jacob Burghelmer, 34 W 23; (A) M Angelo Elias, 1 Mad av (\$8,000, July7, 1899); Nov29'18. 6,000

**3D av, 660-6** (5:1279), nwc 42d (No 157-9E), 75.3x100, ¼ pt; AT; Sadie Roth, of Bronx, to Fisher Lewine, 116 E 78; (A) Title Guar & T Co (two mtgs \$2,500, Oct6'15, & \$7,500, Nov24'15); Nov26'18; corrects error in last issue as to size of lot. O C & 100

**3D av, 818** (5:1305); Peter Doelger to Charlotte Doelger, 266 West End av; (A) John C Hoenninger, 5 Beekman (\$50,000, Oct10, 1889); Nov29'18. 30,000

**5TH av, 588** (5:1263); Saml Frank to Saml Frank, 315 Central Park W, et al, firm Frank Brothers; (A) Lachman & G, 35 Nassau (two mtgs, \$100,000, Feb4'08, & \$50,000, Aug27'12); Nov25'18; corrects error in last issue as to amount of mtg. 150,000

**7TH av** (7:1913), nec 128th, 99.11x100; Bowers Savgs Bank to Church Extension Committee of the Presbytery of N Y; (A) Title Guar & T Co (\$100,000 (now \$45,000), Aug5, 1891); Dec3'18. 45,000

**7TH av** (7:1913), nec 128th, 99.11x100; Harlem-New York Presbyterian Church to Trstes of the Presbytery of N Y, at 128 Bway; (A) Butler W & C, 54 Wall (\$60,000, Dec2'18); Dec2'18. 60,000

**8TH av, 2906** (7:2039); mtg on lease; Albt Friedman to Isaac Shlestein, 164 Christopher av, Bklyn; (A) Herman Rivkin, 1625 Pitkin av, Bklyn (\$2,500, July19'18); Dec4'18. 2,500

**10TH av, 492** (3:735); Marlon Van Buskirk Cummin, of Manasquan, NJ, to Wilson M Powell, 130 E 70, or 7 Wall (\$28,000 (now \$26,500), Nov26'06); Dec3'18. an int of 4,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

NOV. 29, 30, DEC. 2, 3, 4 & 5.

**Grove st, 16** (2:535); Lotta Degraw, Teaneck, NJ, to Lawyers Mtg Co; June25'14; Nov30'18. 2,000

**Orchard st, 34** (1:298); Mollie Cohen & Saml & Rebecca Hammer to Saml Kadin; (A) Lawyers T & T Co, 160 Bway; Aug10'10; Dec5'18. 5,000

**Rivington st, 185** (2:343); Abr C & Cilie Weingarten to Philip F Schmidt, admr wll Friedrich Schmidt; (A) Gustav J Voss, 61 Park Row; Apr6'08; Nov30'18. 12,000

**4TH st, 124 E** (2:445); Jos & Fanny Langman to Jos L Bittenwieser; Jan3'10; Dec3'18. 4,000

**7TH st, 262 E** (2:376); Wm Grossman to Bertha Zuckerman, 163 W 84; (A) Arthur Horn, 160 Bway; May2'10; Dec5'18. 4,000

**15TH st E** (3:921), ss, 323.4 e 2 av, 25.8x 103.3; Max & Fannie Heller, 234 E 14, to Hedwig Engel; (A) L T Goebel, 41 Park Row; Oct31'11; Nov30'18. 8,000

**20TH st W** (3:822), ns, 445 w 5 av, 25x 92; Edw & Mary E Weston to Frederika Meuser, of Bklyn; (A) U S Title Guar & I Co, 32 Court, Bklyn; Oct20'03; Dec3'18. 25,000

**20TH st W** (3:822); Flatiron Realty Co to same; (A) Sullivan & Cromwell, 40 Wall; Oct1'06; Dec3'18. 20,000

**22D st, 524 W** (3:693); Wm J & Mary A Kennedy, 431 Garfield av, Jersey City, NJ, to Wm J A Beck, 195 Saratoga av, Yonkers, NY; (A) Title Guar & T Co; Mar25'18; Dec5'18. 19,000

**35TH st, 115 E** (3:891); John N Tonnele to Bway Savgs Instn; (A) Richd B Kelly, 170 Bway; July2'07; Dec2'18. 7,000

**52D st, 52 E** (5:1287); Frances G Twining to N Y Investors Corpn; (A) Title Guar & T Co; Sept14'05; Dec2'18. 40,000

**52D st, 437 E** (5:1364); John, Peter, Amelia, Arthur & Ferd Stahlbach & Emma S Karr (Stahlbach) to Helen M Gremmels, 296 Fisk av, B of R; (A) Title Guar & T Co; Nov28'10; Nov29'18. 4,500

**63D st E** (5:1398), ns, 83 e Lex av, 12.6x 100.5; Dorothy L W O'Connor to Kate A Bastianelli, Caldwell, NJ; (A) Title Guar & T Co; Nov21'12; Nov30'18. 12,500

**69TH st, 320 E** (5:1443); Rose Goldsmith, 2 W 115, to Jos Hlavak, 1444 1 av; (A) Title Guar & T Co; Jan5'16; Dec2'18. 500

**75TH st, 113 W** (4:1147); Eleanor B Gloggan, St Louis, Mo, to Serena Wronkow; (A) Title Guar & T Co, 176 Bway; Feb14'03; Dec3'18. 19,000

**84TH st, 316 E** (5:1546); Gustav L & Malvine Kroll to Emma Manne, 208 West; (A) David Sobel, 55 John; Sept22'16; Nov 29'18. 2,000

**86TH st W** (4:1217), ns, 125 e Ams av, 87.6x100.8; Almore Realty Co to Alliance Realty Co & Realty Mtg Co; (A) R G Babbage, 111 Bway; June18'13; Nov29'18. 80,000

**86TH st W** (4:1217), ns, 212.6 e Ams av, 75x100.8; Alliance Realty Co, 115 Bway, to Alliance Realty Co & Realty Mtg Co; (A) R G Babbage, 111 Bway; June18'13; Nov 29'18. 57,500

**87TH st, 50 W** (4:1200); Theo Tiedemann, 52 W 87, to Saml Kempner, 39 E 74; (A) S Bernstein, 149 Bway; Oct29'17; Dec 4'18. 15,000

**97TH st, 205 E** (6:1647); Sarah Weinstein to Mabel Prell; (A) Bowers & Sands, 46 Cedar; Jan27'10; Dec3'18. 13,000

**97TH st, 235 E** (6:1647); Jos Powers, Mt Vernon, NY, to Saml Goldberg, 542 Hinsdale, Bklyn; (A) David Getz, 215 Montague, Bklyn; July2'18; Nov29'18. 1,200

**102D st E** (6:1651), ss, 250 w 2 av, 25x 100.11; Barnet Levine, 222 E 102, & Rebecca Rabinowitz, 64 East Bway, to David I Tamor, 11A W 118; (A) Saml Sprung, 291 Bway; Nov22'16; Dec5'18. 1,000

**103D st, 235 E** (6:1653); Herman Leventhal & Morris Sokoloff to State Bank, 378 Grand; Dec5'06; Dec3'18. 21,000

**113TH st, 231 W** (7:1829); Julius Woddeska to Laura L Shannon, 2094 5 av; (A) Engel Bros, 132 Nassau; Feb20'08; Dec3'18. 13,000

**114TH st W** (7:1867), ns, 200 e Ams av, 100 x 100.11; Phillips-Julien Realty Co to Metropolitan Life Ins Co; (A) Butcher, T & F; July1'10; Dec2'18. 15,000

**117TH st W** (7:1961), ns, 131.8 e Ams av, 18x100.11; Carrie S. wife David T Kennedy, to U S Trust Co of N Y; (A) Stewart & Shearer, 45 Wall; Dec6, 1895; Dec3'18. 15,000

**118TH st, 417 E** (6:1806); Octavid Cargagno, 417 E 118, to Adamo Ciccarone, 420 E 118; (A) Wahle & Kringel, 220 Bway; Nov24'14; Dec4'18. 726.20

**128TH st, 229 W** (7:1934); Gertrude T Fay to Mary E Birkbeck, 706 Riverside dr; (A) Title Guar & T Co, 176 Bway; Nov 15'16; Dec4'18. 1,500

**131ST st, 31 W** (6:1729); Yorkey B & Emma Rice to Edgar A & Jeannette Deacon, 75 Portmouth pl, Forest Hills, B of Q; (A) Title Guar & T Co; July20'17; Nov30'18. 1,250

**131ST st, 207 W** (7:1937); Mary Wright to Elizabeth Realty Co, 55 Liberty; (A) Greenberg & Levy, 55 Liberty; May24'16; Dec2'18. 1,500

**131ST st, 272 W** (7:1936); Josephine Sussmann, 432 S Broad st, Elizabeth, NJ, to Sol L Reiss, 128 E 86; (A) Saul S Myers, 60 Wall; May5'11; Dec3'18. 2,000

**136TH st, 108 W** (7:1920); Right Realty & Security Co to Beatrice L Laski; (A) Ensign Realty Co, 55 Liberty; Jan5'13; Dec3'18. 300

**144TH st W** (7:2075), ss, 312.6 w Hamilton pl, 87.6x99.11; Leona Holding Corpn, 217 Bway, to Ivey Vot Ziesler, of Bklyn; (A) J H Ziesler, 217 Bway; May1'17; Dec 4'18. 2,500

**153D st, 262-64 W** (7:2038); Abr Goldberg to Lincoln Holding Co; (A) Arnstein & L, 128 Bway; June15'09; Nov30'18. 12,250

**153D st, 258-60 W** (7:2038); Abr Goldberg to Lincoln Holding Co; (A) Arnstein & L, 128 Bway; June15'09; Nov30'18. 12,250

**Amsterdam av** (8:2138), nwc 171st, 70x 100; Sterling Bldg & Operating Co to Mary E Taylor, 33 W 90, (A) Frayer & Alden, 141 Bway; Mar10'13; Dec3'18. 14,000

**Bradhurst av** (7:2046), sec 153d, 39.11x 100; Bradhurst Holding Co to Monmouth Holding Co, 37 Liberty; (A) Lind & Pfeiffer, 46 Cedar; June29'16; Dec2'18. 30,000

**Broadway, 2532** (4:1242); Hy J & Julia C Lange, 243 W 98, to Jno A & Herman Lange, 227 Col av; (A) Elfers & A, 277 Bway; June29'12; Dec3'18. 10,000

**Madison av** (6:1747), es, 84.11 s 121st, 16 x83; Bendet & Margt Nelson to Julius Halpern, 51 E 91; (A) Hillquit & Levene, 320 Bway; Aug29'11; Dec3'18. 2,500

**Prescott av** (8:2248), ss, 239.2 ne Bolton rd, 25x101.5x25x105.3; Wm H Huston, 323 Edgecomb av to Belle Blauvelt, of Reading, Pa; (A) W H Huston, 317 W 145; Sept1'16; Dec3'18. 4,000

**Riverside dr** (8:2135), ws, where intersected by n 180th st, if extended to w, runs w278.4 to es N Y C & H R R Co xse along same to cl 160th, if extended x along said cl — to ws drive xn along ws drive — to beg; Jno D Beals, 333 W 84, to Wheelock Ave Corpn, 60 Wall; Feb23'16; Dec3'18. 3,500

**Wadsworth av** (8:2167), ws, from 184th to 185th, 179.10x70; D R Jackson Co to Atlantic Finance Corpn; (A) Marks & M, 63 Park Row; Dec10'17; Dec5'18. 9,000

**Wadsworth av** (8:2167), ws, from 184th to 185th, 179.10x70; D H Jackson Co to Jacob Rosenthal, 340 W 86; (A) Marks & Marks, 63 Park Row; May16'17; Dec5'18. 12,000

**1ST av 2355** (6:1797); Rosina Reseigno to Bee Realty Co, 553 Bway; (A) Otto A Samuels, 99 Nassau; Nov15'15; Nov30'18. 5,450.32

**3D av** (5:1305), nwc 50th, 25x107; Geo R & Louise C Read, of Rye, NY, to Charlotte Doelger, 260 W 72; (A) John C Hoenninger, 5 Beekman; Oct1, 1889; Nov29'18. 50,000

**3D av, 1323** (5:1430); Emma & Jacob Wiener to Abr Leipziger, 1227 Mad av; (A) Cohn & C, 2 Rector; Nov29'11; Nov29'18. 4,000

**3D av** (5:1308), ws, 20.5 s 54th, 20x70; Morris & Rachel Lewis to Fannie Neuburger; (A) Sidney Nordlinger, 160 Bway; Oct14'13; Dec5'18. 13,000

**5TH av** (3:836), ws, 61.9 n 34th, 50x100; Mary E, wife Francis Burton Harrison, to Title Guar & T Co; Dec11'02; Dec4'18. 500,000

**7TH av** (7:1913), nec 128th, 99.11x100; The N Y Presbyterian Church to Church Extension Soc of Presbytery N Y; (A) Norwood & Coggeshall, 140 Nassau; Aug5 1891; Dec3'18. gold 100,000

**7TH av** (7:1913), nec 128th, 99.11x100; The N Y Presbyterian Church of City of N Y to Trustees of the Presbytery City N Y; (A) A P Ketchum, 57 Cotton Exch Bldg; Jan17, 1896; Dec3'18. 59,275

**7TH av** (7:1913), nec 128th; same to same; (A) Strong, H & M, 45 Wm; Aug5, 1891; Dec3'18. 12,500

**7TH av** (7:1942), swc 137th, 32.4x100; Salo Kohn to Hy & Richd Sidenberg; (A) Kurzman & Frank, 25 Broad; Sept29'04; Nov29'18. 40,000

## MORTGAGES.

### Borough of Bronx.

NOV. 29, 30, DEC. 2, 3, 4 & 5.

**Fox st, 888-90** (10:2722), es, 150 s Barretto, two lots, each 43.9x105; two PM mtgs, each \$9,000; two pr mtgs, each \$—; Nov 19; Dec4'18; due Dec1'23, 6%; Ida Govern, 854 E 175, to Hy Morgenthau Co, 30 E 42. 9,000

**Fox st** (10:2711), nws, 100 ne Intervale av, 73.5x100; ext of \$50,000 mtg to Sept21'21 at 5½%; Nov28; Dec4'18; Empire City Savgs Bank, 231 W 125, with Chas Mark Realty Co, 350 Bway. nom

**Freeman st, 998;** see Longfellow av, 1259.

**Hall pl** (10:2700), ses, 77.1 sw 167th, runs s26xe48.8xe30.11 to ws Intervale av xw 36.8xw32.5 to beg; Nov19; Dec5'18; demand, 6%; Julia C S Grant, Tarrytown, NY, to Robt H Koehler, 115 Pierrepont, Bklyn. 625

**Irvine st, nec Seneca av;** see Seneca av, nec Irvine.

**Odell st** (15:3933), ws, 95 s Starling av, 35x111; Dec4; Dec5'18; due Jan1'22, 5½%; Philip Kaufman & Son, a corp, 1357 Odell, to Eliz A Pepper, 168 W 93. 4,000

**Odell st** (15:3933); same prop; certf as to above mtg; Dec4; Dec5'18; same to same.



**Pilot st** (18:5626), ns at hw mark East-chester Bay, 210x100x230x—, City Island; Dec3; Dec4'18; 5y6%; Agnes Grosche, 660 W 180, to City Island Homes, Inc, 14 Wall.

**136TH st, 450 E** (9:2280), ss, 450 e Willis av, 25x100; PM; pr mtg \$8,500; Dec 2; Dec3'18; 4y6%; Jos Glass to Simon Meizinger, 450 E 136.

**138TH st, 436 E** (9:2282); leasehold; lease recorded as mtg to secure deposit of \$6,000; Nov26; Dec3'18; due Aug31'21, 6%; Croton Realty Co, 10 E 39, to I & M Realty Co, 152 E 34.

**162D st E** (9:2445), ns, extends from Grant to Sherman avs, —x— to cl blk bet 162d & 163d; pr mtg \$—; Dec4; Dec4'18; due as per bond, 6%; John Massimino to Meta Investing Co, 11 W 177.

**166TH st, 568 E** (10:2607); ext of \$24,600 mtg to Nov1'21 at 5%; Nov1; Dec2'18; Sarah E Bruce, 33 W 87, with H W G Corp, 50 Union sq.

**174TH st W, nwc University av**; see University av, nwc 174th.

**174TH st W, nes, at nws University av**; see University av, nws, at nes 174th.

**179TH st E, sec Belmont av**; see Belmont av, 1996.

**183D st E** (11:3030), ss, 84 e Webster av, 42x93.9x41.11x95.10; Nov29; Nov30'18; due Jan1'22, 6%; Hy U Singhi to Max Schelle, 1277 Hoe av.

**193D st E, nec Morris av**; see Morris av, nec 193d.

**194TH st, 260 E**; see Briggs av, sec 194th.

**194TH st, 274 E**; see Briggs av, sec 194th.

**219TH st E** (16:4666), ss, 105 w Bronxwood av, 52.6x114; deed recorded as a mtg, recording tax of \$4 paid; pr mtg \$15,000 on this & other property; Nov19; Nov30'18; John P Glinnsman, 764 E 219, to Caroline Schneider, 764 E 219.

**242D st, 649 E** (17:5109), ns, 68.2 e Pell pl, 34.1x70x33.4x77.1; PM; Nov27; Dec2'18; installs, 6%; Max Hyman, 540 S 9 av, Mt Vernon, NY, to Minnie Mazziotto, 669 E 242.

**Alexander av, 174** (9:2298), es, 82 s 136th, 18x86.6; Nov29; Dec3'18; due as per bond, 6%; Frances M Kearney, devisee Katharina C Twomey, to Bronx Security & Brokerage Co, 258 E 138.

**Bainbridge av, swe 194th**; see Briggs av, sec 194th.

**Belmont av, 1996** (11:3079), sec 179th, 100x20.4x96.4x31.11; PM; pr mtg \$—; Nov 29; Nov30'18; 1y5%; Giuseppe Benza to Kopel Podvidz, 456 E 171.

**Briggs av** (12:3293), sec 194th (No 260), 45.5x80.4x18.11x81; also BAINBRIDGE AV (12:3293), swe 194th (No 274), 31.8x81x57.1 x84.2; PM; pr mtg \$70,000; Nov29; Nov30'18; 3y6%; Ulster Court Constn Co, 30 Church, to Olds Holding Corp, 217 Bway.

**Bryant av, 1521** (11:2996), ws, 75 n 172d, 25x100; PM; pr mtg \$4,000; Nov27; Nov30'18; installs, 5½%; Esther Bockser, 1517 Charlotte st, to Mary Kelly, 1521 Bryant av.

**Bryant av, 1538** (11:3001), es, 275 n 172d, 25x100; PM; pr mtg \$5,500; Oct1; Dec3'18; 2y6%; Wm F Parker to Jos W Doolittle, 5 Alley rd, Douglaston, L.I.

**Clay av, 1755** (11:2799), ws, 275 n 174th, 75x95; pr mtg \$—; Nov11; Dec4'18; demand, 6%; Belle C Hard at Bradford, Vt, to Hy S Brooks at Ardsley-on-Hudson, NY.

**Cruger av, 1732** (15:4034), es, 100 s Morris Park av, 50x100, except part for Cruger av; PM; pr mtg \$—; Nov30; Dec4'18; 8y 5%; Francis J Higgins, 161 E 39, to Hudwill Corp, 7 W 45.

**Cruger av, 1732** (15:4034), es, 100 s Morris Park av, 50x100, except part for Cruger av; Nov29; Nov30'18; 3y½%; Hudwill Corp to Dollar Savgs Bank, 2737 3 av.

**Cruger av, 1732** (15:4034); same prop; sobrn agmt; Nov8; Dec2'18; same & Geo A Hanrahan, Freeport, LI, & David J Hanrahan, 528 Leland av, with same, nom

**Cruger av** (15:4034), lots 185 & 186, map 1,023 portion of Hunt Estate, Van Nest Station; certf as to mtg \$500; Nov29; Nov30'18; Hudwill Corp to Dollar Savgs Bank of City N Y.

**Davidson av** (11:3199), es, 150 n 184th, 75x115; Nov29; Nov30'18; due Jan1'22, 6%; Hy U Singhi to Albin Wiegner, 537 W 149.

**Grant av, nec 162d**; see 162d E, ns, from Grant to Sherman avs.

**Grand Blvd & Concourse** (11:3163), ws, 47 n 182d, 25x57.6x25x58; PM; Dec2; Dec4'18; 5y5½%; Wm W Havens, 2231 Grand Concourse, to Burnside Contracting Co, 270 Burnside av.

**Honeywell av, 2017** (11:3123), ws, 136.7 n 178th, 23.7x140; PM; Nov30; Dec2'18; 5y 5%; Julius J Meyerson to Chas Buehler, 2017 Honeywell av.

**Intervale av, ws, abt 71 s 167th**; see Hall pl, ses, 77.1 sw 167th.

**King av** (18:5618), nwc Sutherland av, 75x100, City Island; pr mtg \$—; Nov15; Dec3'18; installs, 6%; Clara N Townsend, 170 W 73, to City Island Homes, Inc, 14 Wall.

**Longfellow av, 1143** (10:2754), ws, 207.3 n 167th, 50x100; estoppel certf; Nov20; Dec1'18; Simon M Goldsmith to Amanda F Buttner, 1143 Longfellow av.

**Longfellow av, 1259** (11:2993), swe Freeman (No 998), 90.4x33.6; pr mtg \$20,000; Dec3'18; due Nov15'20, 6%; Annie Socol, 49 E 127, to Sarah Weisman, 1581 President, Bklyn.

**Morris av** (11:3177), nec 193d, 80x25; Nov29'18; 5y5½%; Wm Sohmer, 2636 Morris av, to Metropolitan Savgs Bank, 59 Cooper sq.

**Morris av** (11:3177), nec 193d; ext of \$9,000 mtg to Nov29'23 at 6%; Nov29'18; Metropolitan Savgs Bank with Wm Sohmer, 2636 Morris av (R S \$4,500).

**Riverdale av** (13:3428), ws, 33.8 s from stone monument in Riverdale av showing boundary line bet City N Y & Yonkers, runs sw240xsw203xnw272xne220xne191.9 to ws Riverdale av xs320 to beg; Nov11; Nov29'18; installs, 6%; Reliance Motion Picture Corp to Stephen A Lynch, Asheville, NC.

**Riverdale av** (13:3428); same prop; Nov 18; Nov29'18; due May1'19, 6%; same to same.

**St Anns av, 347** (9:2268), ws, 25 s 142d, 25x99.5x25x100; PM; pr mtg \$13,500; Dec 2; Dec3'18; installs, 6%; Isidor Blank, 530 W 142, to Valhalla Corp, 509 Willis av.

**Sedgwick av, 1415** (9:2541); ext of \$6,500 mtg to Jan2'19 at 6%; Mar12; Dec5'18; Danl Seymour, 2 Dunwoodie, Yonkers, NY, & ano, exrs & C H Louisa Mulford, with Wm H McNutt, 1415 Sedgwick av.

**Seneca av** (10:2761A), nec Irvine, 25x 100; pr mtg \$16,000; Dec2; Dec3'18; due Feb1'22, 6%; Walter C White, Ocean Township, NJ, to Max Alexander, 2385 Grand Concourse.

**Seneca av** (10:2761A), nec Irvine; same prop; ext of \$16,000 mtg to Dec20'21 at 5%; Dec2; Dec3'18; Kath M Friedrich, at Loch Arbour, NJ, with Walter C White, Ocean Township, NJ (R S \$8).

**Sutherland av, nwc King av**; see King av, nwc Sutherland av.

**Tinton av** (10:2665), es, 146.2 n 152d, 35.9 x121.5x58.8x112.1; ext of \$27,750 mtg to Dec 23'21, at 6%; Nov8; Dec3'18; Sittah R Rose with Saul & Clara Elmer (R S \$13.88).

**University av** (11:2878), nwc 174th, 100x 100x134.8x105.10; agmt consolidating mtg for \$46,000 & mtg for \$77,500; Nov27; Nov 30'18; B F Constn Co, 42 Bway, with Lees Tract Corp, 149 Church.

**University av** (11:2878), nws, 100 ne 174th, 82.6x100; agmt consolidating mtg for \$26,250 & mtg for \$51,000; Nov27; Nov 30'18; B F Constn Co, 42 Bway, with Lees Tract Corp, 149 Church.

**University av** (11:2878), nws, at nes 174th, 100x100x134.8x105.10; PM; pr mtg \$123,500; Oct1; Nov30'18; due Feb1'22, 6%; Chamax Realty & Constn Co to B F Constn Co.

**University av** (11:2878), nws, 100 ne 172d, 82.7x100; PM; pr mtg \$77,250; Oct1; Nov30'18; due Feb1'22, 6%; Chamax Realty & Constn Co to B F Constn Co.

**Valentine av, 2678** (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11; PM; pr mtg \$22,000; Dec2; Dec4'18; 3y6%; Valhalla Corp, 509 Willis av, to Chas Danewitz, 2682 Valentine av.

**Walton av, 581** (9:2352), ws, 16.8 s 150th, 16.8x93x16.8x92.2; PM; pr mtg \$2,500; Nov 29; Nov30'18; due as per bond, 6%; Minnie Mazziotto, 669 E 242, to S Jennie Thomas, 52 De Forrest av, Summit, NJ.

**Walton av** (11:3186), ws, 43 s 183d, 25x 95; Nov29; Nov30'18; due Jan1'22, 6%; Hy U Singhi to Albin Wiegner, 537 W 149.

**Washington av** (9:2385), ws, 72 n 163d, 37.6x99.8x37.6x99.9; PM; Nov30; Dec2'18; 5y6%; North County Development Co to Rice-Fitzgerald Bldg Co, 314 E 157.

**Washington av** (9:2385), ws, 34.6 n 163d, 37.6x99.9x37.6x99.11; PM; Nov30; Dec2'18; 5y 6%; North County Development Co to Rice-Fitzgerald Bldg Co, 314 E 157.

**Westchester av** (10:2715), nws, 60.8 ne Tiffany, runs nw76.3xw6.7 to Tiffany xn 79 to ss 165th xl100.6xs46.1xse54 to av xsw 102.5 to beg; also WESTCHESTER AV, nws, at es Tiffany, 60.8x76.3x6.7x97.2; Oct 21; Oct25'18; due Apr15'19, 6%; Normar Real Estate Corp to Jacob Rosenthal, 530 West End av; corrects error in issue Nov 2 as to description of property of 1st parcel.

**Certificate as to chattel mtg for \$500**; Nov30'18; White Bros, Inc, to Equitable Service Corp, 2 Columbus Circle.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

NOV. 27, 29, 30, DEC. 2, 3 & 4.

**Coster st, 712** (10:2763B); Florence M Oppenheimer to Title Guar & T Co (\$4,200, Oct8'09); Nov29'18.

**Jefferson pl** (11:2933), ns, 72.5 e Clinton av, 17.5x80; Etta M Sandys, extrx Arthur Sandys, at Washington, NJ, to Emily I Medlyn Jones, same place (\$5,000, June20 '05); Nov29'18.

**Lyman pl** (11:2970), es, 252 s Freeman; Empire Trust Co, trste for Ida M W Lentilhon, to Guaranteed Mtg Co, 200 Bway (\$33,000, Sept10'12); Nov27'18.

**Willow la, 3115** (18:5339); Selena Morton to Eliz K Dooling, 179 E 80; (A) Knox & D, 27 Cedar (\$2,500, Aug12, 1898); Nov 30'18.

**148TH st, 428 E** (9:2292); Benenson Realty Co to Herman Lange, 223 Col av; (A) Lawyers Title & T Co (\$2,000, Sept6'18); Nov29'18.

**156TH st, 1015 E** (10:2720); Kitsar Realty Corp to Hattie Kitt, 352 Eastern Pkway, Bklyn; (A) Dutton & K, 198 Bway (\$500, June1'18); Dec4'18.

**179TH st E** (11:2907), ns, 100 se Park av, 50x100; also DAVIDSON AV (11:3196), swe Buchanan pl, 100x100; Hy B Wesselman, exr & Chas Stahl, to Guaranty Trust Co

of N Y, trste Chas Stahl; (A) Title Guar & T Co (\$5,000, Jan7'13, & \$6,000, Dec18 '11); Nov27'18.

**179TH st E** (11:3131), ss, 88.3 e Vyse av, 44x115; also College av (9:2439), nwc 168th, 36x85; also BELMONT AV (11:3080), ws, 182.9 n 179th, 50.6x65.6x50.2x59.3; also CROTONA AV (11:3098), es, 336.3 n 181st, 40.9x 101.4x35.10x105.1; also KELLY ST (10:2702), ws, 652.7 n Longwood av, 36.8x100; U S Trust Co, trste Kate C Brown, to Presbyterian Hospital in City N Y, Mad av & 70th; (A) Lawyers Mtg Co (assign 5 mtgs, \$30,000, Oct27'13; \$30,000, Aug19'15; \$18,000, Sept27'09; \$23,000, Jan21'13, & \$18,500, May 6'10); Dec4'18.

**181ST st E** (11:3083), ns, 66.2 e Belmont av, 25x100.1x25x80.1; Laura M Oliver, 1203 Fulton, to Arthur Willis, 733 E 168 (\$5,500, Dec14'09); Dec2'18.

**184TH st, 587-9 E** (11:3065); Eliz Brown to Fanny Wallerstein, 585 E 184; (A) Robt A B Dayton, 15 William (\$4,000, Mar6'05); Dec4'18.

**191ST st, 562 E** (12:3273); Title Guar & T Co to Margt Davoren, 200 W 128; (A) Title Guar & T Co; (\$1,000, Aug14'18); Dec 3'18.

**218TH st E** (16:4689), ns, w 75 ft of lot 163, map Wakefield, 75x114; Hy Becker, 63 W 183, & ano, exrs John Becker, to Hy Becker, 63 W 183; (A) Young, S & R, 31 Nassau (\$3,000, May14'11); Dec3'18.

**241ST st E** (12:3390), ns, 260 e Katonah av, 25x100; Harriet West, at New Britain, Conn, to Harry Zirinsky, 392 Bushwick av, Bklyn; (A) D Zirinsky, 392 Bushwick av, Bklyn (\$4,000, May18'10); Nov30'18.

**Boston rd, 2027** (11:3135); Lawyers Mtg Co to Arnold O Schramm, trste for Helen M Schramm, 200 W 58; (A) Lawyers Mtg Co (\$2,000, July24'18); Nov29'18.

**Briggs av, 2596** (12:3293); Title Guar & T Co to Geo Ashforth, 17 Field av, New Rochelle, NY; (A) R H Bergman, 3219 3 av (\$5,400, July7'15); Nov27'18.

**City Island av** (18:5635), es, 49.11 n Cross, 49.11x100; John P Kelly, City Island, to Eva J White, on Minnieford av, near Cross, City Island; AT; (A) Title Guar & T Co (\$14,000, Nov25'12); Nov29'18.

**Crotona av** (11:3098), ses, 269.4 ne 181st, 22.5x—; U S Trust Co, trste Chas Park, to Chas W Berg, Crestwood, NY; (A) E Rolph, 535 E 177 (\$4,000, Nov28'06); Nov30'18.

**Davidson av** (11:3193), nws, 150 sw 180th, 60x90; Phebe Peters & ano, extrx Henrietta Starr, to Phebe Peters, 109 W 86; (A) Thos L Feitner, 67 Wall (\$35,000, Apr11 '16); Nov30'18.

**Davidson av, swe Buchanan pl**; see 174th E, ns, 100 se Park av.

**Devroe av** (5:3906), sec Walker av, 62.10x 100x102.11x107.9; Rasac Realty Co to Domestic Realty Co, 38 W 21; (A) Title Guar & T Co (\$3,000, Nov1'18); Dec4'18.

**Eastchester rd, 1634** (15:4081); Isabella Ritter, admtrx Wm H Ritter, to Rosina Di Caprio, 302 E 44; (A) S Di Caprio, 302 E 44 (\$7,500, Dec2'13); Dec3'18.

**Forrest av** (10:2649), ws, 185.9 s 165th, 21x91; Wm R Wright & ano, exrs Sarah K Wright, to Emma J Mathews, 121 W 94; (A) John J Weiss, 233 Bway (\$2,500, Nov 28, 1887); Dec4'18.

**Inwood av** (11:2859), es, 500 s Mt Eden av, 25x124.11x irreg; Hy Malkan, 42 Bway, to Saml Hammond, 1814 65th, Bklyn; (A) Richards & A, 141 Bway (\$1,900, Jan15'17); Dec4'18.

**Jackson av, 456** (10:2578); Title Guar & T Co to Michele Ziccardi, 285 E 151; (A) Harry Steinbock, 586 Morris av (\$1,500, Dec20'12); Dec2'18.

**Kingsbridge rd W** (12:3256), es, at nws Kingsbridge ter, runs n 163.9 xe 99.5 to Kingsbridge ter xs171 to beg; U S Title Guar Co, Bklyn, to Ruth B Moran, East-hampton, LI; (A) U S Title Guar Co, 176-80 Montague, Bklyn (\$12,000, Nov23'18); Nov30'18.

**Leggett av, 922** (10:2686); Wm L Condit & ano, exrs Mabel R Sherman, to Fredk W Kroehle, 104 W 57; (A) L W Osterweis, 200 5 av (\$24,000, Oct30'09); Nov29'18.

**Leggett av, 922**; Wm L Condit, Hoboken, NJ, to Mabel R Sherman; (A) same (\$24,000, Oct30'09); Nov29'18.

**Mayflower av** (15:4232), es, 25 s Wilkin-son av, 25x100; Albt H Markwald & ano, trstes Augustus V Markwald, to Dorothy Markwald, 136 Amity; (A) C F Halsted, 44 Pine (\$1,500, Mar3'14); Nov30'18.

**Morris av, 2258** (11:3171); Eliz F Faller, 134 S 5th, Phila, Pa, to Louis Faller, 585 Col av; (A) G A Steinmuller, 1511 3 av (\$300, Nov4'04); Nov30'18.

**Morris av** (11:3177), nec 193d, 80x25; Ida J Ray, 566 4th, Bklyn, to Metropolitan Savgs Bank, 59 Cooper sq; (A) Lawyers Title & T Co (\$12,000, Nov5'09); Nov29'18.

**Park av, 3934** (11:2905); U S Mtg & Trust Co, exr Alphonse Galot, to Title Guar & T Co (\$2,000, Nov30'15); Dec2'18.

**Park av, 4014** (11:2906); Brand & Silver-stein Iron Works, a corp, to Aaron Brand, 1510 Crotona Park E, et al; (A) O Eng-lander, 302 Bway (\$12,000, Mar14'18); Dec 4'18.

**Prospect av** (11:2962), nec Jennings, 43x 90.10x67.7x74.4; Julius A Schulze to Benen-son Realty Co, 509 Willis av (\$6,250, May 14'18); Dec4'18.

**St Lawrence av** (15:3919), es, at ses Walker av, 85.1x50 x108.11 x55.4; Ludwig Steitz to Fredk F Kortlucke, 1307 Ams av; (A) John A Steinmetz, 1005 E 180 (\$2,500, May21'06); Nov29'18.

**Seneca av** (10:2761A), nec Irvine, 25x 100; Wolcott G Lane, trste Eliz D G Lane, to Kath M Friedrich, at Loch Arbour, NJ; (A) C H Friedrich, 35 Nassau (\$21,000, Dec 8'09); Dec3'18.



**Shakespeare av, 1307-9** (9:2519); Benj Oestreicher, exr Henrietta Mayer, to Mortimer Meyer, 126 W 49; (A) Bassett, T & G, 277 Bway (\$5,000, Sept3'07); Dec2'18.

**Shakespeare av, 1307-9**; Mortimer Meyer to Edw M Bassett, 1716 Newkirk av, Bklyn; (A) Bassett, T & G, 277 Bway (\$5,000, Sept 3'07); Dec2'18.

**Tremont av** (11:2924), swc 3 av, 95.2x15.3 x95.3x19.8; N Y Title & Mtg Co to Eliz M Anderson, 80 W 40; (A) N Y Title & Mtg Co (\$25,000, Jan29'18); Nov29'18.

**Tremont av W** (11:2869), ns, 97.4 e Harrison av, 50x104.8x51.5x80; Albt H Marckwald & ano, trstes Augustus V Marckwald, to Dorothy Marckwald, 136 Amity, Bklyn; (A) C F Halsted, 44 Pine (\$8,000, Mar23'09); Nov30'18.

**Tremont av E** (15:3903), ws, 190.1 s from angle point in said av abt opposite ns Wyatt, 50x100.3x50x—; Rasac Realty Co to Domestic Realty Co, 38 W 21; (A) Title Guar & T Co (\$1,000, Sept25'18); Dec4'18.

**Union av, 592** (10:2674); John C Travis to Title Guar & T Co (\$4,500, June7'07); Dec2'18.

**Union av, 732** (10:2675); Anna C Bagger, 341 E 151, to Dave Lewis, 312 E 3, Bklyn; (A) Title Guar & T Co (\$1,000, Nov10'15); Dec3'18.

**Union av, 732**; same to same; (A) same (\$2,500, Aug9'12); Dec3'18.

**University av** (11:2878), nwc 174th, 100x 100x134.8x105.10; B F Constn Co to Lees Tract Corp, 149 Church; (A) Stoddard & M, 128 Bway (\$14,500, Oct1'18); Nov30'18.

**University av** (11:2878), nws, 100 ne 174th, 82.6x100; same to same; (A) same (\$7,500, Oct1'18); Nov30'18.

**University av** (11:2878), nws, 182.7 ne 174th, 82.6x100; Lees Tract Corp to N Y Trust Co, 26 Broad (\$51,000, Apr1'17); Dec 4'18.

**University av** (11:2878), nws, at sws 175th, 100x100x irreg; Lees Tract Corp to N Y Trust Co, 26 Broad (\$42,000, Apr1'17); Dec4'18.

**University av** (11:2878); same prop; same to same; (A) same (\$73,500, Apr1'17); Dec 4'18.

**University av** (11:2878); same prop; same to same; (A) same (\$26,250, Apr1'17); Dec 4'18.

**Whitlock av, 868** (10:2731); Max Ashman, 868 Whitlock av, to Fannie Kluger, 1382 Stebbins av; (A) H I Barnett, 132 Nassau (\$2,950, Sept5'18); Dec4'18.

**3D av** (11:2925), es, 191.2 s 170th, 72.9x 209; John J Tully Co to Builders Brick & Supply Co, 1520 West Farms rd (\$7,250, Aug24'16); Nov30'18.

**Lot 50** (15:4293), blk 52, map Morris Park; Mutual Life Ins Co & ano to Julia A Gaskin, 1360 Herschel; (A) Chas Herrel, — (\$2,590, Jan31'15); Nov27'18.

**Lots 195 & 196** (17:4898), map 329 lots Schieffelin Estate; Annie Davis, 689 Prospect av, to Theresa Davis, 689 Prospect av; (A) S W Phillips, 299 Bway (\$875, July12 '06); Dec4'18.

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

NOV. 27, 29, 30, DEC. 2, 3 & 4.

**Aldus st** (10:2746), ss, 79 e Hoe av, 42x 100; 173d Impt Co to Rebecca Wolff, 303 E 55; (A) Title Guar & T Co; May20'14; Dec 3'18.

**156TH st E** (10:2720), ns, 45 e Fox, 40x 100; Harted Realty Co, 299 Bway, to Hattie Kitt, Bklyn; (A) Dutton & K, 203 Bway; June1'18; Dec4'18.

**220TH st E** (\*), ss, 305 e Barnes av, 25x 114; Irving Realty Co to John J Fleming, trste, Burlington, Ia; (A) Hillquit & H, 320 Bway; Mar1'07; Dec2'18.

**Bainbridge av** (12:3293), swc 194th, 31.3 x81x57.1x84.2; John E Ahrens to John J Tully Co; (A) Title Guar & T Co; Oct31'13; Dec2'18.

**Beech av** (16:4718), lot 134, map Laconia Park; ½ pt; Liboria Durante, 188 Lincoln av, to Giacchino Conzales, 1421 Needham av; (A) Hiram & V, 391 E 149; Apr26'13; Nov30'18.

**Briggs av** (12:3293), sec 194th, 45.5x80.4 x18.1x81; same to same; (A) same; Oct 31'13; Dec2'18.

**Briggs av, 2506** (12:3293); Linda C O'Brien to Geo Ashforth, 15 Rhodes st, New Rochelle, NY; (A) Robt H Bergman, 3219 3 av; Nov25'18; Nov27'18.

**Bryant av, 1412** (11:2999); Geo App to Gottfried Simek et al; (A) Title Guar & T Co; Oct28'08; Nov27'18.

**Bryant av** (11:2999), es, 100 n Freeman, 25x100; Geo App to Mae Vogt, 504 E 55; (A) Title Guar & T Co; Sept7'15; Nov27'18.

**Carpenter av** (17:5076), es, s ½ lot 245, map Washingtonville, 25x100; Eliza J Goode, 4566 Carpenter av, to Annie J Bryan, 205 St Charles av, Natchez, Miss; (A) Title Guar & T Co; Oct9'15; Dec2'18.

**Clay av** (11:2790), ws, 230 s 174th, 50x 95; Beniamino Ianucci, Giuseppe Basano & Michele Pezzullo to John E Eustis, — & ano, exrs & Josephine Turner; (A) Nathan Permut, 302 Bway; Nov24 '08; Nov27'18.

**Creston av** (11:3170), swc 182d, 89x97.3x 73.4x100; Paltz Realty Co, 1148 Tiffany, to Saml Blumber, 1533 52d, Bklyn; (A) Herman Gottlieb, 299 Bway; Nov24'15; Nov29 '18.

**Crotona av** (11:2949), es, 169 n 175th, 25x100; Ernst Hippe to John Robinson, —; (A) Title Guar & T Co; Jan16'08; Dec2'18.

**Crotona av** (11:2927), sec 171st, 100.10x 37.2x100.6x31.9; Wm Weiser to Rosa Berg, Crestwood, NY; (A) E Rolph, 535 E 177; May1'09; Nov29'18.

**Crotona av** (11:2927); same prop; Rosalia Weiser, 545 E 171, to same; (A) same; May 4'15; Nov29'18.

**Crotona av** (11:2927), sec 171st, 100.10x 37.2x100.6x31.9; Rosalia Weiser, 545 E 171, to Chas W Berg, 3803 3 av; (A) E Rolph, 535 E 177; June1'16; Nov30'18.

**Cruger av, 1732** (15:4034); Hudwill Corp to Dollar Savgs Bank; (A) MacKellar & G, 43 Cedar; Nov29'18; Dec3'18.

**Eastchester rd** (\*), es, 75 s Cornell av, 25x100; Wm Giehl to Huguenot Trust Co of New Rochelle, 32 North av, New Rochelle, NY; (A) Gardenhire & S, 49 Wall; May6'14; Nov29'18.

**Grand av** (11:3212), nwc 184th, 50x90; Mary R Collins to N Y Investors Corp, —; (A) Title Guar & T Co; June4'10; Nov27'18.

**Leggett av** (10:2695), ns, 95 e Hewitt pl, 43x13.6x irreg; Peter Egan to Leslie F Randall, —; (A) S S Randall, 763 E 167; May14, 1895; Nov29'18.

**Morris Park av** (\*), ns, 590 e White Plains rd, 25x70; Helen Hartmann, Bklyn, to Helene Eich, Bklyn; (A) J Sparaco, 761 Morris Park av; July30'07; Dec2'18.

**Perry av** (12:3347), es, 250 s 209th, 25x 100; Margt E Weindell to John E Eustis, exr Chas J Schmitt; (A) T W Foster, 257 Bway; July22'09; Dec2'18.

**Seofield av** (18:5627), ss, 300 w Main, 50 x108.3, City Island; Saml S Miller to Dollar Savgs Bank, —; (A) Title Guar & T Co; Sept12'03; Nov29'18.

**Seofield av W** (18:5627), ss, 300 w Main, 50x108.3, City Island; Wm J Bush, Cliff-side Park, Bergen Co, NJ, to Peter Hauck, Palisades Park, Bergen Co, NJ; (A) Title Guar & T Co; Oct4'18; Nov27'18.

**Story av** (\*), ns, 380 e Castle Hill av, 25x108, Unionport; Christian Birch to Barbara Rieger & ano, exrs Christian Rieger, —; (A) M J Sullivan, Willis av & 148th; Dec1'05; Dec2'18.

**Union av** (10:2675), sec 156th, 91x25; Marie E Schober, 830 E 156, to Dave Lewis, Bklyn; (A) Title Guar & T Co; Aug9'12; Dec4'18.

**Union av** (10:2675), sec 156th; same prop; Marie Joergers, 932 Union av, to same; (A) same; Nov10'15; Dec4'18.

**Union av, 572** (10:2674); Bertha Schetz, 572 Union av, to F R Wood; W H Dolson Co, 2240 Bway; (A) Title Guar & T Co; May12'15; Dec3'18.

**Valentine av** (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11; Chas Danewitz to Robt E Leher, Blauvelt, NY; (A) Chas Danewitz, 2682 Valentine av; Feb5'14; Dec4'18.

**Washington av** (9:2384), ws, 69.6 n 163d, 24.9x100; Anna Rice to Patk Fitzgerald, —; (A) Title Guar & T Co; July8'05; Dec3'18.

**Whitlock av** (10:2734), ses, 174.4 sw Hunts Point av, 25x136.1x25.1x138.11; Geo F Johnson's Sons Co to Madeline W Fritsche, 1 W 72; (A) Title Guar & T Co; Nov30'06; Nov27'18.

**Lots 39 & 40** (14:3559), map 170 lots Siems Est; Gerardo Dagostino to Letizia Nuzzolino, —, & ano, admsr Domenico Nuzzolino & ano; (A) Title Guar & T Co; Aug4'15; Dec2'18.

**Lots 2 & 3** (9:2458), map 61 lots Estate Arthur R Morris et al; Annunziata Molassi to Mary M Ostrander, 12 W 53; (A) G J Cuoco, 63 Park Row; July8'15; Dec4'18.

**Lot 152** (\*), map Monatiquot Real Estate Co; Vincenzo Palazzolo, 245½ E 87, to Fanny C K Marshall, —; (A) Title Guar & T Co; Oct27'10; Dec4'18.

**Lots 70 to 19** (9:2534 & 2535), parcel 21, map Wm B Ogden; Terfos Constn Co to Wm N Cohen, 515 Park av; (A) F A Snow, 15 Wall; Jan25'17; Dec3'18.

**Lot 273** (\*), map 473 lots Haight Est; Giovanni Calogero, 203 E 36, to Clara Post, 1991 Morris av; (A) Helen S Leube, 3011 Westchester av; May16'16; Dec3'18.

**Lots 8 & 52** (\*), blk 19, map Morris Park; Loretta M & Mary Duffy, NY, & Mary C Kelly Vincennes, Indiana, to Mutual Life Ins Co & ano; (A) Lawyers Title & T Co; July31'13; Nov29'18.

**Plot** (\*), begins 475 n Morris Park av at point 274.6 n along same from Unionport rd, runs w100x25x100x25 to beg, with right of way over strip to Unionport rd; Mary A Robinson to North Side Mtg Corp, 391 E 149; (A) Clocke, K & R, 391 E 149; May8'03; Dec3'18.

**Plot** (\*) begins 240 e White Plains rd at point 595 e along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; Eliz Gordon to Mary Egan, —; (A) Clocke, K & R, 391 E 149; Nov5'09; Dec3'18.

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

**Baumgarten, Wilhelmine**—Oct4'17 (Nov 30'18)—69TH ST, 318 E (5:1443-46½), 16.8x77.4, 3-sty bk & strn dwg, \$8,000.

**Brookfield, Kate M**—Apr4'18 (Nov30'18)—MADISON AV, 516 (5:1289-15), 20x95, 4-sty & b strn dwg, \$55,000.

**Cohen, Sara**—Mar30'18 (Nov30'18)—69TH ST, 68 W (4:1121-60), 20x100.5, 4-sty & b strn dwg, \$25,000.

**Deahler, Hannah V**—May17'16 (Nov30'18)—123D ST, 150 W (7:1907-3), 17x100.11, 3-sty & b strn dwg, \$7,500.

**Ebberts, D Fredk**—Aug25'18 (Nov30'18)—48TH ST, 544 W (4:1076-55), 19.8x100.5, 4-sty bk tnt, \$10,000.

**Garrettsen, Francis T**—July4'18 (Nov29 '18)—48TH ST, 68 W (5:1263-69), 20.10x 100.5, 4-sty bk & strn dwg, \$45,000.

**Junker, Hermann C**—Feb26'18 (Nov30'18)—5TH AV, 2201 (6:1759-1), nec 134th, 24.11x75, 5-sty bk & strn tnt, \$22,500.

**Major, Maria T**—Sept24'17 (Nov29'18)—2D AV, 149 (147) (2:465-53), 33x125, 3-sty & b bk dwg, \$39,000.

**BROOME ST, 438** (2:483-38), 29.2x118.6, 5-sty bk loft & str bldg, \$43,000.

**Rosenstiel, Benj**—Nov20'17 (Nov30'18)—148TH ST, 237 W (7:2034-8), 39x99.11, 5-sty bk & strn tnt, \$35,000.

**3D ST, 20 W** (2:533-14), 40x75, 5-sty bk & strn loft bldg, \$40,000.

**124TH ST, 31-3 W** (6:1722-22), 42.6x100.11, 7-sty bk & strn tnt, \$65,000.

**Tailer, Edw N**—Feb15'17 (Dec2'18)—GREENE ST, 45 (2:475-52), 25x100, 6-sty bk & strn loft bldg, \$27,000.

**WOOSTER ST, 42-4** (2:475-35), 50x100, 6-sty bk & strn loft bldg, \$48,000.

**READE ST, 83** (1:149-15), 20x50.9, 6-sty bk & strn loft bldg, \$47,000.

**86TH ST, 2 E** (5:1497-70), 20x102.2, 5-sty & b strn dwg, \$52,000.

**86TH ST, 4 E** (5:1497-69), 20x102.2, 5-sty & b strn dwg, \$52,000.

**86TH ST, 6 E** (5:1497-68½), 20x102.2, 5-sty & b strn dwg, \$52,000.

**86TH ST, 8 E** (5:1497-68), 20x102.2, 4-sty & b strn dwg, \$46,000.

**86TH ST, 10 E** (5:1497-67), 20x102.2, 4-sty & b strn dwg, \$40,000.

**8TH ST, 4 E** (2:550-23), 25x120.3, 4-sty bk loft & str bldg; leasehold; entire property assessed at \$25,500; leasehold appraised at \$1,800.

**WASHINGTON SQ N, 11** (2:550-11), 31x 146.9, 3-sty bk dwg; leasehold; assessed at \$41,000; leasehold appraised at \$5,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversely Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 6, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

JOSEPH P. DAY.

**Henry st, 29** (\*), ns, 174.10 e Cath, 25x 100, 5-sty bk tnt & str; due, \$4,949.18; T & C, \$280.90; Charles Schram, 16,500.

**44TH st, 522 W** (\*), ns, 325 w 10 av, 25x 100.5, 5-sty bk tnt; due, \$17,450.95; T&C, \$913.65; Alexander Pomeroy, 10,000.

**103D st, 159 W**, ns, 220.9 e Ams av, 37.6 x100.11, 6-sty bk tnt; due, \$5,383.95; T&C, \$1,411.25; Jennie C Stratton et al, 50,216.

**119TH st, 433-5 E** (\*), ns, 250.6 w Av A, 37.6x100.11, 6-sty bk tnt & str; due, \$26,741.07; T&C, \$1,910.54; Metropolitan Trust Co of City of N Y, 22,000.

**141ST st, 472 W** (\*), ss, 53 e Ams av, 18x 99.11, 4-sty bk dwg; due, \$16,068.97; T&C, \$577; Seamen's Bank for Savings in City N Y, 15,000.

**Lexington av, 1635** (\*), es, 50.11 n 103d, 25x95, 4-sty strn tnt; due, \$14,434.30; T&C, \$1,983.14; Central Union Trust Co of N Y, 13,000.

**Lexington av, 1637** (\*), es, 75.11 n 103d, 25x95, 4-sty strn tnt; due, \$14,438.44; T&C, \$1,988.74; Central Union Trust Co of N Y, 13,000.

### HENRY BRADY.

**Attorney st, 41** (\*), ws, 50 s Broome, 25 x60, 5-sty bk tnt; due, \$16,606.60; T&C, \$200; Louise S Walter et al trstes, &c, 10,400.

**2D st, 236** (\*), ns, 298 w Av C, 24.9x105.1, 6-sty bk tnt & str; due, \$26,211.76; T&C, \$854.10; Achilles H Kohn, 24,000.

**102D st, 404 E** (\*), ss, 120 e 1 av, 25x 100.11, 1 & 2-sty bk stable; due, \$7,826.17; T&C, \$277; Juliet Lathrop et al, 7,000.

**113TH st, 81 E** (\*), ns, 75 w Park av, 25x 100.11, 5-sty bk tnt & str; due, \$15,401.06; T&C, \$1,280; Jonas E Reinthal, 12,000.

**114TH st, 167 E** (\*), ns, 214 w 3 av, 26.6 x100.10, 4-sty bk tnt; due, \$9,676.26; T&C, \$501.68; Emigrant Industrial Savgs Bank, 9,500.

**11TH av, 724** (\*), es, 25.1 n 51st, 25.1x 100, 5-sty strn tnt & str; due, \$15,088.65; T&C, \$517.40; Citizens Savings Bank, 13,000.

L. J. PHILLIPS & CO.

**Broome st, 24** (\*), ns, 75 w Mangin, 25x 99.8, 5-sty bk tnt & str; due, \$17,017.17; T&C, \$340.20; Julia Quinlan, 11,000.

### SAMUEL MARX.

**Ludlow st, 110** (\*), es, 100 n Delancey, 25x87.6, 6-sty bk tnt & str; due, \$26,545.06; T&C, \$2,465.38; Isaac Shiman, 25,000.

**Wooster st, 31**, ws, 61 n Grand, 16.4x50, 4-sty strn loft & str bldg; assignee's sale for the benefit of the creditors of D Davis & Sons, 900.

**29th st, 322 E**, 25x98.9, 4-sty bk bldg; mtg, \$8,500; adm sale; Jas E McElroy, 2,000.

**70TH st, 251 W**, ns, 258 e West End av, 17x100.5, 3-sty & b bk dwg; due, \$15,699.53; T&C, \$840.40; Ft Independence Realty Co, 14,500.

**3D av, 1695** (\*), nec 95th (Nos 201-3), 25.8x100, 5-sty bk tnt & str; due, \$33,464.66; T&C, \$1,931.70; N Y Savings Bank, 30,000.



ARTHUR C. SHERIDAN.  
105TH st, 143 W (\*), ns, 415.5 e Ams av.  
33.5x134.10, 5-sty bk tnt; due, \$4,244.95; T  
&c, \$324.50; J Chr G Hupfel Brwg Co.  
25,200  
Total ..... \$324,216  
Corresponding week, 1917..... 328,280  
Jan. 1, 1918, to date.....24,113,355  
Corresponding period, 1917....33,115,695

Bronx.

The following are the sales that  
have taken place during the week  
ending Dec. 6, 1918, at the Bronx  
Salesrooms, 3208-10 3d av.

HENRY BRADY.

Denne pl (\*), es, 157 s Pierce av, 32.5x  
100x33.4x100; due, \$3,141.81; T&c, \$1,500;  
Wm Hejduk.  
3,000  
134TH st, 359 (611) E (\*), ns, 287.7 e  
Alexander av, 20x100, 3-sty fr tnt; due, \$1-  
120.15; T&c, \$350.96; Elway Co.  
1,000

JAMES J. DONOVAN.

174TH st E (\*), nec Walton av, 56x150x  
35x125, vacant; due, \$2,902.26; T&c, \$184;  
Thos C Lippman.  
3,000  
175TH st, 538 E (\*), ss, 74.10 e 3 av, 39x  
100, 6-sty bk tnt; also 175TH ST, 530 E, sec  
3 av (No 4076-84), 35.10x100x32.1x100.1, 6-  
sty bk tnt & str; due, \$18,152.69; T&c,  
\$1,002; Frank Cohen et al.  
75,600

Cedar av, 1826, es, 250 n Sedgwick av,  
25x80, 2-sty bk tnt & str; due, \$1,078.54;  
T&c, \$175; Hy Graft.  
6,000

Grand Blvd & Concourse (\*), nwc 174th,  
69x76.4x63x125, vacant; due, \$7,377.43; T&c,  
\$368.50; Chas H Topping.  
7,700

Jerome av, 2345 (\*), nwc North, 18x  
79.11, 3-sty bk tnt & str; due, \$12,046.07;  
T&c, \$1,500; Harry H Hughes.  
10,000

Longfellow av, 1139 (\*), ws, 182.4 n 167th,  
25x100, 4-sty bk tnt; due, \$15,293.74; T&c,  
\$437; Madeline W Macy.  
10,000

Powell av (\*), nwc Olmstead av, runs w  
88.4xn103.1xe10 to Tremont av xse85.11xs  
58.7 to beg; due, \$3,298.24; T&c, \$2,392.10;  
Millie Watkins et al, gdn, &c.  
3,000

Summit av, 981 (\*), ws, 761.7 s 165th, 50x  
87.5, 1-sty fr church; due, \$4,511.03; T&c,  
\$234; Thos F Brennan.  
4,000

JOSEPH & CO.

187th st, 550 E, sec Lorillard pl (No  
2398), 100.1x22.5x100x24.5, 5-sty bk tnt;  
due, \$3,357; T&c, \$300; Michl Struph.  
21,450

Total ..... \$144,750  
Corresponding week, 1917..... 28,000  
Jan. 1, 1918, to date.....5,247,019  
Corresponding period, 1917.....7,768,890

VOLUNTARY AUCTION SALES.

Manhattan.

J. H. MAYERS.

DEC. 10.  
146TH ST, 202-8 W, 40x99.11 each, 2-6-sty bk  
tnts (vol sale).  
146TH ST, 246-56 W, 49.2x99.11 each, 3-6-sty  
bk tnts (vol sale).  
144TH ST, 267-73 W, 40 & 45x99.11 each, 2-6-sty  
bk tnts (vol sale).  
39TH ST, 344-6 W, 50x100.5, 2-5-sty bk tnts  
(vol sale).

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the  
second that of the Defendant. (A) means  
Attorney; (R) Relative; last name, Auctioneer.

Manhattan.

DEC. 7 & 9.  
No Legal Sales advertised for these days.

DEC. 10.  
MADISON ST, 340, ss, 95.3 e Scammel, 24.7x96,  
5-sty bk tnt & str; Citizens Savgs Bank—  
Max Markel extrx et al; Beall & Rogers (A),  
141 Broadway; Roger Foster (R); due, \$17-  
289.31; T&c, \$80.78; Joseph P Day.

53D ST, 114 W, ss, 225 w 6 av, 18.9 x100.5, 2 &  
4-sty stn tnt & str; James I Gulick—Fannie  
Brunhild et al; Action 1; G J & S N Carr  
(A), 349 Broadway; John J O'Connell (R);  
due, \$11,046.86; T&c, \$664.67; Joseph P Day.  
53D ST, 116 W, ss, 243.9 w 6 av, 18.9x100.5, 2 &  
3-sty stn tnt & str; same—same; Action 2;  
same (A); same (R); due, \$11,051.34; T&c,  
\$664.67; Joseph P Day.

101ST ST, 403-5 E, ns, 95 e 1 av, 50x100, 2-sty  
bk garage; sheriff's sale of all right, title, &c,  
which Max Levinstim had on Nov 14, 1917, or  
since; David H Knott, sheriff; Henry Brady.  
113TH ST, 83 E, ns, 50 w Park av, 25x100.11, 5-  
sty bk tnt & str; Citizens Savgs Bank Julia  
Levy et al; Beall & Rogers (A), 141 Broad-  
way; William Bondy (R); due, \$18,270.09;  
T&c, \$835.15; Joseph P Day.

AV A, 224, sec 14th (500), runs s24xe69xs27.9x  
e27xn51.9xw96 to beg, 6-sty bk tnt & str;  
Manhattan Savgs Inst—Rutherford Holding Co  
et al; Rapilo & Kennedy (A), 66 Broadway;  
Manfred W Ehrlich (R); due, \$58,307.25; T&c,  
\$6,000; Arthur C Sheridan.

3D AV, 1256, ws, 52.2 n 72d, 25x100, 5-sty bk  
tnt & str; Henry Dreyfoos et al—Sadie  
Solomon et al; Wm R Adams (A), 50 Broad-  
Phoenix Ingraham (R); due, \$6,662.51; T&c,  
\$1,450; sub to prior mtg of \$21,000; Joseph  
P Day.

DEC. 11.  
61ST ST, 326 E, ss, 355 e 2 av, 26.8x100.5, 5-sty  
bk tnt; Dominick Bozzuffi—John Bozzuffi et  
al; Louis Campora (A), 97 Nassau; Isaac S  
Lambert (R); due, \$4,890.43; T&c, \$1,048.20;  
Joseph P Day.

1ST AV, 699, swc 40th, 24.10x75, 5-sty bk tnt &  
str; 44TH ST, 206 E, ss, 130.6 e 3 av, 24.6x  
100.5, 5-sty bk tnt; 44TH ST, 212 E, ss, 205 e  
3 av, 25x100.5, 5-sty bk tnt; 45TH ST, 313 E,  
ns, 200 e 2 av, 25x100.5, 5-sty bk tnt; 45TH  
ST, 319 to 323 E, ns, 300 w 1 av, 75x100.5, 3-  
sty bk tnt; 1ST AV, 795, ws, 80.9 s 45th, 19.7x-  
70, 5-sty bk tnt & str; 45TH ST, 318 & 320  
E, ss, 275 e 2 av, 50x100.5, 2-5-sty bk tnts &  
str; 1ST AV, 817-21, swc 46th (348 & 350),  
80.5x100, 4-5-sty bk tnts & str; 56TH ST, 226  
E, ss, 250 w 2 av, 25x100.4, 5-sty stn tnt &  
str; 58TH ST, 330 to 334 E, ss, 200 w 1 av, 78  
x100.5, 3-5-sty stn tnts; 63D ST, 415 to 419 E,  
ns, 231.2 e 1 av, 75.3x100.5, 3-5-sty bk tnt; 63D  
ST, 421 E, ns, 281.9 w Av A, 25.6x100.5, 5-sty  
bk tnt; 79TH ST, 302 & 304 E, ss, 75 e 2 av,  
52x102.2, 2-5-sty stn tnts; 1ST AV, 855, ws,  
50.5 s 48th, 25x75, 5-sty bk tnt & str; 1ST  
AV, 851 & 853, ws, 75.5 s 48th, 50.1x100, 2-5-sty  
bk tnts & str; 2D AV, 871, ws, 75.5 s 47th,  
25x100, 5-sty bk tnt & str; 3D AV, 1057, es,  
75.2 n 62d, 25.2x100, 5-sty bk tnt & str; 67TH  
ST, 21 E, ns, 50 w Madison av, 22x100.5, 4-sty  
& b stn dwg; 14TH ST, 613 E, ns, 197.4 e Av  
B, 21.10x103.3, 5-sty bk tnt; 50TH ST, 307 E,  
ns, 88 e 2 av, 16.4x100.5, 3-sty & b stn dwg;  
50TH ST, 343 to 349 E, ns, 145 w 1 av, 80x  
100.5, 4-4-sty stn tnts; 97TH ST, 155 E, ns,  
154 w 3 av, 17x100.11, 5-sty bk tnt; BROAD-  
WAY, 2643 & 2645, ws, 26.10 n 100th, 55x100,  
7-sty bk tnt & str; Max J Sulzberger—Max  
J Sulzberger, extr, et al; Stroock & Stroock  
(A), 141 Broadway; McDougall Hawkes (R);  
partition; Joseph P Day.

DEC. 12.  
CHERRY ST, 362, ns, 126.5 e Montgomery, 26x  
94.9x26.4x96, 5-sty bk tnt & str & 4-sty bk  
rear tnt; Mary T Casey et al—Louis Lepidas  
et al; Cary & Carroll (A), 59 Wall; Mark  
Goldberg (R); due, \$14,154.28; T&c, \$543.31;  
Henry Brady.

RUTGERS ST, 53, es, 67.10 s Monroe, 25x100,  
5-sty bk tnt & str & 2-sty bk rear tnt;  
Citizens Savgs Bank—Abr Israel et al; Beall  
& Rogers (A), 141 Broadway; Chas J Leslie  
(R); due, \$19,154.90; T&c, \$770.70; Joseph P  
Day.

121ST ST, 342 E, ss, 160 w 1 av, 30x100.11, 4-sty  
bk tnt; Bennett J King et al—Rose Gennis  
et al; Wm C Orr (A), 51 Chambers; Cornelius  
Huth (R); due, \$10,882.64; T&c, \$467.85;  
Henry Brady.

Dec. 13 & 14.  
No Legal Sales advertised for these days.

DEC. 16.  
61ST ST, 319 E, ns, 274.6 e 2 av, 25x100.5, 5-sty  
bk tnt & str; Dominick Bozzuffi—John Boz-  
zuffi et al; Louis Campora (A), 93 Nassau;  
James F Curnen (R); due, \$1,750.90; T&c,  
\$946.50; Henry Brady.

116TH ST, 405 E, ns, 74 e 1 av, 20x86, 3-sty &  
b stn dwg; Isabella M Cammann—Ernest  
Miller et al; Daly, Hoyt & Mason (A), 15  
William; Phoenix Ingraham (R); due, \$9-  
990.18; T&c, \$—; Joseph P Day.

123D ST, 440 E, ss, 166.8 w Pleasant av, 33.4x  
100.11, 6-sty bk tnt & str; Lincoln Trust Co  
—Harry Ginsburg et al; Edwards, O'Loughlin  
& George (A), 20 Nassau; Sherwood E Hall  
(R); due, \$19,030; T&c, \$563; Joseph P Day.

Bronx.

DEC. 7 & 9.  
No Legal Sales advertised for these days.

DEC. 10.  
BOSTON RD, nec Charlotte, runs n 161.11xe112.4  
xs12.6xe26.7xs129.8xw100.3 to beg, vacant;  
Margaret J Becker—Mary Raisin et al; Geller,  
Holston & Horan (A), 22 Exchange pl; Paul  
T Kammerer Jr (R); due, \$23,488.16; T&c,  
\$946; Henry Brady.

PARK AV, 2864, es, 56.11 n 149th, runs n25.11x  
e86.3xs80 to 149th xw25xn55xw67.9xn25.10 to  
beg, vacant; City Real Estate Co—Michael  
Reilly et al; Harold Swain (A), 176 Broad-  
way; Matthew C Griffin (R); due, \$5,517.06;  
T&c, \$200; James J Donovan.

WEBSTER AV, 2751-3, nwc 197th (395), 51.2x  
115.3x50x104.6, 5-sty bk tnt & str; Spencer T  
Case, extrx—Evelyn Building Co et al; Chas  
H Friedrich (A), 35 Nassau; Peter A Abeles  
(R); due, \$10,930.45; T&c, \$3,467.72; James  
J Donovan.

DEC. 11.  
JEROME AV, es, 150 n Bedford Park Boulevard,  
75x100, vacant; Edw J Schaeffler—Anna Gully  
et al; atty not given; F B Van Kleeck (R);  
due, \$5,442.96; T&c, \$762.60; F B Van Kleeck;  
at 12 o'clock on premises.

WEBSTER AV, ws, whole front between Ford  
and 183d, 200x100, vacant; Edgar S Appleby  
et al—Bernhard Bloch et al; Cannon & Cannon  
(A), 135 Broadway; Algernon S Norton (R);  
due, \$27,557.43; T&c, \$1,768; Joseph P Day.

DEC. 12, 13 & 14.  
No Legal Sales advertised for these days.

DEC. 16.  
ANTHONY AV, es, 150.10 n 174th, 52.1x111.7x  
50x97.2, vacant; Samuel Goldstick—Otto  
Fersenheim et al; Edward Jacobs (A), 25  
Broad; Henry M Goldfogle (R); due, \$2-  
599.70; T&c, \$358.55; Samuel Marx.  
WHITE PLAINS RD, 3629-31, ws, 560.6 s 216th,  
50.5x100.5x50.3x97; Michael Brennan Inc—  
Michael Brennan et al; Frank A Bennett (A),  
22 W 1st, Mt Vernon, N Y; Joseph V McKee  
(R); due, \$4,394.51; T&c, \$—; James J  
Donovan.

FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

Manhattan.

NOV. 29.  
CHRISTOPHER ST, nws, Intersec sws Waverly  
pl, 21.4x75; Emmy Eggert, extr—Fredk Rabbe  
et al; amended; R F Rabe (A).

NOV. 30.  
COLUMBIA ST, 80; Elisa H I Kell—Adam  
Schuchmann et al; G Ludwig (A).

78TH ST, 436-40 E; City Real Est Co—Aug  
O Schuster et al; H Swain (A).

7TH AV, 2456-60; Greenwich Savgs Bank—  
Chamax Realty & Constn Corp et al; Mid-  
dlebrook & Borland (A).

8TH AV, ws, 84.9 s 30th, 42x70; Hopkins Se-  
curity Co—Elysee Realty Co, Inc, et al; Jonas  
& Neuburger (A).

DEC. 2.  
LEWIS ST, 49-51; 2 actions; U S Trust Co of  
N Y, trste—Crown Holding Co et al; W M  
Powell (A).

6TH ST, 532 E; American Savgs Bank—Jennie  
Wolf et al; amended; J V Irwin (A).

111TH ST, 241 E; City Real Est Co—Maria M  
Gregorio et al; H Swain (A).

DEC. 3.  
No Foreclosure Suits filed this day.

DEC. 4.  
CHERRY ST, 367; Jos Putzel—Jacob Nathan  
et al; amended; M L Strauss (A).

47TH ST, 257-9 W; Commercial Mtg Co—  
Donald Constn Co, Inc, et al; G S Fulton  
(A).

48TH ST, 61 W; Rose Rosenberg—Trustees of  
Columbia College in City N Y et al; Marks &  
Marks (A).

80TH ST, E, ns, 150 e 3 av, 25x102.2; Hebrew  
Orphan Asylum in City N Y—Scheffel Japhe  
et al; Hoadley, Lauterbach & Johnson (A).

120TH ST, ns, 218 e 7 av, 19x100.11; Farmers  
Loan & Trust Co, trste—Sarah Alexander et  
al; amended; M S & I S Isaacs (A).

DEC. 5.  
ALLEN ST, 151-3; Central Savgs Bank in City  
N Y—Morris Kaplan et al; A H Mosle (A).

128TH ST W, ns, 319 e 8 av, 16x99.11; Harriet  
K Welles—Sarah Kitt et al; Cary & Carroll  
(A).

115TH ST, ss, 415 e Lenox av, 18x100.11; Frank  
B Wood admtrx—Wm G Wood et al; Dunlap  
& Otto (A).

3D AV, 336; Mary A Lewis—Claus Bohling et al;  
H Swain (A).

NOV. 6.  
No Foreclosure Suits filed this day.

Bronx.

NOV. 29.  
No Foreclosure Suits filed this day.

NOV. 30.  
ROGERS PL, sec 163d, 100x115; Benenson Real-  
ty Co—Rogers Place Realty Corp et al;  
Elfers & Abberley (A).

LOTS 224 & 225, map of lots belonging to J S  
Wood, at Village of Williamsbridge; Frank  
C Mayhew et al as trstes—Jos S Wood et al;  
R Hickox (A).

DEC. 2.  
MARIAN ST, ws, 58 s Demilt av, 50x100; Nor-  
man L Sammis—Canebrake Realty Co et al;  
W E Sammis (A).

DEC. 3.  
FOX ST, ws, 585.6 n 163d, 100x104.1; Hendrik  
Hudson Co—Max Hoffman et al; J M Levine  
(A).

DEC. 4.  
No Foreclosure Suits filed this day.

DEC. 5.  
PLOT beg at nec Estate of George Baxter, adj  
land of Thomas C Taylor on ss of Pelham rd,  
87.1x355x1rrg; Charles Massoth—Harry West-  
field et al; Wilson, Parker & Wager (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff;  
the second that of the Defendant.

Manhattan.

NOV. 29.  
BETHUNE ST, ns, 82.1 e Washington,  
82.1x100; Emigrant Industrial Savgs  
Bank—Marie L Denner et al; R & E  
J O'Gorman (A); Powell & Crichton  
(R); due .....52,229.20

NOV. 30.  
No Judgments in Foreclosure Suits filed  
this day.

DEC. 2.  
GREENWICH ST, nwc Vesey, 53.10x  
41.11x1rrg; Kalman Haas—Selwell  
Realty Co; Rose & Paskus (A); Theo  
B Richter (R); due.....65,442.19

DEC. 3.  
117TH ST E, ss, 294 e 1 av, 43x100.10;  
Tennant Ronalds et al—Meyer Jarmu-  
lowsky; Cary & Carroll (A); Henry C  
Quinby (R); due.....32,836.41

62D ST E, ns, 439 e 2 av, 17x100.5;  
Morris Aron—Bozzuffi Realty Co Inc et  
al; McLaughlin & Stern (A); James  
F McNabal (R); due.....6,178.00

DEC. 4.  
144TH ST W, ns, 150 w 7 av, 40x99.11;  
Samuel Grosner—Jos Golding et al;  
Max Miller (A); Gustave Hartman  
(R); due .....8,324.37

DIVISION ST, 215; Alex Pomeroy—  
Catherine & Water St Construction &  
Realty Co et al; Myer Nussbaum (A);  
Abraham M Watterberg (R); due...15,847.92

DEC. 5.  
95TH ST, ss, 117 e 10 av, 17x100.8;  
Equitable Life Assurance Soc of the  
U S—Eliz Hanley et al; Alexander &  
Green (A); Alfred H Townley (R);  
due .....8,956.16

SHERMAN AV, 133; Equitable Trust  
Co of N Y—Arthur A Miller et al;  
Taylor, Jackson, Brophy & Nash (A);  
Chas Putzel (R); due.....12,161.12

111TH ST, 300 E; Louis Kracker—  
Carmela Garzo et al; Albert Erd-  
man (A); Phoenix Ingraham (R);  
due .....8,922.00



<b>Bronx.</b>	
<b>NOV. 27.</b> 3D AV, nec 144th, 25x104.5; Wm T Bernhart as trustee—Rudolph A Hofman et al; H C Knoeppel (A); J H Goggin (R); corrects error in last issue as to defendant; due.....	5,111.80
<b>NOV. 29.</b> ST ANNS AV, 340; Sarah E Bruce—Geo F Knepper et al; C P & W W Buckey (A); A A Henning (R); due.....	12,130.55
EDGEWATER RD, ws, 547.5 n of Westchester av, 25x100; Francis B Austin—Mabel K Guinn et al; E S Clinch (A); D O'L Cohalan (R); due.....	4,185.56
<b>NOV. 30.</b> LOTS 228, 229, 230, map of prop of Up-land Realty Co; LOTS 83, 84 & 85, same map; LOTS 132, 133 & 134, same map; LOTS 8, 9 & 10, same map; LOTS 13, 14 & 15, same map; Bond & Mortgage Guarantee Co—Nearby Realty Corp et al; H Swain (A); C Ehlermann Jr (R); due.....	18,121.91
<b>DEC. 2.</b> 137TH ST, 739 E; Harlem Savgs Bank—Geo E Lott et al; E S Clinch (A); S S Koenig (R); due.....	5,236.80
<b>DEC. 3.</b> SHERMAN AV, sec 166th, 88x100; Frederic Ashton De Peyster et al—Bronx Enterprise Co Inc et al; Morris & McVeigh (A); J V McKee (R); due.....	6,117.99
SHERMAN AV, es, 188 s of 166th, 50x 100; same—same; same (A); same (R); due.....	3,184.62
SHERMAN AV, es, 188 s 166th, 50x 100; Frederic Ashton De Peyster et al—Bronx Enterprise Co Inc et al; Morris & McVeigh (A); J F McKee (R); due.....	3,184.62
SHERMAN AV, es, 88 s 166th, 50x100; same—same; same (A); same (R); due.....	3,184.62
SHERMAN AV, es, 238 s 166th, 50.9x 100; same—same; same (A); same (R); due.....	3,184.62
<b>DEC. 4.</b> SHERMAN AV, ws, 255.2 n 165th, 100x 103.9; Frederic Ashton De Peyster et al—Simonia Realty Corp; Morris & McVeigh (A); C J Leslie (R); due..	7,351.87
SHERMAN AV, ws, 105.2 n 165th, 75x 100; same—same; same (A); same (R); due.....	5,348.48
SHERMAN AV, ws, 180.2 n 165th, 75x 100; same—same; same (A); same (R); due.....	5,348.48
165TH ST, nwc Sherman av, 100x100.1; same—same; same (A); same (R); due.....	8,836.76
<b>DEC. 5.</b> CRESTON AV, es, 149.5 n 184th, 25x100; Mary A Nicolaus—Josephine Ragette et al; H C Knoeppel (A); E S Boyth (R); due.....	5,129.90
156TH ST E, swc Prospect av, 25.2x89; Niels Molbeck—Pauline Muller et al; Hull & Eberhardt (A); D Quinn (R); due.....	3,067.37

### LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

<b>Manhattan.</b>	
<b>NOV. 30.</b> 94TH ST, 303-7 E; also LENOX AV, 91; also 2D AV, 1602-4; Christian Goetz—Rosina Fischer et al; partition; H C Botty (A).	
<b>DEC. 2.</b> No Lis Pendens filed this day.	
<b>DEC. 3.</b> BEEKMAN ST, FULTON ST, SOUTH ST & FRONT ST, blk, &c; Globe Sash & Door Co—Barnet Stern et al; action to foreclose mechanics Lien; H Greenberg (A).	
<b>DEC. 4.</b> No Lis Pendens filed this day.	
<b>DEC. 5.</b> MADISON ST, 182-4; 135 Broadway Holding Corp—Letitia H Ketterer et al; action to foreclose tax lien; Bennett, Werner & Nave (A).	
MAIDEN LA, 51 & 53, & rear of 55; Edw A Schmidt—51-53 Maiden Lane, Inc; specific performance; H H Williams (A).	
<b>NOV. 6.</b> No Lis Pendens filed this day.	
<b>Bronx.</b>	
<b>NOV. 29, 30 &amp; DEC. 2.</b> No Lis Pendens filed these days.	
<b>DEC. 3.</b> No Lis Pendens filed this day.	
<b>DEC. 4.</b> No Lis Pendens filed this day.	
<b>DEC. 5.</b> No Lis Pendens filed this day.	

### MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

<b>Manhattan.</b>	
<b>NOV. 30.</b> GREENWICH ST, 97-99; also 12TH ST, 238 W; Morris Citrin—Ernest W Cardozo, Michl H Cardozo & Abr J & Herman Schlesinger (64).....	200.00
72D ST, 117 W; Max Feder—Cephisa C Bates & Meyer Contracting Co (63).....	125.00
131ST ST, 11 E; Raphael Lemkin—Isaac Altman; renewal (62).....	600.00

<b>DEC. 2.</b> DUANE ST, 107; David Greenberg—N Y Hospital Society & Frank Schreiber (4).....	15.00
WAVERLY PL, 123-5; Morris Osinoff—123-125 Waverly Pl Corp & Duckor & Co (2).....	150.00
72D ST, 117 W; Monroe M Golding, Inc—Cephise C Bates & Meyer Contracting Co (3).....	1,985.00
93D ST, 250 W; David Greenberg—Improved N Y Properties Co, Inc, & Frank Schreiber (6).....	70.00
127TH ST, 154-8 W; Geo J Schnatz Iron Works, Inc—M & M Garage Co, Inc, & Friedman Contracting Co (5).....	197.75
144TH ST, ss, 210 e Lenox av, 100x100; Riger Constn Co, Inc—West 144th St Realty Co, Gussie Englander & Non-Column Garage Co, Inc; renewal (1).....	646.50
<b>DEC. 3.</b> 11TH ST, 326-8 W; Jos Miller—West 11th St Warehouse, Inc, & Paletz & Zucker, Inc (7).....	790.00
47TH ST, 257-9 W; Louis Bayer—Francis X O'Connor & Donald Constn Co, Inc (12).....	780.00
57TH ST, 36 W; Feinberg & Feinberg, Inc—Eliz L Goodnow, Isabelle L Bigelow & Maxim Constn Co (8).....	436.00
SAME PROP; Eugene J Wohl—same; renewal (9).....	321.57
77TH ST, 64 W; Lenox Contracting—Co—64 West 77th St Corp (13).....	678.50
141ST ST, 351 W; Abr Wilkes—Jos Newmark, Harry Jacobs & Newmark & Jacobs (10).....	184.50
180TH ST, 529 W; also AUDUBON AV, 233; Abr Wilkes—N & J Corp & Newmark & Jacobs (11).....	339.95
<b>DEC. 4.</b> 26TH ST, 46-8 W; Louis Asch—Theo J Ackerman & Eagle Bldg & Constn Co (15).....	325.00
57TH ST, 36 W; D H McLaury Tile Co, Inc—Eliz L Goodnow, Isabelle L Bigelow & Maison C Klein; renewal (16).....	235.00
138TH ST, 308 W; Morris Watkin—B W Smith (14).....	150.00
8TH AV, 229; Israel Crystal—Robt A Adams & N Y County Bakery & Lunch Room, Inc (17).....	4,285.00
<b>DEC. 5.</b> MANHATTAN AV, 117; Harry Weprin—Edward Spiegel (18).....	702.00
<b>NOV. 6.</b> 56TH ST, 70 E; Chas V Schwall—Alice B Dexter & Fredk B & Walter D Pinkus (19).....	67.00
<b>Bronx.</b>	
<b>NOV. 29.</b> WALTON AV, swc 140th, 75x97.7; Jos Tessler—Lambert L Cheatham & Geo W Coughlin (7).....	465.00
<b>NOV. 30.</b> No Mechanics Liens filed this day.	
<b>DEC. 2.</b> PROSPECT AV, 892; Jos Napolitano—Jennie E Byrne, Ritters Restaurant Co, Inc, & Wm Sinkowitz, Inc (1).....	281.86
<b>DEC. 3.</b> No Mechanics Liens filed this day.	
<b>DEC. 4.</b> No Mechanics Liens filed this day.	
<b>DEC. 5.</b> RHINELANDER AV, 705; Bronx Roofing & Water-Proofing Co—Michael Vista (2).....	15.00

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

<b>Manhattan.</b>	
<b>NOV. 30 &amp; DEC. 2.</b> No Satisfied Mechanics Liens filed these days.	
<b>DEC. 3.</b> 77TH ST, 219-23 W; Lenox Contracting Co, Inc—77th St Realty Corp et al; Nov26'19.....	678.50
<b>DEC. 4.</b> No Satisfied Mechanics Liens filed this day.	
<b>DEC. 5.</b> BOWERY, 50 & 52½, and ELIZABETH ST, 24 & 26; Isaac Klingerhoffer—Atlantic Garden Realty Corp et al; Aug29'18 (canceled).....	200.00
<b>NOV. 6.</b> No Satisfied Mechanics Liens filed this day.	
<b>Bronx.</b>	
<b>NOV. 29, 30 &amp; DEC. 2.</b> No Satisfied Mechanics Liens filed these days.	
<b>DEC. 3.</b> 232D ST, 1027 E; Jacob Levey—Lorillard Bldg Co et al; Oct3'18.....	393.00
UNIVERSITY AV, 1601-15; Duminuco Bros, Inc—B F Constn Co, Inc, et al; Feb11'18.....	2,000.00
SAME PROP; same—same; Feb11'18.....	5,300.00
SAME PROP; Bronx Artificial Stone Works—same; Jan12'18.....	1,162.53
<b>DEC. 4.</b> No Satisfied Mechanics Liens filed this day.	
<b>DEC. 5.</b> No Satisfied Mechanics Liens filed this day.	

### ATTACHMENTS.

The first name is that of the Debtor; the second that of the Creditor.

<b>Manhattan.</b>	
<b>NOV. 28.</b> WERTHEIMER & CO; Isidore Jaffe et al; \$1,250; M M Mendel.	
PARODI, Vincent E; Richard Bennett, Jr.; \$16,791; Wing & Russell.	
<b>NOV. 29.</b> RUSSIAN LAND RECLAMATION CO, Inc; Fabian S Flaum; \$32,177.18; J M Coleman.	
<b>NOV. 30.</b> WEPL, Isidor, Emil, Adolphe & Leonel; Myron D Kahn; \$960.25; H Amster.	
<b>DEC. 2 &amp; 3.</b> No Attachments filed these days.	
<b>DEC. 4.</b> LLABRES, Luis & Louis J Barthelemey; Douglas A Graham; \$2,000; C M Gilpin.	

### CHattel MORTGAGES.

AFFECTING REAL ESTATE.

<b>Manhattan.</b>	
<b>NOV. 29, 30, DEC. 2, 3, 4 &amp; 5.</b> Hirsch, I, & I Roth. 1st av, nec 23d.. Burwak Elevator Co.....	3,800.00
Socol, Nathan, & Saml Frank. Lexington av, sec 120th, 142-50 E; also 119th st, 153-5 E..Isidore Goldstein. Lease, &c. ....	4,000.00
<b>Bronx.</b>	
<b>NOV. 27, 29, 30. DEC. 2, 3 &amp; 4.</b> ABRAMSON, S. G., 3246 Kingsbridge av ..Westchester Lighting Co, cabinets & ranges .....	178.19

### BUILDING LOAN CONTRACTS

The first name is that of the Lender; the second that of the Borrower.

<b>Manhattan and Bronx.</b>	
<b>NOV. 29, 30 &amp; DEC. 2.</b> No Building Loan Contracts filed these days.	
<b>DEC. 3.</b> No Building Loan Contracts filed this day.	
<b>DEC. 4.</b> No Building Loan Contracts filed this day.	
<b>DEC. 5.</b> No Building Loan Contracts filed this day.	

### PLANS FILED FOR NEW CONSTRUCTION WORK.

#### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

#### Manhattan.

<b>FACTORIES AND WAREHOUSES.</b>	
CHRISTIE ST, 183, 1-sty bk storage, 25x85, slag roof; \$5,000; (o) Beatrice F. Cencil, 37 Wall; (a) Jacob Fisher, 25 Av A (166).	
9TH AV, 401-05, 1-sty bk storage, 51x64, rubberoid roof; \$4,500; (o) Henry Hencken, 543 W 28; (a) Theo. F. Price, 543 W 28 (167).	
<b>STABLES AND GARAGES.</b>	
AMSTERDAM AV, 2479-91, 1-sty bk garage, 129x100, slag rf; \$25,000; (o) Abr. B. Meyer, 32 Green, Newark, N. J.; (a) Robt. E. Moss, 126 Liberty (165).	

#### Bronx.

<b>SCHOOLS AND COLLEGES.</b>	
BROWN PL, sec 136th, 2-sty bk school, 59.11 x100, slag rf; \$70,000; (o) City N. Y., City Hall; (a) C. B. J. Snyder, Municipal Bldg, Manhattan (166).	

### PLANS FILED FOR ALTERATIONS

#### ABBREVIATIONS.

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

#### Manhattan.

<b>DELANCEY ST, 138, new str fronts, ext, partitions, toilets, beams, remove stairs &amp; dumb-waiter, vent shaft, tile floor to 4-sty bk str &amp; office; \$10,000; (o) Horn Est., care G. W. Ellis, trustee, 149 Bway; (a) B. H. &amp; C. N. Whinston, 148th &amp; 3 av (2158).</b>	
<b>GRAND ST, 154-56, new partitions to 6-sty bk str &amp; lofts; \$1,000; (o) William F. Chrystie, 299 Bway; (a) Jas. E. Kelley, 122 Bleecker (2180).</b>	



NASSAU ST. 31, remove kitchen equipment, new toilet rooms to 19-sty f. p. office; \$18,000; (o) Natl. Bank of Commerce, 31 Nassau; (a) Low Parker Eng. Co., 150 Nassau (2168).

SOUTH WILLIAM ST. 17, new elevator & shaft to 5-sty bk office; \$6,000; (o) Importers & Exporters Ins. Co., Inc., 56 Beaver; (a) Milton Zeisler, 52 Beaver (2162).

TOMPKINS ST. 81-3, 1-sty ext to 3 & 1-sty bk factory; \$2,500; (o) Geo. E. Etzel, 82 Tompkins; (a) Lorenz F. J. Weiher, 271 W 125th (2163).

UNION SQ. 37, stair enclosure to 5-sty bk str & factory; \$1,500; (o) Jno. Duncan, 241 West; (a) William Whitenack, 99 W 3d (2167).

WASHINGTON ST. 691, remove partitions & dumbwaiter, new steps, enlarge openings, plaster & carpenter work to 4-sty bk dwg; \$10,000; (o) Fleischmann Co., 701 Washington; (a) C. A. Jackson, 683 Washington (2178).

WATER ST. 745-7, new stairs, doors to 5-sty bk stable & warehouse; \$4,000; (o) Hecker-Jewels-Jones Milling Co., 49 Wall; (a) Edw. I. Shire, 373 4 av (2181).

WILLIAM ST. 120, ext stairs, new bulkhead, skylight, pent house, ext side walls to 8-sty f. p. warehouse; \$3,700; (o) Lehn & Fink, Inc., 120 William; (a) Buchman & Kahn, 56 W 45th (2164).

WOOSTER ST. 212-8, erect new balcony, opening in elevator shaft, f. p. platform to 6-sty bk warehouse; \$2,500; (o) Arthur H. Ely, Greenwich, Conn; (a) Seymour Burrell, 350 Bway (2142). Corrects error in issue Nov. 30 as to location.

26TH ST. 134-40 W, construct f p vault, to 12-sty f p mfg bldg; \$1,000; (o) Eagle Imp. Co., Morris Mayer, Pres., 321 W 94; (a) Guy W. Culgin, 141 Washington pl (2184).

29TH ST. 41 E, remove walls of basement & 1-sty, rearrange partitions, new bathrooms to 4-sty bk dwg; \$8,000; (o) 41 E. 29th St. Co., I. B. Koplick, Pres., 101 Park av; (a) D. Wortmann, 114 E 28th (2155).

31ST ST. 108 W, new fire-escape to 3-sty bk lofts; \$350; (o) Elena E. Goodale, Paulina H. Drew, 265 7 av; (a) George M. McCabe, 161 5 av (2143). Corrects error in last issue as to owner's name.

34TH ST. 149 E, new floor, remove stalls, f. p. partitions, widen doorway, new skylights to 2½-sty bk stable & garage; \$3,000; (o) Miss Edith G. Bowdoin, 39 Park av; (a) Jno. H. Duncan, 147 5 av (2170).

38TH ST. 223 E, ext stairs to 4-sty bk loft; \$250; (o) J. C. Hupfel Brewing Co., 229 E 38th; (a) B. W. Berger & Son, 121 Bible House (2173).

45TH ST. 240-42 E, ext mezzanine floor to 1-sty bk garage; \$1,200; (o) Chas. Hoffman, 39 W 89th; (a) H. H. Heidgord, 139 W 24th (2160).

54TH ST. 145 W, new ext, remove partitions to 2-sty bk stable; \$600; (o) U. S. Trust Co., 45 Wall; (a) Saml. Cohen, 32 Union sq (2157).

71ST ST. 55 W, new window, partitions, fill in opening to 4-sty bk dwg; \$1,000; (o) Florence L. Van Buren Est., Harold G. Richard, exr., 376-78 Grand; (a) Nathan Langer, 81 E 125th (2159).

91ST ST. 77 E, new steel & concrete lift shaft to 3-sty bk dwg; \$2,000; (o) Mrs. Adrian Iselin, 711 5 av; (a) H. A. Jacobs, 320 5 av (2135).

91ST ST. 426-28 E, new beams, girders to 3-sty bk lofts; \$250; (o) Edw. R. Poerschke, care Sedgwick Garage, 1405 Sedgwick av, Bronx; (a) B. W. Berger & Son, 121 Bible House (2174).

103D ST. 331-33 E, erect boiler room, new bk wall, f. p. door to 3-sty bk shop & tnt; \$500; (o) Ruben Bruck, 206 W 111th; (a) Louis A. Hornum, 405 Lexington av (2177).

112TH ST. 200 W, new partitions & vestibule to 6-sty bk str & tnt; \$150; (o) Robt. Hoe Est. Co., 15 William; (a) Benj. W. Levitan, 10 E 38th (2149).

112TH ST. 223 W, erect partitions, new window to 3-sty bk dwg; \$600; (o) Morris Klotz, on prem; (a) Nathan Langer, 81 E 125th (2148).

116TH ST. 306 E, new plumbing fixtures, woodwork, plastering, renovated to 4-sty bk apts; \$6,000; (o) Man. Savgs. Inst., 644 Bway; (a) F. B. & A. Ware, 1170 Bway (2171).

116TH ST. 310 E, new plumbing fixtures, woodwork, plastering renovated to 4-sty bk apts; \$6,000; (o) Man. Savgs. Inst., 644 Bway; (a) F. B. & A. Ware, 1170 Bway (2172).

122D ST. 410-12 E, new boiler room to 1-sty bk garage; \$500; (o) Austin Est. Lewis B. Austin exr. 2406¼ 1 av; (a) Jno. Brandt, 271 W 125th (2165).

AMSTERDAM AV. 1355, remove partitions, new posts, girder, entrance to 3-sty bk bldg; \$1,000; (o) Jno. J. Deering, 72 Hanson pl, Bklyn; (a) W. S. McCrane, 283 E 108th (2166).

MADISON AV. 135, remove wall of pent house, new skylight to 12-sty f. p. str & lofts; \$600; (o) Associate Owners, Wm. Harris, Pres., 258 Bway; (a) Jno B Snooks Sons, 261 Bway (2150).

MADISON AV. 65, enclose stairs, partitions to 2-sty bk garage; \$200; (o) Elbridge T. Gerry, Newport, R. I.; (a) Jno. B. Snook Sons, 261 Bway (2175).

RIVERSIDE DR. 789, new chimney, ext cellar to 4-sty fr dwg; \$500; (o) Miss Anne T. Remondé Audlin Park; (a) H. L. Brandt, 38 Meade, 1901 av (2161).

3RD AV. 188, new str fronts, cut opening, partitions to 4-sty bk dwg; \$1,000; (o) Frank J. Murphy, 173 E 33; (a) P. J. Murry, 141 E 40 (2183).

5TH AV. 263, new stairs bulkhead, to 5-sty bk of & lofts; \$1,500; (o) Stuyvesant Real Est. Co., W. H. Meyers, Pres., Penn Terminal; (a) Adolph E. Nast, 546 5th av (2182).

6TH AV. 29-35, remove smokestack, new chimney to 12-sty f. p. str & factory; \$1,800; (o) The Tuscany Realty Co., Attilie Piccirilli, Pres., 467 E 142d; (a) A. Vendasco, 64 Washington Sq S (2156).

6TH AV. 49, new partitions to 4-sty bk str & office; \$50; (o) Jos. A. Billone, 161 W 4th; (a) Jos. Martine, 4706 18 av, Bklyn (2179).

6TH AV. 610-12, lower floor, remove piers, partitions, cut opening to 4-sty bk rest & tnt; \$2,000; (o) Est. Jacob S. Wieners, Frederick Wieners, exr, 2231 Bway; (a) Martin J. Fielder, 51 Park pl (2169).

6TH AV. 394-96, bk up window, new stairs, partitions, bulkhead, skylights, plumb fix, vent shaft, to 4-sty bk str & lofts; \$8,000; (o) Matilda Rich, Fannie M. Kingsbury, Michael P. Rich, 38 W 88; Jos. S. Rich, 482 Manhattan av; (a) Jos. Putzel, 29 W 34 (2152).

6TH AV. 518, new partitions to 4 & 5-sty bk offices & str; \$500; (o) M. L. Goldstone, 1455 Bway; (a) Chas. M. Straub, 147 4 av (2176).

7TH AV. 135-37, remove 3 upper stories, new wall to 4-sty bk str; \$2,000; (o) Robt. W. Goelet, Newport, R. I.; (a) Albert N. Gray, 1400 Bway (2123). Corrects error in last issue as to location.

8TH AV. 2110, divide str into 3 str to 5-sty bk str & tnt; \$2,250; (o) Est of Emil Bachman, Chas. E. Heydt, exr., 2 Rector; (a) M. Zeisler, 52 Beaver (2136).

Bronx.

135TH ST. 723-7 E, 1-sty bk ext, 25.4x59, 1-sty bk shop; \$2,500; (o) Mary Hukle, 1622 Melville st; (a) Wm H Meyer, 1861 Carter av (250).

137TH ST. n s, 75 w Alexander av, new elevator & elevator shaft, new steel girders & iron columns to 3-sty bk storage; \$500; (o) Est of G. H. Wright, 130th & 3 av; (a) John H. Friend, 148 Alexander av (246).

138TH ST. 887 E, erect 1-sty pump house, 13x12, upon present ammonia tank; \$500; (o) Central Union Gas Co., 130 E 15th; (a) W. C. Morris, 130 E 15th (249).

HOLLAND AV. 1659, 3-sty fr ext, 6.8x7, new baths & raise to grade 3-sty fr tnt; \$2,000; (o) Fredk. A. Southworth, 46 Cedar; (a) B. Elulung, 2400 Westchester av (245).

MORRIS AV. 556, 1-sty bk ext, 12.6x6.7, to 3-sty fr str & tnt; \$250; (o) Antonio Diont, on prem; (a) Robt Glenn, 408 E 146th (251).

WASHINGTON AV. 1281, new toilets, stairs, doors, windows, beams & brick walls to 1-sty bk factory & laundry; \$3,000; (o) Chas. Rosen, 29½ Willow av, Providence, R. I.; (a) Moore & Landsiedel, 3 av & 148th (248).

WILKINS AV. 1435, new iron columns & steel girders to 6-sty bk str & tnt; \$250; (o) Benenson Realty Co., 148th & Willis av; (a) Chas. Schaefer, Jr., 529 Courtlandt av (244).

3D AV. 2754, new front wall, columns & gas tank to 1-sty bk garage; \$2,000; (o) John Bussing, Mt. Vernon; (a) Moore & Landsiedel, 3 av & 148th (247).

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
adm—administrator.  
admtrix—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction.  
con omited—consideration omitted  
corp—corporation.  
c—corner.  
cl—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.



# RECORDS SECTION

of the

## REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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No. 2648

New York, December 14, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

DEC. 6, 7, 8, 10, 11 & 12.

**Attorney st, 41** (2:346-54), ws, 50 s Broome, 25x60, 5-sty bk tnt; Macgrane Cox, REF, to Louise S & Otto W Walter, 789 E 17, Bklyn; TRSTE will Louise Walter for benefit of Cath Donop for life, with remainder to children of said Cath Donop; FORECLOS Dec5; Dec11'18; A\$11,000-15,500 (R S \$10.50). **10,400**

**Bedford st, 42-4** (2:586-4-6), sec Leroy (Nos 34-8), runs s40xe60xs20xe18xn60 to Leroy xw78 to beg, 2-3 & 4-sty bk tnts & str on avs; Fredk Rabbe, 294 W 4, to Evangelical Lutheran Church of St Matthew, 419 W 145; B&S; Dec4; Dec6'18; A \$19,500-24,500. **nom**

**Beekman st, 110-6** (1:98-17), nes, 33.6 nw Water, 66.8x25x66.5x25.4, 6-sty bk loft & str bldg; Edw A Greene et al, EXRS & Benedict D Stewart & ano, to H R Lathrop & Co, Inc, 110 Beekman; Dec6; Dec12'18; A\$25,000-35,000 (R S \$45). **45,000**

**Beekman st, 110-6**; Wm E Hanna, TRSTE for Roland S Pettit, to same; QC; Dec11; Dec12'18. **nom**

**Canal st, 196**; see Bway, 859.

**Division st, 28-30** (1:289-31), ns, abt 230 e Bowery, 26.7x134.4x25x147.4, 6-sty bk loft & str bldg; Francis W Pollock, ref, to Florence Israel, 53 W 111, plff; mtg \$36,000; FORECLOSED & drawn Oct31; Dec12'18; A\$37,000-67,000 (R S \$1). **2,000**

**Division st, 28-30**; Florence Israel, 53 W 111, to Graceuth Realty Co, 253 Bway; mtg \$36,000; Oct31; Dec12'18. **nom**

**Dover st, 18-20** (1:107-53), ws, 34.1 n Front, 50.11x26.10x50.8x25.6, 5-sty bk tnt & str; Cecelia Harvier to Ernest Harvier, 20 W 10; Dec12'18; Dec10'18; A\$9,000-13,000. **nom**

**Dyckman st, 8:2247-60 & 127-129**, ns, 250 w Prescott av, 75x178 to cl private rd x—x160.6, vacant; Adele Mahony, widow, individ & EXTRX, & Jos S Guthorn, EXR Jos A Mahony, to Margt F Robinson & Mary C Mesa, — Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; B&S & CaG; Nov1; Dec12'18; A\$—\$— (R S \$2). **O C & 100**

**Front st, 52** (1:32-30), ns, abt 110 e Coenties sl, 30.6x80, 4-sty bk loft & str bldg; Ross W Weir & Mabel W, his wife, to Ross W Weir & Co, 60 Front; B&S & CaG; mtg \$25,500; Dec6; Dec11'18; A\$20,000-29,000 (R S \$11.50). **O C & 100**

**Front st, 342-4** (1:243-60), ns, 240.4 e Gouverneur sl, 19.11x70, vacant; Ernest E & Eliz K S Lorillard at Bernardsville, NJ, to Isidore & Jacob Kaufmann, 206 Division; AL; Dec10; Dec11'18; A\$2,500-2,500 (R S \$3). **O C & 100**

**Grand st, 548** (2:326-28), ns, 75.2 e Cannon, 25x100, 5-sty bk tnt & str; Real Estate Mtg Co of N J, 63 Wall, to Ernest Howe at Newport, RI, TRSTE will Geo W Robins; B&S; mtg \$24,000 & AL; Aug2; Dec11'18; A\$11,000-23,500. **nom**

**Henry st, 29** (1:280-4), ns, 174.10 e Cath, 25x100, 5-sty bk tnt & str; Harding Johnson, ref, to Chas Schram, 52 E 82, plff; FORECLOS Dec4; Dec5; Dec12'18; A\$16,000-22,000 (R S \$16.50). **16,500**

**Horatio st, 114-8**; see West, 509-17.

**Houston st, 97 W** (2:516-19), ss, 75 e Thompson, 25x73.2, 5-sty bk tnt & str; Carolina Weinlandt, 2873 Bainbridge av, to Domenico Spina & Clara, his wife, 362 Broome, as tenants by entirety; ½ pt; Mar 29'17; Dec11'18; A\$13,000-17,500. **O C & 100**

**Hudson st, 612-4** (2:625-22 & 50), nec 12th (No 309), 80.6x16.6x80x25.6, 2 & 5-sty bk tnt & str; Fredk Rabbe, 294 W 4, to John J Matthews, 400 W 160; B&S; Dec4; Dec6'18; A\$19,500-23,000. **nom**

**Jumel pl, 34** (8:2112-38), ws, 416.3 n 167th, 25x100, vacant; Wm D Kilpatrick to Harry Raff, 100 W 119; mtg \$2,750 & AL; Nov14; Dec6'18; A\$4,500-4,500 (R S \$1.50). **nom**

**Leroy st, 34-8**; see Bedford, 42-4.

**Ludlow st, 175** (2:412-28), nws, abt 175 s Houston, 25x87.6, 5-sty bk tnt & str; Cyli Teitelbaum, 206 New Jersey av, Bklyn, to Jos J Smith, 798 3 av; mtg \$22,000 & AL; Dec4; Dec11'18; A\$14,500-21,000 (R S 50c). **nom**

**Mt Morris Park W—x—**, 4-sty & b strn dwg; A\$17,000-20,500; also 5TH AV, 2023-37 (6:1750-1 & 69), nec 125th (Nos 1-9), — to 126th (No 2), x—, 3-sty bk office & str bldg; A\$210,000-310,000; also 124TH ST, 166-72 E (6:1772-45), ss, abt 155 w 3 av, — x—, 4-sty bk warehouse; A\$33,500-58,500; Elsie B Fowler et al, children of Francis B Powers, decd, who was a son of Jesse W Powers, decd, to Delevan A Holmes, Chas P Rogers & Oliver C Carpenter, firm of Holmes, Rogers & Carpenter, 20 Broad, assign 15-100ths pt or int in personal & real estate of which Jesse W Powers died seized; B&S; AL; July17; Dec9'18. **nom**

**Pell st, 9** (1:162-52), ss, 100 w Bowery, 25.1x89.5x25x94.3, 4-sty bk tnt & str & 4-sty bk rear tnt; Malcolm Sundheimer (now Sumner), ref, to Walter T Ligh at Port Richmond, B of R; FORECLOSED & drawn Nov20; Dec6'18; A\$15,000-19,000 (R S \$7.50). **7,250**

**University pl, 40-56** (2:567-20), nwc 9th (No 25), runs w49.4xn92.3xe22.6xn92.3 to ss 10th (No 28) xe40.3 to pl x51.85 to beg, 2-6-sty bk loft & str bldgs; Henry Amrhein, EXR, & Co, of Hy Iden, the younger, & Hy Iden, the elder, to Wm Crawford of Monroe, Orange Co, NY; Dec9'18; A\$118,000-150,000 (R S \$160). **160,000**

**University pl, 40-56**, nwc 9th (No 25); also 10TH ST, 28 E; Elsa Sondern et al, children of Christine Ottmann, decd, daughter of Hy Iden, the elder, decd, to same; QC; Dec5; Dec9'18. **nom**

**Vandam st, 30** (2:505-14), ss, 124.11 e Varick, 25.1x100 to alley x25.2x100, with A T to alley, 3-sty fr bk ft tnt & 2-sty bk rear tnt; Robt G McKeown to Michl Marasca at North Branch, NJ; mtg \$8,000 & A L; Dec4; Dec9'18; A\$12,000-12,500 (R S \$2). **nom**

**West st, 509-17** (2:642-4-11), sec Horatio (Nos 114-18), 109.7x131x109.5x125.1 & 4-sty bk factory; J Seaver Page, 119 E 56, to Albert C Merkle, Inc, 233 Bway; AL; Nov 22; Dec10'18; A\$86,500-97,000 (R S \$8). **O C & 100**

**Wooster st, 69-71** (2:487-12), ws, 185.8 n Broome, 55x200.1 to es West Broadway (Nos 383-5), 6-sty bk loft & str bldg; Lawrence Holding Co to Manchester Constn Co; B&S; mtg \$136,500; Dec5; Dec6'18; A \$72,000-105,000 (R S \$2). **O C & 100**

**1ST st, 31 E** (2:442-11), ss, 67.1 e 2 av, 26.2 x72.7x36.7x63.7, 5-sty bk tnt & str; Jacob Kerner to Lena Kerner, his wife, 950 Leggett av; ½ pt; AT; AL; Dec12'18; A\$17,000-26,000 (R S \$1). **nom**

**9TH st, 25 E**; see University pl, 40-56.

**9TH st, 814-6 E** (2:365-14-16), ss, 161.6 e Av D, 81.6x93.11, 2-6-sty bk tnts; Tessie Cohen et al to Nathan Bernknopf, 530 W 157; mtg \$48,000; Dec6; Dec10'18; A\$30,000-74,000 (R S \$10). **nom**

**10TH st, 28 E**; see University pl, 40-56.

**11TH st, 512 E** (2:404-10), ss, 170.6 e Av A, 25x75, 5-sty bk tnt & str; Morard Realty Corp to Balcom Realty Co, 149 Bway; mtg \$7,500 & AL; Nov2; Dec7'18; A\$9,000-13,000 (R S \$2). **nom**

**12TH st, 239-41 E**; see 2 av, 193-5.

**12TH st, 309 W**; see Hudson, 612-4.

**15TH st, 338-40 E** (3:921-43), ss, 196 w 1 av, 42x103.3, 7-sty bk tnt; Francis D Gallatin, ref, to Grenville T Emmet, of Bedford, NY; FORECLOSED & drawn Nov26; Dec10'18; A\$26,000-70,000 (R S \$50). **50,000**

**27TH st, 240 E** (3:907-36), ss, 100 w 2 av, 20x98.9, 3-sty & b bk dwg; Wm G Brown, ref, to Chas C Klingler, 22 No Prince st, Flushing, B of Q, & Karoline Jaissle, 200 Av B, N Y C, EXRS Mary Klingler, plffs; FORECLOSE Nov19; Dec9'18; A\$9,500-13,000 (R S \$5). **10,000**

**30TH st, 324 W** (3:753-56), ss, 312 w 8 av, 22x98.9, 3-sty bk tnt; Jas J Dunphy to Margt M Dunphy, his wife, 324 W 30; mtg \$7,000; Dec6; Dec10'18; A\$12,000-15,000. **nom**

**31ST st, 358 W** (3:754-72), ss, 200 e 9 av, 20x98.9, 3-sty & b bk dwg; Isabella S Williamson & ano to Gertrude Posner, 704 Willoughby av, Bklyn; mtg \$8,000; Dec6; Dec7'18; A\$16,000-17,000 (R S \$3). **O C & 100**

**32D st, 106-8 W** (3:807-48), ss, 100 w 6 av, 41.8x98.9, 6-sty bk loft & str bldg; Estate of Chas Frederick Hoffman, a corp, to Emma H Ellsworth, at Rahway, NJ; B&S; mtg \$75,000 & AL; Nov29; Dec12'18; A\$122,000-162,000. **nom**

**34TH st, 161-5 E** (3:890-41), ns, 51.2 w 3 av, runs w63.4xn82xs9.3xne17.5xe39xs50.2xe4xs23.9xe8xs23.8 to beg, 2-5-sty bk tnts & str; Otto Arlt of Bklyn to Purchase Holding Corp at Purchase, NY; B&S; mtg \$95,000 & AL; Apr10'16; Dec11'18; A\$90,000-115,000 (R S 50c). **nom**

**38TH st, 431 W** (3:736-17), ns, 407.6 w 9 av, 26.7x98.9, 5-sty bk tnt; Conrad Alheldt, 305 W 52, to Ridgeview Realty Co, 277 Bway; AL; Dec12'18; A\$10,500-19,000 (R S \$1). **nom**

**38TH st, 454 W** (3:735-67), ss, 100 e 10 av, 25x98.9, 5-sty bk tnt & str; Leonore Stegmuller, individ & EXTRX Catharina Egner, to Chas Egner, 454 W 38; ½ pt; mtg \$10,000 on whole; Dec4; Dec6'18; A \$11,000-17,000 (R S \$2). **2,000**

**44TH st, 546 W** (4:1072-57), ss, 175 e 11 av, 25x100.5, 5-sty bk tnt; Adolph Hell to John F Smith, 445 W 50; mtg \$12,500 & AL; Nov11; Dec12'18; A\$10,000-20,500 (R S \$3). **O C & 100**

**51ST st, 548 W** (4:1079-57), ss, 175 e 11 av, 25x120.4x25.7x116.7, 4-sty bk tnt & 2-sty bk rear tnt; Wm Esselborn to Emma Esselborn, both at 402 W 43; mtg \$9,500 & AL; Dec6; Dec9'18; A\$11,000-14,500 (R S \$4.50). **4,500**

**54TH st, 338 E** (5:1346-36), ss, 225 w 1 av, 25x100.5, 5-sty bk tnt & str; Rosa Meyer, 91 Fort Washington av, to Adolph Schoenberger, 7 Av B; AL; Dec5; Dec6'18; A\$10,000-19,000 (R S 50c). **nom**

**56TH st, 235 E** (5:1330-15), ns, 225 w 2 av, 25x100.5, 5-sty bk tnt & str; Rachel Katze to Chas E Haskell, 227 Main st, Orange, NJ; AL; Dec9; Dec10'18; A\$10,000-21,000 (R S \$13). **O C & 100**

**56TH st, 235 E**; Chas E Haskell, 227 Main st, Orange, NJ, to Chas Laue, 152 8 av, Bklyn; mtg \$13,000 & AL; Dec9; Dec10'18 (R S \$2.50). **O C & 100**

**56TH st, 114-6 W** (4:1008-42-43), ss, 225 w 6 av, 50x100.5, 2-2-sty bk garages; Mary Flynn to Michl Coleman, 50 W 51; Nov1'16; Dec12'18; A\$64,000-70,000. **nom**

**56TH st, 539-41 W**; see 57th, 546-8 W.

**57TH st, 328-30 E** (5:1349-40-40½), ss, 325 w 1 av, runs s63xw30.8 to cl old Post rd, xn—xw6.6xn59 to st xe37.3 to beg, except pt conveyed June25, 1868, 2-4-sty strn dwgs; Ennoske Jinushi of Westfield, NJ, to Japanese Christian Institute, Inc, 330 E 57; B&S; mtg \$12,000 & AL; Nov11; Dec6'18; A \$14,000-22,000 (R S \$7). **O C & 100**

**57TH st, 546-8 W** (4:1085-9), ss, 200 e 11 av, 50x200.10 to ns 56th (Nos 539-41), 4-sty bk factory; Wm Allan & Mary H, his wife, to Isabel H Allan, 136 W 79; mtg \$35,000; Nov7'14; Dec7'18; A\$47,000-67,000. **nom**

**58TH st, 558-60 W**; see 11 av, 852.

**60TH st, 139 W** (4:1132-13), ns, 300 e Ams av, 25x100.5, 5-sty strn tnt; Fannie Neuwrth & Max Jackel to Dora Jackel, 424 E 86; mtg \$17,625 & AL; Dec9; Dec10'18; A\$14,000-22,500 (R S \$1). **nom**

**61ST st, 50 E** (5:1375-41), ss, 96 w Park av, 19x100.5, 4-sty & b strn dwg; Harold C Mathews to 50 East 61st St Co, 170 Bway; mtg \$25,000 & AL; Dec9'18; A\$38,000-48,000 (R S \$10). **nom**

**61ST st, 219-21 W** (4:1153-19-20), ns, 300 w Ams av, 50x100.5, 2-5-sty bk tnts; Wm Allan & Mary H, his wife, to Isabel H Allan, 136 W 79; mtg \$15,000; Nov7'14; Dec7'18; A\$16,000-30,000. **nom**

**72D st, 53 W**; see Col av, 261-7.

**72D st, 332 W** (4:1183-47), ss, 343 w West End av, 22x102.2, 4-sty & b strn dwg; U S Trust Co of N Y, TRSTE will Clinton Gilbert, to Jere F Donovan, at Carmel, NY; AL; Dec12'18; A\$39,000-50,000 (R S \$36). **O C & 100**



72D st, 332 W; Jere F Donovan, of Carmel, NY, to Gabriel de Arana, 332 W 72; mtg \$28,500 & AL; Dec12'18 (R S \$750).

O C & 100

74TH st, 253 E (5:1429-21½), ns, 77 w 2 av, 20x102.2, 4-sty stn tnt; Louis Grimm & Wilhelmina V, his wife, 1427 2 av, to May Grimm, 253 E 74; mtg \$10,000 & AL; Dec6'18; A\$9,000-13,000 (R S \$1).

O C & 100

77TH st, 101 W; see Columbus av, 360-8. 80TH st, 61 E (5:1492-30), ns, 151 w Park av, 20x102.2, 4-sty & b stn dwg; Archibald W Ferguson of Larchmont Manor, NY, to Leon Kamaiky, 9 W 120; AL; Dec11'18; A \$28,000-41,000 (R S \$45).

O C & 100

83D st, 25 W (4:1197-19), ns, 448.9 e Col av, 21.3x80, 3-sty & b bk dwg; Celesta M Bozeman, of East Quogue, LI, to Jos B Ryland, Bell Bldg, Montgomery, Ala; mtg \$11,000 & AL; Nov15; Dec10'18; A\$16,000-18,000 (R S \$550).

O C & 100

83D st, 62 W (4:1196-58), ss, 156 e Col av, 19x102.2x18.8x102.2, 4-sty & b bk dwg; Anna M Pelzer of Ramsey, NJ, to Fredk Lee, 773 Fresh Pond rd, Ridgewood, Bklyn; B&S; mtg \$15,200; Oct4; Dec7'18; A \$16,000-20,000 (R S \$1).

O C & 100

84TH st, 515 E (5:1581-9), ns, 195.4 e Av A, 19.5x102.2 (error in description), 3-sty stn tnt; Alice F Burns, 58 Henry st, Rockaway Beach, B of Q, et al, to Eliz M Curley, 58 Henry st, Rockaway Beach, B of Q; QC; Nov30; Dec12'18; A\$6,000-9,500 (R S \$8).

O C & 100

92D st, 409-11 E (5:1572-9), ns, 179 e 1 av, 40x100.8, 6-sty bk tnt & str; W & J Realty Corp, 378 Grand, to Millie Rosenberg, 894 Riverside dr; B&S; AL; Dec4; Dec9'18; A\$14,000-40,000 (R S \$10).

O C & 100

93D st, 183 E (5:1522-31), ns, 130.6 w 3 av, 30x100.8, 4-sty stn tnt; John P Karlik & Caroline, his wife, 183 E 93, to Jan Karlik, 1392 2 av; mtg \$17,000; Nov27; Dec12'18; A\$15,500-24,500 (R S \$1).

O C & 200

94TH st, 139 W (4:1225-16½), ns, 392 e Ams av, 20x100.8, 3-sty & b bk dwg; N Y Savings Bank to Pasquale I Simonelli, 138 Haven av; sub to PM mtg \$10,000; Dec6'18; A\$14,500-18,000 (R S \$14).

O C & 100

95TH st, 332 E (5:1557-34), ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & str; Lucymor Realty Corp to Stars and Stripes Realty Co, both at 51 Chambers; mtg \$29,000 & AL; Dec3; Dec6'18; A\$13,500-37,000 (R S \$9).

O C & 100

95TH st, 332 E (5:1557-34), ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & str; Stars and Stripes Realty Co to Della Trainor, 237 W 132; AL; Dec9; Dec10'18; A\$13,500-37,000 (R S \$9).

O C & 100

95TH st, 332-4 E (5:1557-34), ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & str; Della Trainor, 237 W 132, to Fanny Smith, 1621 Mad av; AL; Dec11; Dec12'18; A\$13,500-37,000 (R S \$9).

O C & 100

96TH st, 42 W (4:1209-48½), ss, 393 w Central Park W, 18x100.8, 5-sty & b bk dwg; Grassi Realty Co to Fifty-Eight and Sixty Manhattan Ave Corp at 123 W 97; mtg \$18,000 & AL; Dec3; Dec9'18; A\$11,500-20,000 (R S \$150).

O C & 100

101ST st, 102 E (6:1628-71½), ss, 15.10 e Park av, 15.10x100.11, 3-sty & b bk dwg; Fredk Rabbe, 294 W 4, to John J Matthews, 400 W 160; mtg \$6,000; Dec4; Dec6'18; A \$5,000-6,500.

O C & 100

102D st, 404 E (6:1695-45), ss, 120 e 1 av, 25x100.11, 1 & 2-sty bk stable; Benno Lewinson, ref, to Sol Dannenberg, 407 E 50; FORECLOS Dec5; Dec6; Dec9'18; A\$5,500-9,500 (R S \$7).

O C & 100

102D st, 404 E; Sol Dannenberg to Gracecindy Realty Co, 253 Bway; mtg \$7,000; Dec9'18.

O C & 100

103D st, 231-5 E (6:1653-15-17), ns, 175 w 2 av, 75x100.11, 2-6-sty bk tnts & str; Wm Hyman to Sol Freidus, 894 Riverside dr; ½ pt; mtg \$60,800 & AL; Dec9; Dec10'18; A\$23,000-73,000 (R S \$150).

O C & 100

104TH st, 81 E (6:1610-36), nwc Park av (Nos 1400-2), runs 18x18x57xw0.6x18x18.6 to Park av xs75 to beg, with AT to land in rear to pt 75.8% from st, 4-sty stn tnt & str; Fredk Rabbe, 294 W 4, to Anna R Voegel, 539 E 23, Bklyn; mtg \$12,500 & AL; Dec4; Dec6'18; A\$10,500-15,000.

O C & 100

104TH st, 162-162½ E; see Lex av, 1645. 105TH st, 143 W (7:1860-18½), ns, 415.5 e Ams av, 33.5x134.10, 5-sty bk tnt; Isaac F Russell, ref, to J Chr G Hupfel Brewing Co, 229 E 38, plff; mtg \$22,200; FORECLOS & drawn Dec4; Dec9'18; A\$21,500-27,500 (R S \$3).

O C & 100

108TH st, 61 W (7:1844-10), ns, 225 e Col av, 25x100.11, 5-sty bk tnt; Patk W Divers to Cath M Divers, his wife, both at 61 W 108; mtg \$18,000; Mar10'10; Dec9'18; A \$13,000-24,000.

O C & 100

108TH st, 70 W (7:1843-59), ns, 125 e Col av, 25x100.11, 5-sty bk tnt; Patk W Divers to Cath M Divers, his wife, both at 61 W 108; mtg \$18,000; Mar10'10; Dec9'18; A\$13,000-24,000.

O C & 100

112TH st, 6 E (6:1617-67), ss, 125 e 5 av, runs 88.7x52.3x23.3x4x100.11 to st xw25 to beg, 5-sty stn tnt; Sadie Amiel of Bronx to Augusta E Cohnfeld, 136 W 123; mtg \$18,000 & AL; Dec10; Dec11'18; A\$10,500-20,000 (R S \$2).

O C & 100

113TH st, 81 E (6:1619-32), ns, 75 w Park av, 25x100.11, 5-sty bk tnt & str; Phoenix Ingraham, ref, to Lawyers Title & T Co; FORECLOS Dec4; Dec10'18; A\$10,000-18,500 (R S \$12).

O C & 100

114TH st, 167 E (6:1642-28), ns, 214 w 3 av, 26.6x100.10, 4-sty bk tnt; Henry Smith, ref, to Emigrant Indust Savgs Bank, plff; FORECLOS Dec3; Dec9; Dec12'18; A\$11,000-16,000 (R S \$9.50).

O C & 100

116TH st, 165 E (6:1644-27½), ns, 226.9 w 3 av, 18.9x100.11, 3-sty & b stn dwg, 1-sty ext; Susan Combes to Frank C Combes, Sr, both at 129 Lockwood av, New Rochelle, NY; mtg \$5,000; Aug26'15; Dec10'18; A\$10,000-13,000 (R S \$7).

O C & 100

117TH st, 17-9 E (6:1623-11-12), ns, 110 w Mad av, 50x100.11, 2-5-sty bk tnts; Wm F Reilly to Seventeen Realty Co, both at 400 Manhattan av; mtg \$50,000 & AL; Dec12'18; A\$22,000-49,000.

O C & 100

118TH st, 370 W; see Morningside av, 38.

119TH st, 433-5 E (6:1807-15), ns, 250.6 w Pleasant av, 37.6x100.11, 6-sty bk tnt & str; Metropolitan Trust Co, 60 Wall, to Louis Stockman, 257 Wyckoff av, Bklyn; AL; Dec6'18; A\$9,500-34,000 (R S \$24).

O C & 100

122D st, 425 E (6:1810-12), ns, 287.11 e 1 av, 16.8x100.11, 4-sty bk tnt & str; Sarah Helfer (Bauman) to Saverio Consola, & Nicolina, his wife, 2070 1 av, as tenants by entirety; mtg \$4,000, & PM mtg \$500; Dec1; Dec10'18; A\$3,500-5,500 (R S \$250).

O C & 100

122D st, 137 W (7:1907-15), ns, 408.4 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Wilton Holding Corp to Chas E Haskell, 227 Main st, Orange, NJ; AL; Dec9; Dec10'18; A\$7,300-10,000 (R S \$1150).

O C & 100

122D st, 137 W; Chas E Haskell, of Orange, NJ, to Chas Wynne, 321 S 4 av, Mt Vernon, NY, & Jas H Cruikshank, at Freeport, LI; mtg \$10,000 & AL; Dec9; Dec10'18.

O C & 100

123D st, 453-7 E; see Pleasant av, 441-7.

124TH st, 166-72 E; see Mt Morris Park W or av, 34.

O C & 100

124TH st, 561 W; see Bway, 3120-30.

125TH st, 1-9 E; see Mt Morris Park W or av, 34.

O C & 100

126TH st, 143 E; see Lex av, 2089-97.

126TH st, 2 E; see Mt Morris Park W or av, 34.

O C & 100

128TH st, 131 E (6:1777-15), ns, 45 w Lex av, 20x99.11, 3-sty & b bk dwg; A\$5,400-6,500; also 128TH ST, 133 E (6:1777-16), ns, 25 w Lex av, 20x99.11, 3-sty & b stn dwg; A\$5,400-6,000; Land Estates, Inc, to 131 East 128th St Inc, 302 Bway; mtg \$8,000 & AL; Nov29; Dec7'18 (R S \$2).

O C & 100

128TH st, 133 E; see 128th, 131 E.

130TH st, 249 W (7:1936-11), ns, 250 e 8 av, 18x99.11, 3-sty & b stn dwg; Sol Wertheim, 20 W 77, to Fannie L Wood, 217 W 137; Dec5; Dec6'18; A\$5,000-6,500 (R S \$7).

O C & 100

140TH st, 58 W (6:1737-61), ss, 225 e Lenox av, 41.8x99.11, 6-sty bk tnt; Ike Stegman to Simon Manheimer & Abram Kasse, both at 11 E 26; correction deed; mtg \$48,500 & AL; Junel5'06; Dec6'18; A \$7,500-35,000.

O C & 100

140TH st, 58 W; Fanny Ehrlich, 100 W 141, to Benehr Realty Corp, 616 Lenox av; ½ pt; correction deed; mtg \$40,250; May1'17; Dec6'18.

O C & 100

140TH st, 58 W; Benehr Realty Corp, 616 Lenox av, to Renaw Realty Co, 63 W 140; mtg \$37,750; Dec4'18; Dec6'18 (R S \$5).

O C & 100

141ST st, 472 W (7:2057-54), ss, 53 e Ams av, 18x99.11, 4-sty bk dwg; Lawrence C Hull, Jr, ref, to Seamen's Bank for Savings, 76 Wall, plff; FORECLOS Dec4; Dec5; Dec7'18; A\$7,500-11,500 (R S \$15).

O C & 100

149TH st, 508 W (7:2080-38), ss, 158.4 w Ams av, 16.8x99.11, 3-sty & b stn dwg; Adele Mahony, widow, individ & EXTRX, & Jos S Guthorn, EXR Jas A Mahony, to Margt F Robinson & Mary C Mesa, — Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; B&S & CaG; Nov1; Dec12'18; A\$7,500-10,000 (R S \$2).

O C & 100

149TH st, 524 W (7:2080-43), ss, 280 w Ams av, 15x99.11, 3-sty & b stn dwg; Emma A King to Margt D Sharpe, 523 W 151; mtg \$7,500 & AL; Nov26; Dec6'18; A\$6,500-9,000 (R S \$2).

O C & 100

152D st, 601 W; see Bway, 3675-7.

O C & 100

153D st, 530 W (7:2084-50), ss, 425 w Ams av, 37.6x99.11, 5-sty bk tnt; Henry Arnstein of Orange, NJ, to Marion S Irwin Martin, 21 W 54; corrects & confirms deed rec Apr12'05; B&S; Dec4; Dec6'18; A \$15,000-38,000.

O C & 100

154TH st, 414 W (7:2068-32), ss, 151.10 w St Nicholas av, 18.9x99.11, 3-sty & b stn dwg; Rudolph O Born, 144 E 56, to Norman I Black, of Cliff Island, Portland, Me; mtg \$10,000 & AL; Dec12'18; A\$7,000-10,000 (R S \$1).

O C & 100

166TH st W, swc Edgcombe av; see Edgcombe av, ws, 75.11 s 166.

O C & 100

174TH st, 590-4 W; see St Nicholas av, 1270-8.

O C & 100

177TH st W, nec Audubon av; see Audubon av, 247-51.

O C & 100

202D st W, nec Ams av; see Ams av, nec 202.

O C & 100

203D st W, nec Ams av; see Ams av, nec 202.

O C & 100

203D st W, ss, 275 w Col av; see Ams av, nec 202.

O C & 100

203D st W (8:2200-35), ns, 100 e 10 av, 200x99.11, vacant; Adele Mahony, widow, individ & EXTRX, & Jos S Guthorn, EXR Jas A Mahony, to Margt F Robinson & Mary C Mesa, — Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; B&S & CaG; Nov1; Dec12'18; A\$28,000-28,000 (R S \$50).

O C & 100

204TH st, 677 W (8:2241-42), nes, 125 nw Bway, 75x100, 5-sty bk tnt; Adam N Theobald of Bklyn to Robt D Thompson, — Farmers av, Hollis, LI; AL; Aug28; Dec11'18; A\$13,000-70,000 (R S \$7).

O C & 100

204TH st, 677 W; Robt D Thompson of Hollis, B of Q, to Denwood Realty Co, Inc, at 509 Willis av, Bronx; mtg \$57,500 & a PM mtg \$5,000; Dec10; Dec11'18 (R S \$1450).

O C & 100

Av B, 201-3 (2:395-5), es, 89 n 12th, runs n — to point 129 n 12th x93, 6-sty bk tnt & str; Wm Prager to Criterion Holding Co, 46 Cedar; ½ pt; Dec6; Dec10'18; A\$24,000-48,000.

O C & 100

Av B, 201-3; Isaac Lowenfeld et al, EXRS Pincus Lowenfeld, to same; ½ pt; Dec6; Dec10'18.

O C & 100

Amsterdam av, 425 (4:1211-3), es, 52 n 80th, 25x80, 5-sty bk tnt & str; Fred W Muller to Eliz Muller, his wife, both at 425 Amst av; mtg \$18,500; Dec9; Dec11'18; A \$25,500-32,000 (R S 50c).

O C & 100

Amsterdam av (8:2199-1), nec 202d, runs n199.10 to ss 203d xel25xs99.11x100xs99.11 to ss 202d xw225 to beg, vacant; also 203D ST W (8:2199-1), ss, 275 w Col av, 100x99.11, vacant; Adele Mahony, widow, in divid & EXTRX, & Jos S Guthorn, EXR Jas A Mahony, to Margt F Robinson & Mary C Mesa, — Sycamore av, Shrewsbury, NJ, & Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; B&S & CaG; Nov1; Dec12'18; A\$67,000-67,000 (R S \$6).

O C & 5,765.03

Amsterdam av, sec 203d; see Ams av, n ec 202.

Audubon av, 247-51 (8:2132-21), nec 177th, 107.11x—x—x100, 6-sty bk tnt & str; Lawyers Mtg Co to College Holding Co, 118 W 120; B&S; AL; Dec9'18; A\$52,000-165,000 (R S \$162.50).

O C & 100

Broadway, 859 (3:846-20), ws, 27.6 n 17th, 25.6x99x24x107.11, 4-sty bk office & str bldg; A\$78,000-85,000; also CANAL ST, 196 (192) (1:200-16), ss, 76.4 w Mott, 25x75, 5-sty bk loft & str bldg; A\$18,000-23,000; Harry J Washburn to Byram Realty Corp, at Manhasset, LI; AT; AL; Dec9; Dec10'18 (R S 50c).

O C & 100

Broadway, 3120-30 (7:1979-1), nec 124th (No 561), 101.10x75, 7-sty bk tnt; Isaac Polstein to 74th St Holding Co, 30 E 42; B&S; AL; Jan29'17; re-recorded from Jan 29'17; Dec11'18; A\$85,000-150,000. O C & 100

Broadway, 3675-7 (7:2099-29), nwc 152d (No 601), 99.11x150, 6-sty bk tnt & str; Olds Holding Corp to 3675 Bway Realty Corp, at 170 Bway; mtg \$260,000 & AL; Dec7; Dec10'18; A\$120,000-270,000 (R S \$25).

O C & 100

Columbus av, 261-7 (4:1125-1), nec 72d (No 53), 102.2x50, 7-sty bk tnt & str; Mary C, wife of F Frank Soule, 62 Underwood rd, Montclair, NJ, to 53 West 72d St Inc at 53 W 72; mtg \$150,000; Aug28; Dec11'18; A\$145,000-190,000 (R S \$20).

O C & 100

Columbus av, 360-8 (4:1149-31), nwc 77th (No 101), 100.8x30, 6-sty bk tnt & str; Richd A Henriquez, 666 W 204, et al, to Maria A D Henriquez Diaz, 121 Elliott av, Yonkers, NY; AT to confirm deed rec Aug1'18; AL; Dec6; Dec9'18; A\$55,000-80,000.

O C & 100

Convent av, 430 (7:2063-14½), ws, 82.11 n 148th, 17x75,



**Nagle av** (8:2218-35), nws, 100 ne Acad-emy, 150x160, vacant; Adele Mahony, widow, individ & EXTRX, & Jos S Guthorn, EXR Jas A Mahony, to Margt F Robinson & Mary C Mesa, both at 505 W 149, & Julia A Mahony & Ellen A Wall, both at 2 W 94; B&S & Cag; Nov1; Dec12'18; A\$24,000-24,000 (R S \$4). O C & 3,600

**Park av, 1400-2**; see 104th, 81 E.

**Pleasant av, 441-7** (6:1811-21), nwc 123d (Nos 453-7), 100.11x87.11, 1-sty bk garage; Alask Contracting Co to Pleasant Avenue Garage Corp, 455 Pleasant av; mtg \$37,000; Junel; Dec1'18; A\$22,000-40,000.

**St Nicholas av, 750** (7:2063-29½), ws, 20.5 n 140th, 20.5x92.5x20x90.8, 3 & 4-sty & b bk dwg; Florence A R Cotton & ano to Walter C McGee, 32 E 26; AL; Nov4; Dec9'18; A\$10,000-14,000 (R S \$10). O C & 100

**St Nicholas av, 1270-8** (8:2130-8), sec 174th (Nos 390-4), 100x100, 6-sty bk int & str; Eliz E Stowe, 122 Montague, Bklyn, to Adelard Mathieu, 184 E 76; B&S; mtg \$171,000; Jan13'16; Dec9'18; A\$72,000-185,000 (R S 50c). O C & 100

**West Broadway, 383-5**; see Wooster, 69-71.

**2D av, 193-5** (2:468-42), nwc 12th (Nos 239-41), 61.3x90, 6-sty bk int & str; Onyx-court Realty Corp, 378 Grand, to Rex Holding Co, 111 2 av; mtg \$92,000 & AL; Dec9; Dec10'18; A\$68,000-120,000 (R S \$19). O C & 100

**5TH av, 255** (3:858-3), es, 49.7 n 28th, 24.7x100, 5-sty strn str; Cath H Hinckley to Elise W Mendel, 29 E 29; AL; Oct11; Dec12'18; A\$123,000-128,000 (R S \$80). O C & 100

**5TH av, 255**; Elise W Mendel to Nathan Musher, 2849 Connecticut av, Wash, DC; mtg \$70,000; Dec12'18. nom

**5TH av, 2023-37**; see Mt Morris Park W or av, 34.

**7TH av, 236** (3:773-46), ws, 128.3 n 23d, 19.8x80, 4-sty bk int & str; Tirzah E Wood et al to Markham Realty Corp, 31 Nassau; AL; Dec10'18; A\$25,500-27,000 (R S \$14.50). nom

**8TH av, 550** (4:1024-64), es, 80.9 s 53d, 19.7 x80, 4-sty strn int & str; Conrad Alheid, 305 W 52, to Ridgeview Realty Co, 277 Bway; AL; Dec12'18; A\$24,000-26,000 (R S \$2). nom

**8TH av, 2082** (7:1828-62), es, 25.11 s 113th, 25x97, 5-sty bk int & str; Fred W Muller to Eliz Muller, his wife, both at 425 Amst av; mtg \$20,500 & AL; Dec9; Dec11'18; A\$20,500-29,000 (R S 50c). O C & 100

**10TH av, 285-7** (3:698-35-36), ws, 69.3 n 26th, 39.6x80, 2-4-sty bk int & str; Isaac Lowenfeld et al, EXRS Pincus Lowenfeld, to John Unger, Jr, 380 Kingsbridge ter, & Sarah Brickelmaier, 17 Belvedere pl, Ludlow, Westchester Co, NY; ½ pt; AL; Dec10; Dec12'18; A\$18,000-24,000. O C & 50

**10TH av, 285-7**; Wm Prager to same; ½ pt; B&S; AL; Dec11; Dec12'18. O C & 50

**11TH av, 850** (4:1086-62), es, 19 s 58th, 27x100, 5-sty bk int & str; Wm Allan & Mary H, his wife, to Isabel H Allan, 136 W 79; mtg \$10,500; Nov7'14; Dec7'18; A\$10,500-18,000. nom

**11TH av, 852** (4:1086-61), sec 58th (Nos 558-60), 19x100, 5-sty bk int & str; Wm Allan & Mary H, his wife, to Isabel H Allan, 136 W 79; mtg \$10,000; Nov7'14; Dec7'18; A\$11,500-19,500. nom

**All real property in sec 1, blks 97, 128, 129, 182, 186, & sec 2, blk 424, & personal property wheresoever situated, of which Frederic W Rhinelander died seized; Frederic W Rhinelander et al, TRSTES for Frances L Morgan-Jones, will of Frederic W Rhinelander, to Frances L Morgan-Jones, daughter Frederic W Rhinelander, decd; ½ pt; July20'06; Dec2'18. nom**

**Same prop**; Frances L Morgan-Jones, daughter of Frederic W Rhinelander, to Frederic W, Thos N & Philip M Rhinelander, sons of Frederic W Rhinelander; AT; in trust for life of party 1st pt, & then to her husband, Wm M Morgan-Jones, et al; July20'06; Dec2'18. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**204TH st, 677 W** (8:2241), "Red Court Apt"; general rel & re asn rents rec Oct 14'18; Hickory Realty Corp to 204th St Corp; Dec9; Dec11'18. nom

**15T av, 355** (3:926), ws, 40 s 21st, 38x100; asn rents to secure mtg \$7,500; L & F Realty Corp, 355 1 av, to Gertrude Bernstein, 180 Edgecombe av; sub to 1st mtg \$—; Dec5; Dec6'18. nom

**Power of atty (misc)**; Frieda Lynch of Dublin, Ireland, daughter of the late Christina Ottmann & grand-daughter & heir of Henry Iden, the elder, to Henry Iden Ottmann; Apr8'13; Dec9'18.

**Power of atty (misc)**; Mary F P Wells, 523 Mad av, to Mary P Wells et al; Nov29; Dec10'18.

**Revocation of power of atty (misc)**; Ida B Iden, 215 W 88, widow of Henry Iden, to Alfred Barth; Dec4; Dec10'18.

**Richd I Epstein**, individ & as EXR Sarah M Stiassny, a deft, waives rights in action of Florence Israel, piff at Richd I Epstein, individ, et al, defts; Dec5; Dec12'18.

## WILLS.

### Borough of Manhattan.

**26TH st, 308 W** (3:749-50), ss, abt 115 w 8 av, —x—, 5-sty bk int; A\$13,500-30,000; Melvina G Honeyman Est, Percy G Honeyman, EXR, New Providence, NJ; (A) A G McLaughlin, 15 William st. Filed Nov16'18.

**37TH st, 328 W** (3:760-59), ss, abt 380 w 8 av, —x—, 5-sty bk int; A\$15,000-26,500; also 35TH ST, 244 W (3:784-66), ss, abt 330 e 8 av, —x—, 4-sty bk int & 4-sty bk rear int; A\$25,000-27,000 (1-10 pt); Frank X Michel Est, Eliz F Michel, EXTRX, 205 E 69; (A) Harris, Corwin, Moffat & Schek, 165 Bway. Filed Oct18'18.

**60TH st, 147 E** (5:1395-22), ns, abt 70 e Lex av, —x—, 4-sty & b strn dwg; A\$16,000-21,000; Fannie Grossmayer Est, Central Union Trust Co, EXR; (A) Miller, King, Lane & Trafford, 80 Bway. Filed Nov25'18.

**76TH st, 21 W** (4:1129-18), ns, abt 355 w Central Park W, —x—, 4-sty & b bk dwg; A\$32,500-45,000; Geo H Squire Est, Geo H Squire, Jr, EXR, 132 Prospect st, East Orange, NJ; (A) Greene & Hurd, 43 Exch pl. Filed Nov19'18.

**78TH st, 109 W** (4:1150-26), ns, abt 150 w Col av, —x—, 3-sty & b strn dwg; A\$15,000-17,500; also HORATIO ST, 66 (2:626-6), sec Greenwich, —x—, 4-sty bk int & str; A\$7,500-8,500; Benj E Elgar Est, Harold B Elgar, EXR, 109 W 78; (A) Hardin & Hess, 50 Pine. Filed Nov21'18.

**119TH st, 113 W** (7:1904-24), ns, abt 190 w Lenox av, —x—, 3-sty & b strn dwg; A\$8,300-11,500; John Jaburg Est, John J Jaburg, Jr, EXR, 51 W 9; (A) R J Knoepfel, 5 Beekman. Filed Nov22'18.

**STH av, 92** (3:764-75), es, abt 100 n 14th, —x—, 4-sty bk int & str & 2-sty bk rear shop; A\$20,000-25,000; also 15TH ST, 313 W (3:739-31), ns, abt 150 w 8 av, —x—, 6-sty bk factory; A\$11,000-25,000; Herman Mann Est, Chas E Heydt, EXR, 267 W 89; (A) Chas E Heydt, 2 Rector. Filed Oct18'18.

**STH av, 275-7** (7:2045-51-52), ws, abt 52 n 14th, —x—, 5-sty bk int & str; A\$19,000-34,000; also COLUMBUS AV, 768 (7:1852-33), ws, abt 75 s 98th, —x—, A\$18,000-25,000; Michael Buchsbaum Est, Justina Buchsbaum, EXTRX, 348 Central Park W; (A) Otterbourg, Steindler & Houston, 200 5 av. Filed Nov26'18.

## CONVEYANCES.

### Borough of Bronx.

DEC. 6, 7, 9, 10, 11 & 12.

**Chisholm st, 1302** (11:2972), es, 91.11 n Stebbins av, runs n22xe55.7xse31.5 to w Stebbins av x82x20w10.1xw52 to beg, 2-sty fr dwg; Peter Provenzano to Dora B Kohn, 410 E 52; mtg \$5,000; Dec10; Dec11'18 (R S \$1). O C & 100

**Chisholm st, 1324** (11:2972), es, 215 s Jennings, 20x100, 2-sty fr dwg; Louis Haberstroh, Lynbrook, LI, to Wm Kunz, 1322 Chisholm; Dec4; Dec6'18 (R S \$2). 100

**Dash's la** (13:3414F), ses, 175 nw 238th, runs w— to cl Dash's la xne—xses Dash's xsw— to beg, vacant; John D Haar, 35 Morse av, Bloomfield, NJ, to Waldo Hutchins, 544 So Main, Geneva, NY; QC; AT; Oct22; Dec10'18 (R S 50c). nom

**Dash's la** (13:3414F), ses, 125 nw 238th, runs w— to cl Dash's la xnw—xe— to ses Dash's la xsw59.9 to beg, vacant; Louis F Carlian, 36 W 56, to Waldo Hutchins, 544 So Main, Geneva, NY; QC; AT; Oct16; Dec10'18 (R S 50c). nom

**Fairmount pl, 892** (11:2959), ss, 101 w So blyd, 50x124.8 x 50.1 x 127.10, 5-sty bk int; David Tenenbaum to Rose L Tenenbaum, his wife, 1824 Marmion av; mtg \$38,500; Dec11; Dec12'18 (R S 50c). O C & 100

**Freeman st, 809-11** (11:2968), ns, 158.8 e Union av, 60x90, 5-sty bk int; Wm F A Kurz to Eliese Peiffer, 2916 3 av; mtg \$51,500; Dec7; Dec11'18 (R S \$10). nom

**Giles pl** (12:3258), ws, 87.6 n Cannon pl, 112.6x100, vacant; Adele Mahony, widow, individ & as EXTRX Jas A Mahony & ano, to Margt F Robinson & Mary C Mesa, —a Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ella A Wall, 430 So Michigan av, Chicago, Ill; B&S & Cag; Nov1; Dec12'18 (R S \$1). O C & 751.31

**Giles pl** (12:3255), es, 84.5 n Sedgwick av, runs n375xe100x324.11xsw54.2xw71 to beg, vacant; Adele Mahony, widow, individ & as EXTRX Jas A Mahony & ano, to Margt F Robinson & Mary C Mesa, Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ella A Wall, 430 So Michigan av, Chicago, Ill; 15-100 pts; B&S & Cag; Nov1; Dec12'18 (R S \$2.50). O C & 2,392.33

**Griswold pl** (13:3415R), swc Fieldston rd, 144.2x116.10x123.3x175.2, 2-sty & b fr dwg; Olds Holding Corp to Aaron Weiss, 215 Audubon av; B&S & AL; Nov30; Dec7'18 (R S 50c). nom

**Palisade pl** (11:2877), ses, 87.3 n Popham av, 25x102.3, vacant; Fred W Muller, 425 Ams av, to Eliz Muller, 425 Ams av, his wife; Dec9; Dec12'18 (R S 50c). 100

**Van Cortlandt Circle**, ws; see Fieldston rd, es, 5.8 n 238.

**141ST st E, ns, 361 w St Anns av**; see 141st st E, ns, 136.8 w St Anns av.

**141ST st E** (9:2268), ns, 136.8 w St Anns av, runs w175xs30 to cl 141st st E x175xn30 to beg, vacant; also 141ST ST E (9:2268), ns, 361 w St Anns av, runs w50xs30 to cl 141st st E x50xn30 to beg, vacant; Chas S Brown et al, EXRS Lewis S Brown, to Edw A McQuade, 308 E 67; Frank A McQuade, 572 W 141; John J McQuade, 572 W 141, & Rosalie C Colihan, 141 E 95; AL; Dec4; Dec11'18 (R S 50c). 450

**146TH st, 273-5 E** (9:2329), ns, 19 s Morris av, 43x80, 2-2-sty & b fr dwgs; Otto Baasch, 2023 Jerome av, to Marie Baasch, 2023 Jerome av; AT; mtg \$3,650; Oct15; Dec10'18 (R S 50c). gift

**146TH st, 402 E** (9:2290), ss, 190 w Brook av, 25x100, 4-sty bk int; Marbury T Waddey, 150 W 104, to Anthony Stumpf, 51 Westervelt pl, Passaic, NJ; B&S, Cag & A T; Nov9; Dec6'18 (R S \$1). O C & 100

**147TH st, 433 E** (9:2292), ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk int; Benenson Realty Co, 509 Willis av, to Frank Blanchard, 362 Riverside dr; mtg \$29,000; Dec7; Dec9'18 (R S \$10). O C & 100

**151ST st E** (9:2411), ns, 350.3 e Morris av, runs n116.10xe50xs24xw6.6xe92.8xw43.6 to beg, vacant; Hartley G Pelletier, ref, to Margt Nealis, EXTRX Jas Nealis, 355 E 50, piff; FORECLOS Oct29; Dec4; Dec7'18 (R S \$6.50). 6,300

**156TH st** (10:2624), ss, 52.6 w Cauldwell av, 50x100, vacant; Vito Calcagno, 729 Cauldwell av, to Giacomo Guagliardo, 727 Cauldwell av; ½ pt; AT; Dec10; Dec12'18 (R S 50c). nom

**158TH st, 811 E**; see Westchester av, 801-15.

**163D st, 300-8 E** (9:2422), ss, 186 w Teller av, 113x115, 5-sty bk int; August Dooper to Rellet Realty Corp, 369 E 163; Dec6; Dec7'18 (R S \$150). nom

**163D st, 813 E**; see Union av, 940.

**165TH st, 321-3 E**; see Findlay av, 1040.

**165TH st, 325 E**; see Teller av, 1039.

**169TH st, 282 E** (9:2439), ss, 46 w College av, 16.11x95, 2-sty & b fr dwg; Thornorton Bros Co to Cath W Bultaupt, 1276 Grant av; Dec9; Dec10'18 (R S \$5). O C & 100

**173D st, 309 E**; see Monroe av, 1680.

**174TH st, 231 E**; see Weeks av, 1724.

**179TH st, 501 E**; see Bathgate av, 2030-2.

**180TH st, 961-7 E**; see Vyse av, 2104.

**180TH st, 969-71 E** (11:3133), ns, 78 e Vyse av, 43x79.11x43x79.2, 5-sty bk int & str; Arc Realty Co, 971 E 180, to 971 E 180th St Corp, 971 E 180; AL; Jan2; Dec12'18 (R S \$2). nom

**187TH st, 650-8 E**; see Belmont av, 819-187th.

**219TH st E** (16:4689), ss, 555 e Bronxwood av, 25x114, Wakefield; Giovanni Cali et al to Lodovico Rischio, 2493 3 av; Dec3; Dec6'18 (R S \$1.50). O C & 100

**219TH st, 763 E** (16:4667), ns, 606 e White Plains rd, 25x114.6; John A De Leyer, 763 E 219, to Millie Spokony, 763 E 219; mtg \$4,500; Dec7; Dec9'18 (R S \$2). O C & 100

**241ST st, 335-7 E** (12:3390), ns, 335 e Katonah av, 50x100, 2-2-sty & a fr dwgs; Geo C Smith, TRSTE Francis S Smith, to Mabel E Smith, widow at Clifton Springs, NY; July22; Dec6'18 (R S \$6). nom

**241ST st, 335-7 E** (12:3390); Mabel E Smith, Clifton Springs, NY, to Annie K Smith at East Norwich, NY; B&S; Oct15; Dec6'18 (R S \$6). nom

**Anthony av, 1729** (11:2891), ws, 67.9 n 174th, 22.7x78.6x22x73.3, 2-sty & b bk dwg; Jacob Kestenblatt, 1729 Anthony av, to Brane Kestenblatt, 1729 Anthony av, his wife; mtg \$5,900; July18'17; Dec12'18 (R S \$1). O C & 100

**Anthony av, 1729**; Brane Kestenblatt, 1729 Anthony av, to Yettie Fritz, 1525 Fulton av; ½ pt; mtg \$5,800; Dec12'17; Dec12'18 (R S \$1). 760

**Anthony av, 2000** (11:2814), es, at sws Burnside av (No 250), runs e58.5xse181.4xw102.7xm89.1xw100 to Anthony av xnl18 to beg, 2-sty & a fr dwg & vacant; also MORRIS AV (12:3316), es, 103.7 s 196th, 75x110.3x75x107.11, 1-sty fr stable; also TREMONT RD (15:4176), ns, 75 e Williams av, 50x100; also BROADWAY (15:4169), ws, 59 n Tremont rd, 29.6x97.3x25x112.11; Mary J Ryan, 509 Riverdale av, to Rycroft Realty Corp, 509 Riverdale av; Oct21; Dec12'18 (R S \$1). O C & 100

**Bailey av** (11:3239), es, 209.5 s from s tangent point in curve at sec Bailey av & Kingsbridge rd, 100x100, vacant; Adele Mahony, widow, individ & as EXTRX Jas A Mahony & ano, to Margt F Robinson, Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94; Mary C Mesa, Sycamore av, Shrewsbury, NJ, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; B&S; Nov1; Dec12'18 (R S \$1.50). O C & 1,200

**Barker av** (15:4423), es, 250 n Mace av, 25x100; Sidney W Stalter to Fredk Nelson, 61 E 125; Oct15; Dec9'18. O C & 300

**Bathgate av, 2030-2** (11:3045), nec 179th (No 501), 108x35, except part for av, 3-sty fr int & str & 2-sty fr dwg; Olds Holding Corp to Jacob Tetofsky, 1763 Madison av; mtg \$8,000; Dec6; Dec11'18 (R S \$1.50). O C & 100

**Belmont av** (11:3074), sec 187th (Nos 650-8), 34x100, 5-sty bk int & str; Anna De Feo to Alex D Adams, 550 E 187; mtg \$32,000; Nov30; Dec12'18 (R S \$16.50). O C & 100

**Broadway, ws, 59 n Tremont rd**; see Anthony av, 2000.

**Broadway** (15:4169), ws, 59 n Tremont rd, 59x81.7x50x112.11; Mary J Ryan, Yonkers, NY, to Rycroft Realty Corp, Yonkers, NY; July2; Dec12'18 (R S \$1). O C & 100

**Bryant av** (10:2769A), es, 225 n Oak Point av, 50x100, vacant; Lafayette & Manida Corp to Margt Meehan, 330 57th, Bklyn; Dec3; Dec12'18 (R S 50c). O C & 100

**Burnside av, sww**; see Anthony av, 2000.

**Colden av** (16:4516), ws, 337.4 s Boston rd, 75x65.4x78.9x89.7; Jacob Stone to Saml Witty, 220 West End av; B&S; Nov25; Dec6'18. nom

**Davidson av** (11:3198), ws, 115.6 n North, 80.3x103.4x54.5x100, vacant; Lucy C Robertson to John O'Leary, 2218 University av; mtg \$5,500; Dec2; Dec9'18 (R S \$2). O C & 100

**Davidson av** (11:2861), es, 450 n Featherbed la, 25x100, vacant; Lewis M Schwartz to Jeanette H Schwartz, 1159 Eastern Pkwy, Bklyn; Nov2; Dec12'18. nom

**Eastern blvd** (14:3732), ns, 100 e 177th, 50x106.8; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec12'18. nom



Eastern blvd (18:5309), ns, 25 w Edison av, 25x150; Frederic W Schneider, 2319 Powell av, to Lizzie B Hickox, 2246 Gleason av; AL; Dec9; Dec11'18. nom

Eastern blvd (18:5309); same prop; Lizzie B Hickox, 2246 Gleason av, to John H Wichems, 2257 Eastern blvd; mtg \$2,000; Dec11'18. O C & 100

Fieldston rd, s/wc Griswold pl; see Griswold pl, s/wc Fieldston rd.

Fieldston rd (13:3414F), es, 5.8 n 238th, runs n1943x157.1 to ns Dash's la xs— to beg, vacant; also VAN CORTLANDT CIRCLE (13:3414H), ws, lot 73, map Van Cortlandt Heights, 52.2x173.2 to Van Cortlandt Circle x50.2x150; Augustus S Hutchins, individ & as devisee Wm E Hutchins, to John Sibyl F & Anna W Hubbard, 16 W 58, & Sibyl F Darlington at Rosemont, Pa, EXAS Thos H Hubbard; Dec6; Dec10'18 (R S \$25). O C & 1,000

Findlay av, 1040 (9:2433), nec 165th (Nos 321-3), 40x100, 5-sty bk tnt & str; Morris Halpern, 755 Jennings, to Gustave Halpern, 218 W 148; AT; Dec10; Dec12'18, nom

Findlay av, 1113 (9:2434), ws, 110 n 166th, 38x100, 5-sty bk tnt; Tully Bldg Co to Geo Zillox, 620 St Ann's av; mtg \$18,500; Dec 5; Dec6'18. O C & 100

Fordham rd E (12:3273), nec Hughes av, runs n229.4x87.7x56x123x134.11 to rd xw 101.10 to beg, vacant; Christopher Pitkin Co, 378 Grand, to Rex Holding Co, 111 2 av; mtg \$20,000; Dec5; Dec11'18 (R S \$3). O C & 100

Frisby av (15:3975), ses, 100 sw Overing av, 50x100x46.1x100, except part for Frisby av; L Napoleon Levy et al to John J Coogan, 230 Alex av; QC & AL; Nov21; Dec10'18 (R S 50c). nom

Furman av (17:5044), es, 96 n 236th, 50x 95; Christopher Pitkin Co, 378 Grand, to Rex Holding Co, 111 2 av; mtg \$1,270; Dec 5; Dec11'18 (R S \$1). O C & 100

Gleason av (14:3820), ss, 460 e Castle Hill av, 47.6x108, except part for Gleason av; Sidney B Hickox, 2246 Gleason av, to Arthur F & Stoney B Hickox, Jr, 2246 Gleason av; Feb13; Dec11'18. nom

Heath av (11:3239), ws, 665.10 s Kingsbridge rd, 50x100, vacant; Adele Mahony, widow, individ & as EXTRX Jas Mahony, to Margt F Robinson & Mary C Mesa, Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; Nov1; Dec12'18 (R S \$1). O C & 500

Hughes av, nec Fordham rd; see Fordham rd, nec Hughes av.

Hull av, 3047 (12:3333), nws, 150 ne Moshulu Pkwy, 27x110, 4-sty bk tnt; Rebe C Wilansky, 130 W 118, to Edmund Francis Realty Co, 37 William; B&S & CAC; mtg \$12,000; Jan3'17; Dec12'18. O C & 100

Intervale av, 1046-4 (10:2705), es, 194.3 n 165th, 75x100, vacant; Herman B Goodstein, ref, to Mutual Life Ins Co, 34 Nassau, pff; FORECLOS Nov20; Dec9; Dec10'18 (R S \$7.50). 7,500

Jackson av, 675 (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8, 6-sty bk tnt & str; Stars & Stripes Realty Co to Lucymor Realty Corp, 51 Chambers; mtg \$33,000; Dec3; Dec6'18 (R S \$21). 100

Longfellow av (10:2620), es, 150 n Lafayette av, 25x100, vacant; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec10; Dec12'18. nom

Marmion av, 1824 (11:2958), es, 160.8 n 175th, 16.8x69.1x16.8x69.2, 2-sty & a fr dwg; David Tenenbaum to Rose L Tenenbaum, his wife, 1824 Marmion av; mtg \$4,000; Dec 11; Dec12'18 (R S 50c). O C & 100

Monroe av, 1680 (11:2791), nec 173d (No 309), 95x95, 2-sty & a fr dwg & vacant; Christopher Pitkin Co, 378 Grand, to Rex Holding Co, 111 2 av; mtg \$9,000; Dec5; Dec11'18 (R S \$3). O C & 100

Montgomery av, 1793 (11:2877), nwc Popham av, 118.9x82.1x100x18.1, 5-sty bk tnt; Merle I St John to Hobart Realities Corp, 217 Bway; mtg \$14,000; Dec5; Dec 9'18 (R S \$6). 100

Morris av (11:2795), es, 163.3 n 174th, 50 x85, vacant; Meta Blohm, individ & as EXTRX Herman H Blohm, to John O'Leary, 2218 University av; mtg \$1,705; Nov30; Dec9'18 (R S \$1). O C & 2,900

Morris av, es, 103.7 n 196th; see Anthony av, 2000.

North Chester dr, 803 (16:1607), ns, 317.5 w Bronxwood av, 28x96.5x28x96.5, Edgar W Bissell, 1386 Brook av, to Isabella H Gonoud, 803 No Chestnut dr; mtg \$4,000; Dec 12'18 (R S \$2). O C & 100

Park av, 3762 (11:2902), es, 260 s 171st, 20x150, 3-sty fr tnt; Morris Kohn, 857 Westchester av, to Jos Abraham, 367 Pearl; mtg \$4,000; Dec2; Dec9'18 (R S 50c). O C & 100

Pine av (16:4631), es, 100 s Magenta av, 50x125; Fedele Bisogno, 14 Trinity pl, to Eliz Bisogno, 14 Trinity pl, his wife; Oct 29; Dec7'18 (R S \$2). O C & 100

Popham av, nwc Montgomery av; see Montgomery av, 1793.

Rosedale av (15:3895), ws, 967 s Harlem River Branch N Y, N H & H R R Co, 50x 66x50x65; River Realty Co, 1005 E 180, to Eliz Steinmetz, 2155 Daly av; Dec11; Dec 12'18. nom

Sedgwick av (12:3253), ws, 325.6 n from ns of curve at Kingsbridge rd & Sedgwick av, 205x155.1x175.2x150.2, vacant; Adele Mahony, widow, individ & as EXTRX Jas Mahony, & ano to Margt F Robinson & Mary C Mesa, Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; B & S; Nov1; Dec12'18 (R S \$2.50). O C & 2,024.48

Sound View av (14:3434-3436-3437), s/w, part lot 31, map Gleason Pl, & s/w East River; Michl Peiffer to Wm F A Kurz, 951 Grand av; mtg \$27,000; Dec10; Dec11'18 (R S \$3.50). O C & 100

Stebbins av, ws, abt 65 s Freeman; see Chisholm, 1302.

Teller av, 1039 (9:2433), nwc 165th (No 335), 33.2x100, 5-sty bk tnt & str; Morris Halpern, 755 Jennings, to Gustave Halpern, 218 W 148; AT; Dec10; Dec12'18. nom

Topping av, 1763 (11:2798), ws, 380 n 174th, 16.8x100, except part for Topping av, 2-sty fr dwg; Antoinette W Katzenberger & ano, EXAS Minna Klopfer, to Nettie Klopfer, 501 E 174; mtg \$2,500; Dec6; Dec 10'18 (R S \$1.50). 3,550

Townsend av, 1790 (11:2850), es, 315 n 175th, 25x100, 2-sty fr stable & 1-sty fr rear stable; Elmer E Stevens, 57 E 177, to Eugene B Stevens, 57 E 177; Dec6; Dec1'18 (R S \$1). 100

Tremont rd, ns, 75 e Williams av; see Anthony av, 2000.

Union av, 800-18; see Westchester av, 801-15.

Union av, 940 (10:2678), nec 163d (No 813), 33.10x106, 5-sty bk tnt; Wm E Siebert, Crestwood av, Crestwood, Yonkers, NY, to Hy J Siebert, same address; July16; Dec12'18 (R S \$3). 3,000

Union av, 940; Hy J Siebert, Crestwood av, Crestwood, Yonkers, NY, to Edgar Shoemaker, 65 W 190; mtg \$31,250; Dec11; Dec12'18 (R S \$1). 100

Valentine av (11:3151), ws, 1,633.4 s Fordham rd or rd from Malcolm's to Fordham rd, 75x100, as on map south part Farm Peter Valentine, vacant; Owen J Brady, 70 E 129, et al, to Margt D Fitzpatrick, 563 West End av; B&S; mtg \$—; Nov12; Dec 10'18. nom

Vyse av, 2104 (11:3133), nec 180th (Nos 961-7), 77.9x78.1x79.2x78, 5-sty bk tnt & str; Arc Realty Co to 2104 Vyse Av Corp, 2104 Vyse av; AL; Jan2; Dec12'18 (R S \$2). nom

Walton av (11:2854), ws, 133.10 s Burnside av, 75x100, vacant; Burnside Ave Realty Corp, 141 Bway, to J Clarence Davies, 14 E 81; B&S; Dec3; Dec11'18. nom

Washington av, 2043-5; see Washington av, ws, 260.5 ne Quarry rd.

Washington av (11:3036), ws, 260.5 ne Quarry rd, 50x150, except part for av; also WASHINGTON AV, 2043-5 (11:3036), ws, 225 n 179th, 50x145; Morris Halpern, 755 Jennings, to Gustave Halpern, 218 W 148; mtg \$51,000; Dec10; Dec12'18. nom

Weeks av, 1724 (11:2796), nec 174th (No 231), 100x100, except part for av & st, vacant; Christopher Pitkin Co, 378 Grand, to Rex Holding Co, 111 2 av; mtg \$8,500; Dec 5; Dec11'18 (R S \$3). O C & 100

Weeks av, 1707 (11:2796), ws, 264 s 175th, 75x95, 2-sty fr dwg & vacant; Christopher Pitkin Co, 378 Grand, to Rex Holding Co, 111 2 av; mtg \$5,000; Dec5; Dec11'18 (R S \$3). O C & 100

Webster av, 3134 (12:3357), ses, 350 ne 204th, 50x152.7x50.6x159.10, 2-sty bk garage; Walter C McGee, 32 E 26, to Florence A R Cotton, 241 W 71, & Augusta S Potter, 181 Claremont av; mtg \$17,000; Nov27; Dec 5; Dec11'18 (R S \$12). nom

Westchester av, 801-15 (10:2666), nws, 246.9 sw160th, runs nw71.4xnw89.2 to ses Union av (Nos 800-18) xsw201.2 to nes 158th (No 811) xse21.2 to Westchester av xne200 to beg, 3-sty bk office & hall bldg, with str; Saul Birnzwieg to Rex Holding Co, 111 2 av; mtg \$211,500; July 11; Dec6'18 (R S \$25). O C & 100

Westchester av, 801-15; Rex Holding Co to Onyx Court Realty Corp, 376 Grand; mtg \$236,500; Dec4; Dec6'18 (R S \$40). O C & 100

Westchester av, 855 (10:2690), nws, 202 ne Prospect av, 20x77.8x21.3x70.7, 3-sty fr tnt; Morris Kohn, 857 Westchester av, to Jos Abraham, 367 Pearl; mtg \$6,500; Dec 4; Dec9'18 (R S 50c). O C & 100

Whitlock av, 911 (10:2733), ws, 100 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Louis Harris, 105 Henry, & Isidore Lurie, 650 Fox; B&S; mtg \$6,000; Dec10; Dec11'18 (R S \$2). O C & 100

Whitlock av, 915 (10:2733), ws, 125 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Louis Samelson, 945 Aldus; B&S; mtg \$6,000; Dec10; Dec11'18 (R S \$2). O C & 100

Whitlock av, 917 (10:2733), ws, 150 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Simon Vermont, 23 E 103; B&S; mtg \$6,000; Dec10; Dec11'18 (R S \$2). O C & 100

Whitlock av, 919 (10:2733), ws, 175 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Fannie Weinstein, 919 Whitlock av; B&S; mtg \$6,000; Dec10; Dec 11'18 (R S \$2). O C & 100

Whitlock av, 921 (10:2733), ws, 200 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Charlotte Scoging, 1851 Carter av; B&S; mtg \$6,000; Dec10; Dec11'18 (R S \$3). O C & 100

Whitlock av, 925 (10:2733), ws, 225 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Nathan Schwartz, 1100 West Farms rd; B&S; mtg \$6,000; Dec10; Dec11'18 (R S \$3). O C & 100

Whitlock av, 927 (10:2733), ws, 250 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co, 145 Nassau, to Morris Robinson, 1085 Fulton av; B&S; mtg \$6,000; Dec10; Dec 11'18 (R S \$2). O C & 100

Whitlock av, 929 (11:2733), ws, 275 n Tiffany, 25x100, 3-sty bk tnt; Enal Constrn Co to Wolf Schattner, 52 Walton st, Bklyn, & Isidor Schattner, 61 Walton, Bklyn; B & S; mtg \$6,000; Dec10; Dec11'18 (R S \$2). O C & 100

Zulette av, 2906 (18:5387), ss, 25x100; Sarah E Bell, 2906 Zulette av, to Wm S Shute, 48 Bassett av; mtg \$3,500; Dec2; Dec 7'18 (R S \$1). 100

3D av (11:3051), nws, 67.8 n 182d, 74.6x 100.3, vacant; Wm H Sands & ano, TRSTES Saml S Sands, to S & P Bldg Co, 3011 Barnes av; B&S; Sept19; Dec6'18 (R S \$7). 7,000

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

Timpson pl, 677-9 (10:2603); agmt as to sale of above premises for \$13,000; Springhurst Realty Co with Saml Manne, 267 W 16; Sept28; Dec9'18. 500

159TH st E, nec Elton av; see Elton av, 824-6.

169TH st, 305-15 E; see Findlay av, 1105-21.

College av, 1102-40; see Findlay av, 1105-21.

Elton av, 824-6 (9:2381), nec 159th, 51x 100; notice of petition to register title under Torrens System; Hy L Phillips (petitioner) to whom it may concern; Dec6'18.

Findlay av, 1105-21 (9:2434); also COLLEGE AV, 1102-40; also 166TH ST, 305-15 E; agmt as to asn of rents; Tully Bldg Co to Star Holding Co, 30 E 42; Jan29'17; Dec 6'18. nom

Findlay av, 1105-21 (9:2434); also COLLEGE AV, 1102-40; also 166TH ST, 305-15 E; asn all RT&I to above agmt; Star Holding Co to John L Thomas at Hotel Theresa, 7 av & 125; June27; Dec6'18. nom

Findlay av, 1113 (9:2434), ws, 110 n 166th, 38x100.1, 5-sty bk tnt; re mtg; John L Thomas to Tully Bldg Co, 305 E 166; Dec2; Dec6'18. nom

Findlay av, 1113 (9:2434); re asn of rents; same to same; Dec2; Dec6'18. nom

Findlay av, 1113-17 (9:2434); re asn of rents; Olin J Stephens, Inc, to Tully Bldg Co, 305 E 166; Nov4; Dec6'18. 750

Findlay av, 1113; see Findlay av, 1117.

Findlay av, 1117 (9:2434), ws, 148 n 166th, 38x100.1; also FINDLAY AV, 1113 (9:2434), ws, 110 n 166th, 38x100.1; re judgt; David Mintz to Tully Bldg Co, 305 E 166; Nov2; Dec6'18. nom

Franklin av (18:5639), ss, 400 e Main, 50 x100, City Island; re mtg; Evelyn L Wood to Granville McDaniel, 184 Marine, City Island; Dec6; Dec11'18. nom

Montgomery av (11:2877), nwc Popham av, 118.9x82.1x100x18.1; re assign of rents; Sterling Holding Corp, 299 Bway, to Mellwin Realty & Constrn Co, —; Sept30; Dec9'18. nom

Montgomery av (11:2877); re assign rents; same to Merle I St John, 40 E 40; Dec6; Dec10'18. nom

Plot (13:3423A), begins 170.8 s 259th & 100 e Riverdale av, old line, runs n30xe90 to alley 20 ft wide x30xw90 to beg, 2-sty fr dwg; re judgt; Gerard S Wittson to Owen H Beagen, 39 Seaman av; Dec2; Dec 11'18. nom

## LEASES.

### Borough of Manhattan.

DEC. 6, 7, 9, 10, 11 & 12.

Bayard st, 83 (1:164), all; Israel Wischanski, 1682 Mad av, to Maria Michela de Rosa, 83 Bayard; 7 3-12yf Dec1'18; Nov30; Dec10'18. 2,700

Bleecker st, 32-6 (2:521), swc Mott, all; Eliz S Stedman, of Hartford, Conn, et al, to Gustave Lindenmeyr, 11 W 81, & ano, firm Henry Lindenmeyr & Sons; 5yf Feb1'21; 5y ren at \$22,000; Nov27; Dec12'18. 21,000

Canal st, 65 (1:299), w str & rear loft on 2d fl (also option for b at \$480 for 2yf May1'19); Estate of Henry Pasinsky, decd, by Rachel Pasinsky, EXTRX, to Israel Bodek, 118 S 3, Bklyn, & Morris Entlich, 205 S 3, Bklyn, as firm Bodek & Entlich; 2 11-12yf Junel'18; May24; Dec12'18. 1,760

Catharine st, 29 (1:277), store & pt b; Chas Remsen & ano, TRSTES for Chas Remsen et al, to Peter Antonakos, 80 Madison st; 5yf May1'17; July2'16; Dec9'18. 1,500

Cathedral Pkwy, 7, or 110th st, 7 W (6:1594), 1st fl & fl above except part used as store; Robt Connor of Bklyn to Morris Goldman, 853 So Blvd, Bronx; 5yf Oct15'18; Sept25; Dec9'18. 3,000 to 4,200

Cathedral Pkwy, 7, or 110th st, 7 W (6:1594); asn above Ls; Morris Goldman of, Bronx, to Goldpress Amusement Co, 7 W 110; Dec9'18. nom

Cooper Sq, 10 & 10 1/2 (2:544), all; Emma F Merritt to Philip Addison, 10 Cooper Sq; 3yf Dec1'18; Dec5; Dec11'18. 1,752

Delancey st, 32 (2:420), all; Christian Goetz, 16 W 120, to Elias Samson, 32 Delancey; 5yf May1'24; Dec7; Dec10'18. 2,500

Delancey st, 32; consent to assign Ls dated Apr29'15 & Dec7'18; same to same; Dec10'18. nom

Essex st, 115-7 (2:410), all; Nathan Federgreen of Bklyn to Felix Kunstler, 117 Essex; 5yf May1'19 & 5y ren; Dec4; Dec6'18. 6,210

Kenmare st, 11 (2:478), part of cellar; Alex & Saml Levinson to Sam Baer, 105 Goerck; 5yf May1'19; Nov30; Dec7'18. 90

Kenmare st, 11 (2:478), store; same to same; 5 5-12yf Dec1'18; Nov30; Dec7'18. 600 to 720

Mott st, swc Bleecker; see Bleecker, 32-6.

Mulberry st, 84 (1:200), str & b; Raffaele Prisco to Pasquale Provenzano, 78-80 Mulberry; 3yf May1'18; Nov15; Dec9'18. 1,380

Mulberry st, 84 (1:200), all; sur Ls rec Oct1'17; Liberato F Guerri, 75 Mulberry, to Raffaele Prisco, 2068 E 17th, Bklyn; A T; May10; Dec9'18. nom

Sylvan pl, nec 120th; see 120th E, nec Sylvan pl.

University pl, 84 (2:569), str & b; Isaac N Spiegelberg to Brown's Buffet Lunch Co, at 41 Park row; 15yf Feb1'19; Nov25; Dec 12'18. 1,500 & 1,800



19TH st, 338 W (3:742), all at rental \$3,450; also 21ST ST, 340 W (3:744), all at \$2,750; also 3D AV, 1280-4 (5:1408), all at \$7,700; also 100TH ST, 230 E (6:1649), all at \$1,700; also 117TH ST, 20 E (6:1622), all at \$1,600; also 7TH AV, 2268 (7:1939), all at \$3,750; also 150TH ST, 287 W (7:2036), all at \$3,750; also 149TH ST, 525-7 E (Bronx), all at \$2,700; also 138TH ST, 589 E (Bronx), all at \$3,600; Berry B Simons, 115 W 118, to Paul Friedland, 803 W 180; 3yf Dec'18; Dec'18. for all 29,000

21ST st, 340 W; see 19th, 338 W.  
33D st, nwc 10 av; see 10 av, nwc 33d.  
34TH st, 42 W (3:835), ss, 225 e 6 av, 25 x98.9, all; Edw T Kennard, 789 West End av, EKR Wm F Newkirk, to Alpine Restaurant Co, Inc; from Jan'19 to Apr'30'24; Dec'2; Dec'18. taxes, &c, & 16,000

34TH st W, see 7 av; see 7 av, 439.  
57TH st, 6-8 W (5:1272), 6th to 11th floors & pt b; Dreicer Realty Co, 560 5 av, to Hyland Brothers Co at Michigan av & Randolph st, Chicago, Ill; from completion of premises to Jan'31'28; Nov'29; Dec'9'18. 35,000

59TH st, 416-8 E (5:1376); assign Ls rec Mar'12'17; Jacob Sichler et al, of B of Q, to Salvatore Marinello & Salvatore Mauro, firm of Independent Automobile & Truck Body Co, 523 E 73; Nov'25; Dec'12'18. nom  
78TH st, 266-8 E (5:1432), theatre & cellar; assign Ls rec Dec'29'15; Jacob Schwartz, 313 E 78, to Stephanie Fulop & John Klacsan, both at 266 E 78; Dec'10; Dec'12'18. nom

100TH st, 230 E; see 19th, 338 W.  
108TH st, 17-9 W; see 109th, 4-10 W.  
109TH st, 4-10 W (7:1844), all; also MANHATTAN AV, 200-2 (7:1844), all; also 108TH ST, 17-19 W (7:1844), all; also MANHATTAN AV, 215 (7:1845), all; Leon Sobel Co to Leon Sobel Co, 68 Edgecombe av; 5yf Aug'18; Aug'7; Dec'7'18. 1

109TH st, 12-20 W (7:1844); also MANHATTAN AV, 204, all, with furniture; asn Ls dated Feb'28'17; Zucker Corp to Leon Sobel, 68 Edgecombe av; Aug'7; Dec'7'18. nom

109TH st, 67-9 W (7:1845), all; M & G W Corp to Leon Sobel, 68 Edgecombe av; ext Ls; 5yf Sept'18; Apr'30; Dec'10'18, 2,700

110TH st, 7 W; see Cathedral Pkwy, 7.  
112TH st E, swc 3 av; see 3 av, swc 112th. 12th.

117TH st, 20 E; see 19th, 338 W.  
120TH st E (6:1769), nec Sylvan pl, garage & c, all; assign Ls rec Jan'30'18; Congetta Marino, 212 E 11 or 111 (?) & ano to Saml Stein, 20 W Houston; Dec'11; Dec'12'18. nom

131ST st, 527-9 W (7:1986), all; Midwood Auto Service, Inc, to Saul Friedenthal, 507 W 130; 10yf Nov'18; Nov'2; Dec'6'18, 4,500  
131ST st, 527-9 W; asn above Ls; Saul Friedenthal to Jack Bernstein, 2010 Lex av et al; Dec'1; Dec'6'18. nom

150TH st, 287 W; see 19th, 338 W.  
191ST st W, swc St Nicholas av; see St Nicholas av, swc 191.

Av C, 163 (2:393), cor str & pt b; Adele Backhaus et al to Pauline Perlmutter, 163 Av C; 5yf Feb'19; June'14; Dec'7'18. 1,320 to 1,440

Amsterdam av, 22 (4:1152), str & pt b; Michl F McGee to Herman Katzen, 126 W 63; from Dec'18 to May'1'24; Nov'22; Dec'7'18. 1,200

Amsterdam av, 22; asn above Ls; Herman Katzen to Wm L Kantor, 443 E 139; Nov'30; Dec'7'18. nom

Bowery, 78 (1:203), all; Carlton N & Jas A Aborn, 45 John, to Nathan Radus, 1036 42d, Bklyn; 7 3-12yf Feb'19; Nov'14; Dec'10'18. 5,000

Lenox av, 288 (6:1722), store; Amalia Berrian to M Markos, 288 Lenox av; 10yf May'19; Oct'31; Dec'1'18. 2,500

Madison av, 137 (3:861), 3 lofts; agmt as to sur Ls by party 2d pt; 31st Madison Co at Grand Central Terminal, with Max M Schwarz & Co, 137 Mad av; Nov'4; Dec'6'18. 1,200

Manhattan av, 200-2; see 109th, 4-10 W.

Manhattan av, 204; see 109th, 12-20 W.

Manhattan av, 209-13 (7:1844); asn Ls rec'18; Manhattan Exhibition Co, 209 Manhattan av, to Leon Sobel, 68 Edgecombe av; Oct'15; Dec'7'18. nom

Manhattan av, 215; see 109th, 4-10 W.  
St Nicholas av (7:2169), swc 191st, 20x 47.6, str & b, also str & b on 191st st, 10.4x51.2, adj above; Philip J Curry, 428 Convent av, to Henry C Sonnemann, 519 W 178; 5yf Dec'18; Nov'27; Dec'9'18. 2,100 to 3,000

2D av, 1889 (6:1647-25), all; Aaron Reichbart to Morris Schwartz, 224 E 96; 3yf Dec'18; Nov'27; Dec'12'18. 1,500

3D av, 1280-4; see 19th, 338 W.

3D av (6:1639), swc 112th, 100.10x100, all; Henry Morris et al to Jos Nobiletti & Anthony Ricci, both at 7508 14 av, Bklyn; 15yf July'18; June'20; Dec'10'18. 9,000

7TH av, 439 (3:809), sec 34th, 4-sty bk bldg, all; Frank L Sparks of 130 Bainbridge st, Bklyn, et al to United Cigar Stores Co of America, 44 W 18; 10yf May'1'22; Nov'21; Dec'9'18. 10,000

7TH av, 2268; see 19th, 338 W.  
9TH av, 661 (4:1055), str, b & fl above str; Gustav Hilborn to Edw Dewender, 486 E 138; 6yf May'17; Sept'20; Dec'12'18. 1,770

10TH av (3:705), nwc 33d, str; Annie Moss, 3875 Bway, to Gus Stratakis, 2784 Webster av; 5 7-12yf Oct'18; Oct'4; Dec'10'18. 1,260 & 1,380

## LEASES.

## Borough of Bronx.

DEC. 6, 7, 9, 10, 11 &amp; 12.

138TH st, 589 E; see 19th, 338 W, Manhattan Leases.

149TH st, 525-7 E; see 19th, 338 W, Manhattan Leases.

166TH st, 721 E (10:2651), str; Geo Schaefer, 353 E 138, to Wm F Silver, 1096 Jackson av; 5yf Apr'18; Mar'18; Dec'1'18. 780

172D st, 465 E; see Washington av, nwc 172d.

Southern blvd, 950 (10:2742); asn Ls; Chas Messenger to Harry Krulik, 950 Southern blvd, et al; Dec'4; Dec'6'18. nom

Washington av (11:2905), nwc 172d (No 465), cor str; Ennis & Sinnott, Inc, to Esther Stone, 465 E 172; 3yf Feb'19; Dec'7; Dec'10'18. 480 & 540

3D av, 2716-20 (9:2306), 3 str; Chas Purdy, White Plains, NY to Martin Thierer, 529 Courtlandt av; 3yf Dec'18; Nov'29; Dec'9'18. 1,080 & 1,140

## MORTGAGES.

## Borough of Manhattan.

DEC. 6, 7, 9, 10, 11 &amp; 12.

Bedford st, 42; see Bedford, 44.

Bedford st, 44 (2:586), sec Leroy (No 38), 20x45; also LEROY ST, 34 (2:586), ss, 60 e Bedford, 18x60; also LEROY ST, 36 (2:586), ss, 45 e Bedford, 15x20; also BEDFORD ST, 42 (2:586), es, 20 s Leroy, 20x60; pr mtgs \$21,000; also CHRISTOPHER ST, 33 (2:610), nws at svs Waverly pl (No 172), 21.4x75; pr mtg \$20,000; Sept'26'16; Dec'6'18; due Mar'26'18, 6%; Fredk Rabbe to Jacob A Zimmermann & Son, Inc, 18 E 41, 12,000

Beekman st, 110-6 (1:98), nes, 33.6 nw Water, 66.8x25x66.5x25.4; Dec'6; Dec'12'18; 3 y or sooner, 5%; H R Lathrop & Co, Inc, to Edw A Greene, 1010 Spruce st, Phila, Pa, & ano, exrs, &c, Benedict D Stewart & ano. 35,000

Bleecker st, 323-5 (2:591); ext of mtg for \$33,600 to Nov'1'23, 5%; Dec'9; Dec'12'18; West Side Savings Bank with Adolf Schmeidler, 1229 Park av. nom

Cherry st, 385-9 (1:260), sec Scammel (Nos 54-6), 71.3x156.6 to ns Water (Nos 682-6) x71.3x151; Dec'1; Dec'1'18; due May'1'28, 5%; Scammel-Water Garage Co, Inc, 30 Bradhurst av, to Maimie E Cohn, 315 Central Park W et al, trstes, will Abr Cohn. 62,000

Cherry st, 385-9; also SCAMMEL ST, 54-6; also WATER ST, 632-6; certf as to mtg \$62,000; Dec'1; Dec'1'18; same to same. —

Christopher st, 33; see Bedford, 44.

Clinton st, 158-60; see Grand, 408-10.

Grand st, 408-10 (2:346), nec Clinton (Nos 158-60), 50x100; ext of mtg for \$55,000 to Jan'1'24, 4½%; Nov'21; Dec'10'18; Emigrant Indust Savings Bank with Max Aronson, 6 E 32 (R S \$27.50). nom

Horatio st, 114-18; see West, 509-17.

Leroy st, 34-38; see Bedford, 44.

Milligan pl, 1-4; see 6 av, 141-9.

Patchin pl, 1-10; see 6 av, 141-9.

Pell st, 9 (1:162), ss, 100 w Bowery, 25.1 x89.5x25x94.3; PM; Nov'20; Dec'6'18; 3y5½%; Walter T Ligh at Port Richmond, B of R, to Phebe W McConihe of Lenox, Mass. 6,000

Scammel st, 54-6; see Cherry, 385-9.

University pl, 40-56 (2:567), nwc 9th (No 25), runs w49.4xn92.3xe22.6xn92.3 to ss 10th (No 28) x40.3 to pl x51.85 to beg; P M; Dec'9'18; 10y or sooner, 5%; Wm Crawford at Monroe, Orange Co, NY, to Henry Amrhein, 2356 Grand Concourse, as exr, &c, of Hy Iden, the younger, & Hy Iden, the elder. 135,000

Vandam st, 30 (2:505), ss, 124.11 e Varick, 25.1x100 to alley x25.2x100, with AT to alley; PM; pr mtg \$8,000; Dec'4; Dec'9'18; due & int as per bond; Michael Marasca of North Branch, NJ, to Robt G McKeown, 425 W 160. 2,000

Water st, 632-6; see Cherry, 385-9.

Waverly pl, 172; see Bedford, 44.

West st, 509-17 (2:642), sec Horatio (Nos 114-18), 109.7x131x109.5x125; pr mtg \$85,000; Dec'10'18; due June'10'20, or sooner, 5%; Albert C Merkle, Inc, 233 Bway, to J Seavore Page, 119 E 56. 5,000

West st, 509-17, sec Horatio (Nos 114-18); pr mtg \$85,000; Dec'10'18; due June'10'20, 6%; same to Elitz K Dooling, 179 E 80. 45,000

West st, 509-17, sec Horatio (Nos 114-18); certf as to mtg \$45,000; Dec'10'18; same to same. —

4TH st, 230 W (2:619); also 10TH ST, 184-8 W; ext of mtg for \$20,000 to Apr'21'22, 5% & 5¼%; Sept'19; Dec'1'18; Henry Staats, 2538 Grand av, Bronx, with John A Brown, Jr, of Newtown Township, Delaware Co, Pa (R S \$10). nom

9TH st, 25 E; see University pl, 40-56.

10TH st, 28 E; see University pl, 40-56.

10TH st, 113 W; see 6 av, 141-9.

10TH st, 184-8 W; see 4th, 230 W.

15TH st, 330 E (3:921); ext of mtg for \$26,000 to Dec'21, 6%; Nov'26; Dec'7'18; Saml Katz with Adolf Roth, 207 E 15 (R S \$13). nom

20TH st, 25 W (3:822); ext of mtg for \$25,000 to May'1'22, 5%; Dec'2; Dec'12'18; Mary M Williams, 222 W 23, with Gylmann Realty Co, 20 W 20 (and consent by Fredericka Meuser & ano, holders of mtgs rec Dec'3'18) (R S \$12.50). nom

22D st, 261-5 W (3:772), ns, 225 e 8 av, 56.3x98.9; pr mtgs \$80,240, all of; also ½ pt of premises on Arverne av at Arverne, B of Q; Dec'10'18; installs, \$1,500 quarterly, 6%; Gold Theatre Corp to Dora Berman, 63 W 110. 12,000

22D st, 261-5 W; also property at Arverne, B of Q; certf as to mtg \$12,000; Dec'10'18; same to same. —

27TH st, 533-5 W (3:699); also 28TH ST, 534-6 W; leasehold; Nov'1; Dec'12'18; due & int as per notes; Frank Billici & Anthony Fiducia to Abr Ranofsky, 82 E 3, & ano. 2,100

28TH st, 534-6 W; see 27th, 533-5 W.

32D st, 29-35 W (3:834), ns, 420 w 5 av, runs n98.9xw30xn98.9 to ss 33d (Nos 30-4) xw52.6x98.9xw17.6x98.9 to 32d xel10 to beg; ext of mtg for \$600,000 to Jan'15'22, 5%; Nov'25; Dec'12'18; Prudential Ins Co of America, 763 Broad st, Newark, NJ, with Emily B Hopkins, 903 Park av, owner (R S \$300). nom

33D st, 30-4 W; see 32d, 29-35 W.

38TH st, 454 W (3:735), ss, 100 e 10 av, 25x98.9; pr mtg \$10,000; Dec'6'18; due Dec'1'21, 6%; Chas Egner to Elliott Mtg Co, 277 Bway. 2,600

41ST st, 313 E (5:1334), ns, 150 e 2 av, 20x98.9; ext of mtg for \$2,500 to Sept'27'19, 6%; Oct'4; Dec'7'18; Elitz F Curry, 313 E 41, with Kate M Allen (Mallon), 207 Ross st, Bklyn (R S \$1.25). nom

53D st, 141-3 W (4:1006), ns, 300 e 7 av, 37.6x100; ext of mtg for \$24,500 to Sept'1'21, 5½%; Nov'13; Dec'1'18; Edmund Francis Realty Co with Metropolitan Life Ins Co (R S \$12.25). nom

56TH st, 235 E (5:1330), ns, 225 w 2 av, 25x100.5; PM; Dec'9; Dec'10'18; 3y5½%; Chas E Haskell, 227 Main st, Orange, NJ, to N Y Title & Mtg Co. 13,000

61ST st, 50 E (5:1375), ss, 96 w Park av, 19x100.5; PM; pr mtg \$25,000; Dec'9'18; due & int as per bond; 50 East 61st St Co, 170 Bway, to Harold C Mathews, 14 E 69. 8,000

64TH st, 53 E (5:1379), ns, 100 w Park av, 18x100.5; pr mtg \$23,000; Jan'6'18; Dec'6'18; due July'1'18, 6%; Elitz R Delafield of Plainfield, NJ, to Richd Delafield, 40 W 46. 11,000

72D st, 332 W (4:1183), ss, 343 w West End av, 22x102.2; Dec'12'18; 3y or sooner, 5%; Jere F Donovan to U S Trust Co of N Y, 45 Wall, trste will Clinton Gilbert. 28,500

80TH st, 61 E (5:1492), ns, 151 w Park av, 20x102.2; PM; Dec'1'18; due & int as per bond; Leon Kamaiky to Archibald W Ferguson, cor Walnut & Ocean avs, Larchmont Manor, NY. 30,000

80TH st, 236-8 E (5:1525), ss, 147.1 w 2 av, runs w40x79.2xse-xe5.6xnl02.2 to beg; pr mtg \$31,500; Dec'9; Dec'10'18; 3y or sooner, 6%; Harry J Berliant, 976 Fox, Bronx, to Hyman Finkelstein, 328 E 9, & ano. 3,500

82D st, 44 E (5:1493); certf as to payments on a/c of mtg for \$23,000, rec Sept 27, 1898, & that \$13,000 now remains; Nov 8; Dec'1'18; Geneva W Woodruff, mtgee, to Rexton Realty Co. nom

85TH st, 300-4 E; see 2 av, 1638.

86TH st, 123 E (5:1515); ext of mtg for \$13,000 to Nov'19'21, 4½%; Dec'2; Dec'10'18; Emigrant Indust Savgs Bank with Jos Quinn, 123 E 86 (R S \$6.50). nom

91ST st, 49 W (4:1205); ext of mtg for \$7,500 gold to Dec'21, 6%; Nov'23; Dec'6'18; Henrietta Bruhl, 524 5 av, with Rachel Schifft, 49 W 91 (R S \$3.76). nom

94TH st, 139 W (4:1225), ns, 392 e Ams av, 20x100.8; PM; Dec'6'18; due & int as per bond; Pasquale I Simonelli, 138 Haven av, to N Y Savings Bank, 81 8 av, 10,000

96TH st, 42 W (4:1209), ss, 393 w Central Park W, 18x100.8; PM; pr mtg \$1—; Dec'3; Dec'9'18; due Sept'3'19, 6%; Fifty-Eight and Sixty Manhattan Ave Corp to Grassi Realty Co, 320 5 av. 1,000

97TH st, 235A E (6:1649), ns, 100 w 2 av, 25x100.11; pr mtg \$8,500; Nov'30; Dec'12'18; 3y or sooner, 6%; Lena A Paul, 266 Rochester av, Bklyn, to David B Getz, 2023 Albe-Marle rd, Bklyn. 1,000

102D st, 404 E (6:1695), ss, 120 e 1 av, 25x100.11; PM; Dec'6; Dec'9'18; 2y or sooner, 5½%; Sol Dannenberg, 407 E 50, to Juliet E Lathrop, 5673 Von Versen av, St Louis, Mo, et al. 7,000

112TH st, 174-6 E (6:1639), ss, 53.4 w 3 av, runs w46.7xsl00.10xsl00 to w 3 av (No 2028) xn25xw—xn— to beg; leasehold; Nov'18; Dec'10'18; due in 16 mos, 6%; Aurora Amusement Co to Joseph Nobletti, 1900 Lex av. 2,000

118TH st, 370 W; see Morningside av, 38.

119TH st, 433-5 E (6:1807), ns, 250.6 w Av A, 37.6x100.11; PM; Dec'6'18; 5y5%; Louis Stockman, 257 Wyckoff av, Bklyn, to Metropolitan Trust Co, 63 Wall, 16,800

120TH st, 80 W (6:1718); ext of mtg for \$7,000 to Dec'3'21, 4½%; Dec'4; Dec'10'18; Emigrant Indust Savgs Bank with Michl Regan, 80 W 120 (R S \$3.50). nom

122D st, 170 E (6:1770), ss, 202 w 3 av, 26.2x70.3x26.3x71.4; ext of mtg for \$15,000 to Jan'22'20, 5%; Feb'1'14; Nov'22'18; Jos Mamolen at Jersey Shore, Pa, with Michl Moloney, 655 E 158, Bronx. (Corrects error in issue Nov'30 when prop was 122d st, 170 W). nom

122D st, 170 E (6:1770); ext of mtg for \$15,000 to Jan'22'25, 5%; Nov'21; Nov'22'18; Joseph Mamolen at Jersey Shore, Pa, with Michl Moloney, 139 42d, Corona, B of Q (R S \$7.50). (Corrects error in issue Nov'30 when prop was 122d st, 170 W). nom

122D st, 425 E (6:1810), ns, 287.11 e 1 av, 16.8x100.11; PM; pr mtg \$—; Dec'1; Dec'10'18; 2y6%; Saverio Consola to Sarah Heller, 61 E 1. 500

122D st, 137 W (7:1907), ns, 408.4 w Lenox av, 16.8x100.11; PM; Dec'9; Dec'10'18; 3y or sooner, 5½%; Chas E Haskell of Orange, NJ, to N Y Title & Mtg Co. 10,000

124TH st, 561 W; see Bway, 3120-30.

126TH st, 143 E; see Lex av, 2089-97.

128TH st, 131 E (6:1777), ns, 45 w Lex av, 20x99.11; also 128TH ST, 133 E (6:1777), ns, 25 w Lex av, 20x99.11; bldg loan; Nov'29; Dec'7'18; due Dec'23'23, 6%; East 128th St Inc to 135 Broadway Holding Co at 135 Bway. 14,000

128TH st, 131-3 E; certf as to mtg \$14,000; Nov'29; Dec'7'18; same to same. —

128TH st, 133 E; see 128th st, 131 E.



130TH st, 249 W (7:1936), ns, 250 e 8 av, 18x99.11; PM; Dec5; Dec6'18; 5y5½%; Fannie L Wood, 217 W 137, to Sol Wertheim, 20 W 77. 5,000

131ST st, 527-9 W (7:1986); leasehold; Dec1; Dec6'18; due & int as per bond; Jack Bernstein, Arthur L R O'dette & Saml Green to Saul Friedenthal, 507 W 130. 3,000

140TH st, 58 W (6:1737), ss, 225 e Lenox av, 41.8x99.11; pr mtg \$—; Dec4; Dec6'18; due as per bond, 6%; Renew Realty Co to Atlantic Finance Corp, 192 Bway. 3,000

140TH st, 58 W; certf as to mtg \$3,000; Dec4; Dec6'18; same to same.

145TH st, 235-7 W (7:2031), ns, 430 W 7 av, 40x99.11; ext of mtg for \$38,000 to Apr18'23, 5½%; Aug5; Dec6'18; Grand Investing Co & Chas Geiger & Sol Braverman (owners) with Harriett C McDowell et al (R S \$19). nom

149TH st, 524 W (7:2080), ss, 280 W Amst av, 15x99.11; ext of mtg for \$7,500 to Oct 1'21, 5%; Nov27; Dec6'18; American Missionary Assoc, 284 4 av, with Emma A King, 514 W 129 (R S \$3.75). nom

152D st, 518 W (7:2083); ext of mtg for \$27,000 to Nov15'23, 5%; Dec7'18; Edwin Bruckheimer with Seamans Bank for Savings, 76 Wall (R S \$13.50). nom

152D st, 607 W; see Bway, 3675-7.

177TH st W, nec Audubon av; see Audubon av, 247-51.

177TH st W, nec Audubon av; see Audubon av, 247-51.

204TH st, 677 W (8:2241), nes, 125 nw Bway, 75x100; PM; pr mtg \$57,500; Dec10; Dec1'18; due May17'19, 6%; Denwood Realty Co, 509 Willis av, to Robt D Thompson of Hollis, LI, B of Q. 5,000

Amsterdam av, 22 (4:1152); Ls of str & part b; also chattels of drug store; Nov30; Dec7'18; due June16'24, 6%; Wm L Kantor to Herman Katzen, 126 W 63, notes \$5,000. 5,000

Audubon av, 247-51 (8:2132), nec 177th, 107.11x—x—x100; PM; pr mtg \$—; Dec 9; Dec10'18; 3y or sooner, 6%; College Holding Co to Stella Schiff, 2 W 88. 10,000

Audubon av, 247-51, nec 177th; certf as to mtg \$10,000; Dec9; Dec10'18; same to same.

Audubon av, 247-51 (8:2132), nec 177th, 107.11x—x—x100; PM; Dec9'18; due & int as per bond; College Holding Co to Lawyers Mtg Co. 15,000

Broadway, 3120-30 (7:1979), nec 124th (No 561), 101.10x75; pr mtg \$107,500; Dec 10; Dec1'18; 2y6%; 74th St Holding Co, 280 Madison av, to Gott-More Holding Co, 299 Bway. 10,000

Broadway, 3120-30; certf as to mtg \$10,000; Dec10; Dec1'18; same to same.

Broadway, 3120-30; certf as to chattel mtg \$10,000; Dec10; Dec1'18; same to same.

Broadway, 3675-7 (7:2099), nwc 152d (No 607), 99.11x150; ext of mtg for \$10,000 to Dec1'20, 6%; pr mtg \$250,000; Dec7; Dec10'18; Julius H Zieser with 3675 Broadway Realty Corp, at 170 Bway (R S \$5). nom

Lexington av, 2080-07 (6:1775), nec 126th (No 142), 99.11x60; PM; Dec3; Dec1'18; 5y or sooner, 5%; Frank C Buckhout to Elise Boyd, 36 Riverside dr. 30,000

Morningside av, 38 (7:1944), sec 118th (No 370), 25.5x100; pr mtg \$28,000; Nov29; Dec1'18; due Dec9'23, 6%; Bergen Estates, a corp, to Edna A Patton, 3019 Kingsbridge ter, Bronx. 2,800

Morningside av, 38, sec 118th (No 370); ext of mtg for \$28,000 to Oct1'23, 5%; Nov 29; Dec1'18; National Academy of Design, 145 W 109, with Bergen Estates, a corp, 321 East Ridgewood av, Ridgewood, NJ, & guarantee by Chas Bartels, 517 Manhattan av (R S \$14). nom

Nagle av (8:2218), nws, 100 ne Academy, 150x160; Dec1; Dec1'18; 3y6%; Margt F Robinson, Julia A Mahony, Mary C Mesa & Ellen A Wall to Adele Mahony, 111 E 55. 10,000

Park av, 1132 (5:1502), ws, 25.2 s 91st, 25.2x82.2; pr mtg \$20,000; Dec5; Dec10'18; 3y6%; Chas Dietz to Henry L Schleyer, 161 E 81. 4,000

St Nicholas av, 759 (7:2063), ws, 20.5 n 148th, 20.5x92.5x20x96.8; Nov27; Dec9'18; 3y 6%; Walter C McGee to N Y Title & Mtg Co. 6,500

1ST av, 355 (3:926); ext of mtg for \$26,000 to Dec1'21, 5½%; Nov27; Dec7'18; Lawyers Title & T Co & ano, trstes will Julia A Freeman, with L & F Realty Corp, nom

1ST av, 355 (3:926), ws, 40 s 21st, 38x100; nr mtg \$—; Dec5; Dec6'18; 3y6%; L & F Realty Corp, 355 1 av, to Gertrude Bernstein, 180 Edgecombe av. 7,500

1ST av, 355; certf as to asn of rents & mtg \$7,500; Dec5; Dec6'18; same to same.

1ST av, 355; pr mtg \$—; Dec5; Dec6'18; due Nov1'21, 6%; same to Julius J Dukas, 54 Canal, as trste in bankruptcy of Harry & Louis Jarmulowsky, indivd & as firm S Jarmulowsky. 820

1ST av, 355; certf as to mtg \$820; Dec5; Dec6'18; same to same.

1ST av, 2243 (6:1687), ws, 40 n 115th, 20x73; pr mtg \$—; Nov16; Dec10'18; due Oct —22, 6%; Amalia De Malo (Franco) & Matteo De Malo to Antonio Benafatto, 2243 1 av. 2,500

2D av, 492 (3:933); ext of mtg for \$7,000 to Nov1'23, 5%; Nov20; Dec10'18; Emigrant Indust Savs Bank with Herman & August Goetz, 492 2 av, exrs & trstes Adam Goetz (R S \$3.50). nom

2D av, 1638 (5:1547), sec 85th (Nos 300-4), 25x88; pr mtg \$22,000; Nov30; Dec1'18; 1y6%; Edw G Glennon, 734 West End av, to Armin H Mittlemann, 10 Ayling av, B of Q. 3,000

3D av, 1674 (5:1522), ws, 25.5 s 94th, 26 x100; Dec9; Dec1'18; 3y5½%; Linda L Stephenson to Lawyers Title & T Co, 7,500

3D av, 2028; see 112th, 174-6 E.

5TH av, 255 (3:859), es, 49.7 n 28th, 24.7x100; PM; Dec12'18; 5y or sooner, 5%; Elise W Mendel to Cath H Hinckley, 1030 5 av. 70,000

6TH av, 141-9 (2:606); also 10TH ST, 113 W; also PATCHIN PL, 1-10; also MILLIGAN PL, 1-4; ext of mtg for \$108,000 to Dec27'18, 4½%; Nov9'16; Dec6'18; Union Trust Co, 80 Bway, with Grace I Patchin Stuart, 2619 Woodley pl, Wash, DC. nom

6TH av, 141-9; also 10TH ST, 113 W; also PATCHIN PL, 1-10; also MILLIGAN PL, 1-4; ext of mtg for \$106,000 to Dec27'21, 5%; Dec4'18; Dec6'18; Central Union Trust Co (successor by merger to Union Trust Co), 80 Bway, with Grace I Patchin Stuart, 3846 Woodley rd, Wash, DC (R S \$53). nom

9TH av, 737-9 (4:1059); ext of mtg for \$39,000 to Nov25'21, 5%; Nov25; Dec10'18; Emigrant Indust Savings Bank with Wm F & Louis C Dornbusch of Deming, New Mex (R S \$19.50). nom

Certificate as to mtg \$—; Dec11; Dec 12'18; Prudential Fur Dyeing Co to Dorothy Cohen.

Certificate as to mtg \$—; Dec9; Dec11'18; Model Garment Co to James Cahn.

Chattel mtgs (misc): five certfs as to five mtgs \$—; Dec4; Dec9'18; Ray Mead Co to John Nemeth State Bank.

Queens Co (misc): consent to mtg \$7,500; July9; Dec6'18; Forbin Realty Holding Co, 517 Academy, LI City, B of Q, to John Morrisson.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parentheses are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

DEC. 6, 7, 9, 10, 11 & 12.

Arden st (8:2174), es, 161 n Nagle av, 27 x110; Harold K Mount of Bklyn to N Y Trust Co, 2 6Broad; (A) Lawyers Title & T Co (\$22,000 (now \$20,000), Jan29'18); Dec6'18. nom

Cherry st, 346 (1:258), nwc Montgomery (Nos 64-6); David & Irving Baum, exrs & c Mayer Baum, to Clara Goldberg, 515 West Cathedral Pkway; (A) Gallert & H, 31 Liberty (\$34,000, Feb2'06); Dec9'18. O C & 100

Goerck st, 137 (2:330); Jacob Gansfried, admr Moritz Gansfried, to Annie Silverman, 190 Keap, Bklyn; (A) Morris Sahn, 190 Keap, Bklyn (\$8,000 (now \$2,000), June 5'03); Dec9'18. 100

Monroe st (1:265), nec Jackson, 25x95; Title Guar & T Co as sub-trste James Harper, to Title Guar & T Co (\$13,000, May15'13); Dec7'18. 13,000

1ST st, 31 E (2:442); Lena Kerner to Esther Koppelman, 144 Rivington; (A) Koppelman & Weinberg, 144 Rivington (\$1,000, Sept15'16); collateral for 8 notes of \$125 each; Dec1'18. nom

E 3D st E (2:372), ss, 408.11 w Av D, 22.3 x105.9; John H & Chas W Meyer, exrs Carsten H Meyer, to Marie Meyer, 123 Hancock, Bklyn; (A) Geo C Buechner, 350 Fulton, Bklyn (\$17,000, May28'06); Dec12'18. 17,000

4TH st, 249 W (2:611); also CHARLES ST, 62; Emigrant Indust Savings Bank to Wm R Rose, 309 W 81; (A) Rose & Paskus, 128 Bway (\$12,500, Feb25'02); Dec6'18. 12,500

5TH st, 315 E (2:447); Title Guar & T Co to Central Savings Bank, 157 4 av; (A) Title Guar & T Co (\$27,000 (now \$10,000), Nov15'05); Dec12'18. 10,000

12TH st, 28 W (2:575); Chas A Thorwelle of Callicoon, NY, to Albert C Laun, 30 W 12; (A) Goude & Wilkie, 2 Wall (\$3,000, July27'01); Dec1'18. 3,000

15TH st W (3:790), ss, 145 e 7 av, 20x103.6; Henry S Thompson et al, exrs Mary A Daly, to Ethel T Fletcher, 375 Park av; (A) Fletcher, S & L, 165 Bway (\$15,000, Apr30'10); Dec7'18. 15,000

19TH st, 459 W (3:717); Title Guar & T Co to Cortlandt P Field at Fieldhome, Yorktown, NY, & ano, exrs, & c Benj H Field, for Florence Van C Parsons; (A) Title Guar & T Co (\$4,000, July23'18); Dec 12'18. 4,000

31ST st, 358 W (3:754); Eugene Hahne to Title Guar & T Co (\$9,000, Sept30'15); Dec7'18. 9,000

33D st, 243 E (3:914); Lawyers Mtg Co to Tillie S Rosenheim, 113 W 74; (A) Title Guar & T Co (\$7,000, Apr16'08); Dec6'18. 7,000

33D st, 243 E (3:914); Tillie S Rosenheim to Guaranty Trust Co of N Y, 140 Bway; (A) same (same mtg, now \$5,000); Dec6'18. nom

46TH st, 239 W (4:1018); Title Guar & T Co to Central Savings Bank, 157 4 av; (A) Title Guar & T Co (\$15,000, Nov20'18); Dec12'18. 15,000

52D st, 303 W (4:1043); Title Guar & T Co to Central Savings Bank, 157 4 av; (A) Title Guar & T Co (\$13,000 (now \$8,000), Oct17'12); Dec12'18. 8,000

54TH st, 349 E (5:1347); Jas M Crafts & ano, trstes will Ogden Haggerty, for Clemence H Crafts et al, to E Daniel Miner of Yonkers, NY; (A) Jos F McCloy, 56 Pine (\$7,000, Aug4'06); Dec10'11. nom

54TH st, 349 E (5:1347); E Daniel Miner of Yonkers, NY, to Select Realty Co, 140 Nassau; (A) same (same mtg); Dec10'18. nom

54TH st, 151 W (4:1007); Title Guar & T Co to Central Savings Bank, 157 4 av; (A) Title Guar & T Co (\$14,000, Sept26'18); Dec 12'18. 14,000

56TH st, 238-40 W (4:1027); Columbia-Knickerbocker Trust Co to Columbia-Knickerbocker Trust Co, 60 Bway, trste will Geo W Crossman, for Herman S Crossman; (A) Eugene Smith, 30 Pine (\$75,000, Aug6'12); Dec9'18. 75,000

71ST st, 309 W (4:1183); Marion S Rodie et al, trstes will Williams S Rodie, to Title Guar & T Co (\$12,500, Oct28'15); Dec12'18. 12,500

73D st, 12 E (5:1387); Title Guar & T Co to Wm M Spackman & Wm T Schley as trstes; (A) Title Guar & T Co (\$45,000, Dec 12'06); Dec12'18. 45,000

79TH st, 115 E (5:1508); Trustees of the Masonic Hall & Asylum Fund to Lawyers Title & T Co (\$30,000, Nov26'15); Dec10'18. 30,000

80TH st E (5:1543), ns, 175 e 2 av, 25x102.2; Josephine K Colgate to Lawyers Mtg Co (\$12,000, June30'05); Dec6'18. 10,500

85TH st, 33 W (4:1199); Pauline S Bier to Title Guar & T Co (\$35,000 (now \$25,000), June28'05); Dec12'18. O C & 100

86TH st, 280 W (4:1233); Central Union Trust Co & ano, trstes will Lewis S Wolff, for Clara F Wolff, to Lawyers Mtg Co (\$18,000, Jan5'10); Dec12'18. 18,000

97TH st E (6:1647), ns, 100 w 2 av, 25x100.11; David B Getz, 2023 Albemarle rd, Bklyn, to Fannie Hutner, 557 Christopher av, Bklyn; (A) David B Getz, 215 Montague, Bklyn (\$1,000, Dec12'18); Dec12'18. 1,000

121ST st, 246-8 W (7:1926); Mira Wagner, 23 Evergreen pl, East Orange, NJ, to John S Sutphen, 311 W 72, or 34 Nassau, as collateral for note \$500 (½ pt of \$7,500, Jan24'18); Dec9'18. nom

124TH st, 422 W (7:1964); Gertrude J Levy to 230 W 70th St Co, at 542 5 av; (A) Eugene Sweeney, 27 W 125 (\$5,000, Nov27'16); Dec9'18. nom

124TH st, 422 W; 230 West 70th St Co to Edw Penrose, 37 Lincoln av, Cohoes, NY; (A) same (same mtg); Dec9'18. 5,000

125TH st, 601 W (7:1993); Olds Holding Corp, to Regina Hyman, 12 North Wavecrest av, Arverne, LI; (A) Strasbourger & S, 74 Bway (\$5,000, Nov18'18); Dec12'18. nom

127TH st, 403 W (7:1967); Virginia K White to Dorothy P White, both at 1080 Delaware av, Buffalo, NY; (A) Louis F Reed, 2 Rector (\$42,000, Sept5'07); Dec11'18. 42,000

131ST st, 145 W (7:1916); Greenwich Savings Bank to Robert Hill, 461 Fort Washington av; (A) Pressinger & N, 60 Wall (\$10,000 (now \$5,000), May28'01); Dec 7'18. 5,000

146TH st, 210-2 W (7:2031); Cooper Realty Co, 26 Exch pl, to Simon Holzman, 8 W 71, et al, firm Holzman Bros, 26 Exch pl; (A) Arnstein & Levy, 128 Bway (\$4,500, Dec4'18); Dec9'18. 100

146TH st, 214-6 W (7:2031); Cooper Realty Co, 26 Exch pl, to Simon Holzman, 8 W 71, et al, firm Holzman Bros, 26 Exch pl; (A) Arnstein & L, 128 Bway (\$2,000, Dec 4'18); Dec9'18. 100

151ST st W (7:2065), ss, from St Nicholas pl (No 19) to St Nicholas av (No 808); Jessie Knight of Cold Spring Harbor, LI, to F Kingsbury Curtis of Tuxedo, NY; (A) Curtis, M-P & Colt, 30 Broad (\$20,000, Sept 8'17); Dec6'18. 20,000

151ST st W (7:2065), ss; also ST NICHOLAS PL, 19, & ST NICHOLAS AV, 808; F Kingsbury Curtis of Tuxedo, NY, to Insular Line, a corp, 30 Broad; (A) same (same mtg); Dec6'18. 20,000

178TH st, 507-9 W (8:2152); Edna C Meyers, 527 W 143, to Abel King, 148 E 65, & Fredk Lese, 133 E 80; (A) Fredk Lese, 35 Nassau (\$5,000, Oct16'15); Dec12'18. O C & 100

204TH st, 677 W (8:2241); Hickory Realty Corp, 128 Bway, to Robt D Thompson, — Farmers av, Hollis, LI; (A) Elfers & A, 277 Bway (\$12,500, Oct14'15); filed & discharged Dec1'18. 7,000

Amsterdam av, 506-8 (4:1232); Rector, etc, of St Bartholomews Church to Bernhard Freund, 201 W 85; (A) Title Guar & T Co (\$57,000 (now \$55,000), Feb16'07); Dec 10'18. 55,000

Broadway, 878 (3:847); Linden W Bridgeman et al, exrs Emma B Moulton, to Linden W Bridgeman at Maplewood, NJ; AT; (A) Lum, L & Colyer, 786 Broad st, Newark, NJ (\$57,500, Apr3'07); Dec7'18. nom

Broadway (7:2099), nwc 152d, 99.11x150; Sigerts Realty Co, 160 Bway, to Julius H Zieser, 666 Greene av, Bklyn; (A) Title Guar & T Co (\$11,125, Aug3'18); Dec10'18. 11,125

Broadway (7:2099), nwc 152d, 99.11x150; Julius H Zieser of Bklyn to Abr Davis, 241 W 113, & ano; (A) J H Zieser, 217 Bway (same mtg); Dec10'18. nom

Columbus av (4:1203), nec 89th, 75x58; Advance Mtg Co, 115 Bway, & David Sheeline, 203 W 81, to Nathan Lemlein, 309 W 86; (A) L A Sable, 51 Chambers (\$6,000, Oct26'15); Dec9'18. O C & 100

Columbus av (4:1203), nec 89th, 75x58; Nathan Lemlein, 309 W 86, to Louis A Sable, 560 W 163, or 51 Chambers (same mtg); Dec9'18. O C & 100

Lenox av, 301 (7:1913), nwc 128th, 24.11x75; Edw F Timme to Title Guar & T Co (\$27,500 (now \$22,500), Oct3'04); Dec6'18. 22,500

1ST av, 355 (3:926); Morris Hannes to Lawyers Title & T Co (AT in share ownership in mtg for \$40,000, May18'07); Dec 6'18. nom



1ST av, 2381 (6:1810); Henry Joachim, 421 Grand av, Bklyn, to Esther A Marx, 196 Lefferts av, Bklyn; AT (\$15,000, June 6'07); Dec9'18. 2,000  
1ST av (6:1678), swc 107th, 63.5x50; Chas L Kellner, 2 Merrill rd, Far Rockaway, B of Q, to Henry B Kellner, 782 West End av; (A) Adolph Cianchetti, 192 Bowery (\$27,000, Dec1'07); Dec1'18. O C & 100  
2D av, 215 (2:469); also 13TH ST, 249 & 249½ E; Wm Harres, 37 Houseman av, Castleton, SI, to August Eimer, 190 Riverside dr (A) Rose & Paskus, 123 Bway (an int of \$29,000 in mtg \$51,500, Nov30'06); Dec 6'18. nom  
2D av, 230S (6:1795), es, 80 n 118th, 20.11 x80; Laura M Oliver, 1203 Fulton av, to Arthur Wills, 783 E 168 (\$4,000, Feb27'01); Dec12'18. nom  
3D av (5:1525), es, 20 s 80th, 20x73; Celesta M Bozeman of East Quogue, LI, to Joseph B Ryalnce, Bell Bldg, Montgomery, Ala; (A) Chas W Brown, Riverhead, LI (\$1,800, June13'17); Dec10'18. nom  
7TH av, 2332 (7:1942), swc 137th (No 200), 32.4x100; Title Guar & T Co to Rebecca W vom Inten, 1 W 72, extr Frank Wallach; (A) Title Guar & T Co (\$12,000, Nov27'18); Dec9'18. 12,000

### SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

#### Borough of Manhattan.

DEC. 6, 7, 9, 10, 11 & 12.

Chrystie st, 88 (1:305); Abr S, Jos & Solomon B Blonstein to Sam Bernard; (A) A H Mittermann, 261 Bway; Apr30'12; Dec1'18. 6,000  
Mulberry st, 135-37 (1:236); Brian G Hughes to A Mitchell Palmer, Allen Property Custodian, above mtg having been assigned to Millie Rafflor, of Berlin, Germany; (A) De Forest Bros, 30 Broad; July 28'03; Dec9'18. 51,000  
Sullivan st, 223 (2:539); Emidio & Rosa Andreiulo to Attlio J Zampieri, 186 Palisade av, West Hoboken, NJ, & Cirillio Zampieri, 62 Grove, NY; (A) Chas Zerbarni, 346 Bway; Mar6'14; Dec9'18. 5,000  
9TH st, 812-16 E (2:365); Isaac Schorr, 359 E 8, to Hamilton Holding Co, 37 Liberty; (A) Lind & Pfeiffer, 46 Cedar; June 1'16; Dec1'18. 6,500  
12TH st, 12 W (2:575); The Corpn of the First Presbyterian Church in City N Y to U S Trust Co of N Y; (A) Stewart & S, 45 Wall; July21'04; Dec12'18. 28,000  
12TH st W (2:615), ns, 147.8 w Greenwich av, runs w77.2xn110.4xn22.7 to ss Jane xe69.3x51.25.3 to beg; Edgar & Emma R Bloxham, 682 Forest av, to Eliz K Dooling; (A) Lawyers T & T Co, 160 Bway; Aug30; Dec7'18. 50,000  
16TH st, 347 W (3:740); Public Service Realty & Mtg Co, 309 Bway, to Gene Bruder, 302 W 92; (A) Saml Hellinger, 309 Bway; Jan2'12; Dec1'18. 2,000  
17TH st, 120 E (3:873); Geo V & Annie C B Foster to Washington Trust Co, West-erly, RI; (A) Nash & Jones, 63 Wall; Apr 9'02; Dec9'18. 7,000  
24TH st, 222 E (3:904); Rathbun Kipp to Frank S Voss; (A) Alger & Coughlan, 49 Wall; Jan14'10; Dec12'18. 3,000  
35TH st, 156 E (3:893); Marie H Travis to Hamilton Holding Co, 37 Liberty; (A) Jno C Travis, 32 Nassau; June6'16; Dec6'18. 3,750  
41ST st, 403 W (4:1051); Mary A Gordon to Emigrant Indust Savs Bank; (A) R & E J O'Gorman, 51 Chambers; Mar2'07; Dec12'18. 5,000  
56TH st E (5:1438), ss, 124 w 1 av, 18x 80; Salvatore di Salvo, 930 1 av, to Rosaria Santillo, admr, 76 W 3; (A) S Santillo, 76 E 3; May31'16; Dec9'18. 1,000  
62D st, 140 W (4:1133); Dora H Hermes (Boehack), 160 Claremont av, to Abr Wolf-son; (A) David Welch, 35 Nassau; May6'13; Dec6'18. 1,000  
73D st, 12 E (5:1387); Alice Iselin to Wm M Spackman, trste; (A) Title Guar & T Co; Dec12'06; Dec12'18. 45,000  
75TH st, 151 E (5:1413); Chas S Faulk-ner to Fred W Budd; (A) Robt W Todd, 229 Bway; June24'12; Dec1'18. 12,000  
80TH st, 236-8 E (5:1525); Maria Ber-liant, 976 Fox, Bronx, to Wm Prager, in-divid; Isaac Lewenfeld, Wm Prager & Alex Pfeiffer, as exrs will Pincus Lowen-feld; (A) Lind & Pfeiffer, 46 Cedar; Jan 5'14; Dec10'18. 5,000  
94TH st E (5:1505), ss, 94 e Mad av, 50x 100.8; Hy S & Minnie Richland to the Greenwich Savs Bank; (A) Geo G De Witt, 88 Nassau; Oct20'02; Dec9'18. 75,000  
103D st, 231 E (6:1653); Wolf Parker to State Bank, 378 Grand; (A) Glatzmayer, 378 Grand; Dec5'06; Dec6'18. 20,500  
104TH st W (7:1891), ns, 115 w West End av, 17x100.11; Wm J & Mary E Carr to Isabelle G Sinclair, 79 Manhattan av; (A) Title Guar & T Co; Apr20'15; Dec9'18. 6,000  
109TH st, 207 E (6:1659); Harriet Bruner to Simon R Weil, exr & trste & Farmers Loan & Trust Co, 22 Wm; (A) Leopold Wallach, 150 Bway; July31, 1890; Dec6'18. 6,500  
109TH st E (6:1659), ns, 129.10 e 3 av, 19.4x100.11; Maria J & Hiram Moore to Simon R Weil, exr & trste, & Farmers Loan & Trust Co, 22 Wm; satisfied of rec-ord without production of mort by order Supreme Court, Oct24'18, Justice Jos E New-burger; (A) for petr, Banton Moore, 1 Liberty; Apr25, 1882; Dec6'18. 1,000  
117TH st, 51 E (6:1623); Bessie Walcott to Bernhard Mayer; (A) Davis & K, 61 Chambers; July1'04; Dec12'18. 11,300

117TH st W (7:1901), ss, 200 e 7 av, 25x 100.11; Eliz Bauer, 35 Bay 52d, Bklyn, to W Bennett Marx, 55 Eldorado pl, Wee-hawken, NJ; (A) Lawyers Title & T Co, 160 Bway; Jan25'17; Dec10'18. 400  
120TH st, 437-43 E (6:1808); Anthony & Jas Paladino to Lincoln Trust Co & Her-man Le Roy Edgar, as exrs & trstes will Chas E Rhinelander; (A) Middlebrook & Borland, 46 Cedar; Dec15'17; Dec10'18. 10,000  
128TH st, 238 E (6:1792); Supreme Choco-late Co, 33 Commerce, & Basil Pampos, 337 W 14, to United Realty Co of N Y, 280 Bway; (A) Lawyers Title & T Co; Dec24'14; Dec10'18. 1,000  
204TH st W (8:2241), nes, 125 n wBway, 75x100; 204th St Corp, 836 Westchester av, to Robt D Thompson, of Hollis, LI; (A) Lewis S Marx, 128 Bway; Oct1'15; Dec1'18. 12,600  
Claremont av, 182 (7:1993); Fairlawn Realty Co, 165 Bway, to Dividend Realty Corp, 215 Montague, Bklyn; (A) Max Miller, 135 Bway; May20'16; Dec9'18. 1,000  
Haven av (8:2177), sec 179th, 125x97; Rockville Holding Co to Saml Wacht, Jr, 736 Riverside dr; (A) N Y Title & Mtg Co; May6'16; Dec9'18. 4,500  
Madison av, 17 (3:854); Fred A Stone to Robt B Dula, 1000 Park av; (A) N Y Title & M Co; Mar24'13; Dec1'18. 145,000  
St Nicholas av (8:2108), es, 127.1 s 159th, 25x113.9x25x118.5; Sophie Meyer to Otto J Martens, 44 Anderson av, Palisades, NJ, & J Vierbock, 840 Bronx Park South; (A) Elfers & A, 277 Bway; Dec31'15; Dec6'18. 6,000  
Wadsworth av (8:2167), nwc 184th, 179.10 x70; D H Jackson Co to Star Realty Co, 842 Bway; May1'17; Dec6'18. 7,000  
1ST av, 2243 (6:1687); Giuseppe & Amalia Franco, on the premises, tenants by entirety, to Luigia Dalesic, individ & admx; (A) Title Guar & T Co; Jan21'16; Dec9'18. 5,000  
2D av, 2491 (6:1792); Andrew L Molinelli & Robt J Rofrano to Jno & Adelaide Gar-barino, 407 Pearl; (A) Title Guar & T Co; Oct4'15; Dec10'18. 9,000  
10TH av, 400 (3:730); Geo H & Christina E Bartels to Jos G Wallace, 95 North Bway, White Plains, NY; (A) Title Guar & T Co; Mar28'01; Dec10'18. 7,000  
11TH av, 604 (4:1073); Jno Lechieh & ano to Jacob Barthel, 234 25th, Gutt-enberg, NJ; (A) Deyo & B, 111 Bway; June 17'07; Dec9'18. 5,000

### MORTGAGES.

#### Borough of Bronx.

DEC. 6, 7, 9, 10, 11 & 12.

Bartholdi st (16:4601), ss, 50 w Pine av, 25x100; Dec2; Dec7'18; due Apr2'19, 5%; Laura Di Tullio, 738 Bartholdi, to Gia-como Villa, 215 Thompson. 400  
Beck st, 894-6 (10:2711), nes, 163.1 ne In-tervale av, 80x100; pr mtg \$55,000; Dec10; Dec12'18; 1y6%; Crown Operating Co, 320 Bway, to Jacob I Berman, 63 W 110. 16,000  
Beck st, 894-6; certf as to above mtg; Dec10; Dec12'18; same to same.  
Odell st (15:3934), es, 130 s Starling av, 25x108, Unionport, except part for Odell st; Dec7; Dec1'18; 3y6%; Nathan Mesnik, 1356 Odell, to John Pippinger, 317 E 87. 1,000  
Perot st, 3 (12:3254), ns, 115.9 w Sedg-wick av, 15.9x98; Dec7; Dec12'18; due Jan 1'21, 6%; Jas Knowles, 3 Perot, to Dora Polesenski, 60 Terrace View av, Manhattan. 500  
138TH st E, swc Willis av; see Willis av, swc 138.  
146TH st E (9:2273), ns, 200 e Brook av, 50x100; pr mtg \$39,750; Nov30; Dec1'18; due Jan15'23, 6%; Wm F A Kurz, 951 Grant av, to Christian H Werner, 57 W 2d, Mt Vernon, NY. 2,922  
147TH st E (9:2292), ns, 387.2 w Brook av, 45.3x99.11x40x100; PM; pr mtg \$29,000; Dec7; Dec9'18; 3y, interest as per bond; Frank Blanchard, 362 Riverside dr, to Benenson Realty Co, 509 Willis av. 4,000  
158TH st, 811 E; see Westchester av, 801-15.  
163D st E, nec Union av; see Union av, nec 163d.  
163D st E (9:2422), ss, 186 w Teller av, 113x115; trust mtg; Dec6; Dec7'18; due Jan 1'24, 6%; Rellet Realty Corp, 369 E 163, to Columbia Trust Co, 60 Bway, trste. gold bonds 100,000  
163D st E (9:2422), same prop; certf as to above mtg; Dec6; Dec7'18; same to same.  
164TH st E, nec Boston rd; see Boston rd, nec 164th.  
184TH st, 28 W (11:3198); ext of \$6,000 mtg to Nov7'21 at 4½%; Sept17; Dec1'18; Mary C H Weber with Chas H Brower, nom  
187TH st E, see Belmont av; see Bel-mont av, sec 187th.  
102D st E, swc Grand Blvd & Concourse; see Grand Blvd & Concourse, swc 192.  
205TH st E, nec Bainbridge av; see 206th st E, ss, 412.10 w Perry av.  
206TH st E (12:3341), ss, 412.10 w Perry av, 50x100; also BAINBRIDGE AV (12:3341), es, 101.11 s 206th, runs e94.6xe88.9xs 100 to ns 205th xw6.6xsw93.6xw87.10xs72.8 to rd xn209.2 to beg; Dec5; Dec7'18; 3y 5½%; Wm W Niles, 201 Mosholu Pkway, to Wm H Shields, 138 Targes, Stapleton, SI, exr Fredk W Reynolds. 7,500  
219TH st E (16:4689), ss, 555 e Bronx-wood av, 25x114, Wakefield; PM; Dec3; Dec 6'18; 3y5%; Lodovico Rischio to Giovanni Call, 203 E 102, & ano. 800  
Bainbridge av, nec 205th; see 206th E, ss, 412.10 w Perry av.  
Bainbridge av, es, 101.11 s 206th; see 206th E, ss, 412.10 w Perry av.

Bassford av, 2252 (11:3050); ext of \$500 mtg to Apr17'19 at 6%; Nov16; Dec6'18; Fanny Fischer with Jas V Jennings, 2252 Bassford av. nom  
Bathgate av, 1806 (11:2924), es, 26 n 176th, 23x70.7; pr mtg \$4,000; Dec6; Dec 10'18; installs, 6% Solomon H Wartell to Tremont Bldg & Loan Assn, 1931 Wash av. 2,000  
Belmont av (11:3074), sec 187th, 34x100; PM; pr mtg \$35,000; Nov30; Dec12'18; 6y 6%; Alex D Adams to Anna De Feo, 1034 Underhill av. 6,000  
Boston rd (10:2622), nec 164th, 27.4x108.9 x25.6x118.9; agmt adding \$1,000 to mtg for \$27,000, making total of \$28,000, & extend-ing said \$28,000 to Dec10'21 at 5½%; Dec 10'18; Catholic Womens Benevolent Legion, 949 Bway, with Eliz Anderson, 202 W 119 (R S \$14). nom  
Boston rd (10:2622), nec 164th; same prop; sobrn agmt; Dec4; Dec10'18; Eliz Anderson, 202 W 119, & Lucy J O'Connell, 2493 Valentine av, with Catholic Women's Benevolent Legion, 949 Bway. nom  
Creston av, es, abt 81.7 s 192; see Grand Blvd & Concourse, swc 192.  
Findlay av, 1113 (9:2434), ws, 110 n 166th, 38x100; PM; pr mtg \$18,500; Dec5; Dec6'18; due June1'22, 5½%; Geo Zilliox to Tully Bldg Co, 305 E 166. 3,500  
Frishy av (15:3975), ses, 125 sw Overing av, runs e120xsw21.9xnw19.11xne0.05x—100 to st xn25 to beg, except part for Frishy av; supplemental to mtg for \$3,600 rec June24'12; Dec2; Dec10'18; due as per said mtg; John J Coogan, 230 Alex av, to Geo F Adams, 200 E Post rd, White Plains, NY, et al, exrs Lambert S Quackenbush. nom  
Grand Blvd & Concourse, ws, 81.7 s 192; see Grand Blvd & Concourse, swc 192.  
Grand Blvd & Concourse (11:3167), swc 192d, 81.7x106x82.7x106; also GRAND BLVD & Concourse (11:3167), ws, 81.7 s 192d, runs s121xw198.1 to es Creston av xn119.4 xe206.2 to beg; Dec6; Dec7'18; demand, 6%; Absar Realty Co to City Mtg Co, 15 Wall. 85,000  
Grand Blvd & Concourse (11:3167), swc 192d; certf as to above mtg; Dec6; Dec7'18; same to same.  
Grand Blvd & Concourse (9:2464), ws, 189.1 n 167th, 38.5x106.3x37x97.11; pr mtg \$2,500; Dec3; Dec7'18; due Apr3'19, 6%; Marion D, wife Louis A Risse, 599 Mott av, to National Park Bank, 214 Bway. note 2,500  
Hermany av (14:3685), ss, 225 w Castle Hill av, 64.8x139.8x64.8x136.11, Unionport; Nov21; Dec9'18; 1y6%; Jos M Roche, Port-land, Me, to Roche & Fleming, Inc, at Portland, Me. note 5,000  
Jackson av, 675 (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8; Dec5; Dec6'18; demand, 6%; Lucymor Realty Corp, to Jacob Alexander, 700 Diamond av, Woodhaven, LI. 4,500  
Jackson av, 675; PM; pr mtg \$33,000; Dec3; Dec6'18; due Dec12'20, 6%; same to Stars & Stripes Realty Co, 51 Chambers. 1,830  
Jackson av, 675 (misc); certf as to asn rents & mtg \$—; Dec5; Dec6'18; Lucymor Realty Corp, to Jacob Alexander.  
Lurting av, 1537 (15:4068), ws, 350 n Walker av, old line, 25x100; ext of \$4,000 mtg to Nov30'23, at 5½%; Nov29; Dec9'18; Eliz Amsler, 3263 Hull av, to Rosa Iacoucci, 2321 Hughes av. nom  
Taylor av, 1321 (15:3877), ws, 425 s Mc-Graw av, 25x112.8x25.8x118.4; pr mtg \$—; Dec7; Dec9'18; 3y6%; Mary G & Nora A Knabe to Emily B Goeller, 103 E 10, 1,000  
Union av, 800-18; see Westchester av, 801-15.  
Union av (10:2678), nec 163d, 33.10x106; PM; pr mtg \$29,500; Dec1; Dec12'18; 1y 6%; Edgar Shoemaker, 65 W 190, to Hy J Siebert, Crestwood, Yonkers, NY. 1,750  
Webster av, 1818 (11:2900); leasehold; Dec3; Dec10'18; installs, 6%; Saml Witkin, 266 E 10, & Jos Levine, 546 E 145, to Harry Pacht, 1040 Bryant av. 2,125  
Westchester av, 801-15 (10:2666), nws, 246.9 sw 160th, runs nw71.4xnw89.2 to ses Union av (Nos 800-18), xsw201.2 to nes 158th (No 811), xse21.2 to Westchester av xne200 to beg; PM; pr mtg \$211,500; July 11; Dec6'18; due Dec31'22, 6%; Rex Hold-ing Co to Sarah Birns, 211 2 av. 25,000  
Willis av (9:2300), swc 138th, 25x81.6; May18; Dec1'18; 1y6%; John C Heintz & Jacob Siegel to A Mitchell Palmer as Alien Property Custodian (trust No E 604, concern-ing property Marie Zierlein), Wash-ington, DC. 33,600  
3D av, 3317 (9:2369); ext of \$10,000 mtg to Nov21'21 at 4½%; Nov14; Dec10'18; Emigrant Indust Savs Bank with Mary A Dolan, 3317 3 av (R S \$5). nom  
3D av (11:3051), ws, 67.8 n 182d, 72.11x 102.11; bldg loan; Dec5; Dec10'18; demand, 6%; S & P Bldg Co, 3011 Barnes av, to Jas G Wentz, 335 West End av. 17,000  
3D av (11:3051), ws, 67.8 n 182d; same prop; certf as to above mtg; Dec4; Dec10'18; same to same.

### ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

#### Borough of Bronx.

DEC. 5, 6, 7, 9, 10 & 11.

Belden st (18:5637), ns, 137.11 e City Island av, —x—; Title Guar & T Co to Clara J Brown, 904 Ogden av; (A) Bauer-dorf & T, 111 Bway (\$3,000, Mar11'09); Dec 1'18. 3,000



**Glover st** (15:3990), es, 25 n Rose pl, 25 as, Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$2,500, Nov21'16); Dec9'18. nom

**Glover st** (15:3990); same prop; same to same (\$200, Nov21'16; Dec9'18. nom

**Melville st**, 1618 (15:4023); Anna P Weed, 8812 Frankford av, Holmesburg, Phila, Pa, to Warren L Sawyer, trste Chas H Kimberly at So Nyack, NY; (A) Howe, S & S, 2 Rector (\$2,500, Jan9'12); Dec10'18. 2,500

**135TH st**, 310 E (9:2310); Marcus Herberg, exr Franz Lenz, to Theresa Herberg, 380 11 av, L I City; (A) Mullins & B, 51 Chambers (\$2,000, Apr8'09); Dec6'18. nom

**135TH st**, 510 E; same to same; (A) same (\$3,000, Apr7'13); Dec6'18. nom

**142D st** E (10:2575), ns, 50 e Wales av, 75x12, 1188x3111.6; Hy Becker, 63 W 183, & ano, exrs John Becker, to Hy Becker, 63 W 183; (A) Young, S & R, 264 Main, New Rochelle, NY (\$3,000, Dec10'13); Dec9'18. 3,070.50

**146TH st** E (9:2336), ns, 635 e Harlem R R, 25x110; Hy Becker, 63 W 183, & ano, exrs John Becker, to Adolph Becker, 352 E 140; (A) Young, S & R, 264 Main, New Rochelle, NY (\$3,500, Oct5'07); Dec9'18. 3,513.90

**146TH st** E (9:2290), ss, 100 e Willis av, 25x100; Hy Becker, 63 W 183, & ano, exrs John Becker, to Henry Becker, 63 W 183; (A) Young, S & R, 264 Main, New Rochelle, NY (\$5,500, Mar1'05); Dec9'18. 5,550.41

**184TH st** E (11:3038), ss, 116.2 w Washington av, 50x100; Otto J Martens, Palisade, NJ, to Mary Pape, 916 E 17th; ½ pt; (A) Elfers & A, 277 Bway (\$8,000, Jan1'18); Dec10'18. 2,000

**202D st** E (12:3308), ns, 145.11 e Grand Blvd & Concourse, 50x100; Laura M Oliver, 1203 Fulton av, to Arthur Willis, 783 E 168 (\$2,000, Aug24'17); Dec10'18. nom

**203D st** E (12:3309), ns, 875 e Marion av, 50x126.2x irreg; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$3,800, Oct7'09); Dec9'18. nom

**232D st** E (17:4834), ss, lot 1025, map Wakefield, 100x114; Hy Becker, 63 W 183, & ano, exrs John Becker, to Adolph Becker, 352 E 140; (A) Young, S & R, 264 Main, New Rochelle, NY (\$2,000, Aug5'07); Dec9'18. 2,028.67

**232D st** E (17:4868), ns, 205 e Bronxwood av, 50x114; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$5,200, Apr2'10); Dec9'18. nom

**Bathgate av** (11:3050), ws, 151.9 n 182d, 18.3x86; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$7,100, Sept27'10); Dec9'18. nom

**Boston rd** (10:2622), nec 164th, 27.4x 108.9x25.6x118.9; R Blecker Rathbone to Lawyers Mtg Co; (A) Lawyers Mtg Co (\$30,000, Apr15'10); Dec10'18. 27,000

**Boston rd** (10:2622), same prop; Lawyers Mtg Co to Catholic Women's Benevolent Legion, 949 Bway; (A) same (\$30,000, Apr15'10); Dec10'18. 27,000

**Bronxdale av** (15:4056), ws, 235.9 n Morris Park av, 25x99.9x25x99.8; Hy Suhrig, 26 Manhattan av, to Carmine Uvaro, 590 Van Nest av; (A) Wm Peters & Co, 1044 Tremont av E (\$4,000, Dec6'09); Dec9'18. 4,000

**Bryant av**, 1533 (11:2996); Crescent-Star Realty Co, 211 E 55, to Title Guar & T Co (\$6,000, Aug1'06); Dec10'18. 4,000

**Caldwell av**, 883 (10:2627); Eliz N Hewitt, Gloucester, Mass, to Sarah F Curley, 823 Trinity av; (A) C H Friedrich, 35 Nassau (\$5,000, Nov1, 1888); Dec11'18. 2,000

**Crotona Pkway** (11:3119), ses, 50.6 ne Hornaday pl, 50.6x98.3x50x90; Jas M La Coste, 140 Wadsworth av, to Peter Leckler, Jr, 387 E 181 (\$3,000, Feb20'09); Dec6'18. 3,000

**Davidson av**, 2056 (11:3192 & 3193); Freybell Realty Co to Chas M Rosenthal, 670 West End av; (A) Strasbourger & S, 74 Bway (\$12,000, June28'18); Dec7'18. nom

**Davidson av**, 2056 (11:3192 & 3193); Chas M Rosenthal to Regina Hyman, 11 Wavercrest av, Arverne, LI; (A) same (\$12,000, June28'18); Dec7'18. nom

**Frisby av**, 2426 (15:3975); Geo F Adams et al, exrs Lambert S Quackenbush, to North Side Mtg Corp, 391 E 149; (A) Title Guar & T Co (\$3,600, June1'12); Dec10'18. 2,500

**Harrison av** (11:2869), es, 99.3 n Tremont av, 50.1x107.8x61.1x80.1; Cordelia W French, 370 Central Park W, to Fred F French Builder, Inc, 27 Cedar; (A) Herman Gottlieb, 299 Bway (\$6,800, Oct16'16); Dec6'18. nom

**Harrison av** (11:2869), same prop; Fred F French Builder, Inc, to Jennie Roubitschek, 33 Argyle rd, Bklyn; (A) same (\$6,800, Oct16'16); Dec6'18. O C & 100

**Hermany av** (11:2785), ss, 225 w Castle Hill av, 64.8x139.8x64.8x136.11, Unionport; Roche & Fleming, Inc, to Chapman National Bank, —; (A) Chapman & B, 187 Middle st, Portland, Me (\$5,000, Nov21'18); Dec9'18. nom

**Holland av**, 1920 (15:4260); Wm Peters to August Suhrig, 25 Manhattan av; (A) Wm Peters & Co, 1044 East Tremont av (\$3,000, Oct12'18); Dec9'18. 3,000

**Holland av** (15:4051), ws, 270 n Morris Park av, 25x100; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$3,000, Sept14'16); Dec9'18. nom

**Hughes av** (12:3273), es, 300 s n Fordham rd, 14.2x87.6; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$3,950, Apr13'10); Dec9'18. nom

**Hunts Point av**, 828-30 (10:2762); Walter C White, Township of Ocean, NJ, to Chas H Friedrich, 769 Beck, exr Anna E Rohrbach; (A) C H Friedrich, 35 Nassau (2 at \$5,000 each, Nov6'18); Dec11'18. O C & 100

**Morris av**, 1250 (9:2439); Josephine Eisenhauer, extr, & C, Wm Eisenhauer, to Caroline Eisenhauer, 1882 Grand Blvd & Concourse; (A) A & H Bloch, 99 Nassau (\$21,000, July27'15); Dec5'18. nom

**Morris av** (9:2334), ws, 20.5 s 143d, runs sw85x40xne3.9 to av xn87.6 to beg; Wm W Burgoyne to Virginia Anderson, 118 W 57; (A) Williamson & Bell, 364 Alexander av; Nov1, 1886; Dec9'18. 2,000

**Morris av** (9:2334), same prop; same to same; (A) same; Nov1, 1890; Dec9'18. 500

**Park av** (11:3030), ws, 93 s 182d, 18x86.4 x18x85.10; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$4,250, Aug5'12); Dec9'18. nom

**Park av** (11:3037), es, 300 s Fletcher, old line, 20.6x100; John L Mead to Laura J Sechler, 385 Decatur, Bklyn; (A) H W Baird, 66 Bway (\$2,300, Oct31'06); Dec5'18. nom

**Sheridan av** (9:2456), es, 89 n 165th, 40x 100; Columbia Trust Co to N Y Title & Mtg Co (\$26,000, Mar13'18); Dec9'18. O C & 100

**Sheridan av** (9:2456); same prop; N Y Title & Mtg Co to Barnet Berkowitz, 189 Orchard; (A) I M Levy, 233 Bway (\$26,000, Mar13'18); Dec9'18. 26,000

**Starling av**, 2110 (15:3933); Florence T Baldwin, 430 W 119, to Moses Lewin, 811 Home; (A) Title Guar & T Co (\$4,500, Mar15'10); Dec5'18. 4,500

**Union av** (10:2676), ws, 133.4 n 156th, 16.8x54.4x17.10x65.2; Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$4,800, May19'08); Dec9'18. nom

**Washington av**, 1195 (9:2389); A Mitchell Palmer, as Alien Property Custodian, to Geo Wahn, 1574 Crotona Park E (\$4,500, Sept6, 1894); Dec9'18. 3,034.17

**Washington av** (11:2906), ws, 300 s 174th, 50x160.1; Morris Messelof & ano to Isidore Rosenthal, 27 Bayard; (A) Harry Levin, 167 East Bway (\$2,500, Aug28'17); Dec6'18. nom

**Webster av**, 1399 (11:2887); Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$4,000, Aug28'16); Dec9'18. nom

**Webster av** (12:3273), es, 299.9 s Bedford Park Blvd, 100x141.7x100x113.8, ss; John P Binzen & ano, exrs Theresa Binzen, to Josephine Reinhardt, 1400 Grand Blvd & Concourse; (A) Jos P Fallon, 2 Columbus Circle (\$15,000, May4'08); Dec5'18. 12,500

**Whitlock av**, 982 (10:2734); Frank Vanderpool to Title Guar & T Co, 176 Bway (\$7,500, Nov30'06); Dec6'18. 6,500

**Lot 19** (15:3928), map 30, lots of M McCormick, adj Catholic Rectory; Hy Becker, 63 W 183, & ano, exrs John Becker, to Hy Becker, 63 W 183; (A) Young, S & R, 264 Main, New Rochelle, NY (\$2,000, Apr14'10); Dec9'18. 2,040

**Lot 19** (15:3928); same prop; Hy Becker, 63 W 83, individ, to Adolph Becker, 352 E 140; (A) same (\$2,000, Apr14'10); Dec9'18. 2,000

**Lots 27** (12:3270 & 13:3406M, 3406N, 3414B), 121, 129, 132, 138, 146, 175 to 177, 201, 202, 211 to 213, 218 & 238, map Dash Estate; Bowie Dash Realty Co to Olds Holding Corp, 217 Bway; (A) J H Ziesler, 217 Bway (asn 14 mtgs aggregating \$8,805.50, Nov20'15); Dec7'18. nom

**Lots 16, 136, 157, 159, 160, 161, 167 & 193** (13:3423), map Broadway-City Line Property; also land at Yonkers, NY; Ess-Ess Realty Co, 31 Nassau, to Newark Ports Terminal Co, 31 Nassau; (A) Title Guar & T Co; asn nine mtgs (\$205, July16'14; \$2,735, July16'14; \$635, July17'14; \$890, July17'14; \$540, July17'14; \$300, July17'14; \$2,400, June1'11; \$1,450, July25'10; \$1,800, Feb1'15); Dec6'18. 100

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

DEC. 5, 6, 7, 9, 10 & 11.

**Dawson st**, 820 (10:2702); Max Reinitz at La Grangeville, NY, to Mary Kirsch; (A) Julius H Ziesler, 217 Bway; Nov20'11; Dec10'18. 5,000

**Fox st** (10:2724), es, 140.6 n 163d, 40x 110.11x40x111.5; Rosie Joelson, 144 E Houston, to M & B Realty Co, 233 Bway; (A) F E Silverman, 233 Bway; Nov15'18; Dec5'18. 5,000

**Jerome st** (\*), ss, lot 8, map New Village Jerome, 25x100; Giuseppe Di Angelis to Kath C Brennan & ano, exrs Edw Brennan; (A) J S & S M Wood, Mt Vernon, NY; Dec16'16; Dec11'18. 3,000

**Seabury pl**, 1524 (11:2967 & 2977; Seabury Realty Co to Jacob Propos, 1890 7 av; (A) Reit & K, 309 Bway; Oct15'13 (discharged by court order dated Dec10'18); Dec10'18. 7,000

**135TH st**, 379 E (9:2298); John Kapp to Board of Foreign Missions of Methodist Episcopal Church; (A) Title Guar & T Co; Dec3'13; Dec6'18. 4,000

**205TH st** E (12:3341), ns, 128.10 ne Bainbridge av, runs nw83.10xne243.4 to ss 206th & to 18th st; 25x100 to 205th xw6.6xsw9.6 to beg; Wm W Niles, Jr, to Wm W Niles, as admr Isabel W Niles; (A) Title Guar & T Co; Jan15, 1898; Dec9'18. 2,000

**206TH st** E (12:3341), ss, 412.10 w Perry av, 50x100; Wm J McCoy to Wm W Niles, —; (A) Title Guar & T Co; May19'05; Dec9'18. 1,750

**241ST st**, 323 E (12:3390), ns, 210 e Katonah av, 25x100; Willy R Vogeler to Fredk Dinner, 128 W 66; (A) Cass & Apfel, 68 Wm; Oct1'14; discharged by court order dated Dec5'18; Dec7'18. 1,000

**Barnes av** (\*), ws, lot 762, map Laconia Park, 26.3x78.2x25x72.4, ns; Giuseppe Di Angelis to Kath C Brennan, —, & ano, exrs Edw Brennan; (A) J S & S M Wood, Mt Vernon, NY; Dec10'16; Dec11'18. 3,500

**Chatterton av** (\*), ss, 50 e Havemeyer av, 73x108, Unionport; Christina Schuessler to Anna Hosbach, 29th & Jackson av, Elmhurst, NY; (A) Knox & D, 27 Cedar; May4'10; Dec10'18. 2,500

**Crotona av** (11:3083), ws, 67.3 n 181st, 44.11x170.11x44x162.3; Annie Macdonald to Hy Hess; (A) Lawyers Title & T Co; Dec1'08; Dec6'18. 1,850

**Forest av**, 820 (10:2656); John Fall to Florence Broessler, 320 E 144; (A) Hugo Cohn, 19 Av A; Mar30'09; Dec10'18. 1,200

**Forest av** (10:2649), ws, 185.9 s 165th, 21x91; John W Decker to Emma J Mathew; (A) John J Weiss, 233 Bway; Nov28, 1887; Dec7'18. 2,500

**Forest av** (10:2658), sec 163d, 17.9x95; Wm Sudbrink to Fredk A Wasserman; (A) Quigg & C, 32 Liberty; Nov26'13; Dec5'18. 9,000

**Grand Blvd & Concourse** (12:3305), es, 79.4 n 193th, 67.5x87.6x72.3x86.6; J L S Bldg Co, 110 W 34, to Simon M Goldsmith, 302 Convent av; (A) A Zimmermann, 206 Bway; Jan21'16; Dec6'18. 5,000

**Jackson av**, 758 (10:2646); Dora Perlman to Jacob Cooper, 92 Morningside av E; (A) M Cooper, 20 Vesey; June21'12; Dec5'18. 1,500

**Old Albany Post rd** (12:3262), es, 754.5 n Bailey av, 25 x 94.9 x 25x93.11; Martino Passannanti, 3158 Albany Crescent, to Aaron O Whaley, 59 Hudson, Yonkers, NY; (A) A O Whaley, 5548 Bway; Dec10'13; Dec11'18. 1,300

**Park av**, 4450 (11:3037); Mary Carolan to Laura J Sechler, Bklyn; (A) Title Guar & T Co; Oct31'06; Dec5'18. 2,300

**Park av** (11:2901), ses, 91.11 ne 169th, 25 x140x irreg; Chas A Kurzhals to Emilie, wife John C Hegelein; (A) Hy F Lippold, 63 Park Row; Nov25'07; Dec10'18. 4,000

**Ryer av** (11:3144), es, 135.4 n Burnside av, 24x95; Morell Realty Co to Ada A Shethar, —; (A) Todd & St John, 258 Bway; Dec14'09; Dec11'18. 7,000

**Trinity av** (10:2631), ws, 200 n 161st, 25x 100; Marie Gutman to John F Cavanagh, 800 E 168; (A) G Frey, 3429 3 av; Nov9'17; Dec5'18. 1,000

**Unionport rd** (\*), ws, lot 25, map Estate Geo W Hunt, 29.2x119x52.2x88.4, ns; Mary A Robinson to G De Witt Clocke, 300 East Bellevue dr, Pasadena, Cal; (A) Clocke, K & R, 391 E 149; Dec26'05; Dec7'18. 2,900

**Webster av** (9:2392), es, 150 s 167th, 100 x97 to Brook av x102.2x118.1; Wardwin Co, 20 Vesey, to Benenson Realty Co, 401 E 152; (A) W E Phelps, 435 E 149; Sept24'17; Dec9'18. 3,000

**Lots 7 & 8** (\*), map 327 lots Hunter Estate; Maria D wife Giuseppe Sabatini to Lion Brewery, 960 Col av; (A) Fitch, M & G, 32 Nassau; Nov29'12; Dec5'18. 2,000

**Lots 352 to 355** (16:4352), map L Spencer et al; Saml Katzen to Lorillard Spencer, 3d; (A) Jacob S Demov, 261 Bway; June15'17; Dec5'18. 960

**Lot 140** (15:4218), map 327 lots Hunter Est; Wm A Fajella, 553 E 187, to Frank Cerchia, 2382 Hughes av; (A) Title Guar & T Co; Dec10'17; Dec10'18. 300

**Lots 217 & 218** (\*), map L Spencer et al; John McCaffrey to Lorillard Spencer, 3d, & ano, exrs; (A) N Y Title & Mtg Co; June15'17; Dec10'18. 900

**Lot 119** (13:3423), map Forster-Schmitt prop; Tillie A Nelson, 156 E 27, to Eliz F Vaden, —; (A) Lawyers Title & T Co; Dec18'12; Dec6'18. 1,260

**Lots 693 to 696** (12:3252), map Van Cortlandt Park; Agda C Hultgren, 1135 57th, Bklyn, to Augustus Van Cortlandt, & ano, exrs Augustus Van Cortlandt; (A) Beekman, M & G, 52 Wm; July20'12; 4 mtgs each \$780; Dec6'18. 780

**Lot 698** (12:3252), same map; same to same; (A) same; July20'12; Dec6'18. 715

**Lots 282 & 283** (11:2865), map Moss Est; Lawrence J Kelly to Annie Kelly, 445 W 57; (A) Lawyers Title & T Co; Nov25'13; Dec11'18. 2,030

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

### Borough of Manhattan.

**Ramman, Dora**—June21'17 (Dec6'18)—87TH ST, 203 W (4:1249-28), 18x108, 3-sty & b stn dwg, 1-5 pt of \$21,000.

**Bornheim, Alice**—Oct16'17 (Dec5'18)—79TH ST, 74 E (5:1393-40½), 18x102.2, 4-sty & b stn dwg, \$13,700.

**Burgheim, Rosalie**—Mar24'17 (Dec7'18)—79TH ST, 176 E (5:1413-43), 18.9x102.2, 3-sty bk & stn dwg, \$25,000.



**Clarkson, Cath. G.**—Apr22'18 (Nov27'18)—HARRISON ST, 50 (1:183-19), 21x75, 3-sty bk bldg, 6-8 pts of \$16,500.  
**WEST ST, 214 & 215** (1:183-30), cor Franklin, 40x80, 2-sty bk bldg & stores, 6-16 pts of \$47,300.  
**FRANKLIN ST, 211-3** (1:183-31), 43.6x100, 2-sty bk bldg & stores, 6-16 pts of \$36,800.  
**WASHINGTON ST, 342-6** (1:183-34-36), 60x81.5, 1-sty bk bldgs, 6-16 pts of \$45,938.  
**WEST ST, 365-7** (2:602-7 & 15), 75x316 to Washington st (Nos 606-10), x75x311, 1, 2 & 3-sty bk bldgs, office, factory & stables, 6-16 pts of \$118,691.10.  
**48TH ST, 16 W** (5:1263-48), 25x100.5, 4-sty bk & stn dwg, \$75,000.  
**Geissenhainer, Jacob A.**—July20'17 (Nov26'18)—12TH ST, 633 E (2:395-45), 25x103.3, 4-sty bk bldg, \$13,000-\$8,500.  
**13TH ST, 634 E** (2:395-23), 25x103.3, 4-sty bk bldg (this parcel sold in June, 1918, for \$5,800), \$11,000-\$8,500.  
**14TH ST, 106 E** (2:559-12), to 13th st (No 103), 5-sty bk bldg on 14th st (\$62,500) & 1-sty bldg on 13th st (\$15,000), \$81,000-\$77,500.  
**BROOME or WATTS ST, 505-9** (2:476-62), cor Thompson, 6-sty bk bldg & stores, leasehold; ground appraisal, \$21,000-16,000.  
The assessed valuation are those used in this proceeding as the equity, the second figures given herein are the estimated market values.

**Hoffart, Karl or Charles**—Feb16'18 (Dec6'18)—99TH ST, 151-3 W (7:1854-11), 40x100.11, 6-sty bk & stn tnt, \$55,000.  
**121ST ST, 417 W** (7:1963-41), 37.6x100.10, 5-sty bk & stn tnt, \$50,000.

**Holly, Henry H.**—Apr3'17 (Nov27'18)—119TH ST, 424-30 W (7:1962-31), 100x127, 6-sty bk tnt, ½ pt of \$185,000.  
**30TH ST, 20 W** (3:831-51), 27x98.9, 5-sty bk bldg & str, ½ pt of \$65,000.

**McGuire, Patk.**—Feb15'18 (Dec3'18)—55TH ST, 338 E (5:1347-36), 20x100, 5-sty stn tnt, \$13,000.

**Phillips, Susie K.**—Aug3'18 (Dec5'18)—Decedent had ¼ int in each of following parcels, the market value of the whole being given of which 10% should be deducted on a/c of fractional interest:  
**51ST ST, 231 W** (4:1023-12), 25x100, 3-sty & b stn dwg, \$45,000.  
**93D ST, 23 W** (4:1207-21), 17x110, 4-sty & b stn dwg, \$15,000.  
**50TH ST, 333 W** (4:1041-17½), 20x100, 3-sty & b stn dwg, \$14,500.  
**9TH AV, 199-205** (3:720-45), nwc 22d (Nos 401-5), 99x50, 3-4-sty stn tnts & stores, \$70,000.

**Reiley, Lester E.**—July11'17 (Dec5'18)—1ST AV, 162 (2:437-8), sec 10th (Nos 248-52), 23.1x100, 4, 3 & 4-sty bk & stn tnts, ¼ pt of \$28,000.  
**3D AV, 464-8** (3:887-53 to 55), swc 32d, 49.5 60, 3-3-sty bk & stn tnts & str, ¼ pt of \$37,000.  
**3D AV, 624** (5:1295-34), 24.8x100, 5-sty bk & stn tnt, ¼ pt of \$24,000.  
**3D AV, 2060** (6:1640-39), 25.2x100, 3-sty bk & stn tnt & str, ¼ pt of \$16,500.  
**3D AV, 2152** (6:1645-37), 28x161x38x134.10, 4-sty bk tnt & str, ¼ pt of \$29,500.  
**34TH ST, 145 E** (3:890-32), 20.10x100, 5-sty stn tnt & str, ¼ pt of \$34,000.  
**75TH ST, 125 W** (4:1147-19), 20x102.2, 4-sty & b stn dwg, ½ pt of \$24,000.

**Reynolds, Wakeman F.**—Aug10'18 (Nov22'18)—Decedent owner ½ pt of each of 1st four parcels following, the whole valuations being given:  
**27TH ST, 307 W** (3:751-34), 19x74, 3-sty bk tnt, \$11,000.  
**9TH AV, 340** (3:753-5), 19.8x70, 4-sty bk tnt & str, \$14,000.  
**8TH AV, 345** (3:751-37), 15.9x62, 4-sty bk tnt & str, \$18,000.  
**8TH AV, 347** (3:751-38), 15.9x62, 4-sty bk tnt & str, \$18,000.  
**132D ST, 144 W** (7:1916-51), 14.8x ½ blk, 3-sty & b stn dwg, all of this, \$6,500.

**Whalen, H. Stevenson**—July26'16 (Nov19'18)—EAST BROADWAY, 275 (1:287-17), 23x78, 3-sty bk tnt, ½ pt of \$16,500.  
**EAST BROADWAY, 277** (1:287-16), 20x78.10, 2-sty bk dwg, ½ pt of \$15,000.  
**EAST BROADWAY, 279** (1:287-15), 20x79, 3-sty bk dwg, ½ pt of \$15,000.  
**WEST BROADWAY, 493** (2:524-1), 25x100, 2-sty bk & frame stable, 1-6 pt of \$19,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of local sales to next week are noted under Advertised Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 13, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

J. H. MAYERS.

**146TH st, 202-8 W, 40x99.11** each, 2-6-sty bk tnts (vol sale); Arnold Rothlauf, party in interest. 70,750  
**146TH st, 246-56 W, 49.2x99.11** each, 3-6-sty bk tnts (vol sale); Arnold Rothlauf, party in interest. 139,100  
**144TH st, 267-73 W, 40 & 45x99.11** each, 2-6-sty bk tnts (vol sale); Arnold Rothlauf, party in interest. 74,000

**59TH st, 344-6 W, 50x100.5, 2-5-sty bk tnts** (vol sale); Leonard Weill. 33,000  
**ARTHUR C. SHERIDAN.**  
**Av A, 224 (\*)**, sec 14th (No 500), runs s 24xe69xs27.9xe27xn51.9xw96 to beg, 6-sty bk tnt & str; due, \$58,307.25; T&c, \$6,000; Manhattan Savings Inst. 55,000

HENRY BRADY.

**Cherry st, 362 (\*)**, ns, 126.5 e Montgomery, 26x94.9x26.4x96, 5-sty bk tnt & str & 4-sty bk rear tnt; due, \$14,154.28; T&c, \$543.31; Mary T Casey et al. 12,000

**90TH st, 135 W (\*)**, ns, 280.3 e Amst av, 26.9x100.8, 5-sty bk tnt; all RT&I; Mary C Hart. 9,500

**101ST st, 403-5 E (\*)**, ns, 95 e 1 av, 50x100, 2-sty bk garage; all RT&I; Builders Brick & Supply Co. 357

**121ST st, 342 E (\*)**, ss, 160 w 1 av, 30x100.11, 4-sty bk tnt; due, \$10,882.64; T&c, \$467.85; Bennett J King et al. 10,000

JOSEPH P. DAY.

**1ST av, 699, swc 40th, 24.10x75, 5-sty bk tnt & str** (partition); M J Sulzberger. 8,000

**44TH st, 206 E, ss, 130.6 e 3 av, 24.6x100.5, 5-sty bk tnt** (partition); M J Sulzberger. 12,000

**44TH st, 212 E, ss, 205 e 3 av, 25x100.5, 5-sty bk tnt** (partition); M J Sulzberger. 12,000

**45TH st, 313 E, ns, 200 e 2 av, 25x100.5, 5-sty bk tnt** (partition); M J Sulzberger. 11,000

**45TH st, 319-23 E, ns, 300 w 1 av, 75x100.5, 3-5-sty bk tnts** (partition); M J Sulzberger. 31,000

**1ST av, 795, ws, 80.9 s 45th, 19.7x70, 5-sty bk tnt & str** (partition); M J Sulzberger. 12,000

**45TH st, 318-20 E, ss, 275 e 2 av, 50x100.5, 2-5-sty bk tnts & str** (partition); M J Sulzberger. 24,000

**1ST av, 817-21, swc 46th** (Nos 348-50), 80.5 x100, 4-5-sty bk tnts & str (partition); M J Sulzberger. 50,000

**56TH st, 226 E, ss, 250 w 2 av, 25x100.4, 5-sty stn tnt & str** (partition); M J Sulzberger. 12,500

**58TH st, 330-4 E, ss, 200 w 1 av, 78x100.5, 3-5-sty stn tnts & str** (partition); M J Sulzberger. 55,000

**63D st, 415-9 E, ns, 231.2 e 1 av, 75.3x100.5, 3-5-sty bk tnts** (partition); M J Sulzberger. 25,000

**63D st, 421 E, ns, 281.9 w Av A, 25.6x100.5, 5-sty bk tnt** (partition); M J Sulzberger. 9,000

**79TH st, 302-4 E, ss, 75 e 2 av, 52x102.2, 2-5-sty stn tnts** (partition); M J Sulzberger. 23,000

**1ST av, 855, ws, 50.5 s 48th, 25x75, 5-sty bk tnt & str** (partition); M J Sulzberger. 12,000

**1ST av, 851-3, ws, 75.5 s 48th, 50.1x100, 2-5-sty bk tnts & str** (partition); M J Sulzberger. 23,000

**2D av, 871, ws, 75.5 s 47th, 25x100, 5-sty bk tnt & str** (partition); M J Sulzberger. 10,000

**3D av, 1057, es, 75.2 n 62d, 25.2x100, 5-sty bk tnt & str** (partition); M J Sulzberger. 17,000

**67TH st, 21 E, ns, 50 w Madison av, 22x100.5, 4-sty & b stn dwg** (partition); M J Sulzberger. 45,000

**14TH st, 613 E, ns, 197.4 e Av B, 21.10x103.3, 5-sty bk tnt** (partition); M J Sulzberger. 5,000

**50TH st, 307 E, ns, 88 e 2 av, 16.4x100.5, 3-sty & b stn dwg** (partition); M J Sulzberger. 8,600

**50TH st, 343-9 E, ns, 145 w 1 av, 80x100.5, 4-4-sty stn tnts** (partition); M J Sulzberger. 45,000

**97TH st, 155 E, ns, 154 w 3 av, 17x100.11, 5-sty bk tnt** (partition); M J Sulzberger. 9,100

**Broadway, 2643-5, ws, 26.10 n 100th, 55x100, 7-sty bk tnt & str** (partition); M J Sulzberger. 140,000

**Rutgers st, 53 (\*)**, es, 67.10 s Monroe, 25 x100, 5-sty bk tnt & str & 2-sty bk rear tnt; due, \$19,154.90; T&c, \$770.70; Citizens-Savings Bank. 14,000

**Madison st, 340 (\*)**, ss, 95.3 e Scammel, 24.7x96, 5-sty bk tnt & str; due, \$17,289.31; T&c, \$880.78; Citizens Savings Bank. 14,000

**53D st, 116 W, ss, 243.9 w 6 av, 18.9x100.5, 2 & 3-sty stn tnt & str; due, \$11,051.34; T&c, \$664.67; Jos M Davis. 8,000**

**53D st, 114 W, ss, 225 w 6 av, 18.9x100.5, 2 & 4-sty stn tnt & str; due, \$11,046.86; T&c, \$664.67; Jos M Davis. 8,100**

**61ST st, 326 E (\*)**, ss, 355 e 2 av, 26.8x100.5, 5-sty bk tnt; due, \$4,890.43; T&c, \$1,048.20; Domenick Bozzuffi. 15,055

**113TH st, 83 E (\*)**, ns, 50 w Park av, 25 x100.11, 5-sty bk tnt & str; due, \$18,270.09; T&c, \$835.15; Citizens Savings Bank. 14,000

**3D av, 1256 (\*)**, ws, 52.2 n 72d, 25x100, 5-sty bk tnt & str; due, \$6,662.51; T&c, \$1,450; sub to pr mtg of \$21,000; Henry Dreyfoos et al. 26,370

Total .....\$1,107,432  
Corresponding week 1917..... 575,959  
Jan. 1, 1918 to date.....25,220,787  
Corresponding period 1917....33,691,654

Bronx.

The following are the sales that have taken place during the week ending Dec. 13, 1918, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Webster av (\*)**, ws, whole front between Ford and 183d, 200x100, vacant; due, \$27,557.43; T&c, \$1,768; Edgar S Appleby et al. 27,000

HENRY BRADY.

**Boston rd (\*)**, nec Charlotte, runs n 161.11xe112.4xe12.6xe26.7xs129.8xw100.3 to beg, vacant; due, \$23,488.16; T&c, \$946; Margaret J Becker. 23,000

JAMES J. DONOVAN.

**Park av, 2864 (\*)**, es, 56.11 n 149th, runs n25.11xe86.3xs80 to 149th xw25xn55xw67.9xn25.10 to beg, vacant; due, \$5,517.06; T&c, \$200; City Real Estate Co. 5,800

F. B. VAN KLEECK.

**Jerome av, es, 150 n Bedford Park Blvd, 75x100, vacant; due, \$5,442.96; T&c, \$762.60; Anne Gully. 6,400**

Total .....\$62,200  
Corresponding week 1917..... 258,225  
Jan. 1, 1918 to date.....5,389,219  
Corresponding period 1917.....8,027,115

VOLUNTARY AUCTION SALES.

Manhattan.

JOSEPH P. DAY.

**DEC. 19.**  
**14TH ST, 615 E, ns, 219.3 e Av B, 21.10x103.3, 5-sty bk tnt & str** (vol sale).  
**12TH ST, 633 E, ns, 233 w Av C, 25x103.3, 4-sty bk tnt & str** (vol sale).  
**EMERSON PL or st, ws, 150 n Seaman av, runs w32E.3xn62.11xw20.2 to Prescott av xn&ne 343.6xe482.9xe172.6 to pl xs46.11 to beg, vacant** (vol sale).  
**90TH ST, 80 E, ss, 82.2 w Park av, 17.2x100.8, 3-sty & b stn dwg** (vol sale).  
**PLEASANT AV, 401-3, nwc 121st, 50.5x50, 4-sty bk tnt** (vol sale).

Bronx.

JOSEPH P. DAY.

**DEC. 19.**  
**HULL AV, swc 209th, 100x100, vacant** (vol sale), at 14-16 Vesey st.

J. CLARENCE DAVIES.

**DEC. 17.**  
**85 LOTS on 238th to 242d sts & Waldo av, at 14-16 Vesey st.**

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant, (A) means Attorney; (R) Referee; last name, Auctioneer.

Manhattan.

**DEC. 14.**  
No Legal Sales advertised for this day.

**DEC. 16.**  
**61ST ST, 319 E, ns, 274.6 e 2 av, 25x100.5, 5-sty bk tnt & str**; Dominick Bozzuffi—John Bozzuffi et al; Louis Campora (A), 93 Nassau; James F Curnen (R); due, \$1,750.90; T&c, \$946.50; Henry Brady.  
**116TH ST, 405 E, ns, 74 e 1 av, 20x86, 3-sty & b stn dwg**; Isabella M Cammann—Ernest Miller et al; Daly, Hoyt & Mason (A), 15 William; Phoenix Ingraham (R); due, \$9,999.18; T&c, \$—; Joseph P Day.  
**123D ST, 440 E, ss, 166.8 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str**; Lincoln Trust Co—Harry Ginsburg et al; Edwards, O'Loughlin & George (A), 20 Nassau; Sherwood E Hall (R); due, \$19,030; T&c, \$963; Joseph P Day.

**DEC. 17.**  
**PERRY ST, 96 & 98, ss, 70 w Bleecker, 38.7x95, 6-sty bk tnt**; Julius J Salke et al—Mary F Stanley et al; Olcott, Bonyne, McManus & Ernst (A), 170 Broadway; Martin Conboy (R); due, \$21,752.43; T&c, \$2,298.85; sub to a first mtg of \$25,000; Joseph P Day.

**7TH ST, 189 E, ns, 153 e Av B, runs n41.9x ne21.6xs8.6xw41.1xw19.8 to beg, 4-sty bk tnt & str**; Metropolitan Savgs Bank—Loretta Corp et al; A S & W Hutchins (A), 84 William; Winter Russell (R); due, \$9,169.75; T&c, \$580.55; Henry Brady.

**18TH ST, 318 W, ss, 220.2 w 8 av, 21.11x92, 3-sty & b bk dwg**; Wm R Doremus—Frederick W Parsons et al; Robert Hopper (A), 30 East 42d; Elek J Ludvig (R); due, \$5,095.21; T&c, \$1,276.75; Henry Brady.

**47TH ST, 327 W, ns, 375 e 2 av, 25x100.5, 5-sty bk tnt & str**; Lucie A Buddington Wove Realty Co et al; Andrew Wilson (A), 149 Broadway; Nicholas F Walsh (R); due, \$12,916.72; T&c, \$806.99; Henry Brady.

**116TH ST, 420 W, ss, 175 w Morningside av, 50x100.11, 9-sty bk bldg**; Noah A Timmins—Sesrun Society et al; Foley & Martin (A), 64 Wall; Chas L Hoffman (R); due, \$37,130.04; T&c, \$4,338; sub to a first mtg of \$148,500; M Morgenthau, Jr, Co.

**118TH ST, 32 W, ss, 410 e Lenox av, 25x100.11, 5-sty bk tnt**; Frederic De P Foster et al trste; Caroline Romer et al; Wm C Heywood (A), 44 Wall; William Allen (R); due, \$21,224.88; T&c, \$1,293.75; Samuel Marx.

**MADISON AV, 1572, ws, 62.11 s 106th, 19x100, 5-sty bk tnt & str**; Lawrence Bodenheimer et al exrs; Rae G Holzwasser et al; Charles Recht (A), 110 West 40th; Joseph H Fargis (R); due, \$17,194.53; T&c, \$769.06; Joseph P Day.

**DEC. 18.**  
**SHERIFF ST, 66 & 68, es, 60 s Livingston, 40x75, 5-sty bk bath house**; Joseph Kleinrock Abr Gersten et al; Max Steindler (A), 116 Nassau; John L O'Brien (R); due, \$12,551.90; T&c, \$1,400; Henry Brady.

**109TH ST, 327 E, ns, 325 e 2 av, 25x100.11, 4-sty bk tnt & str & 2-sty bk rear tnt**; Citizens Savgs Bank Alfonso Barreto et al; Beall & Rogers (A), 111 Broadway; Cornelius Huth (R); due, \$12,209.53; T&c, \$983.82; Henry Brady.

**EDGEcombe AV, ws, 719.6 n 150th, 150x100, vacant**; Alice D Blauvelt—Candler Holding Corp et al; Bartholomew Foody, Jr (A), 2 Rector; Frederick C Hunter (R); due, \$40,844.95; T&c, \$3,491.40; Henry Brady.



## DEC. 19.

HENRY ST, 37, ns, 275.3 e Catherine, 24.6x100, 6-sty bk tnt & str; Robt L Harrison et al trste —Hilal Schurin et al; Harrison, Elliott & Byrd (A), 59 Wall; Chas N Flint (R); due, \$30,961.08; T&C, \$1,239.30; Joseph P Day.

2D AV, 1905, ws, 52 n 98th, 26x75, 5-sty bk tnt & str; John H Halloran—Matons Realty Corp et al; John J Cunneen (A), 11 Wall; James A Beha (R); due, \$11,735.85; T&C, \$1,219.76; Henry Brady.

2D AV, 1903, ws, 26 n 98th, 26x75, 5-sty bk tnt & str; John H Halloran—Matons Realty Corp et al; John J Cunneen (A), 11 Wall; James A Beha (R); due, \$11,712.36; T&C, \$1,236.99; Henry Brady.

## DEC. 20.

ESSEX ST, 120, es, 105 s Rivington, 20x100, 3-sty fr bk ft tnt & str & 2-sty bk rear tnt; Church of Holy Communion—Bertha Oppenheim et al; Worcester, Williams & Saxe (A), 30 Broad; Chas M Russell (R); due, \$16,613.90; T&C, \$1,290.61; Joseph P Day.

49TH ST, 333 W, ns, 475 w 8 av, 25x100.5, 2-3-sty bk stables; sheriff's sale of all right, title, &c, which Walter S Edelmeyer had on Oct 27, 1916, or since; Herbert G McLearn (A), 115 Broadway; David H Knott (sheriff); Henry Brady at 10 o'clock.

114TH ST, 20 W, ss, 209 w 5 av, 17.8x100.11, 3-sty & b stn dwg; Clergyman's Retiring Fund Soc of Protestant Episcopal Church in U S—Louis Broter et al; John P Everett (A), 32 Liberty; John E Sheehy (R); due, \$11,833.27; T&C, \$129.35; Bryan L Kennelly.

127TH ST, 118 W, ss, 191.8 w Lenox av, 16.8x 99.11, 3-sty & b stn dwg; N Y Savgs Bank—Edwd Nicholson et al exrs John A Dutton (A) 80 Maiden la; Frederick H Constock (R); due, \$9,121.11; T&C, \$260.92; Henry Brady.

## DEC. 21 &amp; 23.

No Legal Sales advertised for these days.

## Bronx.

## DEC. 14.

No Legal Sales advertised for this day.

## DEC. 16.

ANTHONY AV, es, 150.10 n 174th, 52.1x111.7x 50x97.2, vacant; Samuel Goldsticker—Otto Fersenheim et al; Edward Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, \$2,599.70; T&C, \$358.55; Samuel Marx.

WHITE PLAINS RD, 3629-31, ws, 560.6 s 216th, 50.5x100.5x50.3x97; Michael Brennan Inc—Michael Brennan et al; Frank A Bennett (A), 22 W 1st, Mt Vernon, N Y; Joseph V McKee (R); due, \$4,394.51; T&C, \$—; James J Donovan.

## DEC. 17.

WEBSTER AV, 2751-3, nwc 197th (395), 51.2x 115.3x50x104.6, 5-sty bk tnt & str; Spencer T Case, exr—Evelyn Building Co et al; Chas H Friedrich (A), 35 Nassau; Peter A Abeles (R); due, \$10,930.45; T&C, \$3,467.72; James J Donovan.

## DEC. 18.

BROWN PL, 140, es, 25 n 134th, 25x100, 2-sty & b fr dwg; U S Trust Co of N Y exr—Pearle Niles et al; Clocke, Koch & Reldy (A), 391 E 149th; Enos S Booth (R); due, \$1,620.33; T&C, \$267.02; Joseph P Day.

139TH ST, 343 E, ns, 181.6 e Alex av, 25x100, 5-sty bk tnt; Ellen Kearns—James Mangan et al; Harold C Knoepfel (A), 5 Beekman; Robert J Hare Powell (R); due, \$3,863.43; T&C, \$240; sub to a prior mtg of \$17,900; Joseph P Day.

EAGLE AV, 591, ws, 276.8 s Westchester av, 25x120, 4-sty bk tnt; Anna H Moldenke et al; trste Jas A Glover et al; Salter & Steinkamp (A), 140 Nassau; John Mulholland (R); due, \$11,932.29; T&C, \$3,800; Henry Brady.

MORRIS PARK AV, 592, swc Garfield, 25x95; Sarah B Lovell—Maria F Clambroone et al; Reeves & Todd (A), 165 Broadway; Howard C Kelly (R); due, \$13,065.45; T&C, \$2,370.27; Joseph P Day.

## DEC. 19.

WESTCHESTER OLD ROAD, ss, — w Eastern Blvd, 109.8x295x102.8x355; Elmer M Kimbark —Eugenie Vecchini et al; Edwin L Kalish (A), 27 William; Hartley G Pelletier (R); due, \$2,458.36; T&C, \$3,500; Henry Brady.

## DEC. 20 &amp; 21.

No Legal Sales advertised for these days.

## DEC. 23.

3D AV, 2712, nec 144th (No 345), 28.8x91.9x25x 104.5, 3-sty bk tnt & str & 1-sty fr shop; Wm T Bernhart trste—Rudolph A Hoffmann et al; Harold C Knoepfel (A), 5 Beekman; James H Goggin (R); due \$5,468.78; T&C, \$885.80; James J Donovan.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

## DEC. 5.

122D ST W, ns, 319 e 8 av, 16x99.11; Harriet K Welles—Sarah Kitt et al; Cary & Carroll (A). Corrects error in last issue when property was 128th st W, ns, 319 e 8 av.

## DEC. 7.

2D AV, es, 54.5 s 72d, 16.1x60x irreg; Frank G Wild et al—N Y Lissy Pub Co; F G Wild (A).

## DEC. 9.

9TH ST, 809 E; Benjamin J Well et al—Antonla Teitelbaum et al; I S Heller (A).

25TH ST, W, ns, 455 w 7th av, 20x98.9; Mutual Life Ins Co of N Y—Helen Walter et al; F L Allen (A).

31ST ST, 316 W; Katharine Rainsford—Mary A Maher; Speir & Bartlett (A).

113TH ST, W, ss, 306.5 e Broadway, 18.9x100.11; Chas T Reynolds et al—Standard Operating Co. et al; T. M. Healey (A).

RIVERSIDE DR, nes, 575 w Bway, 214.7x128.3x irreg; Langhorne Construction Corp—Winter & Wilkes, Inc; D. Herman (A).

3D AV, swc 25th, 21.1x84xirreg; Edw J King—Claus M Bohling et al; W C Orr (A).

6TH AV, ws, 41.9 n 38th, 19x60; Guaranty Trust Co of N Y—Franklin H Mellinger et al; Stetson, Jennings & Russell (A).

## DEC. 10.

BAXTER ST, 6; East River Savgs Inst—Louisa Raffetta et al; E. R. Vollmer (A).

LUDLOW ST, 137; Emilie Macher—Elizabeth A. Mandel et al; H S Cook (A).

MADISON ST, 198; Emilie Macher—Phillip Starr et al; H. S. Cook (A).

SHERIFF ST, 122; Emilie Macher—Isidore Hollander et al; H. S. Cook (A).

WILLET ST, 89; Commercial Exchange Bk—Frank Migdalsky; Steiner & Peterson (A).

## DEC. 11.

PRINCE ST, 136; Florence C Martin et al—Chas M Rose et al; Cadwalader, Wickersham & Taft (A).

61ST ST, 313 E; Florence V C Parsons extr—Bozzuff Realty Co et al; H Swain (A).

83D ST, 166 W; Mathilda B Lynch et al—Eliphalet L Davis et al; S B Hamburger (A).

## DEC. 12.

35TH ST, ns, 40 w Lexington av, 20x74; May C Dillon—Chelsea Exchange Bank et al; Dean, Tracy & Stanfield (A).

45TH ST, 554 W; Oscar Englander—Charles Levy et al; L Kunen (A).

114TH ST, ss, 118 w 3 av, 18x100.11; Josephine Lachet—Cornelia B Golden et al; Ferriss & Storck (A).

3D AV, 2169 & 2171; two actions; George Haas—Mary E Wood; H C Botty (A).

## DEC. 13.

6TH AV, es, 49.4 s 28th, 58.9x100; Society of the N Y Hospital et al—A Harding Jartshorn et al; W M Powell (A).

BROOME ST, ns, 25 w Pitt, 25x60; Mary Van Campen—Benj Appel et al; E T Horwill (A).

78TH ST, ns, 291.2 w 2 av, 13.10x102.2; Jennie K Bewley—Eliz Spahnake; F Z Demarest (A).

## Bronx.

## DEC. 6.

202D ST, E, ss, 293.4 e Anthony av, 25x100; Fidelio Brewing Co, Inc—Annie O'Mella et al; Townsend & Gulterman A).

## DEC. 7.

No Foreclosure Suits filed this day.

## DEC. 9.

No Foreclosure Suits filed this day.

## DEC. 10.

104TH ST, E, ss, 141.5 e Washington av, 40x100; Henry Dryer et al—Eney Grupelli, et al; Elfers & Aberley (A).

LOTS 682 to 692, Inc., Map Estate Elizabeth R. B. King; William Webber et al, as exrs.—Ethel Walther, et al; Dunn & Daly (A).

## DEC. 11.

No Foreclosure Suits filed this day.

## DEC. 12.

179TH ST, nec Belmont av, 89.1x41.1; Abr Davis et al—N Bogdanoff, Inc; J H Zieser (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

## DEC. 6.

CHERRY ST, 227; U S Trust Co of N Y —Lina Markowitz et al; Stewart & Shearer (A); Chas H Tuttle (R); due .....16,242.71

22D ST, ns, 166.6 e 1 av, 23.6x98.9; Emigrant Industrial Savgs Bank—Kathryn C Hughes; R & E J O'Gorman (A); Chas M Beattie (R); due, 6,271.67

## DEC. 7 &amp; 9.

No Judgments in Foreclosure Suits filed these days.

## DEC. 10.

3D AV, 1368 & 1370; City Real Estate Co—Catherine A Mulry et al; Harold Swain (A); Geo J Gillespie (R); due .....20,814.46

10TH ST, ns, 180 w 2 av, 20x100.10; Cyrus Hitchcock et al—German Evangelical Reformed Bethany Church of N Y et al; Frank D Arthur (A); Wly Rosenberg (R); due..... 4,120.00

## DEC. 11.

No Judgments in Foreclosure Suits filed this day.

## DEC. 12.

No Judgments in Foreclosure Suits filed this day.

## Bronx.

## DEC. 6.

LOTS 257 to 267 incl; also LOTS 309 to 321 incl; map of estate of Eliz R B King at City Island; William Webber et al—Helen Arnoff et al; Dunn & Daly (A); J B Mitchell (R); due. ....

## DEC. 7.

No Judgments in Foreclosure Suits filed this day.

## DEC. 9.

No Judgments in Foreclosure Suits filed this day.

## DEC. 10.

No Judgments in Foreclosure Suits filed this day.

## DEC. 11.

LOT 22, map of 63 lots belonging to Maclay Avenue Realty Co; Mary S Stone—Wilgus Realty Co et al; F D Arthur (A); E Neumann (R); due, 4,090.44

LOT 52, map of 63 lots belonging to Maclay Avenue Realty Co; Francis S Phraner as trste—Wilgus Realty Co et al; F D Arthur (A); A B Kelly (R); due ..... 4,090.44

## DEC. 12.

No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

## Manhattan.

## DEC. 7.

38TH ST, E, ss, 174.11 e 2 av, 21.2x92.8x irreg; also ORCHARD ST, 162; also 6TH AV, 21; also HESTER ST, ns, 42.10 w Essex, 22.10x 100; also ESSEX ST, 29; also GOERCK ST, ws, 150 n Delancey, 99.9x100; also DIVISION ST, 253-5; also EAST BWAY, 266; also CATHERINE ST, 65; also BOWERY, 10; also 120TH ST, ns, bet 2 & 3 avs, lot 7; also SHERIFF ST, ws, 81 n Rivington, 19x50x irreg; also 122D ST, ns, 74 e Pleasant av, —x201.10x irreg; Wm Lustgarten & Co—Realty Redemption Co of N Y; action to declare conveyances void; Hastings & Gleason (A).

132D ST, 155 W; also 131ST ST, 11 E; also 178TH ST, 586 W; also 7TH AV, 2247; also 134TH ST, 129 W; also 134TH ST, 18 West; Raphael Lemkin—Isaac Altman et al; action to declare trust; L Rosenberg (A).

## DEC. 9.

14TH ST, 413 E; See 177TH ST, ns, 250 w Anthony av, Bronx Lis Pendens.

## DEC. 10.

57TH ST, 315 W; Lenox av, 465; 8th av, 516; 36th st, 364 W, and 6th av, 655; Amelia Finck —Theodora Finck, et al; partition; Esselstyn & Haughwout (A).

## DEC. 11.

MT MORRIS PARK W, 34; 5TH AV, 2023-37, and 124TH ST, 166-72 E; Elsie B Fowler—Chas H Powers et al; partition; J W Crim (A).

117TH ST, 216 W, and 123D ST, 311 E; Benjamin Bernstein—Annie Bernstein et al; partition; L Schafran (A).

127TH ST, 210 W; LAWRENCE ST, 88, and 54TH ST, 141 W; Octave Boyer—Margaret T Coates; action to set aside conveyances, &c; T L Carman (A).

## DEC. 12.

43D ST, 144 & 146 E; 17TH ST, 534 to 538 E; 11TH ST, 648 E; Mary A Farnsworth—Robert M Law; action to appointment of committee; Cannon & Cannon (A).

## DEC. 13.

No Lis Pendens filed this day.

## Bronx.

## DEC. 6.

ELTON AV, 824-6; matter of the petition of Henry L Phillips; action to register title; W Fairchild (A).

LOT 7, blk 3159, sec 11, on tax map; Burnside Contr Co—Mary E Bird et al; action to foreclose transfer of tax lien; E J Martin (A).

## DEC. 7.

No Lis Pendens filed this day.

## DEC. 9.

177TH ST, ns, 250 w Anthony av, 50x100; 14TH ST, 413 E, and property in Bronx County; Emily Backes—Stewart Corrody et al; partition; J Eisner (A).

## DEC. 10.

LOTS 88 and 89, Sections 1 and 2, Map 1445 lots known as Williambridge Farm of Estate Lorillard Spencer; Domenico Guarino—Luis Cascia; action to impress lien; C. Novello (A).

## DEC. 11.

No Lis Pendens filed this day.

## DEC. 12.

WALES AV, 429; LOT 8, blk 5, map of property of Sheridan and Seagrave in 24th Ward; LOT 79, blk 3376, sec 12, tax map; LOT 67, blk 3399, sec 12, tax map; William Lustgarten & Co—Realty Redemption Co of N Y; action to set aside conveyance, &c; Hastings & Gleason (A).

145TH ST, 546-50 E; Louis Caerno—Esther H Kalesky et al; action to adjudge lien; Goldfein & Weltfish (A).

## MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

## DEC. 7.

No Mechanics Liens filed this day.

## DEC. 9.

9TH ST, 214-6 E; Neehame Ragen—Cynthia Kearney; Carmelo Oliveri (22) ..... 864.00

12TH ST, 621 E; Wm D Marsh—Max Helfstein; Loraine Contracting Co (23) ..... 243.89

47TH ST, 257-9 W; Stanley Holst & Machine Co, Inc—Francis X O'Connor; Donald Construction Co, Inc, and Daniel Sidelsky (20) ..... 195.00

170TH ST, 705 W; Nathan Fiedler—Masis Realty Corp; John L Parish (21) ..... 212.00

## DEC. 10.

23D ST, 178 W; H A Bergers Metal Ceiling & Fireproofing Co, Inc—United Stores Realty Co; August H Hillers & Co, Inc (24) ..... 120.00

114TH ST, 605-9 W; Griese & Holsteah, Inc—Grenell Corp (26) ..... 147.00

BROADWAY, swc 47th, 43x123; Lockwood Co—Alla A Gray; Jasen Bldg Co, Inc (25) ..... 1,200.00

## DEC. 11.

GREENWICH ST, 97 & 99, and 12TH ST, 238 W; Wm A Thomas Co—Ernest W & Michael H Cardozo & A J Schlesinger (27) ..... 842.00

54TH ST, 442 W; Nicolao Rao—Joseph Silverstein & Cardill Soraal & Co (29) ..... 160.00

105TH ST, 68 E; Joseph Grossmann—P H Samillon (30) ..... 30.00

150TH ST, 464-76 W; Glass & Weiss, Inc—470 West 150th St Corp; renewal (28) ..... 5,403.68



<b>DEC. 12.</b> 17TH ST, 257 & 259 W; Empire Kalamine Co, Inc—Francis X O'Con- nor & Donald Construction Co (31)... BOWERY, 394 & 396, or 34 & 36 Cooper Square; American Elevator & Ma- chine Corp—John Hoge, L Barth & Son, Leopold & Harry Barth (32)....	250.00 535.73
<b>DEC. 13.</b> 19TH ST, 144 E; Isaac Maas et al—Jas H Brice & Jno Kelly (33)..... 28TH ST, 136 W; A Stark & Co—Julius Rosenstein (34)..... 84TH ST, 165-77 E; Abr Sachs—Sey- mour Kurzman & Onyx Garage, Inc (35)..... 72D ST, 117 W; Saml Peck—Cephise C & Alfred W Bates & Louis Berlin (36) 46TH ST, 57 1/2-9 W; Geo I Roberts & Bros, Inc—West Forty-Sixth St Real- ty Co & Forty-Sixth St Hotel Corpn (37).....	392.00 101.25 2,150.53 106.46 372.72

**Bronx.**

<b>DEC. 6.</b> JEROME AV, 2639-45; Chas Gordon— Geo H Leopold, Pauline Leopold, Wm Gundlach & Johanna Gundlach (3)...	277.38
<b>DEC. 7.</b> No Mechanics Liens filed this day.	
<b>DEC. 9.</b> No Mechanics Liens filed this day.	
<b>DEC. 10.</b> CLAREMONT PKWAY, 510 and 3829 3d av; Wolf Weinraub—John C Heintz and Jacob Siegel; Dora Wolf (4)....	50.00
<b>DEC. 11.</b> 151ST ST, 274-84 E; Lippe Fireproofing Co—Church of Our Lady of Pity & Borgia Bldg & Const Co (5).....	51.40
<b>DEC. 12.</b> 136TH ST, 343 E; Brown & Wolf— Silversso Const Co; renewal; (6)....	210.00

**SATISFIED MECHANICS' LIENS.**

First name is that of the Llenor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.**

<b>DEC. 7.</b> 26TH ST, 46-8 W; Louis Asch—Theo J J Ackerman et al; Dec4'18.....	325.00
<b>DEC. 9.</b> 11TH ST, 525-7 E; William Levine & Co. —Louis J Pooler et al; Dec3'17.... SAME PROP; same—same; Dec4'17....	228.50 500.00
<b>DEC. 10.</b> 20TH ST, 546-8 E; AV B, 333; Henry Contracting Co—August N Hand et al; Oct25'18.....	445.90
<b>DEC. 11.</b> 19TH ST, 601-11 E, and AV B, 327-33; Glass & Weiss, Inc—John U Brock- man Estate et al; July1'18.....	200.00
<b>DEC. 12.</b> 10TH ST, 76 E; Benjamin Mitchell— Petersfield Realty Corp et al; May 20'18..... BOWERY, 232; Benjamin Mitchell— Louisa M Gerfy et al; May20'18....	412.47 205.86
<b>DEC. 13.</b> No Satisfied Mechanics Liens filed this day.	

**Bronx.**

<b>DEC. 6.</b> TREMONT AV, 508-14 E; Giovanni Russo—Caroline B Gent et al; Sept 27'18..... SAME PROP; Jas Giammetto—same; Sept28'18.....	592.82 135.00
<b>DEC. 7.</b> No Satisfied Mechanics Liens filed this day.	
<b>DEC. 9.</b> No Satisfied Mechanics Liens filed this day.	
<b>DEC. 10.</b> PLOT bounded on s 174th W x Bronx river, n 177th & e x N Y, Westchester & Boston Ry; Nathan Strasberg—Es- tate Wm Waldorf Astor et al; Aug 20'18.....	761.63
<b>DEC. 12.</b> No Satisfied Mechanics' Liens filed this day.	

**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Borough of Manhattan.**

<b>DEC. 5.</b> No Attachments filed this day.	
<b>NOV. 6.</b> LLABRES, Luis & Louis A Barthelemy; How- ard A Dill; \$7,500; C M Gilpin.	
<b>DEC. 7.</b> GOLDMAN, Israel & Harry; Louis Birkenstein et al; \$90; (o) Ferris, Dannenberg & Ans- bacher.	

**DEC. 9 & 10.**  
No Attachments filed these days.

**DEC. 11.**  
VAGT, Herman; Chatham & Phenix National  
Bank of City of N Y; \$10,000; Kaye & Scholer.  
YORK, Saml F; Chas H May; \$500; Richards  
& Affeld.

**CHATTEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

**DEC. 6, 7, 9, 10, 11 & 12.**  
Arnone & Jarossi, 405 E 101st st.,  
Pierce, Butler & Pierce Mfg Co.... 150.00  
Mazzara, Giovanni, 70 Baxter st.,  
Erminio Esposito .....(R) 900.00

**Bronx.**

AFFECTING REAL ESTATE.  
No Chattel Mortgages filed for week  
ending Dec. 10.

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender;  
the second that of the Borrower.

**Manhattan.**

**DEC. 7.**  
128TH ST, 131-3 E; 135 Broadway  
Holding Corpn loans 131 East 128th  
St, to erect —sty bldg; 6 payments. 14,000.00

**Bronx.**

**DEC. 6.**  
No Building Loan Contracts filed this  
day.

**DEC. 7.**  
192D ST, E, swc Grand Blvd & Con-  
course, 82.6x202.6x irreg; City Mtg  
Co loans Absar Realty Co to erect 5-  
sty apartment; 7 payments.....85,000.00

**DEC. 9.**  
No Building Loan Contracts filed this day.

**DEC. 10.**  
3D AV, ws, 67.6 n 182d, 72.9x102.9;  
James G Wentz loans S & P Bldg Co,  
Inc, to erect 1-sty bk & stn garage;  
4 payments .....17,000.00

**DEC. 11.**  
No Building Loan Contracts filed this  
day.

**DEC. 12.**  
No Building Loan Contracts filed this  
day.

**PLANS FILED FOR NEW  
CONSTRUCTION WORK.**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

**CHURCHES.**

112TH ST, 516-22 W, 1-sty stn church, 67x94,  
tar & gravel rf; \$50,000; (o) Seventh Church of  
Christ Scientist of N. Y. C., Inc., Campbell  
MacCulloch, Chairman Board of Trustees, 606  
W 110th; (a) Griffin & Wynkoop, 30 Church  
(169).

**MISCELLANEOUS.**

126TH ST, 143 E, 2-sty bk sub-station, 60x99,  
slag rf; \$30,000; (o) Buckhout Realty Co,  
Frank L. Buckhout, president, 409 East 30; (a)  
Jno. T. Dunn, 514 1st av (168).

**Bronx.**

**DWELLINGS.**

OLMSTEAD AV, e s, 500 s Lacombe av, 1-sty  
stn bungalow, 17x50, tar & felt rf; \$500; (o)  
Chas. & Henry Broker, on prem; (a) Henry  
Broker, on prem (167).

**STABLES AND GARAGES.**

3D AV, w s, 68.2 n 182d, 1-sty bk garage,  
72.1x102.11, tax & gravel rf; \$10,000; (o) S.  
P. Bldg. Co. Sareno Scialzo, 3011 Barnes av,  
Pres.; (a) Lucian Pisciotta, 3011 Barnes av  
(168).

**PLANS FILED FOR  
ALTERATIONS**

**Manhattan.**

ANN ST, 47, f p partitions to 7-sty bk fcty;  
\$1,500; (o) Est. Jas. S. Barclay, Julian H. Bar-  
clay, exr., 19 Liberty; (a) Saml. Rosenblum, 51  
Chambers (2191).

BROAD ST, 30-36, new stairs, f. p. doors,  
windows, skylights to 16-sty f. p. office; \$10-  
000; (o) Emily W. De Forest & Francis J.  
Mail, 30 Broad; (a) Dodge & Morrison, 135  
Front (2201).

BROAD ST, 75, new fire escape, windows, pas-  
sageway, to 4-sty bk lofts; \$1,000; (o) Henry  
Cary Estate, Geo. P. Montague and Chas. P.  
Curtis, trustees, 198 Greenwich; (a) Chas. H.  
Richter, 39 Cortlandt (2196).

EAST BWAY, 99, erect bridge to 5-sty bk  
tnts; \$350; (o) Spencer Holding Co., Louis  
Spektorosky, Pres., 100 East Bway; (a) Alfred  
L. Kehoe & Co., 1 Beekman (2185).

GREENWICH ST, 413, extend stairs to 5-sty  
bk warehouse; \$500; (o) Saml. Weil, 194  
Franklin; (a) Jno. H. Taylor, 110 W 40th  
(2187).

MONROE ST, 285-89, new strs, kalamein doors,  
to 6-sty fcty; \$2,500; (o) Morris Pearlmutter,  
392 Madison; (a) Jno. Brandt, 271 West 125  
(2189).

27TH ST, 207 E, stairs, toilets & partitions to  
2-sty bk office & str; \$500; (o) S. H. Smith,  
Purdy Station, N. Y.; (a) Justin McAgdon, 247  
E 43d (2207).

27TH ST, 27 W, f. p. doors & windows to 6-  
sty bk str & lofts; \$1,500; (o) Est. Wm. B.  
Morgan, 1333 Bway; (a) Chas. H. Gillespie,  
1123 Bway (2209).

36TH ST, 29-33 W, remove stairs & partitions  
to 12-sty f p lofts; \$400; (o) Fred. Ayres, Ayres,  
Mass.; (a) The Realty Architectural Co., 2471  
8th av (2194).

45TH ST, 146-48 W, take down & rebuild  
front wall, new stair, str windows, rearrange  
partitions to 4-sty bk str & tnt; \$5,000; (o)  
Edw. I. Smith, 18 E 60th; (a) Geo. M. McCabe,  
96 5 av (2203).

47TH ST, 410 W, new posts to 5-sty bk stor-  
age; \$100; (o) Fred. Hussey, 150 West 35; (a)  
Geo. Keister, 56 West 45 (2188).

49TH ST, 129-33 E, erect 5,500-gal. tank in  
10-sty f. p. school; \$500; (o) Bible Teachers'  
Training Assn., Jno. T. Donahue, pres., 129 East  
49th; (a) Jos. Izseks, 183 Pike slip (2198).

50TH ST, 35-39 E, repair fire damages to 4-sty  
bk str & off; \$500; (o) Leo. Schlessinger, 60  
Wooster; (a) M. M. O'Brien, 49 East 90 (2193).

61ST ST, 50 E, remove stoop, new partitions,  
bathrooms, electric wiring, decorations to 5-sty  
bk bachelor apts; \$3,000; (o) Wm. T. Middle-  
ton, 11 East 68th; (a) Jas. E. Casale, 569 5th  
av (2195).

87TH ST, 277 W, remove portico, stoop, new  
vent shaft, steel girders, partitions, windows, to  
4-sty bk dwg; \$15,000; (o) Martha Wittmauer,  
care Geo. A. Derschurch, 150 Bway; (a) Geo.  
M. McCabe, 96 5th av (2197).

110TH ST, 55 E, new partitions, skylights to  
5-sty bk str & tnt; \$300; (o) Louis H. Ravner,  
14 West 119; (a) Max Muller, 115 Nassau  
(2190).

AMSTERDAM AV, 1466, reconstruct water  
closet compt, new f p door, to 5-sty bk str &  
tnt; \$500; (o) D. Meyer, 6 St. Nicholas tr;  
(a) Geo. Dress, 1931 Madison av (2199).

BROADWAY, 1205-13, reconstruct str front,  
new beams to 3-sty bk str & lofts; \$500; (o)  
Jno. J. White & Mary W. White, 347 5 av; (a)  
Jacob Fisher, 37 W 29th (2200).

BROADWAY, 1207, new str fronts, iron beams  
& columns to 1-sty bk str; \$1,500; (o) Henry  
White, care Edw. S. Clinch, 41 Park Row; (a)  
Lawrence J. Frank, 549 Autumn av, Bklyn  
(2202).

WEST END AV, 503, elevator, remove stoop,  
windows to 5-sty bk res; \$13,000; (o) Harry  
C. Willcox, on prem; (a) Geo. E. Marshall,  
331 Madison av (2208).

2D AV, 2032, new partitions, bathrms to  
4-sty bk str & tnt; \$1,500; (o) Ida Rosenbaum,  
315 East 101st; (a) Chas. M. Straub, 147 4th av  
(2192).

5TH AV, 78, extend stairs, new bulkheads, fire  
escapes to 9-sty f p str & fcty; \$2,000; (o)  
J. B. Bloomingdale Est., E. E. Spiegelberg, exr.  
& trste, 31 Nassau; (a) Otto Reissman, 147  
4th av (2153).

5TH AV, 96, balcony to 4-sty bk str & office;  
\$1,000; (o) Demerest & Little, Inc., 15 E 14th;  
(a) Wm. W. Macey, 21 E 15th (2205).

8TH AV, 394, rebuild ext to 4-sty bk str &  
tnt; \$1,100; (o) Geo. B. Schwagerl, 394 8 av;  
(a) P. J. Murray, 141 E 40th (2186).

9TH AV, 85, install windows, new partitions,  
toilet rooms to 6-sty bk storage & off; \$6,000;  
(o) Natl. Biscuit Co., R. E. Tomlinson, pres.,  
409 West 15; (a) Jas R. Torrance, 409 West  
15th (2154).

9TH AV, 413-15, toilets to 4-sty bk tnt;  
\$800; (o) John Deralsmes, 274 St. Johns pl,  
Bklyn; (a) P. J. Murray, 141 E 40th (2206).

**Bronx.**

WEBSTER AV, w s, 25 n 183d, new posts,  
girders, partitions, str front to 2-sty fr str &  
shop; \$1,500; (o) Antoinette W. Katzenberger,  
1763 Topping av; (a) Wm. H. Meyer, 1861 Car-  
ter av (252).

3D AV, s w c 183d, new doors, partitions, str  
front to 5-sty bk str & tnt; \$400; (o) The  
Ebeling Brew Co., 760 St. Anns av; (a) John P.  
Voelker, 979 3 av (253).

3D AV, e s, 126.6 n St Pauls pl, new bk walls,  
auto runs, fireproofing to four fr & bk bldgs,  
converted into 1 bk & fr garage; \$6,000; (o) Charl  
N. Mazza, 3752 3 av; (a) Franz Wolfgang, 535  
E 177th (254).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction  
con omitted—consideration omitted  
corp—corporation  
c—corner.  
c l—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
strs—stores.  
stn—stone.  
st—street.  
T & c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.



# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Suits, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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No. 2649

New York, December 21, 1918

PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

DEC. 13, 14, 16, 17, 18 & 19.

**Beekman pl, 8** (5:1361-14), ws, 57 n Mitchell pl, 19x80, 4-sty & b stn dwg; Chas J Wirth, 4 Beekman pl, to R J Muller Realty Corp, 59 Wall; ½ pt; AL; Nov16; Dec16 '18; A\$5,000-9,300 (R S \$1). 967.77

**Cherry st, 93-7** (1:251-74), ss, abt 25 w Oliver, 49.6x60, 6-sty bk tnt & str; Julius & Henry Tishman to Jos Lavallo, 125 Roosevelt; B&S; mtg \$24,500; Dec7; Dec13 '18; A\$15,000-32,000 (R S \$5). O C & 100

**Cherry st, 385-9** (1:260-6), sec Scammel (Nos 52-8), 71.3x156.6, to ns Water (Nos 630-6) x71.3x151, 6-sty bk garage; Scammel-Water Garage Co to 914 Simpson St Realty Co, 350 Bway, ½ pts, & Louis Trommer, 568 Col av, ½ pt; mtg \$62,000; Dec10; Dec18'18; A\$—\$— (R S \$20). nom

**Cliff st, 40**; see Fulton, 49-53.

**East Broadway, 102** (1:282-58), ns, abt 160 w Pike, 25x65, 4-sty bk tnt & str; Harris Wolf to Saml Moscovitz, 22 Leroy; AT; mtg \$23,950; Dec18; Dec19'18; A\$18,500-24,000 (R S \$50c). nom

**East Broadway, 204** (1:285-37), ns, 157.6 e Jefferson, 26.4x65, 5-sty bk tnt & str; Lawyers Mtg Co to Jennie Sapiro, 104 W 115; B&S; AL; Dec16; Dec17'18; A\$19,500-26,000 (R S \$19.50). O C & 100

**Elm st, 194**; see Lafayette, 208.

**Fulton st, 49-53** (1:95-40), nec Cliff (No 40), 66.9x45.2x67.8x44.5, 3-4-sty bk loft & str bldg; Ellen P Gordon at Glen Cove, LI, daughter of Francis & Eliza Van Wyck, to Matilda B Van Wyck, 142 E 18; 1-64th pt; AT; Dec12; Dec13'18; A\$55,000-60,000 (R S \$50c). nom

**Lafayette st, 208** (Elm st, 194) (2:482-33), ws, 179.3 n Broome, 21.3x100, 3 & 4-sty bk loft & str bldg; Fred M Ahern, ref, to Little Streets Co, a corp, 14 W 40; FORECLOS Nov6'18; Nov12; Dec16'18; A\$18,000-20,000 (R S \$19.50). 18,500

**Lewis st, 56-S** (2:328-40), es, 175 n Delancey, runs e101xn25wx1xn25xw100 to st xs50 to beg, 1-3, 1-4-sty bk tnts & 5-sty bk rear factory; Adam P Schmitt of Bronx to Selma M Herrman, 1354 Cedar av, B of Q, 1-6 pt; mtg \$28,625; Dec11; Dec18'18; A\$21,000-31,000 (R S \$50c). nom

**Lewis st, 56-S**; Sarah Eagan of Bronx to same; ½ pt; B&S & CaG; mtg \$28,625; Dec17; Dec18'18 (R S \$50c). nom

**Madison st, 284** (1:269-21), ss, abt 90 w Montgomery, 23x108, except pt taken for st, 6-sty bk tnt & str; Lawrence Davis of Newark, NJ, to Manhattan Bridge Plaza Realty Co, 233 Bway; B&S & CaG; mtg \$24,000; Dec16; Dec18'18; A\$14,000-27,500 (R S \$2). O C & 100

**Madison st, 340** (1:266-68), ss, 95.3 e Scammel, 24.7x96, 5-sty bk tnt & str; Roger Foster, ref, to Citizens Savings Bank, 56 Bowery, pff; FORECLOS Dec10; Dec13; Dec14'18; A\$10,500-18,000 (R S \$14). 14,000

**Malden la, 93-5** (1:69-16), ns, 49.4 se Gold, runs ne64.10xse19.7 & 12.2xsw63.5 to la xnw30.1 to beg, 4-sty bk loft & str bldg; Jefferson M Levy to Campello Corporation at 128 Bway; AL; Dec6; Dec13'18; \$51,000-57,000 (R S \$5). O C & 100

**New Chambers st, 60** (1:115-23), sws, at ns Oak (No 14), runs w14.6xn16.4xse22.3 to beg, 3-sty bk tnt & str; Hy B Closson & ano, TRSTES will Saml L Mitchell, to Hy B Closson, 99 Cleveland st, Orange, NJ, & Chas M Hough, 550 Park av, NY, TRSTES same will, for Adeline M Post & Almira Sturges; AT; July22'14; Dec17 '18; A\$2,000-2,500. 2,700

**Oak st, 14**; see New Chambers, 60.

**Ridge st, 152** (2:345-40), es, 150 n Stanton, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Saml & Alex Pfeiffer, EXRS Simon Cyge, to Louis Marks, 148 Ridge; mtg \$14,000, & a PM mtg \$3,000 & AL; Dec14; Dec17'18; A\$17,000-24,000 (R S \$6). nom

**Rutgers st, 53** (1:256-35), es, 67.10 s Monroe, 25x100, with AT to strip 25 ft in width & 5.5 in depth adj on e, 5-sty bk tnt & str & 2-sty bk rear tnt; Chas J Leslie, ref, to Citizens Savgs Bank, 56 Bowery, pff; FORECLOS Dec12; Dec16; Dec17'18; A\$14,500-21,000 (R S \$14). 14,000

**Scammel st, 52-S**; see Cherry, 385-9.

**South st, 4 & 5** (1:4-3-4), ns, abt 40 w Moore, 40.4x79.3x38.4x79.3, with AT to water rights, wharves & piers, 2-6-sty bk office & str bldg; Almy Realty Co to David Garcewich, 530 W 144; B&S & CaG; AL; Dec18'18; A\$40,500-48,500 (R S \$54). O C & 100

**Spring st, 134-6**; see Wooster, 84-8.

**Walker st, 53** (1:193-35), ss, abt 200 w Bway, 24.11x98.7x25.4x98.4, ws, 5-sty stn loft & str bldg; Frances A Sands to Wm R Walker at North Long Branch, NJ; Dec11; Dec16'18; A\$22,500-29,000 (R S \$18). O C & 100

**Water st, 46** (1:30-31), nws, 78.5 ne Coenties sl, 31.2x68.8x30.5x68.2, 5-sty bk loft & str bldg; A\$19,000-28,000; also WATER ST, 48 (1:30-30), ns, 109.7 ne Coenties sl, 23.5x65x24.2x65, 5-sty bk loft & str bldg; A\$14,000-20,000; Almy Realty Corp to 210 West 56th St Co, 135 Bway; B&S & CaG; Dec16; Dec17'18 (R S \$55). O C & 100

**Water st, 48**; see Water, 46.

**Water st, 630-6**; see Cherry, 385-9.

**Wooster st, 84-8** (2:486-11), es, 51 s Spring, runs e54.2xn51 to ss Spring (Nos 134-6) x49.1xs27xw3.1xs98.10xw100.2 to st xn75 to beg, 7-sty bk loft & str bldg; Guardian Life Ins Co of America to Thekla Todrus, 1190 Franklin av; B&S & CaG; sub to PM mtg \$180,000; Dec2; Dec19'18; A\$67,000-150,000 (R S \$200). O C & 100

**Wooster st, 84-8** (2:486); also SPRING ST, 134-6; Thekla Todrus, of Bronx, to Ethel S Klauber, 2 W 86, & Helen S Tanenbaum, 315 Central Park W; mtg \$180,000; Dec2; Dec19'18 (R S \$20). O C & 100

**2D st, 22 E** (2:458-38), ns, 143.8 w 2 av, 18.2x68.1, 3-sty bk loft & str bldg; Sophia Gullmann, devisee Christopher Gullmann, to Anna Romer (Gullmann) & Bertha Bertrand (Gullmann), all at 83 Oakland, Bklyn; B&S; June18; Dec17'18; A\$6,500-8,000 (R S \$1). O C & 100

**4TH st, 149-51 W**; see 30th, 24 W.

**6TH st, 749-51 E** (2:376-40), ns, 52 w Av D, 41x22.9, 3-sty bk loft bldg; Powell River Co, 493 Snediker av, Bklyn, to Rex Holding Co, 111 2 av; mtg \$7,000 & AL; Dec5; Dec14'18; A\$7,000-9,000 (R S \$3). nom

**7TH st, 189 E** (2:390-61), ns, 153 e Av B, runs n41.9xne21.6xs8.6xw0.4xs41.1xw19.8 to beg, with AT to strip on e0.4x41.1, 4-sty bk tnt & str; Winter Russell, ref, to Metropolitan Savgs Bank, 59.61 Cooper sq E, pff; FORECLOS Dec17; Dec18; Dec19'18; A\$5,000-7,500 (R S \$7). 7,000

**8TH st, 149 E, saw Av D**; see Av D, 107-9.

**10TH st, 48 W** (2:573-18), ss, 300.5 e 6 av, 21.6x92.3, 3-sty fr bk ft dwg; C Adelbert Becker, 764 E 176, to Louise A Cobb, 1730 Bway; mtg \$14,000; Sept27; Dec16'18; A\$13,500-15,000 (R S \$5). O C & 100

**14TH st, 500-2 E**; see Av A, 224.

**14TH st, 524 E** (2:407-20), ss, 346 e Av A, 25x103.3, 4-sty bk tnt & str; Crompond Realty Co to Zaminder Co, 320 Bway; B&S; mtg \$12,000 & AL; Dec12; Dec14'18; A\$10,000-12,000 (R S \$50c). nom

**15TH st, 132 W** (3:790-55), ss, 375 e 7 av, 25x103.3, 5-sty bk tnt; Anna Bauman to John Bertoll, 250 W 14; mtg \$18,500 & AL; Nov23; Dec13'18; A\$14,500-25,500 (R S \$3). nom

**17TH st, 17-9 W** (3:819-27), ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; Directors Realty Co to Nordar Realty Corp, 542 5 av; mtg \$155,000 & AL; Dec16; Dec18'18; A\$65,500-185,000. O C & 100

**21ST st W, ns, 125 w 6 av**; see 30th, 24 W.

**23D st, 119-21 W** (3:799-28), ns, 175 w 6 av, 50x197.6 to ss 24th (Nos 112-4), 10-sty bk loft & str bldg; Isaac H Clothier of Phila. Pa, to Orinoco Realty Co; mtg \$175,000 & AL; Nov30; Dec13'18; A\$175,000-365,000 (R S \$178). O C & 100

**24TH st, 112.4 W**; see 23d, 119-21 W.

**29TH st, 11½ E**; see 30th, 24 W.

**29TH st, 41 E** (3:859-33), ns, 260.7 e Mad av, 21.2x98.9, 4-sty & b bk dwg; Gouverneur M Carnochan of New City, NY, to 41 E 29th St Co at 93 Nassau; QC & to correct deed dated Nov27'18; mtg \$21,000 & AL; Dec14; Dec18'18; A\$42,000-43,500. nom

**30TH st, 24 W** (3:831-53), ss, 350 w 5 av, 25x98.9, 12-sty bk loft & str bldg; A\$67,500-135,000; mtg \$104,000; also 6TH AV, 479 (3:804-40), ws, 38.8 s 29th, 20x64.6, 4-sty bk tnt & str; A\$42,000-44,000; also 6TH AV, 885 (4:1002-36), swc 50th (No 100), 23.4x61.11, 5-sty stn tnt & str; A\$42,000-49,500; also 6TH AV, 931-3 (4:1005-35), swc 53d (No 100), 50.2x80, 2-5-sty stn tnts & str; A\$73,000-85,000; mtgs on parcels 3, 4 & 5 \$54,000; also 6TH AV, 38-40 (2:552-1-2 & 36), nec 4th (Nos 149-51), runs n33.1xe65.4xn39.2xe4xn23.10xe32.6xs96.2 to st xw99.10 to beg, 2-3 & 1-5-sty bk tnts & str; A\$43,000-51,000; mtg \$30,000; also 43D ST, 333 W (4:1034-15), ns, 350 e 9 av, 25x100.4, 5-sty bk tnt & str; A\$18,000-29,000; also 43D ST, 335 W (4:1034-14), ns, 325 e 9 av, 25x100.4, 5-sty bk tnt & str; A\$18,000-29,000; parcels 7 & 8 sub to mtg \$25,000; also 29TH ST, 11½ E (3:859-13), ns, 95 w Mad av, 25x98.9, 4-sty bk tnt & str; mtg \$35,000; A\$50,000-55,000; also 21ST ST W (3:797-33), ns, 125 w 6 av, 25x98.9, pt 6-sty bk str; A\$22,500-37,500; Leta Del Sera (Leta Pell Wright) to Emilio Del Sera, both of Florence, Italy; 1-5 pt; AT; QC; Nov1'17; Dec16'18 (R S \$55). nom

**32D st, 106-S W** (3:307-48), ss, 100 w 6 av, 41.8x98.9, 6-sty bk loft & str bldg; Emma H Ellsworth, widow, to Estate of Charles Frederick Hoffman, a corp, 258 Bway; B&S; mtg \$75,000; Dec17; Dec18'18; A\$122,000-162,000. nom

**37TH st, 311 E** (3:943-9), ns, 167 e 2 av, 25x98.9, 5-sty bk tnt; John H Rindlaub et al to John Scholl & Bro, Inc, 147 Reade; ½ pt; mtg \$8,000; Sept19'17; Dec18'18; A\$9,000-14,000. O C & 100

**37TH st, 311 E**; Wm C Dilger et al, EXRS & Conrad Rindlaub, to same; ½ pt & AT; mtg \$8,000; Nov30'17; Dec18'18. O C & 100

**41ST st, 301-3 E**; see 2 av, 768.

**42D st, 133 (99) W** (4:995-17), ns, 247.10 e Bway, 20x100.5, 5-sty stn office & str bldg, 2-sty ext; Gustavus W Cook et al, heirs, EXRS, &c, & Guarantee Trust & Safe Deposit Co of Phila. Pa, indivd & et al, TRSTES Richd Y Cook, to Wynemere Realty Corp, care N Y Title & Mtg Co, 135 Bway; mtg \$165,000, of which \$65,000 is to be satisfied; Nov27; Dec14'18; A\$140,000-148,000 (R S \$1). nom

**43D st, 333-35 W**; see 30th, 24 W.

**44TH st, 258-60 W** (4:1015-59), ss, 100 e 8 av, 50x50.2, 6-sty bk tnt; Albt B Simpson, of Nyack, NY, to Franklin L Groff, 1115 Prospect av, Plainfield, NJ; B&S & CaG; mtg \$60,000; June6; Dec18'18; A\$48,000-65,000. nom

**44TH st, 258-60 W**; Franklin L Groff, of Plainfield, NJ, to N Y & R Realty Co, 690 8 av; B&S & CaG; mtg \$60,000; July16; Dec18'18. nom

**49TH st, 605-7 W** (4:1097-27-28), ns, 100 w 11 av, 50x93 to ss Verdant la, with AT to said lane, 1-sty fr shop, 3-sty fr rear tnt & vacant; Gustave A Zerbst, 344 W 47, & David Wilson, 459 W 47, to Zerwill Garage, Inc, 59 Wall; AL; Dec14; Dec17'18; A\$19,000-19,000 (R S \$35.50). nom

**50TH st, 100 W**; see 30th, 24 W.

**53D st, 100 W**; see 30th, 24 W.

**54TH st, 549.57 W**; see 11 av, 778-86½.

**54TH st, 559-63 W**; see 11 av, 778-86½.

**57TH st, 137-9 E** (5:1312-15), nwc Lex av (Nos 700-6), 40x60.2, 2-5-sty bk tnts & str; Carrie, wife, & Saml M Schwab, Jr, to Beatrice S Weil, 52 E 75; mtg \$50,000; Nov15; Dec18'18; A\$68,000-90,000 (R S \$59). nom

**60TH st, 18 E**; see Madison av, 649-51.



61ST st, 326 E (5:1435-38), ss, 355 e 2 av, 26.8x100.5, 5-sty bk tnt; Isaac S Lambert, ref, to Domeinck Bozzuffi, 340 E 63; Caesar Agazzi, 317 E 61, & Agostino Agazzi, 330 E 61, plfts; mtg \$12,000; FORECLOS Dec12; Dec13'18; A\$9,500-20,000 (R S \$3).

61ST st, 206 W (4:1152-37), ss, 100 w Ams av, 25x100.5, 5-sty bk tnt & str; Jos Elkin to Julia Elkin, both at 2340 7 av; 1/4 pt; B & S; AL; Sept27; Dec16'18; A\$9,000-13,000 (R S \$1).

64TH st, 101 E (5:1399-1), nec Park av (No 601), 20.10x100.5, 4-sty & b bk dwg; Rufus L Patterson to Emilia de A Howell, both at South Hampton, LI; mtg \$70,000 & AL; Dec17; Dec19'18; A\$75,000-84,000 (R S \$17.50).

65TH st, 45 E (5:1380-29), ns, 169 w Park av, 28x100.5, 5 & 6-sty bk dwg; Spotswood D Bowers et al. EXRS. & John M Bowers, to Anna C Ewing, 616 Palisade av, Yonkers, NY; Dec12; Dec16'18; A\$62,000-130,000 (R S \$132.50).

70TH st, 204-6 E (5:1424-43-44), ss, 100 e 3 av, 56x100.5, 2-4-sty stn tnts; Chas Rausch to Helene Rausch, 206 E 70; AL; Dec9; Dec14'18; A\$25,000-40,000 (R S \$5).

74TH st, 45 E (5:1389-pt lts 2 & 5), ns, 140 e 5 av, a strip, 10x77.2, vacant; all RT&I or right of way over & across said strip; Chas E Mitchell to Herman Woog, 50 W 77; QC; Nov1; Dec16'18; A\$—; nom

74TH st, 244-6 E (5:1428-30-31), ss, 133.4 w 2 av, 33.4x102.2, 2-4-sty & b bk dwgs; Kathryn F Schleffer to Lexington-Twenty-First St Realty Co, R 1704, 60 Wall; B&S; mtg \$12,000 & AL; Dec16; Dec17'18; A\$13,000-17,000 (R S \$3).

76TH st, 8 W (4:1128-39), ss, 150 w Central Park W, 25x102.2, 5-sty & b stn dwg; David B Cahn, 116 E 61, to Dorothy F Livermore, 8 W 76; mtg \$25,000; Dec12; Dec13'18; A\$32,500-56,000.

76TH st, 247 W (4:1168-7), ns, 147 e West End av, 19x102.2, 4-sty & b bk dwg; Wm Lipshutz et al to Chas E Haskell, at Orange, NJ; mtg \$19,000; Dec16; Dec18'18; A\$20,500-25,500 (R S 50c).

76TH st, 247 W; Chas E Haskell, of Orange, NJ, to Wm Lipshutz, 656 W 178, & Barner Weber 5 W 107; mtg \$20,000; Dec16; Dec18'18 (R S 50c).

93D st, 4-6 W (4:1206-38), ss, 125 w Central Park W, 50x100.8, 7-sty bk tnt; Irving Arms Real Estate Corp to Chas H Smith, 354 18th, Bklyn; mtr \$65,000 & AL; Dec18; Dec19'18; A\$43,000-95,000 (R S \$20).

98TH st, 58 W (7:1833-57), ss, 600 w Central Park W, 25x100.11, 5-sty stn tnt; Edw H Kelly to Cath York, 238 E 116 (this dec given in satisfaction of bond & mtg rec Aug18'08); mtg \$24,000 & AL; Oct17; Dec19'18; A\$13,000-21,500.

99TH st, 222 E (6:1648-35), ss, 335 e 3 av, 25x100.11, 5-sty bk tnt; Sadye J Kaplan, 575 Westchester av, to Isaac Lowenfeld Realty Corp, 37 Liberty; mtg \$18,200; Dec16; Dec17'18; A\$7,000-17,500 (R S \$3).

101ST st, 76 W; see Col av, 835.

102D st, 163-5 E (6:1630-25-26), ns, 264.6 w 3 av, 54x100.11, 2-5-sty stn tnts; Alfred Abeles, 1853 2 av, to Victor Deutsch, 103 E 92; B&S; Dec4; Dec13'18; A\$19,600-36,000 (R S \$2).

103D st, 61-6 E (6:1608-41), ss, 25 w Park av, 37.6x100.11, 6-sty bk tnt & str; Nathan Gliboff, 645 Amst av, to Isaac Kos, 64 E 103; mtg \$37,000; Nov29; Dec14'18; A\$16,000-43,500 (R S 50c).

103D st, 139 W (7:1858-10), ns, 220.9 e Ams av, 37.6x100.11, 6-sty bk tnt; Henry W Showers, ref, to Alfred J Brophy, 244 W 99; mtg \$40,000; FORECLOS Dec13; Dec19'18; A\$23,500-54,000 (R S \$10.50).

103D st, 150 W; Alfred J Brophy to Slmm Holding Co, 437 E 10; mtg \$45,000; Dec18; Dec19'18 (R S \$5).

104TH st, 115-21 E (6:1632-6-8), ns, 135 e Park av, 65x100.11, 2-6-sty bk tnts & str; Harry Kannensohn to G D G Realty Co, 517 W 180; mtg \$56,000; Dec18'18; A\$27,000-72,000 (R S 50c).

108TH st, 327-9 E (6:1680-17), ns, 200 w 1 av, 50x100.11, 6-sty bk tnt & str; Lawyers Mtg Co to Antonio Granatelli, 241 Elizabeth; B&S; AL; Dec12; Dec13'18; A\$11,000-37,000 (R S \$30).

109TH st, 130 W (7:1863-51), ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Mary J Kingsland, 1026 5 av, to Pocomo Realty Corp, 68 Broad; Nov26; Dec17'18; A\$14,000-25,000 (R S \$25).

111TH st, 136-8 W (7:1820-51), ss, 287.6 e 7 av, 37.6x100.11, 5-sty bk tnt; Mary J Kingsland, 1026 5 av, to Pocomo Realty Corp, 68 Broad; Nov26; Dec17'18; A\$22,000-40,000 (R S \$40).

113TH st, 83 E (6:1619-33), ns, 50 w Park av, 25x100.11, 5-sty bk tnt & str; Wm Bondy, ref, to Citizens Savgs Bank, 56 Bowery, plft; FORECLOS Dec10; Dec16; Dec17'18; A\$10,000-18,500 (R S \$14).

119TH st, 62 W (6:1717-61), ss, 268 e Lenox av, 16.6x100.11, 3-sty & b stn dwg; Jos D Goldstein to Meta Blanke, 1278 St Nicholas av; mtg \$5,000; Dec18; Dec19'18; A\$6,100-7,600 (R S \$5).

119TH st, 62 W; Meta Blanke to Moritz Cassirer, Max Schoenbrun & Jennette Weill, all at 262 W 119; mtg \$5,000; also PM mtg \$2,500; Dec18; Dec19'18 (R S \$3.50).

119TH st, 313 W (7:1946-23), ns, 120 e Manhattan av, 25x100.11, 5-sty bk tnt; Conveyancers Holding Co to Millie Rosenbergs, 894 Riverside dr; mtg \$22,000; Dec10; Dec17'18; A\$8,000-21,000 (R S \$4.50).

121ST st, 342 E (6:1797-35), ss, 160 w 1 av, 30x100.11, 4-sty bk tnt; Cornelius Huth, ref, to Bennett J King, 12 E 50, & Edw J King, 7 E 82, TRSTES for Sarah King, will Edw J King, decd, plfts; FORECLOS Dec12 & drawn Dec12; Dec13'18; A\$8,400-15,000 (R S \$10).

123D st, 440 E (6:1810-32), ss, 166.8 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str; Sherwood E Hall, ref, to Lincoln Trust Co, 204 5 av, plft; FORECLOS Dec16'18; Dec17; Dec18'18; A\$7,300-24,000 (R S \$15).

125TH st, 440 W (7:1965-53), ss, 275 e Ams av, 25x100.11, with right of way on w to yard in rear, 5-sty bk tnt & str; Jenny Behr to Sadie Mae Friedman, 2390 Bway; AL; Dec18; Dec19'18; A\$14,000-24,000 (R S 50c).

127TH st, 228 E (6:1791-35), ss, 255 w 2 av, 25x99.11, 5-sty bk tnt; N Y Life Ins & Trust Co, TRSTE Mabel I Jones, to Chas E Haskell at Orange, NJ; Nov29; Dec13'18; A\$7,000-17,000 (R S \$8).

127TH st, 228 E (6:1791-35), ss, 255 w 2 av, 25x99.11, 5-sty bk tnt; Chas E Haskell to Luigi Cerullo, 514 E 119; mtg \$7,000 & AL; Dec13'18; A\$7,000-17,000 (R S \$2).

128TH st, 145 E; see Lex av, 2129-33.

128TH st, 227 W (7:1934-20½), ns, 279 w 7 av, 16x99.11, 3-sty & b stn dwg; Wm H Williams, 24 W 58, to Purdy Realty Corp, 31 Pine; AL; Dec5; Dec16'18; A\$5,100-6,700 (R S \$1.50).

128TH st, 411-3 W (7:1968-37), ns, 195.7 e Convent av, 60.6x99.11, 5-sty bk tnt; Lawrence Holding Co to Manchester Constn Co, 84 5 av; B&S; mtg \$50,000; Dec17; Dec18'18; A\$23,000-60,000 (R S \$2).

129TH st, 54-6 E (6:1753-45), ss, 190 w Park av, 50x99.11, 6-sty bk tnt; Wilhelmina Noble of Bklyn to Edw W Browning, 35 W 81; mtg \$30,000 & AL; Dec18'18; A\$12,500-52,000 (R S \$10).

129TH st, 160-4 W (7:1913-59.60), ss, 74.11 e 7 av, 50.1x99.11, 3-4-sty & b bk dwgs; Marie, wife Chas Fiedler, to Chas Fiedler, both at 124 W 130; AT; mtg \$12,000; also a PM mtg \$4,300; Dec17'18; A\$16,100-27,000.

133D st, 11 W (6:1731-29), ns, 185 w 5 av, 25x99.11, 5-sty bk tnt; Mary J Kingsland, 1026 5 av, to Pocomo Realty Corp, 68 Broad; Nov26; Dec17'18; A\$6,500-16,000 (R S \$13.50).

134TH st, 114 W (7:1918-44), ss, 262.6 w Lenox av, 27.11x99.11, 5-sty stn tnt; Wm Allen, ref, to Jacob Breen, 187 E 65, plft; mtg \$21,000; FORECLOS Nov19; Dec13; Dec16'18; A\$7,300-19,000 (R S \$15).

136TH st, 159 W (7:1921.9), ns, 187.6 e 7 av, 12.6x99.11, 4-sty bk dwg; Kath S Galbraith, 76 William, to Peter Dahl, 112 W 100; B&S; AL; Dec17'18; A\$3,000-5,000 (R S \$5).

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs n87.5xe22.6xn12.6xe22.6xs99.11 to st xw45 to beg, 6-sty bk tnt; Mary J Kingsland, 1026 5 av, to Pocomo Realty Corp, 68 Broad; Nov26; Dec17'18; A\$14,500-16,000 (R S \$46).

141TH st, 11 W (6:1741-58-59), ss, 310 e Lenox av, 50x99.11, vacant; Alex S Webb to Harry N Hempstead, 375 Park av; B&S; AL; July27'16; Dec18'18; A\$3,100-3,100.

158TH st, 634 W (8:2134-155), ss, 675 w Bway, 19.2x100, 3-sty & b bk dwg; Anna M Von Mueller, of Fort Lee, NJ, to August W Cordes, at Whitman st & Palisade av, Fort Lee, NJ; mtg \$7,000 & AL; Dec17'18; A\$5,500-7,500 (R S \$7).

165TH st, 11 W; see St Nicholas av; see St Nicholas av, 1090.

169TH st, 511-3 W (8:2126-51), ns, 150 w Ams av, 50x81.7, 6-sty bk tnt; A\$16,000-50,000; also 169TH ST, 517-9 W (8:2126-54), ns, 95 e Audubon av, 50x81.7, 6-sty bk tnt; A\$18,000-50,000; Ocean Crest Realty Co, 205 Col av, to Edw B Corey, at nec Franklin & Meadow av, Far Rockaway, B of Q; B&S; AL; Dec17'18 (R S \$1).

169TH st, 517-9 W; see 169th, 511-3 W.

204TH st, 677 W (8:2241-42), ns, 125 nw Bway, 75x100, 5-sty bk tnt; Denwood Realty Co, 509 Willis av, to Savdill Realty Corp, 885 West End av; mtg \$62,500 & AL; Dec17; Dec19'18; A\$13,000-70,000 (R S \$19.50).

Av A, 224 (2:407-8), sec 14th (Nos 500.2), runs e96xs51.9xw27xn27 xw49 to av xn24 to beg, 6-sty bk tnt & str; Manfred W Ehrlich, ref, to Manhattan Savings Instn, 644 Bway, plft; FORECLOS & drawn Dec10; Dec13'18; A\$30,000-53,000 (R S \$55).

Av A, 266 (3:974-4), es, 65.6 n 16th, 24x 95.6, 5-sty bk tnt & str; Wm Daly, 1254 Shakespere av, to Pearl Niles, Town of Union, NJ; mtg \$20,000; Dec13; Dec14'18; A\$11,500-18,500.

Av D, 107-9 (2:377-37), swe 8th, 60x50, 6-sty bk tnt & str; Max Horowitz to Jacob Ellenbogen, 71 E 96, c/o M A Horowitz; AL; July9; Dec19'18; A\$27,000-53,500.

Amsterdam, 307 (4:1146-3), es, 70.4 n 74th, 17x81, 4-sty bk tnt & str; John M Butler to Paul R Opp, 307 Ams av; mtg \$30,000; June1; Dec16'18; A\$17,000-21,500 (R S \$6).

Amsterdam av, 2710-25 (8:2149-194), ses at ne l, lot 15, at pt 1.150.4 n 188th, runs se 228.3 to nws Sneedway Park xne102.9 to sw l lot 17 xnw225.6 to av xsw100 to beg, being part lot 16, man 697, of Isaac Dyckman, vacant; Julia Coddington to Kutch Realty Co, 24 W 58; B&S & CaG; Dec16'18; A\$16,000-21,000 (R S \$16).

Columbus av, 835 (7:1836-61), sec 101st (No 76), 25.6x74, 5-sty bk tnt & str; Olds Holding Corp to Fiat Film Corp, 261 Bway; B&S; AL; Sept24; Dec19'18; A\$27,000-42,000 (R S 50c).

Lexington av, 123 (3:884-24), es, 44.2 n 28th, 21.10x80, 4-sty stn tnt & str; Saml M Schwab, Jr, & Carrie, his wife, to Beatrice S Weil, 52 E 75; mtg \$15,000 & AL; Nov15; Dec18'18; A\$21,000-27,000 (R S \$17).

Lexington av, 190 (3:887-79), ws, 67.8 s 32d, 22x80, 3-sty & b bk dwg; Wilmore Realty Co, 115 Bway, to Pearl Niles, of Town of Union, NJ; mtg \$24,000 & AL; Dec17; Dec18'18; A\$23,750-25,500 (R S 50c).

Lexington av, 700-6; see 57th, 137-9 E.

Lexington av, 2129-33 (6:1777-21), nec 128th (No 145), 99.11x80, 5-sty bk tnt & str; Betie Elenbogen, 5421 14 av, Bklyn, to Charley Waletzky, 125 Seigel, Bklyn; AL; Sept23; Dec17'18; A\$16,000-37,000.

Madison av, 649-51 (5:1374-49), sec 60th (No 18), 50.5x90, 8-sty bk hotel; San Jacinto Hotel, Inc, to Ruth F Sire, both at 18 E 60; AL; July15; re-recorded from Dec13'18; Dec19'18; A\$200,000-350,000 (R S \$20).

Madison av, 649-51 (5:1374-49), sec 60th (No 18), 50.5x90, 8-sty bk hotel; San Jacinto Hotel, Inc, to Ruth F Sire, both at 18 E 60; AL; July15; Dec13'18; A\$200,000-350,000 (R S \$20).

Madison av, 1697; see 2 av, 2423.

Madison av, 1745; see 2 av, 2423.

Manhattan av, 117 (7:1840-51¼), ws, 145.11 n 104th, 18x50, 3-sty & b bk dwg; John J Backes, 1028 Hatch av, Woodhaven, B of Q, heir Annie M Backes, to Lillian F Spiegl, 31 W 71; mtg \$7,000; Dec16; Dec17'18; A\$7,000-8,000 (R S \$2).

Nagle av, 114 (8:2174-86), nws, 50 sw Arden, 40x129.6, 5-sty bk tnt & str; Ida A Decker, B of Q, to Kopson Realty, Inc, 30 Church; mtg \$32,500 & AL; Dec17'18; A\$13,000-45,000 (R S \$12.50).

Park av, 601; see 64th, 101 E.

St Nicholas av, 51 (7:1822-49), ws, 86.9 s 113th, 31.8x124.2x27x107.7, 5-sty bk tnt; Pfaff, Inc, a corp, 109 Lafayette, to Chas W O'Connor, 19 W 10; B&S & CaG; mtg \$30,000; Dec17'18; A\$21,000-40,000 (R S 50c).

St Nicholas av, 1090 (8:2121-24), sec 165th, 113x84.1x105.10x123.7, 6-sty bk tnt; Helene Ahrens to Jos D Goldstein Realty, Inc, 149 Bway; mtg \$159,000 & AL; Dec18; Dec19'18; A\$67,000-185,000 (R S \$16).

Sherman av, 248 (8:2227-23), nws, 100 sw Isham, 75x150, 5-sty bk tnt; Jack Alan Holding Co, 5 Beekman, to Kingdale Holding Corp, 55 Liberty; mtg \$65,000 & AL; Dec10; Dec16'18; A\$21,000-93,000 (R S \$10).

Wadsworth av (8:2167-59-61), ws, 75 s 187th, 75x100, vacant; Margt M McGarr, widow, at Westerly, RI, to Dayton Building Co, 132 Nassau; Dec9; Dec19'18; A\$27,000-27,000 (R S \$15).

1ST av, 1209 (5:1440-25), ws, 50.5 n 65th, 25x92, 5-sty bk tnt & str; Lloyd Bick to Jos Steiner, 788 E 181; mtg \$20,250; Dec11; Dec16'18; A\$13,500-21,000 (R S 50c).

1ST av, 1516 (5:1559-2), es, 27.2 n 79th, 25x79, 4-sty stn tnt & str; Jos Frisch & Mollie, his wife, 1516 1 av, to J Frisch, Inc, 1508 1 av; mtg \$15,000; Dec6; Dec17'18; A\$13,500-20,500 (R S \$13).

1ST av, 1611 (5:1546-28), ws, 54 s 84th, 27x75, 4-sty bk tnt & str, all of; A\$13,500-20,000; also 2D AV, 1413 (5:1428-26), ws, 50.6 s 74th, 25x67, 4-sty bk tnt & str, 1/2 pt; A\$12,000-19,000; Meyer C Jacobs & Herman Lindsey, EXRS. & Adolf Jacobs, to Joel Jacobs, 142 W 42; mtg \$17,000; Nov18; Dec13'18 (R S \$12.50).

1ST av, 1611, all of; also 2D AV, 1413; 1/2 pt; Meyer C Jacobs et al, heirs, & c. of Adolph & Emanuel Jacobs to same, also an heir of same; B&S; AL; Nov18; Dec13'18.

1ST av, 1849-53 (5:1558-27-29), ws, 25.8 s 96th, 75x80, 3-5-sty bk tnts & str; Betie Elenbogen, 5421 14 av, Bklyn, to Charley Waletzky, 125 Seigel, Bklyn; AL; Sept23; Dec17'18; A\$18,000-36,000.

2D av, 768 (5:1334-1), nec 41st (Nos 301-3), 24.9x69, 5-sty bk tnt & str; Anna C Reilly, 301 E 41 (daughter of Honora Reilly), to John Reilly, 301 E 41; 1/4 pt; AT; AL; Aug30; Dec18'18; A\$20,000-28,000 (R S \$4).

2D av, 1034 (5:1347-52), es, 80.5 s 55th, runs s20xe64xn64 to beg, error, 4-sty stn tnt; Edw Freund, 575 W 172, to Saml Bowitz, 14 Morningside av E, & Harry Miller, 226 E 53; AT; mtg \$12,000 & AL; Dec10; Dec17'18; A\$9,000-15,000 (R S \$1.50).

2D av, 1413; see 1 av, 1611.

2D av, 2156 (6:1682-51), es, 50.11 s 111th, 25x100, 5-sty bk tnt & str; Isidor Newcorn et al. EXRS. & c. Minnie Newcorn, to Chas Moran, 56 E 81, EXR D Comyn Moran; AT; AL; Dec10; Dec16'18; A\$9,000-18,500 (R S 50c).

2D av, 2156, same prop; Rose Silberman to same; QC; AL; Dec10; Dec16'18.

2D av, 2423 (6:1789-25), ws, 74 n 124th, 261.11x80.6, 5-sty stn tnt & str; A\$9,500-19,000; also MADISON AV, 1697 (6:1618-20), es, 25.5 n 112th, 25x75, 5-sty bk tnt & str; A\$14,000-22,500; also MADISON AV, 1745 (6:1620-52), es, 25.11 s 115th, 25x70, 5-sty bk tnt & str; A\$13,000-22,000; Meyer C Jacobs & Herman Lindsey, EXRS. & c. Adolph Jacobs, to Joel Jacobs, 142 W 42; mtg \$28,000; Nov18; Dec13'18 (R S \$35.50).

2D av, 2423; also MADISON AV, 1697; also MADISON AV, 1745; Meyer C Jacobs et al, heirs, & c. of Adolph & Emanuel Jacobs, to same, also an heir of same; B&S; AL; Nov18; Dec13'18.



**5TH av, 933, rear of** (5:1389-pt lt 4), be-gins 100 e 5 av & 77.2 n 74th, runs e50xn25 xw50x25 to beg, with AT to right of way over 74th, ns, 140 e 5 av, a strip, 10x77.2, 1-sty ext of 4-sty & b stn dwg; Herman Woog to Mortimer L Schiff at Oyster Bay, LI; Dec16'18; A\$—;—;—; nom

**6TH av, 38-40;** see 30th, 24 W.

**6TH av, 479;** see 39th, 24 W.

**6TH av, 885;** see 30th, 24 W.

**6TH av, 931-3;** see 30th, 24 W.

**7TH av, 2195** (7:1914-62), es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; Kutch Realty Co to Right Realty & Security Co, 206 Bway; Dec16'18; A\$8,400-12,500 (R S \$12).

O C & 100

**8TH av, 128** (3:766-3), es, 30 n 16th, 23x 80, 3-sty bk tnt & str, 1-sty ext; Saml F Adams et al, EXRS Asa Hull, to Sarah Weaver, 231 E 69; AL; Nov21; Dec19'18; A\$13,000-15,000 (R S \$15.50).

15,500

**11TH av, 778-86½** (4:1033-1), nec 54th (Nos 559-63), 100.5x100, 1-sty bk garage; A\$29,000-—; also 54TH ST, 549-57 W (4:1033-9), ns, 100 e 11 av, 125x56x—x72.9, 5-sty bk factory; A\$35,000-85,000; 233 West 25th St Co to Ruth A Wallace of Amesbury, Mass; mtg \$250,000 on this & other property; Nov29; Dec17'18 (R S \$2).

O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**South st, 4 & 5** (1:4-3-4), ns, abt 40 w Moore, 40.4 x 79.3 x 38.4 x 79.3, with AT to water rights, wharves & piers, 2-6-sty bk loft & str bldgs; re mtg rec May29'17; Central Union Trust Co, TRSTE under mtg by Almy Realty Corp, to David Garcewich, 530 W 144; Dec18'18; A\$40,500-48,500.

10,000 & PM mtg for 44,000

**Water st, 46** (1:30-31), nws, 78.5 ne Coen-ties sl, 31.2x68.8x30.5x68.2, 5-sty bk loft & str bldg; A\$19,000-28,000; also WATER ST, 48 (1:30-30), ns, 109.7 ne Coenities sl, 23.5 x65x24.2x65, 5-sty bk loft & str bldg; A \$14,000-20,000; re mtg; rec May29'17; Central Union Trust Co of N Y as TRSTE under mtg by Almy Realty Corp to 210 West 56th St Co at 135 Bway; QC; Dec16; Dec17 '18.

13,500 & a PM mtg 40,000

**Water st, 48;** see Water, 46.  
**42D st, 133 (99) W** (4:995), ns, 247.10 e Bway, 20x100.5; declaration by party 1st pt that he holds above in trust for party 2d pt; Richd Y Cook of Lansdowne, Delaware Co, Pa, to Guarantee Trust & Safe Deposit Co, 316 Chestnut st, Phila, Pa; mtg \$165,000 & AL; July5'12; Dec14'18.

**65TH st, 45 E** (5:1380-29), ns, 169 n Park av, 28x100.5, 5 & 6-sty bk dwg; re dower; Kath E Bowers, widow of John M Bowers, to Anna C Ewing, 616 Palisade av, Yonkers, NY; Dec16'18; A\$62,000-130,000. nom

**66TH st, 52 E;** see 6 av, 449.  
**83D st, 25 W** (4:1197), a conveyance of this parcel; also 3D AV, 1407 (5:1525), an asn of mtg for \$1,800 on this parcel; agmt as to conditions & covenants regarding transfers of above from party 1st pt to party 2d pt; Celesta M Bozeman of East Quogue, LI, with Jos B Ryalnce, Bell Bldg, Montgomery, Ala; Nov15; Dec13'18.

nom

**109TH st, 68 E** (6:1614), ss, 170 n Park av, 17x100.11; asn rents to extent of \$350; Mary Kuzma, 315 E 14, & Paulina Schimmenti, 68 E 109, to Mendel Marcus, 2305 5th, Coney Island, BKlyn; July8; Dec13'18.

nom

**113TH st, 531 W;** see Lex av, 1672.  
**127TH st, 228 E;** see Lex av, 1672.  
**136TH st, 189 W;** see 7 av, 2321-39.  
**137TH st, 188 W;** see 7 av, 2321-39.

**St Nicholas av, 1090** (8:2121); re assign rents rec June5'18; Meta Blanke to Helene Ahrens, 1090 St Nicholas av; Nov21; Dec 19'18.

nom

**West End av, 578;** see Lex av, 1672.

**3D av, 1407;** see 83d st, 25 W.  
**6TH av, 449;** also 66TH ST, 52 E; power of atty (misc); Wilma H Lees (Hirschfeld), 5 Princess Park ter, Liver-pool, Eng, as TRSTE to Geo E Melendy, 204 Centre st, Orange, NJ; Nov23; Dec17 '18.

**7TH av, 2321-39** (7:1921), sec 137th (No 188), runs e100xs191.4xw16.1 to ns 136th (No 189) xw89 to av xn199.10 to beg; court order cancelling contract rec Aug18'16; Sol Bloom, 645 West End av, plff, agt Florence M Sutton of Bedford Hills, NY, et al, defts; Nov11; Dec13'18. court order

**11TH av, 498;** see Lex av, 1672.

**Power of atty (misc);** Chas E Ken-worthy of Liverpool, Eng, to Edw S But-ler, 922 Gravier st, New Orleans, La; Aug 24'17; Dec13'18.

**Power of atty (misc);** Jas R Roosevelt, of Hyde Park, NY, as EXR & TRSTE John J Astor, to Nicholas Biddle, of Lewisboro, NY, & Wm V Astor, of Rhinebeck, NY, as EXRS & TRSTES under said will; Dec16; Dec18'18.

**Power of atty (misc);** same, as TRSTE will Wm Astor, for Henry C Drayton et al, to Nicholas Biddle, of Lewisboro, NY, & Lewis C Ledyard, Jr, of Syosset, LI, as TRSTES same will for same; Dec11; Dec 18'18.

## WILLS.

### Borough of Manhattan.

**29TH st, 213 E** (3:910-11), ns, abt 170 e 3 av, —x—, 4-sty bk tnt; A\$6,500-7,500; Edw Randolph Est, Julia B Randolph, EX-TRX, Mendham, NJ; (A) Barber, Watson & Gibboney, 165 Bway. Filed Dec14'18.

**35TH st, 309 W** (3:759-34), ns, abt 135 w 8 av, —x—, 4-sty bk tnt & str; A\$7,500-8,500; Frances S Thomson Est, Leroy Styles, EXR, Ulster Park, Ulster Co, NY; (A) A C Leach, 15 Bridge Plaza, L I City, Filed Dec10'18.

**40TH st, 143 E** (5:1295-28), ns, abt 200 w 3 av, —x—, 3-sty bk garage; A\$27,500-42,000; also MADISON AV, 233-5 (3:867-23), n ec 37th, —x—, 5-sty & b stn dwg; A\$200,000-350,000; Jos R Delamar Est, Alfred Jaretzki, EXR, 121 E 73; (A) Sullivan & Cromwell, 49 Wall. Filed Dec9'18.

**57TH st, 54 E** (5:1292-39), ss, abt 55 w Park av, —x—, 4-sty & b bk dwg; A\$85,000-100,000; Josephine B Carpenter Est, Agnes Carpenter, EXTRX, Bar Harbor, Me; (A) Chamberlin, Kafer & Wilds, 2 Rector, Filed Dec10'18.

**150TH st, 526 W** (7:2081-43), ss, abt 265 w Ams av, —x—, 3-sty & b bk dwg; A\$6,000-8,500; Herbert L Osgood Est, Caroline S Osgood, EXTRX, 526 W 150; (A) M L Bruce, 68 William. Filed Dec4'18.

**Manhattan av, 340-4** (7:1848-2-4), es, 25 n 114th, —x—, 3-5-sty bk tnts; A\$46,500-78,000; Moritz Kollender Est, Hy J Schnit-zer, EXR, Hotel Colonial, Col av & 81st; (A) Miller & Bretzfelder, 55 Liberty. Filed Nov12'18.

## CONVEYANCES.

### Borough of Bronx.

DEC. 13, 14, 16, 17, 18 & 19.

**Barretto st** (10:2722), sec Fox (No 900), 105x52, 5-sty bk tnt; Fannie Lehr to Selig Rosenberg, 644 W 173, & Jos Schwartz, 618 W 142; mtg \$44,000; Dec16; Dec17'18 (R S \$18.50).

O C & 100

**Bronx pl, ns, 525.5 e White Plains rd;** see St Ouen pl, ss, 397.10 e White Plains rd.

**Byron st** (17:5045), sec Whitehall pl, 25x 100; also RUSSELL AV, sws, 222.2 se 236th, runs se23.11xw73.5 to 235th xw11.6xn8x76.7 to beg; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec19'18.

nom

**Charlotte st, nec Boston rd;** see Boston rd, nec Charlotte.

**Ford st, nwc Webster av;** see Webster av, ws, from Ford to 183d.

**Fox st, 900;** see Barretto, sec Fox.

**Freeman st, 861** (11:2972), ns, 60 e Chis-holm, 30x35, 3-sty fr tnt & str; Benj Levy, 63 W 130, to Louis Levy, 861 Freeman; mtg \$8,200; Dec16; Dec17'18.

O C & 14,000

**Garden st** (11:3100), ns, 215.3 w So Blvd, 50x100, vacant; Maurice Isaacs, 520 W 122, to Saml Wasserman, 216 W 89; ½ pt; Q C; AT; Nov10'17; Dec13'18.

nom

**Giles pl, ws, 380.5 n Montgomery pl;** see Oloff, sec Montgomery pl.

**Grote st** (11:3100), ss, 100 w Southern Blvd, runs s82.4 to Kingsbridge rd xnw 114.1 to Grote x66.10 to beg, vacant; Hy Malkan, 524 Riverside dr, to J Elmer Dickinson, 464 Putnam av, BKlyn; mtg \$1,500; Aug9; Dec16'18 (R S \$1.50).

100

**Home st, 858;** see Home, 860-2.

**Home st, 860-2** (10:2693), ss, at nws Steb-bins av, 69.5x81.1x45x54, 3-sty fr tnt & str; also STEBBINS AV, 1193 (10:2693), w s, 54 s Home, runs nw45xn8.11 to Home (No 858) xw31.9xs3.9xw73.8 to av xn18.5 to beg, 2-sty & b fr dwg & 1-sty fr shop; Anthony Ave Realty Co, 5 Beekman, to Stebbins Realty & Constr Co, 901 Elton av; mtg \$7,000; Dec16; Dec17'18 (R S \$1).

O C & 100

**Kelly st, 935;** see 163d, 940-8 E.  
**Kingsbridge Ter, 3071** (12:3257), ns, 102.6 w Summit pl, 75x184.6x75x191.6, 2-sty & b fr dwg & 2-sty fr rear bldg; Thos F Dougherty, ref, to John H Thorn at Chel-sea, NY, plff; mtg \$6,500; FORECLOS Nov 13; Dec12; Dec16'18 (R S \$3).

3,000 over mtg

**Lebanon st, swc Bronx Park av;** see Bronx Park av, swc Lebanon.

**Lorillard pl, 2398;** see 187th, 550 E.

**Montgomery pl, sec Oloff;** see Oloff, sec Montgomery pl.

**Oloff st** (12:3258), sec Montgomery pl, runs e 150xs146.7xw55.2xsw240xs41.6 xw 100 to pl xne490.11 to beg, vacant; also GILES PL, ws, 380.5 n Montgomery pl, runs ne on curve 205.3xn111.8xw90xsw225 xs 51.1 se 114.3 to beg, vacant, except part conveyed by Cannon Pl Constr Co to Curt Otto by deed dated Dec28'16; Cannon Pl Constr Co to McGill Real Estate Co of N Y, 27 Cedar; B&S; Apr2; Dec18'18 (R S \$1).

1,000

**St Ouen pl, ss, 522.10 e White Plains rd;** see St Ouen pl, ss, 397.10 e White Plains rd.

**St Ouen pl** (17:5112), ss, 397.10 e White Plains rd, 75x100; also ST OUEEN PL (17:5112), ss, 522.10 e White Plains rd, 25x100; also BRONX PL (17:5112), ns, 525.5 e White Plains rd, 25x100, except part for Baker av; Magdalena Lieb, individ & as EXTRX Chas A Lieb et al, to John Clarey, Jr, 4577 Carpenter av; QC & AL; Nov12; Dec17'18 (R S \$3.50).

O C & 100

**St Ouen pl** (17:5112); same prop; John Clarey, Jr, 4577 Carpenter av, to Chas C Lieb, 50 Central Park W; mtg \$3,500; Dec 13; Dec19'18 (R S 50c).

100

**Simpson st, 1085** (10:2726), ws, 284.10 s 167th, 37.6x100, 5-sty bk tnt; John W Meyer to Andw Bechmann, 660 E 170; mtg \$31,500; Dec17; Dec19'18 (R S \$2.50).

nom

**Whitehall pl, sec Byron;** see Byron, sec Whitehall.

**Whittier st, es, 225.5 n Spofford av;** see Wilcox av, ws, 100 n Philip av.

**136TH st, 743 E** (10:2565), ns, 471.1 e So blvd, 25x100, 3-sty bk tnt; John W Meyer to Andw Bechmann, 660 E 170; mtg \$5,000; Dec17; Dec19'18 (R S \$2.50).

nom

**139TH st, 435 E** (9:2284), ns, 366.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Thos Freston to Annie Wier, 431 E 144; AL; Dec5; Dec18'18 (R S 50c).

O C & 100

**144TH st E, swc Concord;** see Concord, swc 144th.

**151ST st, 411 E** (9:2374), ns, 141.8 w 3 av, 25x114.2, vacant; also 152D ST, 425 E (9:2374), ns, 106.11 w 3 av, 25x100, 2-sty fr dg & str; Edw Greenebaum to Robt J Moorehead, 311 E 200; mtg \$3,000; Dec16 '18 (R S \$10.50).

nom

**152D st, 425 E;** see 151st, 411 E.

**157TH st, 480 E;** see 3 av, 3060.

**161ST st, 270 E;** see Morris av, 354.

**163D st, 918 E** (10:2697), ss, 72 e Rogers pl, 43x100, 5-sty bk tnt & str; Rogers Place Realty Corp to No 2 Manhattan Av Co, 1062 Lex av; mtg \$36,000; Dec12; Dec 16'18 (R S \$10).

nom

**163D st, 932.6 E;** see 163d, 940-8 E.

**163D st, 940-8 E** (10:2703), swc Kelly (No 935), 74.7x111.11x60.9x131.3, 5-sty bk tnt & str; also INTERVAL AV, 933 (10:2703), sec 163d (Nos 932-6), 100x74.8x100x 75, 5-sty bk tnt & str; Sarah B Smith, 815 Riverside dr, to E R A Realty Co, 135 Bway; mtg \$180,374.50; Dec17; Dec18'18 (R S \$11).

O C & 100

**165TH st, 836 E** (10:2678), ss, 91.5 w Prospect av, 20x94.11, 2-sty & b fr dwg; Fredk Lese, 133 E 80, to Edw Mily, 450 W 49; mtg \$4,500; Dec16; Dec17'18 (R S \$1).

O C & 100

**167TH st, 1009 E** (10:2754), ns, 94.1 e West Farms rd, 41x100x33.4x99.9, 5-sty bk tnt; also WESTCHESTER AV, 1117-23 (10:2751), nws, 191.11 e Hoe av, 100x96.9x101.11 x76.11, 5-sty bk tnt; Anton Rinschler, EXR Wilhelmie Rinschler, Alpine, NJ, to Aviation Realty Corp, 74 Bway; mtg \$85,500; Dec11; Dec13'18 (R S \$29.50).

115,000

**171ST st E, ws, 156.8 s Gleason av;** see 171st E, es, 106.8 s Gleason av.

**171ST st E, ws, 631.8 s Gleason av;** see 171st E, es, 106.8 s Gleason av.

**171ST st E** (14:3751 & 3752), es, 106.8 s Gleason av, 150x100; also 171ST ST E, ws, 156.8 s Gleason av, 100x166.8x105.4x133.6; also 171ST ST, ws, 631.8 s Gleason av, runs s36.3xw62.8x61.1 to beg; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec19'18.

nom

**172D st E** (14:3762), ws, 200 n Gleason av, 50x100; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec19'18.

nom

**180TH st, 822 E** (11:3108), ss, 50 w South-ern Blvd, 49.9x79.3, 5-sty bk tnt & str; Robt J Moorehead, 311 E 200, to Edw Greenebaum, 312 W 93; mtg \$28,000; Dec 16'18 (R S \$15).

O C & 100

**181ST st, 921-5 E;** see Daily av, 2130.

**183D st E, swc Webster av;** see Webster av, ws, from Ford to 183d.

**184TH st, 367 E** (11:3024), es, 273.7 nw Webster av, 81.9x40.5x80x40.5, 5-sty bk tnt; Guaranteed Mtg Co to Annie Vogel, 918 Leggett av; Dec16; Dec17'18 (R S \$28.50).

O C & 100

**184TH st E, sec Grand blvd & concourse;** see Grand blvd & concourse, 2366.

**184TH st E, swc Ryer av;** see Grand blvd & concourse, 2366.

**185TH st, 441-9 E;** see Park av, 4590.

**187TH st, 550 E** (11:3054), sec Lorillard pl (No 2398), 100.1x22.4x100x24.4, 5-sty bk tnt; Louis M Picker, ref, to Michl Struth, 633 Jackson av, plff; FORECLOS Dec3; Dec 12; Dec13'18 (R S \$21.50).

21,450

**188TH st, 508 E** (11:3057), ss, 112 w Bathgate av, 20x95, 3-sty bk tnt; Benj W B Brown, 817 West End av, to Jas E Casale, 2301 Belmont av; mtg \$6,500; Dec 18'18 (R S \$7.50).

O C & 100

**198TH st, 19 E** (12:2319), ns, 163.4 e Jerome av, runs n165.4xn19.11xsel15x166.9 to st x w29.10 to beg, 2-sty & a fr dwg; Fredk A Kaec to Lillian M Haslun, 2361 Val-entine av; mtg \$5,500; Dec16; Dec17'18 (R S \$3).

nom

**198TH st E** (12:3305), ns, 160.8 s Valen-tine av, runs n128.6xw20xw67.6 to Grand Blvd & Concourse (Nos 2850-56) xsl28.7xs 17.11 to st x89.1 to beg, 2-5-sty bk tnts; Chas Kaeppl, 1353 Boscobel av, to Hobart Realities Corp, 217 Bway; mtg \$100,000; Dec16; Dec17'18 (R S \$24).

O C & 100

**201ST st, 329 E** (12:3281), es, 78 n Marion av, 46.6x117, 2 & 3-sty fr dwg; Eugene W Schmolze, Kew Gardens, LI, to Eleanor E L Schmolze, Kew Gardens, LI, his wife; QC; Dec3; Dec14'18.

gift

**232D st W, swc Bway;** see Bway, nwc 232.

**232D st W, nec Kingsbridge av;** see Bway, nwc 232.

**233D st, 291 E;** see Katonah av, 4201.

**238TH st, 432 E** (12:3391), ss, 325 e Mar-tha av, 25x100, 2-sty & a fr dwg; Wm E Dodge to Vicenza Bencivenga, 119



**Briggs av, 2760** (12:3301), ws, 280 n 196th, 20x94.10x20x94.6, 3-sty & b bk dwg; Jas A Benedict, Katonah, NY, (by Jas H Robertson, ATTY) to Hymon Shulsky, 2769 Briggs av; Dec11; Dec16'18 (R S \$8.50).

**Broadway** (13:3405), nwc 232d, 390.1x 384.1 to es Kingsbridge av x386.6 to 232d x438.4 to beg, except part for st & av, vacant; Adele Mahony, widow, individ & as EXTRX Jas A Mahony & ano, to Margt F Robinson, & Mary C Mesa, Sycamore av, Shrewsbury, NJ; Julia A Mahony, 2 W 94, & Ellen A Wall, 430 So Michigan av, Chicago, Ill; 15-100 pt; B&S & CaG; Nov1; Dec13'18. 15,032.86

**Bronx Park av** (15:4005), swc Lebanon, 25x100; River Realty Co, 1005 E 180, to Fred K Flechtner, 43 Carmine; mtg \$5,000; Nov29'16; Dec19'18.

**Concord av** (10:2573), swc 144th, 100x100, vacant; Morris Halperin, 755 Jennings, to Isaac Greenblatt, 481½ Willoughby av, Bklyn; ¼ pt; AT; Dec7; Dec19'18.

**Courtlandt av, 747** (9:2416), ws, 25 n 156th, 25x100.4, except part for av, 3-sty fr tnt & str; John Schulz to Lena Schulz, his wife, 811 Courtlandt av; mtg \$3,500; Dec3; Dec16'18 (R S \$6.50).

**Crescent av, 628-30** (11:3087), ss, 69.7 e Hughes av, 53.11x126.5x45.10x89.3, 2-sty fr dwg & vacant; J & M Haffen Brewing Co, 2804 3 av, to Marie C Tortora & Antonetta Natale, 2331 Arthur av; Dec17; Dec18'18 (R S \$10.50).

**Cromwell av, ws, abt 194.1 n 165th**; see Jerome av, es, 194.1 n 165.

**Daly av, 2130** (11:3129), nec 181st (Nos 921-5), 83.6x109.2x33x100, 5-sty bk tnt & str; Jos Benjamin et al to Louis E Kleban Co, 1714 Crotona av; mtg \$74,850; Dec16; Dec18'18 (R S \$25).

**Ellis av, sec Olmstead av**; see Olmstead av, sec Ellis av.

**Fordham rd, 617.19 E** (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & str; Antoinetta Sartori, 2346 Lorillard pl, to Alfred H Amato, 303 E 146; mtg \$26,500; Dec11; Dec18'18.

**Forest av, 735** (10:2645), ws, 118.9 s 156th, 18.9x87.6, 2-sty & b fr dwg; Ruth Roberts, 558 W 164, to Mamie Cohn, 152 W 122; B&S; mtg \$4,000; Dec3; Dec13'18 (R S \$50c).

**Fowler av, swc Van Nest av**; see Sackett av, nec Paulding av.

**Grand Blvd & Concourse, 2850-56**; see 198th E, ns, 160.8 w Valentine av.

**Grand Blvd & Concourse, 2306** (11:3159), es, 94 n Field pl, 102 to 184th x61 to Ryer av x102x73, 5-sty bk tnt & str; Simon L Goldsmith, 302 Convent av, to Olds Holding Corp, 217 Bway; mtg \$70,000; Dec4; Dec18'18 (R S \$40).

**Haight av, es, 100 n Rhineland av**; see Sackett av, nec Paulding av.

**Haight av, ws, 109 n Sackett av**; see Muliner av, ws, 175 s Lydig av.

**Havemeyer av, 1160** (14:3829), being lot 1, blk 3829, land map; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec19'18.

**Hobart av** (18:5338), ws, 300 s Waterbury av, 50x100; Tiebout Ave Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec13'18.

**Hoe av, 1218** (11:2986), es, 200 s Freeman, 25x100, 3-sty bk tnt; Margaretha Engel, widow, to Hy J Knieriem, 1150 Teller av; mtg \$8,000; Dec16; Dec19'18 (R S \$4).

**Intervale av, 938**; see 163d, 940-8 E.

**Intervale av, 1043** (10:2700), ws, 466.1 s 167th, 25x82.3, 3-sty fr tnt & str; John W Meyer to Andw Bechmann, 660 E 170; mtg \$5,000; Dec17; Dec19'18 (R S \$2.50).

**Jackson av, 646** (10:2643), es, 100 s 152d, on map Wilton, & c. 50x105, except part for av, 2-sty fr tnt & str; Annuccio Santini to Kiesler Realty Co, 960 Prospect av; mtg \$7,500; Dec13'18 (R S \$2).

**Jerome av** (9:2503), es, 194 n 165th, 214.4 x201.11 to ws Cromwell av x214.4x198.9, 1 & 2-sty fr stable & vacant; John F Kaiser to Jacob H Brodsky, 5115 Wynnfield av, Phila. Pa; mtg \$25,000; Dec9; Dec13'18 (R S \$38).

**Johnson av** (13:3409C), es, 25 s 235th, 25 x200 to Oxford av, vacant; Edw J Gallagher et al to Francis Brennan, 3146 Corlear av, B&S, CaG & AL; Dec12; Dec16'18 (R S \$50c).

**Johnson av, ws, abt 25 s 235th**; see Netherland av, es, 25 s 235.

**Katonah av, 4201** (12:3374), nwc 233d (No 291), 99.10x36.5x86.5x38.10, 2-sty fr dwg & str; Eliz L Holland to Jennie Tackney, 355 E 135; Dec16'18 (R S \$3).

**Kingsbridge av, nec 232d**; see Bway, nwc 232.

**Longfellow av, 1918** (11:3016), es, 30.7 n Rodman pl, 25x100, except part for Longfellow av, 1 & 2-sty bk & fr dwgs & str; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec19'18.

**Longfellow av, 1139** (10:2754), ws, 182.4 n 167th, 25x100, 4-sty bk tnt; Chas V Halley, Jr, ref, to Madeleine W Macy, 100 Morningside av, plff; FORECLOS Dec5; Dec13; Dec14'18 (R S \$10).

**Lurting av, es, 200 n Rhineland av**; see Sackett av, nec Paulding av.

**Lurting av, es, 125 s Morris Park av**; see Sackett av, nec Paulding av.

**Lurting av, nec Morris Park av**; see Sackett av, nec Paulding av.

**Lurting av** (15:4104), es, 200 n Van Nest av, 25x100; Margt F Reilly to Ashel B Porter, 56 W 17 Dec6; Dec19'18.

**Lydig av, sec Munroe av**; see Sackett av, nec Paulding av.

**Lydig av, swc Munroe av**; see Sackett av, nec Paulding av.

**Matthews av** (15:4297), es, 300 s Lydig av, 25x100; Bridget & Harry Bink to Esplanade Realty Co, 43 Exch pl; Junell; Dec18'18.

**Metcalfe av** (14:3720), ws, 200 n Ludlow av, 50x100; Ernest M Bielfeld to Gustave G Bielfeld, 4 5th, Weehawken, NJ; Dec11; Dec17'18.

**Morris av, 354** (9:2420), nes, at ss 161st (No 270), 60x57, 5-sty bk tnt & str; Tillie King, 225 W 140, to Minnie Young, 600 W 116; mtg \$37,000; Sept27'15; Dec19'18.

**Morris Park av, sec Lurting av**; see Sackett av, nec Paulding av.

**Morris Park av, ss, 22.6 w Williamsbridge rd**; see Sackett av, nec Paulding av.

**Monroe av** (11:2791), es, 150 s 174th, 25x 100, except part for av, 2-sty & a fr dwg; Emma M, wife Fredk M Mellert, 1692 Monroe av, to Fredk H Mellert, 1692 Monroe av; mtg \$6,500; Dec14; Dec17'18 (R S \$50c).

**Mt Eden av, nec Weeks av**; see Weeks av, 1638.

**Muliner av** (15:4066 & 4297), ws, 175 s Lydig av, 25x100; also HAIGHT AV, ws, 109 n Sackett av, 50x100; also SACKETT AV, ns, 75 e Lurting av, 50x103.9x50x100.2; John R Peterson to Esplanade Realty Co, 43 Exch pl; July31; Dec18'18.

**Munroe av, sec Lydig av**; see Sackett av, nec Paulding av.

**Munroe av, swc Lydig av**; see Sackett av, nec Paulding av.

**Netherland av** (13:3409B), es, 25 s 235th, 25x200 to ws Johnson av, vacant; Edw J Gallagher et al to Francis Brennan, 3146 Corlear av; B&S, CaG & AL; Dec12; Dec16'18 (R S \$50c).

**Newbold av** (14:3831), ss, 305 w Zerega av, 50x108, Unionport, except part for Newbold av; Chas E Lawrence, Jr, 2423 Butler pl, to Adelaide M Jones, 2683 Marion av; Nov30; Dec16'18 (R S \$4).

**Old Kingsbridge rd, sec Grote**; see Grote, ss, 100 w So Blvd.

**Olmstead av** (14:3812), sec Ellis av, 33x 105; Marie E Bunz to Margt Just, 1711 Van Buren; mtg \$7,500; May9'14; Dec19'18.

**Olmstead av** (14:3812); same prop; Margt Just to John & Marie E Bunz, 833 Kinsella av; mtg \$7,500; May9'14; Dec19'18.

**Oxford av, ws, abt 25 s 235th**; see Johnson av, es, 25 s 235.

**Pallade av** (13:3410), ws, at sec land now or late Est Isaac G Johnson, runs s—xw— to land N Y C & H R R Co x—x—x— to beg; Isabel Cox, East Orange, NJ, et al, to Eurana de Bobula, 164 W 44; Dec 17; Dec19'18 (R S \$9.50).

**Palkade av** (13:3410); same prop; Walter W Cox & ano (by E Dudley Barlow, GDN) to same; AT; Dec18; Dec19'18 (R S \$1.50).

**Park av** (11:3034), es, 277 n Tremont av on map Upper Morrisania, 27x150, 2-sty bk dwg & 1-sty fr shop; Emilie Nebling to Helwig Holding Corp, —; mtg \$3,000; Dec10; Dec19'18 (R S \$1).

**Park av, 4590** (11:3039), nec 185th (Nos 441-9), 100x100, 2-5-sty bk tnts; Harry Picower to Hampton-Suffolk Corp, 3 W 101; mtg \$33,500; Dec16; Dec17'18 (R S \$2).

**Paulding av, ss, 100 w Rhineland av**; see Sackett av, nec Paulding av.

**Paulding av, ns, 250 w Morris Park av**; see Sackett av, nec Paulding av.

**Paulding av, swc Van Nest av**; see Sackett av, nec Paulding av.

**Paulding av, nec Sackett av**; see Sackett av, nec Paulding av.

**Perry av, 2083** (12:3292), nws, 387.4 ne Bedford Park Blvd, 19.5x115.8x19.5x114.8, 3-sty & b bk dwg; Hy Agate to Carolina A Wallach, 4th av & Seaten pl, N E, Wash, DC; Dorothy, Beatrice, Sanford, Alice, Jerome, Milton & Sylvia Agate, 215 W 101; QC; mtg \$—; Nov15; Dec17'18.

**Plimpton av, 1321** (9:2522), ws, 163.7 s 170th, 22x93.1x22.5x97.4, 2-sty & b bk dwg; Sara C Thomas, Red Bank, NJ, to Anthony Di Bella, 1261 Ogden av; mtg \$6,750; Dec 18'18 (R S \$8).

**Randall av, ss, 25 w Falle**; see Wilcox av, ws, 100 n Philip av.

**River av** (13:3420), ss, 1 e land Hudson River R Co, runs se65.6 to cl of an alley xsw211xsw98xsw680.6x295 to beg, contains 4 437-1,000 acres; Darwin P Kingsley on ss 254th st, to Otto Marx, 2617 Highland av, Birmingham, Ala; B&S; Dec16'18 (R S \$120).

**Rosedale av** (15:3914), nec Merrill, 50x 100, except part taken by City N Y; River Realty Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec19'18.

**Russell av, sws, 222.2 sec 236th**; see Byron sec Whitehall.

**Ryer av, swc 184th**; see Grand Blvd & Concourse, 2366.

**Sackett av** (15:4064, 4091, 4108, 4110, 4102, 4095, 4127, 4128, 4272, 4271, 4305, 4306 & 4332), nec Paulding av, 50.6x93.2x50x83.3; also VAN NEST AV, swc Fowler av, 25x 100; also LURTING AV, es, 125 s Morris Park av, 25x169.4x25.5x164.7; also MORRIS PARK AV, sec Lurting av, 25x100; also MORRIS PARK AV, ss, 22.6 w Williamsbridge rd, 45x68.1x45x67.7; also VAN NEST AV, swc Paulding av, 25x100; also VAN NEST AV, ws, 25 n Fowler av, 25x100; also PAULDING AV, ss, 100 w Rhineland av, 25x100; also PAULDING AV, ns, 250 w Morris Park av, 25x100; also HAIGHT AV, es, 100 n Rhineland av, 25x100; also LURTING AV, es, 200 n Rhineland av, 25x100; also LYDIG AV, swc Munroe av, 25x100; also LYDIG AV, sec Munroe av, 25x100; also MUNROE AV, es, 233.6 n Lydig av, 25x100; Van Nest Realty Co to Esplanade Realty Co, 43 Exch pl; mtg \$—; June10; Dec18'18.

**Sackett av, ns, 75 e Lurting av**; see Muliner av, ws, 175 s Lydig av.

**Sedgwick av, 2268** (11:3225), es, 289.7 n 183d, 40.11x120.9x40.8x126.3, 3-sty fr dwg; Francis Pollock, ref, to Roman Catholic Orphan Asylum, 470 Mad av, plff; FORECLOS Oct8; Dec12; Dec13'18 (R S \$10).

**Sedgwick av** (11:3225), es, abt 651.2 n 183d, 75 x 120.3x75 x 114.11, vacant; Utopia Realty Co to Sophie F Senior, 790 Riverside dr; B&S & CaG; Dec5; Dec19'18 (R S \$1).

**Stebbins av, 1193**; see Home, 860-2.

**Stebbins av, nws at ss Home**; see Home, 860-2.

**Summit av, 981** (9:2523), ws, 761.7 s 165th, 50x87.5, 1-sty fr church; Matthew C Griffin, ref, to Thos F Brennan, 909 Summit av, plff; FORECLOS Dec5; Dec9; Dec 14'18 (R S \$4).

**Teller av, 1356** (11:2782), ses, 499.1 ne 169th, 25x80.7x25x80.9, 3-sty bk tnt; Saml Dikerman or Dickerman, 1356 Teller av, to Bessie Shulman, 1359 Findlay av; mtg \$6,200; Dec12; Dec13'18 (R S \$2.50).

**Tinton av, 1223** (10:2663), ws, 229.6 n 168th, 20.5x110, 2-sty & b fr dwg; Georgiana C Martin to Bessie Levy, 1221 Tinton av; mtg \$6,000; Dec17; Dec18'18 (R S \$1).

**Union av, 1148** (10:2680), es, 76.9 s Home, 18.9x99.6x18.9x99.5, 3-sty fr tnt; Annie M Hollweg to Rebecca Littman, 1053 Prospect av; mtg \$3,000; Dec11; Dec14'18 (R S \$4).

**Valentine av, 2678** (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11, 5-sty bk tnt; Valhalla Corp, 509 Willis av, to Eliz L Holland, 2460 Tiebout av; mtg \$21,500; Dec16; Dec17'18 (R S \$8).

**Van Nest av, ws, 25 n Fowler av**; see Sackett av, nec Paulding av.

**Van Nest av, swc Paulding av**; see Sackett av, nec Paulding av.

**Van Nest av, swc Fowler av**; see Sackett av, nec Paulding av.

**Van Nest av** (15:4102), ns, 25 w Colden av, 50x100; Kieran A Wallace, of White Plains, NY, to Esplanade Realty Co, 43 Exch pl; Sept18; Dec18'18.

**Washington av, 1469** (11:2902), ws, 240 s 171st, 18.9x139.6, 3-sty fr tnt; Edna A Patton to Wm L Dally, Harriman, NY; mtg \$5,500; Dec7; Dec13'18 (R S \$1).

**Watson av** (14:3799), ss, 205 w Olmstead av, 33x4x103; Howard Lunny et al to Hy Storjohann, 2058 Watson av; mtg \$2,500; Oct22; Dec17'18 (R S \$1).

**Webster av** (11:3143), ws, whole front between Ford & 183d, 200x100, vacant; Algernon S Norton, ref, to Edgar S & John S Appleby, Glen Cove, LI, plffs; FORECLOS Dec11; Dec18; Dec19'18 (R S \$50c).

**Weeks av, 1638** (11:2792), nec Mt Eden av, 100x95, 3-sty fr dwg & vacant; Wm G McCrea to Janet McAdam, 20 W 90; Nov 26; Dec18'18 (R S \$1.50).

**Westchester av, 1117-23**; see 167th, 1009 E.

**Wilder av, 4150** (17:5021), ws, 281.7 s Kingsbridge rd, 25x100; Julius Guthman, 133 W 113, et al, to John Ravo, 2403 Hoffman; mtg \$1,950; Dec16; Dec18'18 (R S \$1).

**Wilcox av** (18:5473), ws, 100 n Philip av, 50x100; also RANDALL AV (10:2768), ss, 25 w Falle, runs w25xs75.5xs26.7xe 14.11xn100 to beg; also WHITTIER ST (10:2766), es, 225.5 s Spofford av, runs s24.7xe 100xn150.11xsw46.6xsw115.1 to beg; Bertha Tullman, Middle Village, LI, to Rosie Kurlander, 7 Wayne, Middle Village, LI; Dec 10; Dec14'18.

**Willis av, 390** (9:2306), ws, 75 n 143d, 25 x107.4, 5-sty bk tnt & str; Isaac Lowenfeld Realty Corp to I Robt Kaplan, 575 Westchester av; mtg \$28,000; Dec13; Dec 16'18 (R S \$5).

**3D av, 3060** (9:2364), sec 157th (No 480), 25x88, 1-sty bk str; Kiesler Realty Co, 960 Prospect av, to Annuccio Santini, 452 E 149; mtg \$12,500; Dec13'18 (R S \$7).

**Plot** (15:4052), begins 150 n Morris Park av & 1,259.6 e Unionport rd, runs w100xn 25xe100xs25 to beg; also right of way over strip, begins MORRIS PARK AV (15:4052), ns, 1,259.6 e Unionport rd, 50x175; Tiebout Ave Co, 1005 E 180, to John A Steinmetz, 2155 Daly av; Dec11; Dec13'18.

**MISCELLANEOUS CONVEYANCES.**

**Borough of Bronx.**

**Dawson st, 820** (10:2702), es, abt 105 n Longwood av, 50x100, 5-sty bk tnt; CON-TRACT; Dora Haskel with Saml Horowitz, 931 Fox; mtg \$15,500; Dec16; Dec19'18.

**163D st, 813 E**; see Union av, 940.

**163D st, 918 E** (10:2697), ss, 72 e Rogers pl, 43x100, 5-sty bk tnt & str; re mtg; Benson Realty Co, 509 Willis av, to Rogers Pl Realty Corp, 54 E 23; Dec14; Dec16'18.

**181ST st, 747 E** (11:3097), ns, 100.1 w Prospect av, 50x110, 5-sty bk tnt; CON-TRACT; Francis Lippner, 1018 E 163, to David Cohen, 527 E 150; mtg \$38,000; Dec 14; Dec17'18.

**Union av, 940** (10:2678), nec 163d (No 813), 33.10x106; re asn of rents; Philip Sugarman et al, doing business as Royal Co of N Y, 99 Nassau, to Chester A Kirchhof, Mt Vernon, NY; Dec14; Dec16'18.

**Power of atty**; Thos B Campbell, heir & legatee Saml or Saml C Campbell, to Agnes B Campbell, 443 W 163; Nov6; Dec 17'18 (R S \$25c).

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## LEASES.

## Borough of Manhattan.

DEC. 13, 14, 16, 17, 18 &amp; 19.

**Cathedral Parkway, 52** (7:1845), all; Fishman & Stoll, 52 Cathedral Pkwy, to Leon Sobel, 68 Edgecombe av; 5yf Aug 18; Aug 16; Dec 18. repairs, etc., & 1

**Chambers st, 94** (1:135), str, b & sub-b; Rector, etc, or St James Church to Saml Gershowitz, 1301 Hoe av, Bronx; 7½yf Nov 18; Oct 25; Dec 17. 2,800 to 3,250

**Cherry st, 456-8**; see East Bway, 163.

**Chrystie st, 232**; see Houston, 119 E.

**East Broadway, 163** (1:284); also EAST BROADWAY, 265 (1:287); also CHERRY ST, 456-8 (1:263); also UNION AV, 892-902 (1:267); also LONGWOOD AV, 934 (1:270); also 161ST ST, 850-856 E (1:2689); also DAWSON ST, 811 (1:2696); also LONGWOOD AV, 871-87 (1:2689); also LONGWOOD AV, 911-17 (1:2696); also HEWITT PL, 814-62 (1:2696); all; Louis Cohen et al to Neho Realty Co, 320 Bway; 1yf Feb 18; Feb 1; Dec 18. 156,000

**East Broadway, 265**; see East Bway, 163.

**Houston st, 119 E** (2:422); also CHRYSTIE ST, 232, cor str & b; Frieda Hart to Hyman Steinberg, 121 E Houston; 7yf date when existing Ls is canceled, which now expires Mar 12, & if tenant refuses to cancel same then this Ls is null & void; Sept 20; Dec 18. 2,880

**Rivington st, 140** (2:354-76), stoop fl; Benny Muntnr to Ida Zvirin, 140 Rivington; 2yf May 17; 2yren; Dec 29 16; Dec 18. 564

**Rutgers pl, 1** (1:270); e str & b; Aron Ehrman, 400 E Houston, to Annie Yeshin, 141 Monroe; 3yf Jan 19; Dec 14; Dec 18. 480

**10TH st, 355 E** (2:393), all; Hattie B Hoffman, 226 E 68, to Isaac Shoslover, 329 E 10; from Dec 18 to May 12; Dec 9; Dec 13. 3,000

**10TH st, 439 E** (2:380), all; Mary M Nelson, of Nyack, NY, to Saml Fassler, 100 Av D; 5yf Oct 18; 5y ren; Sept 18; Dec 18. 900

**14TH st, 34 E** (2:571), ss, 450 e 5 av, 25x 103.3, the land; Fredk T Van Beuren, 60 E 75, et al to Henry Metcalfe at Cold Spring, Putnam Co, NY, EXR John T Metcalfe; 21yf Jan 18, with renewals; Mar 26 17; Dec 17. taxes, &c, & 4,200

**16TH st, 250-60 W**, see 8 av; see 8 av, 116.

**23D st, 467 W** (3:721), ns, 327 w from pt equi-distant bet 9 & 10 avs, 22x117.6; consent to asn Ls dated May 108; Gertrude H Ogden et al, TRSTES will Francis L Ogden, consent that Charlotte H Sorchan, 267 Mad av, asn Ls to Cornelia L Taber, 167 Archer pl, Mt Vernon, NY; Sept 6; Dec 17. 18.

**23D st, 467 W** (3:721); asn Ls dated May 108; Cornelia L Taber, with consent of Gertrude H Ogden et al, TRSTES will Francis L Ogden, asns above Ls to Charlotte H Sorchan, 267 Mad av; Sept 6; Dec 17. O C & 100

**31ST st, 56 W** (3:832), ss, 60 e 6 av, all; Rosalie A Oakley et al to Morris Faerber, 175 E 3, & Saml Berman, 153 W 66; 8yf Mar 19; Dec 4; Dec 18. 3,200 to 3,800

**36TH st, 15-7 W** (3:838), 7th loft or 8th fl; Jatison Constn Co, Inc, 18 E 41, to Adolf Kaiser, 275 St Nicholas av, & ano, firm French Art Novelty Co; from Sept 17 to Jan 31 21; 2y ren; June 17; Dec 18. 3,250

**46TH st, 609-11 W** (4:1094-25), ns, 150 w 11 av, 50x100, stable, & all, lessee to improve at cost of \$6,000; Jos Ratzler of Los Angeles, Cal, to Indian Head Auto Truck Service, Inc, 412 W 42; 5yf Dec 18; 5y ren at \$4,100; Dec 1; Dec 18. 3,180

**54TH st, 142 W** (4:1006), all, partly furnished; Carrie B Colby, 142 W 54, to Marie Rogati, 253 W 52; 3yf Sept 17; Aug 31 17; Dec 18. 1,800

**54TH st, 307-9 E** (5:1347); asn Ls rec May 25 14 & deposit of \$900; Edw Freund, 546 W 147, to F B & M Enterprise, Inc, a corpn, 75 3 av; Aug 4 14; Dec 17. nom

**74TH st, 488 E** (5:1468), all; Julius Heibald to Max Silverstein, 526 E 81; 3yf Mar 18; Mar 1; Dec 18. 1,500

**130TH st, 19-23 W**; see 140th, 18-22 W.

**140TH st, 18-22 W** (6:1737); also 139TH ST, 19-23 W; asn Ls rec May 3 18; Benj Haligzer to Esther Hellenbrand, 144 Orchard; Nov 29; Dec 14 18. nom

**144TH st W** (6:1741), ss, 310 e Lenox av, 50x99.11, the land; tenant to erect 1 or 2-story bk bldg, with option to purchase for \$7,500 at expiration of Ls; Harry N Hempstead to Non-Column Garage Co; 25yf Feb 19; Dec 6; Dec 18. taxes, &c, & 250

**181ST st, 604 W** (8:2162), str & b, 17.3x 84.6; J G McCrory Co, 621 Bway, to Philips Millinery Co, 604 W 181; 5yf June 19; Dec 11; Dec 18. 3,500 & 4,000

**Amsterdam av, 1324-6** (7:1980), all, the theatre, & c, excepts two stores; X-Amusement Co, 1324 Ams av, to Meyer Weiss, 111 Milton st, Bklyn; 5yf Jan 19; 1y ren, to then include said two stores at \$7,520; Dec 13; Dec 18. 6,500

**Columbus av, 247** (4:1124), store; Abram H Levy to Michl E Sexton, 164 W 98, with consent to asn same to Jacob Cohen & Abr Werner, 364 S 1st, Bklyn; 5yf Oct 18; Sept 17; Dec 18. 1,860

**Columbus av, 247** (4:1124); asn above Ls; Michl E Sexton to Jos Cohen, 364 E 1st, Bklyn, & ano; Dec 11; Dec 18. O C & 5,000

**Greenwich av, 30** (2:606), all; Margt V Kieley, 246 Waverly pl, to Donald J Sargent, 24 Kensington av, Jersey City, NJ; from Jan 15 19 to Jan 31 24; Dec 11; Dec 19. 10,000

**2D av, 2349** (6:1785), str fl & pt c; Anton Ajer to Harry Marmorstein, both at 2349 2 av, 4 5-12yf Dec 18; Dec 7; Dec 18. 1,020

**3D av, 147** (3:897), all; Augustus Van Horne Stuyvesant to John Zitzelsberger, 147 3 av; 3yf Oct 18; Aug 9; Dec 18. 3,000

**7TH av, 711** (4:1000), es, 65.4 s 48th, runs e5xn25xe70x55xw120 to av xn25 to beg, s str & pt rear b, 19.6x36; also space 20x20; The Oliverage Co, Inc, to Jos Friedmann of Elmsford, NY; 17 4-12yf Jan 19 (takes place of Ls rec Dec 2 18); Dec 17; Dec 18. 21,500 to 26,000

**8TH av, 118** (3:765), sec 16th (Nos 256-60), 25x93.6; leasehold; Ls rec Apr 7 11 & sold under foreclosure by deed rec Sept 19 18; Louis Berne, 250 W 14, to Eugene Schaefer, 317 W 25; QC; AL; Oct 9; Dec 13 18 (R S \$3). nom

**8TH av, 255** (3:746), str & b; Helene Becker of Bronx to Saml Beck, 264 W 19, & Arthur Lonzarich, 107 Orange av, Cranford, NJ, firm S Beck & Co, 255 8 av; 1yf Mar 19; 4y ren; Dec 6; Dec 18. 2,100

## LEASES.

## Borough of Bronx.

DEC. 13, 14, 16, 17, 18 &amp; 19.

**Adams pl** (11:3071), nec 182d, cor str; Saml Ehrlich to Saml Pinkofsky, 611 E 182; 5yf Oct 16; Oct 16; Dec 18. 720

**Adams pl** (11:3071), same prop; asn Ls; Saml Pinkofsky to Ethel Weissman, 27 Av A; Nov 22; Dec 18. nom

**Adams pl** (11:3071), same prop; agmt as to consent to asn Ls & to option of additional term of 3y at \$720 per yr; Adams Place Holding Co with same; Nov 22; Dec 18. nom

**Dawson st, 811**; see East Bway, 163, Manhattan Leases.

**Hewitt pl, 814-62**; see East Bway, 163, Manhattan Leases.

**Jennings st, 775** (11:2962), cor str; Saml Resnick to Alex S Finkelstein, 1758 Tremont av E; 5yf Jan 19; 5y renewal; Dec 12; Dec 18. 720 to 900

**161ST st, 850-6 E**; see East Bway, 163, Manhattan Leases.

**170TH st E, swc Wilkens av**; see Wilkens av, swc 170.

**182D st E, nec Adams pl**; see Adams pl, nec 182.

**Boston rd, 2121** (11:3138), str; Peter Fulton, 2125 Boston rd, to Louis Packer, 2121 Boston rd; 5yf Jan 19; Dec 14; Dec 18. 720 to 840

**Longwood av, 871-87**; see East Bway, 163, Manhattan Leases.

**Longwood av, 911-17**; see East Bway, 163, Manhattan Leases.

**Longwood av, 934**; see East Bway, 163, Manhattan Leases.

**Union av, 892-902**; see East Bway, 163, Manhattan Leases.

**Wilkens av** (11:2965), swc 170th, cor str; Hy Neidig to Isidor Cowen, 1389 Stebbins av; 3yf Nov 12; Dec 14; Dec 18. 1,380

## MORTGAGES.

## Borough of Manhattan.

DEC. 13, 14, 16, 17, 18 &amp; 19.

**Barrow st, 16**; see 2d, 75 E.

**Chambers st, 125-31** (1:145), nec West Bway (Nos 95-9), Cosmopolitan Hotel; agmt as to ownership of bond & mtg for \$71,000 rec Nov 2 14; sub to pr mtg \$67,000; Oct 17; Dec 14 18; Everett N Huggins at South Poland, Maine, et al (owns \$18,000) with Jas H Martin & Francis B Chedsey, exrs Saml J Huggins, 320 Bway (owns \$53,000). nom

**Cherry st, 93-7** (1:251), ss, abt 25 w Oliver, 49.6x60; PM; pr mtg \$—; Dec 12; Dec 18; due Dec 20, 6%; Jos Lavallo to Julius Tishman, 838 West End av, & Henry Tishman, 404 W 116. 2,500

**Cherry st, 385-9** (1:260), sec Scammell (Nos 52-8), 71.3x156.6 to ns Water (Nos 630-6) x71.3x151; PM; pr mtg \$—; Dec 10; Dec 18; due Dec 23, 6%; 914 Simpson St Realty Co, & Louis Trommer, 568 Col av, to Scammel-Water Garage Co, 32 Bradhurst av. 10,500

**East Broadway, 204** (1:285), ns, 157.6 e Jefferson, 26.4x65; PM; Dec 16; Dec 17 18; due & int as per bond; Jennie Sapiro to Lawyers Mtg Co. 17,000

**Exchange pl, 36-42**; see William, 25-9.

**Hamilton ter, 60** (7:2050); ext of mtg for \$7,000 to Dec 21, 5%; Dec 6; Dec 18 18; Manuel A Gonzalez & Lawyers Title & T Co, trstes will Antonio Gonzalez, with Flora Mac D Potter (R S \$3.50). nom

**Lafayette st, 208** (Elm st, 194) (2:482), ws, 179.3 n Broome, 21.3x100; PM; Nov 12; Dec 18 18; 3y5%; Little Streets Co, a corpn, 14 W 40, to Woman's Hospital in State N Y, a corpn, 141 W 109. 16,500

**Lewis st, 56-8** (2:328); ext of mtg for \$28,625 to Oct 20 21, 5%; Oct 9; Dec 19 18; Flora Ehrmann with Ella Westheimer, 345 W 85, et al (R S \$14.30). nom

**Ridge st, 152** (2:345), es, 150 n Stanton, 25x100; PM; pr mtg \$—; Dec 14; Dec 17 17; 1½y or sooner, 6%; Louis Marks to Saml Pfeiffer, 54 E 118, & ano, exrs Simon Cyge. 3,000

**Scammell st, 52-8**; see Cherry, 385-9.

**South st, 4 & 5** (1:4), ns, abt 35 w Broad, 40.4x79.3x38.4x79.3, with AT to water rights, wharves & piers; PM; Dec 18 18; due Apr 30 26, 5%; David Garcewich to Central Union Trust Co, 80 Bway, as trste under mtg by Almy Realty Corpn. 44,000

**Spring st, 134-6**; see Wooster, 84-8.

**Wooster st, 84-8** (2:486), es, 51 s Spring, runs e542xn51 to ss Spring (Nos 134.6) xe 49.1xs27xw3.1xs98.10xw100.2 to st xn75 to beg; Dec 7; Dec 18 18; due & int as per bond; Thekla Todrus, of Bronx, to Guardian Life Ins Co of America, at 50 Union sq. 180,000

**Water st, 46** (1:30), nws, 78.5 ne Coenties sl, 31.2x68.8x30.5x68.2; also WATER ST, 48 (1:30), ns, 109.7 ne Coenties sl, 23.5x 65x24.2x65; PM; Dec 16; Dec 18; 5y5%; 210 West 56th St Co, at 135 Bway, to Central Union Trust Co of N Y, 80 Bway, trste under mtg made by Almy Realty Corpn. 40,000

**Water st, 48**; see Water, 46.

**Water st, 630-6**; see Cherry, 385-9.

**William st, 25-9** (1:25), swc Exch pl (Nos 36-42), 70.4x irreg x102.4x106.11 (mtg rec Mar 4 04); ext of mtg for \$1,500,000 to Dec 12 1, 4%, or if sold at 4½%; Dec 5; Dec 17 18; Lords Court Building, a corpn, 27 Wm, with Bowery Savings Bank, 128 Bowery (R S \$750). nom

**2D st, 75 E** (2:443); also BARROW ST, 16 (2:591); also 6TH ST, 426 E (2:433); also 49TH ST, 220 E (5:1322); also 46TH ST, 227 E (5:1320); asn int in rents to extent of \$1,000 as collateral for asnts of int in estate for partition action in which party 1st pt is plff; Dec 17 18; John J Guntzer, heir Chas Guntzer, to Mendel Marcus, 2305 5th st, Bklyn, & Emily Hirsh, 24 W 120. nom

**6TH st, 426 E**; see 2d, 75 E.

**8TH st, 318-20 E** (2:390), ns, 308.4 e Av B, 39.8x97.6; Dec 12; Dec 18 18; due in monthly installments as per 9 notes, 6%; Max I Rosensaum to Sarah Gens, 545 W 162. 2,000

**10TH st, 48 W** (2:573); ext of mtg for \$14,000 to Sept 27 23, 5½%; Sept 27; Dec 17 18; Lawyers Title & T Co, trste will Naomi M Andrews, with Louise A Cobb & C Adelbert Becker (R S \$7). nom

**11TH st, 718-22 E** (2:380-17); also MAN-IDA ST, 861, Bronx (10:2740-82); also WESTCHESTER AV, 721-51, Bronx (10:2645-41); also TIFFANY ST, 932, Bronx (10:2712-20); agmt, party 4th pt to hold above as collateral for notes \$13,000 of Wecaw & Co & Wm A Wolff to secure debts to parties 2d & 3d pts; Apr 5 17; Dec 17 18; recorded in Bronx Co Aug 21 18; due & int as per notes; Wecaw & Co with Germania Bank, party 2d pt, holds note \$3,000; Westchester Ave Bank, party 3d pt, holds note \$10,000, & Wm Peters, 4444 Van Cortlandt Park E, as trste. 13,000

**12TH st, 511 E** (2:406), ns, 146 e Av A, 25x103.3; pr mtg \$15,000; Nov 30; Dec 18 18; due Dec 12, or sooner, 5%; Wm C Dilger of White Plains, NY, to John Scholl & Bro, Inc, 147 Reade. 3,000

**15TH st, 251 W** (3:765), ns, 193.7 e 8 av, 25x103.3; Dec 16 18; 2y5½%; Beneata H Palmer of Westfield, NJ, to Lawyers Title & T Co. 3,000

**16TH st, 256-60 W**; see 8 av, 116.

**23D st, 467 W** (3:721), ns, 327 nw from pt equi-distant bet 9th and 10th avs, 22x 117.6; leasehold; Sept 6; Dec 17 18; demand or installs, 6%; Charlotte H Sorchan, 267 Mad av, to Cornelia L Taber, 167 Archer pl, Mt Vernon, NY. 1,500

**25TH st, 221 W** (3:775), ns, 249 w 7 av, 21x98.9; pr mtg \$8,000; also 25TH ST, 227-9 W (3:775), ns, 312 w 7 av, 42x98.9; pr mtg \$18,000; collateral to two mtgs for \$12,000 each on 223-5 W 25; Dec 6; Dec 18 18; due Oct 12 20, int as per agmt or bond; Jos H & Arthur R Freedlander to Mutual Life Ins Co of N Y. nom

**25TH st, 227-9 W**; see 25th, 221 W.

**42D st, 159-61 E**; see 3 av, 660-6.

**46TH st, 227 E**; see 2d, 75 E.

**49TH st, 220 E**; see 2d, 75 E.

**51ST st, 405 W** (4:1061); ext of mtg for \$4,000 to Dec 15 21, 6%; Dec 14; Dec 19 18; Lawyers Title & T Co with Geo F Liginger (R S \$2). nom

**63D st, 152 W** (4:1134), ss, 75 e Ams av, 25x100.5; pr mtg \$7,000; Dec 17 18; 3y6%; Louise Howlett of Richmond Hill, LI, to Antonio Cuomo, 474 7 av. 2,500

**76TH st, 247 W** (4:1168), ns, 147 e West End av, 19x102.2; Dec 17; Dec 18 18; due & int as per bond; Chas E Haskell at East Orange, NJ, to Bankers Trust Co, 16 Wall, trste will John H Cahill for Walter L Cahill. 20,000

**76TH st, 247 W**; pr mtg \$20,000; Dec 17; Dec 18 18; due June 17 19, 6%; Wm Lipshutz & Barnet Weber to Jas H Cruikshank at Freeport, LI. 1,000

**81ST st, 520 E** (5:1577), ss, 298 e Av A, 25x102.2; pr mtg \$25,000; Dec 18; Dec 19 18; demand, 6%; Edw Propper, of Bronx, to Crescent-Star Realty Co, 211-3 E 55, 3,000

**81ST st, 203-11 W** (4:1229), ns, 100 w Ams av, 112.5x102.2; PM; pr mtg \$328,000; Dec 16; Dec 18 18; 10y6%; Winter & Wilkes, Inc, 539 W 155, to William F Kenny Co, 841 Bway. 79,000

**83D st, 25 W** (4:1197), a conveyance of this parcel; also 3D AV, 1407 (5:1525), an asn of mtg for \$1,800 on this parcel; agmt as to conditions & covenants regarding transfers of above from party 1st pt to party 2d pt; Nov 15; Dec 18 18; Celesta M Bozeman of East Quogue, LI, with Jos B Rylance, Bell Bldg, Montgomery, Ala. nom

**93D st, 4-6 W** (4:1206), ss, 125 w Central Park W, 50x100.8; PM; pr mtg \$65,000; Dec 18; Dec 19 18; due Dec 20 22, 6%; Chas H Smith, 354 18th, Bklyn, to Irving Arms Real Estate Corpn, 25 Broad. 14,000

**102D st, 163-5 E** (6:1630), ns, 264.6 w 3 av, 54x100.11; pr mtg \$24,000; Dec 4; Dec 13 18, installs, 6%; Sophie Deutsch & Victor Deutsch & Rosie, his wife, all at 103 E 92, to Hattie Abeles, 1853 2 av. 8,000

**103D st, 159 W** (7:1858), ns, 220.9 e Ams av, 37.6x100.11; PM; pr mtg \$—; Dec 18; Dec 19 18; 1y6%; Alfred J Brophy to Thos J Colton, 320 W 88. 5,000

**108TH st, 327-9 E** (6:1680), ns, 200 w 1 av, 50x100.11; PM; Dec 12; Dec 13 18; due & int as per bond; Antonio Granatelli, 241 Elizabeth to Lawyers Mtg Co. 27,500



113TH st, 127-0 E (6:1641); ext of mtg for \$27,650 gold to Sept28'21, 6%; Dec5; Dec18'18; Robt J Reiley, — North st, Harrison, NY, exr Cath T Reiley, with Jacob Moersfelder, 1128 Jackson av, Bronx (& consent by Marie Loringet, 230 Secaucus rd, Secaucus, NJ, holder of mtg for \$5,000) (R S \$13.85). nom

113TH st, 23 W (6:1597), ns, 260.6 w 5 av, 15.6x100.11; mortgages estoppel certf that \$1,500 has been paid on a/c of mtg for \$6,500 rec June6, 1891, & \$5,000 now remains; Nov20; Dec19'18; Geo H Church, exr John W Sterling, owner & holder of mtg made by Henry Franke. —

119TH st, 62 W (6:1717), ss, 268 e Lenox av, 16.6x100.11; PM; pr mtg \$5,000; Nov18; Dec19'18; due Dec18'20, 6%; Moritz Casirer, Jeannette Weill & Max Schoenbrun, 62 W 119, to Meta Blanke, 1278 St Nicholas av. — 2,500

119TH st, 313 W (7:1946), ns, 120 e Manhattan av, 25x100.11; Dec16; Dec17'18; 3y 6%; Millie Rosenberg to Maurice Cohen at Crestwood, Yonkers, NY. — 2,250

125TH st, 315 E (6:1802); ext of mtg for \$4,000 to Dec1'23, 5%; Dec2; Dec16'18; Lawyers Mtg Co with Antonetta Conforti, 349 E 116 (R S \$2). nom

127TH st, 228 E (6:1791), ss, 255 w 2 av, 25x99.11; PM; pr mtg \$7,000; Dec13'18; due Nov29'19, 6%; Luigi Cerullo to Jas H Cruikshank at Freepot, LI. — 1,500

127TH st, 228 E (6:1791), ss, 255 w 2 av, 25x99.11; PM; Nov29; Dec13'18; 5y5%; Chas E Haskell at Orange, NJ, to N Y Life Ins & Trust Co, 52 Wall, trste Mabel I Jones. — 7,000

135TH st, 635 W; see Riverside dr, 583. —

136TH st, 159 W (7:1921), ns, 187.6 e 7 av, 12.6x99.11; PM; Dec17'18; 5y5%; Peter Dahl, 112 W 100, to Kath S Galbraith, 76 William. — 3,500

143D st, 529-31 W (7:2075), ns, 100 e Bway, 70.10x99.11; agmt; the Bank holds note of party 1st pt for \$47,500 as collateral to notes held by the Bank made by Herman Cohen for \$33,750 which bank agrees to settle for \$20,000, the Bank also agrees to purchase 2d mtg for \$3,300 & extend same (total \$23,300) from 2 yrs at 5%; etc; pr mtg \$73,000; Dec11; Dec13'18; Belmont Realty Corp, 3521 Bway, with Columbia Bank, 507 5 av. — nom

143D st, 529-31 W; consent of stockholders to above agmt; Dec12; Dec13'18; same to same. —

148TH st, 518-20 W (7:2079), ss, 266.8 w Ams av, 41.8x99.11; pr mtg \$33,000; Dec16; Dec17'18; 3y6%; Louise Howlett of Richmond Hill, LI, to Antonio Cuomo, 474 7 av. — 3,500

152D st, 601 W; see Bway, 3675-7. —

Av B, 166 (2:404), ws, 70 n 10th, 19.6x70; ext of mtg for \$6,500 to Jan5'22, 5%; Dec 7; Dec18'18; Bertha Steiger, 21 W 95, with Eliza Goldsmith, 132 E 80 (R S \$3.25). nom

Broadway, 3675-7 (7:2099), nwc 152d (No 601), 99.11x150; ext of mtg for \$10,000 to Dec1'20, 6%; pr mtg \$250,000; Dec7; Dec10'18; Julius H Zieser with 3675 Broadway Realty Corp at 170 Bway (R S \$5) (Corrects error in last issue, when 152d No was 607). nom

Columbus av, 247 (4:1124-1), store Ls; asn Ls rec Dec17'18 by way of mtg as collateral; Dec11; Dec17'18; 5y; due & int as per notes; Jos Cohen & Abr Wernick to Michl E Sexton, 164 W 98. — 3,500

Ft Washington av (8:2180-pt lot 605), e s at sl parcel Q, runs se304.8xne109.3 crossing old 190th st xnw— to av xsw123 to beg, being part plot Q, map Louis Chittenden at Washington Heights; filed Nov28, 1870; Dec12; Dec13'18; due June12'19, 6%; Geo G Bernard to Clayton Mayo, 228 W 71. — 10,000

Lexington av, 1672 (6:1632), for \$14,200 (now \$12,700), rec Marl, 1898; also WEST END AV, 578 (4:1235), for \$36,000, rec July5'02; also 113TH ST, 531 W (7:1895), for \$21,500, Feb28'01; also 127TH ST, 228 E (6:1791), for \$18,000 (now \$15,000), rec Oct14, 1891; also 11TH AV, 498 (3:711), for \$9,000, rec May16'03; also EMERSON PL, 106 (Bklyn), for \$2,500, rec May5, 1891; deed of trust of mortgages on above prop; Mabel I Jones, NY, to N Y Life Ins & Trust Co of N Y in trust for life of party 1st pt & then as per her will; Jan4'11; Dec13'18. — nom

Manhattan av, 117 (7:1840), ws, 145.11 n 104th, 18x50; PM; pr mtg \$—; Dec16; Dec 17'18; due Jan15'19, 6%; Lillian F Spiegel, 31 W 71, to John R Davidson, 879 Col av. — note 700

Nagle av, 114 (8:2124), nws, 50 sw Arden 40x129.6; PM; pr mtg \$32,500; Dec17'18; 3y 6%; Kopson Realities, Inc, to Ida A Decker, 8663 105th, Richmond Hill, B of Q. — 6,000

Riverside dr, 583 (7:2002), nec 135th (No 635), 102.5x102.2x99.11x125; pr mtg \$187,500; Dec16; Dec17'18; due & int as per bond; Normar Real Estate Corp, 170 Bway, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. — 12,000

Riverside dr, 583, nec 135th (No 635); certf as to mtg \$12,000; Dec16; Dec17'18; same to same. —

Sherman av, 248 (8:2227), nws, 100 sw Isham, 75x150; PM; pr mtg \$65,000; Dec10; Dec16'18; 5y6%; Kingdale Holding Corp, 55 Liberty, to Jack Alan Holding Co, 5 Beekman. — 13,750

Wadsworth av (8:2167), ws, 75 s 187th, 75x100; PM; Dec9; Dec19'18; due Jan15'22 or sooner, 5%; Dayton Building Co, 132 Nassau, to Margt M McGarr, at Westerly, RI. — 8,000

West Broadway, 95-9; see Chambers, 125-31. —

1ST av, 2076 (6:1701); ext of mtg for \$18,000 to July1'23, 5%; Dec9; Dec13'18; Henry F Schwarz at Greenwich, Conn, trste for Ida T L Schwarz, will Fredk A O Schwarz, with Michael G Pasca, 2072 1 av. — nom

3D av, 660-6 (5:1297), nwc 42d (Nos 159-61), 75.3x100; ¼ pt; co-ordinate with three mtgs \$15,500 aggregate; Dec18; Dec19'18; due Nov23'20, 6%; 660 3d Av Corp to Ida Maran, 435 Ft Washington av, & Edith K Quinlan, 2418 University av. — 3,000

3D av, 660-6, nwc 42d (Nos 159-61); ¼ pt; certf as to mtg \$3,000; Dec18; Dec19'18; same to same. —

3D av, 1407; see 83d, 25 W. —

7TH av, 2195 (7:1914), es, 24.11 s 130th, 18.9x75; PM; Dec16'18; 3y or sooner or ext for 2y5%; Right Realty & Security Co to Kutch Realty Co, 24 W 58. — 10,500

8TH av, 116 (3:765), sec 16th (Nos 256-60), 25x93.6; leasehold; Nov23; Dec13'18; 4y or sooner, 5%; Eugene Schaefer to Louis Berni, 250 W 14. — 8,000

8TH av, 128 (3:766), es, 30 n 16th, 23x80; PM; Dec19'18; 3y5½%; Sarah Weaver, 231 E 69, to Sarah T Adams, 23 Riverside dr. — 11,000

Certificate as to deed of trust, notes & 1st mtg collateral trust 7% gold mtg \$3,000,000; Dec19'18; Republic Motor Truck Co to Bankers Trust Co, NY, & Guardian Saves & Trust Co, of Cleveland, Ohio. —

Chattel mtg (misc); consent of stockholders to mtg \$—; Nov30; Dec13'18; Girard Bros, Inc, to Girolama Girard. —

ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

Borough of Manhattan.

DEC. 13, 14, 16, 17, 18 & 19.

Broome st, 265 (2:413); Louis Fish, 265 Broome, to Harry Halgren, 545 W 111, or 141 Bowery (\$7,000, Nov10'15); Dec19'18. — nom

Chambers st, 125-31 (1:145), nec West Bway; Jas H Martin & ano, exrs Saml J Huggins, to Everett N Huggins at So Poland, Me, & two others \$6,000 to each (an int of \$18,000 in mtg \$71,000, Nov2'14); Dec14'18. — 18,000

Chambers st, 125-31 (1:145); Nathaniel Huggins of Danvers, Mass, to Everett N Huggins of So Poland, Me (an int of \$6,000 in same mtg); Dec14'18. — 6,000

Clinton st (1:270), nwc Madison, 50x95; Spencer Holding Corp, 109 East Bway, to Isaac Blumberg, 4602 14 av, Bklyn; (A) A Horwitz, 41 Park Row (\$25,000 now \$10,000), Mar21'10; Dec18'18. — 10,000

East Broadway, 27 (1:280); Jos Weissman of New Haven, Conn, to Jay F Standard of New Haven, Conn, as trste; (A) Friedman & R, 233 Bway (\$15,000, Jan10'18); Dec16'18. — nom

Ludlow st, 78 (2:408); Lawyers Mtg Co to Title Guar & T Co (\$14,000 (now \$13,000), Dec4'08); Dec18'18. — 13,000

Maiden ls, 51-3 (1:67); Moro De Moro of Ingatstone, County of Essex, Eng, by Clinton Gage of Phila, Pa, atty, to Edna S Tull of Allenhurst, NJ; (A) Saml P Tull, 115 Bway, N Y C (\$10,000, July13'16); Dec 13'18. — 10,000

Water st (1:248), ss, 290.11 e Pike slip, 25x160 to ns South st; Union Trust Co of N Y to Jas C McArthur, 372 Adelphi st, Bklyn; (A) Greenlie, Halliday Co, 499 Water (\$14,000, Dec12'10); filed & discharged Dec19'18. — 14,000

Water & South sts (1:248), same prop; Jas C McArthur to Union Trust Co of N Y, 80 Bway; (A) same (same mtg, now \$12,500); filed & discharged Dec19'18. — 12,500

White st, 39 (1:175); N Y Trust Co to Gibraltar Mtg Co, 52 Wm; (A) M S & I S Isaacs, 52 Wm (\$14,500, Aug16'18); Dec13'18. — 100

4TH st, 14 W (2:535); Title Guar & T Co to N Y Investors Corp, 176 Bway (\$50,000 (now \$30,000), June25'03); Dec17'18. — 30,000

13TH st, 8-10 W (2:576); Jacob Rosenthal to Max N Natanson, 501 Cathedral Pkway; (A) Alex S Natanson, 170 Bway (\$8,000, May25'18); Dec16'18. — nom

14TH st, 241 E (3:896); Bankers Trust Co; 16 Wall, & ano to Lawyers Mtg Co (\$25,000, Dec1'13); Dec14'18. — 25,000

17TH st, 3 E (3:846); Wm Colgate, 5 E 82, to Margt S Patton of Harwichport, Mass; (A) Title Guar & T Co (\$50,000, June 16'16); Dec17'18. — 50,000

20TH st, 21 W (3:822); Rush C Hawkins to Francis Cowan at New Rochelle, NY; (A) Elkus, V, G & P, 111 Bway (\$40,000 (now \$30,000), Oct20'10); Dec19'18. — O C & 100

31ST st, 124 W (3:806); Emigrant Indust Savings Bank to Bowery Savings Bank; (A) Cadwalader, W & T, 40 Wall (\$7,500, Nov21, 1866); Dec14'18. — 7,500

32D st, 17-21 W (3:834); Sophie M Whistler of Stamford, Conn, to Mortgage Co, Inc, 299 Bway; (A) Jos E Greenberg, 299 Bway (\$74,000, May1'12); Dec14'18. — nom

32D st, 17-21 W; Thos D Whistler of Rotterdam, Holland, to same; (A) same (same mtg); Dec14'18. — nom

36TH st, 19-21 W (3:838); Hobart Realities Corp, 217 Bway, to Julius Kayser, 18 E 71; (A) Coleman, Stern & Gotthold, 60 Wall (\$13,500, Nov15'18); Dec13'18. — nom

48TH st (4:1000), ss, bet 6 & 7 avs, "Cort Theatre"; L Lawrence Weber to Chas Kaye, 270 Park av; (A) Title Guar & T Co (asn of notes of \$5,000 for which an asn of Ls rec Mar8'12 & agmt rec Aug 14'15 was given as collateral); Dec13'18. — 5,087.19

48TH st W (4:1000), same prop; Chas Kaye to John Cort's Co, Inc, 1476 Bway; AT in Ls; (A) same (same agmt, etc); Dec13'18. — nom

51ST st, 405 W (4:1061); Isaac V Hunt to Lawyers Title & T Co (\$4,500, Sept13'15); Dec19'18. — 4,500

64TH st E (5:1398), ss, 150 w 3 av, 20.10x 100.5; Florian Tobias to Dry Dock Saves Instn; (A) Frank M Tichenor, 38 Park Row (\$9,500, Dec7, 1888); Dec17'18, 7,000

69TH st, 131 E (5:1404); Geo H Church & ano, exrs John W Sterling, to N Y Trust Co, 26 Broad; (A) Title Guar & T Co (\$10,000, Nov12'07); Dec18'18. — 10,000

70TH st, 324 E (5:1444); Kath P Solomon (Leowi) to Bond & Mtg Guarantee Co, 175 Remsen st, Bklyn; (A) Title Guar & T Co (\$10,000, May28'13); Dec19'18. — 10,000

77TH st, 262 W (4:1168); Francis A Lowe, B of Q, to Lehn & Fink, Inc; (A) Newman & Butler, 116 Nassau (\$3,600, Nov25'13); Dec16'18. — nom

79TH st, 231 E (5:1525); Josephine Eisenhauer, extrx & trste Wm Eisenhauer, to Carolina Eisenhauer, 1882 Grand Blvd & Concourse, Bronx; (A) A & H Bloch, 99 Nassau (\$30,000 (now \$13,000), Dec14'06); Dec17'18; an int of \$5,000. — nom

79TH st, 231 E; same to Josephine Eisenhauer, same address; (A) same (same mtg); Dec17'18; an int of \$500. — nom

81ST st, 520 E (5:1577); Louis B Tim & ano, exrs Sol Tim, to Central Savings Bank, 157 4 av; (A) Lawyers Title & T Co (\$13,500, Nov16'06); Dec19'18. — nom

85TH st, 119 W (4:1216); Lawyers Mtg Co to Winfield S Hoyt, 54 W 56, & ano, trstes for Camilla S Hoyt, will Gould Hoyt; (A) Lawyers Mtg Co (\$14,500, Nov15'18); Dec19'18. — 13,500

86TH st, 250 W (4:1233); Lawyers Mtg Co to Republic of Panama at City of Panama in Republic of Panama; (A) Lawyers Mtg Co (\$18,000 (now \$15,000), Jan5'10); Dec19'18. — 15,000

88TH st, 534 E (5:1584); Josephine Eisenhauer, extrx & trste Wm Eisenhauer, to Caroline Eisenhauer, 1882 Grand Blvd & Concourse, Bronx; ½ pt; (A) A & H Bloch, 99 Nassau (\$14,000 (now \$12,500), July12'10); Dec17'18. — nom

89TH st, 311 E (5:1552); Marcus Herberg, exr Franz Lenz, to Marcus Herberg, 380 11 av, Long Island City, B of Q, trste for Marie Lenz, will Franz Lenz; (A) Mullen & Bloch, 51 Chambers (\$6,000 (now \$4,000), Sept16'13); Dec13'18. — 4,000

93D st, 252 W (4:1240); Laura L Babage, 449 Park av, to Henry E Coe, at Southampton, LI, or 32 Bway, NY (\$20,000 (now \$15,000), Feb17'13); Dec13'18. — 15,000

119TH st, 348-50 E (6:1795); V R Building Corp to Selig Rosenberg, 644 W 173; (A) Morrison & Schiff, 320 Bway (\$3,000, June6'17); Dec18'18. — nom

119TH st, 348-50 E; Selig Rosenberg to Saml Lehr, 656 W 162; (A) same (same mtg); Dec18'18. — nom

123D st, 354-8 E (6:1799); Nathan Raynes, 310 E 100, & ano to Max Sloman, 720 W 172, & ano; (A) Saml S Kogan, 302 Bway (\$4,000, Nov15'18); Dec16'18. — nom

127TH st E (6:1791), ss, 255 w 2 av, 25x 99.11; James H Cruikshank at Freepot, LI, to Chas Pinto, 320 Bway (\$1,500 (now \$1,300), Dec13'18); Dec19'18. — nom

129TH st, 160-4 W (7:1913); Jennie Scott & ano to Marie Fiedler, 160 W 129; (A) Price Brothers, 271 Bway (\$4,300 (now \$3,640), Dec28'17); Dec18'18. — O C & 100

131ST st, 244 W (7:1936); Edwin Sternberger, exr & trste Simon Sternberger, to Lawyers Mtg Co (\$6,000 (now \$3,000), Aug 11'13); Dec13'18. — 3,000

143D st, 529-31 W (7:2075); Gertrude C Holzinger, individ & extrx Albert Holzinger, decd, & et al to Edna C Meyers, 527 W 143; (A) Ernest, Fox & Cane, 31 Liberty (\$7,500, Aug4'15); Dec13'18. — nom

143D st, 529-31 W; Edna C Meyers to Columbia Bank, 507 5 av; (A) same (same mtg); Dec13'18. — nom

146TH st, 211 W (7:2032), ns, 108.3x ½ blk; Guaranty Trust Co, 140 Bway, to Arthur Smith, 175 E 64, or 111 Bway (\$100,000, Mar6'18); Dec16'18. — nom

160TH st W (8:2136), ss, 375 w Bway, 100x125; City Mtg Co, 15 Wall, to N Y Trust Co, 26 Broad; (A) Fredk A Snow, 15 Wall (\$65,000, Oct11'18); Dec19'18. — nom

Amsterdam av, 1493 (7:1971); Title Guar & T Co to N Y Investors Corp, 176 Bway; (A) Title Guar & T Co (\$20,000 (now \$18,250), Nov21'10); Dec17'18; an int of 12,000

Broadway (8:2122), nec 164th, 100x100; Chelsea Realty Co to Bankers Trust Co, 16 Wall, as collateral for note of \$25,000; (A) N Y Title & Mtg Co (\$170,000 (now \$150,000), June28'09); re-recorded from Nov21'18; Dec18'18. — 25,000

East End av (5:1590), es, 76.8 s 84th, 25.6 x89; John Hermes to Valentine Hermes, 331 E 18; ½ pt; (A) Henry P Botty, 302 Bway (\$8,500, Jan5'09); Dec18'18. — 4,250

East End av (5:1590), es, 76.8 s 84th, 25.6x89; John Hermes to Marie Hermes, 94 Duncan av, Jersey City, NJ; ½ pt; (A) Kurzman & F, 25 Broad (\$8,500, Jan5'09); Dec18'18. — 4,250

Haven av, 318-22 (8:2177); Edw Ince to Mary G Lanigan, 238th & Waldo av, Bronx; (A) N Y Title & Mtg Co (\$12,000, Aug28'18); Dec16'18. — 12,000

Lexington av (5:1520), es, 34 n 91st, 16.8 x70; Chas McIntyre, NY, to John F McIntyre, 32 Franklin (\$12,250, Mar19, 1895); Dec17'18. — 8,250

Madison av, 1060 (5:1492); Yorkville Bank, 1511 3 av, to Jacob Oshlag, 1060 Mad av; (A) Marks & Marks, 63 Park Row (\$20,000, May20'14); Dec19'18. — nom



**Riverside dr, 660** (7:2090), nec 143d; Henry Morgenthau Co to Helen W Danzig, 88 Central Park W; (A) Walter M Wechsler, 30 E 42 (\$25,000 (now \$19,000), July 16 '14); Dec17'18. 19,000

**2D av, 1608** (5:1546); Josephine Eisenhauer, extr & trste Wm Eisenhauer, to Caroline Eisenhauer, 1882 Grand Blvd & Concourse, Bronx; ½ pt; (A) A & H Bloch, 99 Nassau (\$6,000, Dec24'06); Dec17'18. nom

**8TH av** (4:1043), nwc 52d, 23.5x80; Thos J Radley to Augusta Smith, 348 W 53; (A) Jos H Hayes, 149 Bway (\$4,000, Aug8'17); Dec18'18. 4,000

**9TH av, 501** (3:735); Theresa Kleindienst to Title Guar & T Co (\$6,000, Apr14 '09); Dec17'18. 6,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

## Borough of Manhattan.

DEC. 13, 14, 16, 17, 18 &amp; 19.

**Allen st, 122** (2:415); Moritz Spring to Constance Marks —; (A) Simpson, Werner & C, 52 Bway; June15'05; Dec18'18. 13,500

**Charlton st, 10** (2:506); Austin Leake to Janet Muller; (A) O W Beals, 257 Bway; June15'03; Dec18'18. 10,500

**Cherry st, 385-89** (1:260), sec Scammel (Nos 54-56, & Water st, 632-6; Scammel-Water Garage Co, 30 Bradhurst av, to Loretta M Higgins, 226 7th, Bklyn; (A) Elkus, G & P, 111 Bway; May9'18; Dec 18 '18. 16,000

**Cherry st, 385-89 & Water st, 632-6** (1:260); Scammel-Water Garage Co to same; (A) same; May9'18; Dec18'18. 16,000

**Christopher st, 19-21** (2:610); Alfred Bartels to Max Lipman, 565 W 162, & Saml Lipman, 7032 Forest av, B of Q; (A) Lachman & Goldsmith, 35 Nassau; Nov2'16; Dec 13'18. 2,000

**Greenwich st, 78** (1:18); Wm Laue to Title Guar & Trust Co; (A) Title Guar & T Co; Nov12'07; Dec13'18. 30,000

**Laight st, 84** (1:218); Simon & Helen Harburger to Irving Savings Instn of City NY, 115 Chambers; (A) Francis W Judge, Jr, 90-92 West Bway; Aug16'06; Dec13'18. 1,000

**Norfolk st, 80** (2:352); Simon & Annie Cohen to S Hammerstein, Inc, 44 E 34; (A) Cohen Bros, 346 Bway; Sept24'08; Dec17'18. 4,000

**Water st, 160** (1:248), ss, 290.11 e Pike slip, 25x150; Greenlie-Halliday Co to Central Union Trust Co, 80 Bway; (A) Lawyers T & T Co; Dec12'10; Dec19'18. 14,000

**4TH st, 347-51 E** (2:374); Isidor Zippert & Jos & Rachel Joachim, 351 E 4, to Rose T Kirk, 136 E 49; (A) Title Guar & T Co; June13'12; Dec17'18. 3,000

**9TH st E** (2:450), ss, 250 e 2 av, 37.6x 93.11; Aaron Wolgin, 156 E 113, to Jacob Rosen, 275 Madison; (A) Lawyers T & T Co; Nov5'14; Dec16'18. 11,500

**10TH st, 222 S** (2:451); Rosa Klepner to Jno M Bissert & Anna M Stolzenberg, trstes will Michl Bissert; (A) Hy C Botty, 51 Chambers; Nov14'07; Dec16'18. 10,000

**61ST st, 317 E** (5:1436); Jno & Maria Bozzuffi to Maria Bozzuffi; (A) Wesselman & Kraus, 31 Liberty; Dec10'08; Dec 13'18. 2,500

**69TH st, 131 E** (5:1404); Virginia O Sanger to Geo H Church, extr will Jno W Sterling; (A) Shearman & Sterling, 55 Wall; Sept11'13; Dec18'18. 8,000

**69TH st, 346-48 E** (5:1443); First Magyar Reformed Church of City N Y, 348 E 69, to Harold H Herts, 45 W 11; (A) Katz & Sommerich, 120 Bway; June14'16; Dec17'18. 5,895

**76TH st W** (4:1168), ns, 147 e West End av, 19x102.2; Wm Lipshutz & Barnet Weber to Jas H Cruikshank, Freeport, LI; (A) Jas H Cruikshank, 55 Liberty; July23'18; Dec18'18. 3,000

**76TH st W** (4:468), ns, 147 e West End av, 19x102.2; Anna E & Jonathan E Wooster to the Equitable Life Assur Society of U S; (A) Title Guar & T Co; Jan25, 1892; Dec18'18. 21,000

**77TH st, 132 W** (4:1148); Margt Byrne to Caroline Elkan & Bertha Levy; (A) N Y Title & Mtg Co; Dec10'12; Dec17'18. 8,500

**89TH st E** (5:1517), ss, 210 e Park av, 25.6x100.8; Katie Hirschhorn to Fredk Hirschhorn, 171 E 83; (A) Cross & Brown Co, 18 E 41; Aug2'09; Dec19'18. 5,000

**92D st E** (5:1572), ns, 179 e 1 av, 40x 100.8; Wm & Julius Bachrach to State Bank, 378 Grand; (A) Julius J Lyons, 76 William; June10'08; Dec16'18. 10,875

**98TH st W** (7:1869), ss, 118.5 w Ams av, 35.5x100.11x26x101.4; Sarah F Lemon (Lane) to Dora Frank, 7 W 120; (A) Isaacs Levison, 258 E 138; Nov14'16; Dec16'18. 500

**100TH st, 309 W** (7:1889); Estela P Parsons to Mary Strange; (A) N Y Title & M Co, 135 Bway; Aug2'18; Dec16'18. 10,000

**119TH st, 313 W** (7:1946); Wm H Maxwell to Alonzo G McLaughlin & Leo C Stern, 15 William; (A) Alonzo G McLaughlin & Leo C Stern, 15 William; Dec30'09; Dec17'18. 4,000

**123D st, 354-64 E** (6:1799); 133 West 19th Street, Inc, to Abel King, 148 E 65th, & Isaac Schorsch, 38 W 97; (A) Title Guar & T Co; Mar4'11; Dec13'18. 12,000

**127TH st, 228 E** (6:1791); Thos J & Hat-tie F Robinson to N Y Life Ins & Trust Co, 62 Wall; (A) Emmet & Parish, 52 Wall; Oct14, 1891; Dec13'18. 18,000

**136TH st, 159 W** (7:1921); Chas J Steber to Kath S Galbraith (Rose), 76 William; June1'14; Dec16'18. 6,000

**148TH st, 518-20 W** (7:2079); Hazel M Shannon, 212 W 80, to Abr Smith, 125 Riverside dr; (A) Chas H Friedrich, 35 Nassau; Dec16'12; Dec17'18. 8,500

**Amsterdam av** (4:1155), ws, 75.5 s 64th, 25x100; Max Isakovitz to Meribah Carhart; (A) Bowers & S, 46 Cedar; Dec30'04; Dec16'18. 4,250

**Lexington av** (5:1313), nwc 58th, runs n 20.5xw70x80xe37xsl100.5 to ns 58th xel107 to beg; Bernard Turkel, 131 E 58, to Retail Coal Exchange of City N Y, 144 Barrow; (A) Wm C Relyea, 55 John; May1'12; Dec 17'18. 15,000

**Madison av, 1060** (5:1492); Jacob Oshlag to Jacob Oshlag (by assignment), 1060 Mad av; (A) Title Guar & T Co, 176 Bway; May20'14; Dec19'18. 20,000

**Nagel av, 21** (8:2174); S W Hill Corp, 103 Park av, to Mollie Simon; (A) Breitbart & B, 309 Bway; Sept8'15; Dec17'18. 4,000

**Park av, 1546** (6:1617), swc 112th (No 74); Abram & Jennie Spanner et al to Julius Tishman, 836 West End av; (A) Jacob Manheim, 302 Bway; Aug19'14; Dec 13'18. 2,500

**St Nicholas av, 1090** (8:2121); Helene Ahrens, on premises, to Meta Blanke, 627 Amst av; (A) Kadel, Van Kirk & K, 370 E 149; May31'18; Dec19'18. 6,787.50

**1ST av** (6:1628), swc 107th, 63.5x50; Liborio Battaglia et al to Hy B Kellner; (A) Francis B Chedsey, 302 Bway; Dec10'07; Dec17'18. 27,000

**6TH av, 361** (3:798); Charlotte V wife Danl Bacon, to Hudson City Savgs Instn, 560 Warren st, Hudson, NY; (A) Title Guar & T Co; May21, 1896; Dec18'18. 30,000

**11TH av** (3:706), es, 24.9 s 35th, 74x100; Herbert A & Marian Post to Marion L Post, admx, 108 W 84; (A) Bauerdorf & T, 111 Bway; Feb3'04; Dec19'18. 3,500

## MORTGAGES.

## Borough of Bronx.

DEC. 13, 14, 16, 17, 18 &amp; 19.

**Barretto st** (10:2722), sec Fox, 105x52; P M; pr mtg \$44,000; Dec16; Dec17'18; 6y6%; Selig Rosenberg & Jos Schwartz to Saml J Lehr, 656 W 162. 10,000

**Fox st, sec Barretto**; see Barretto, sec Fox.

**Home st, ss, 69.6 w Stebbins av**; see Stebbins av, ws, 54 s Home.

**Home st, ss, at nws Stebbins av**; see Stebbins av, nws at ss Home.

**Home st, ss at ses Stebbins av**; see Stebbins av, ses at ss Home.

**Lorillard pl** (11:3054), sec 187th, 24.4x100 x22.4x100; PM; Dec12; Dec13'18; 3y5½%; Michl Struth to N Y Title & Mtg Co. 19,000

**Manida st, 861**; see 11th, 718-22 E, Manhattan Mortgages.

**Mt Hope pl, 21** (11:2852), ns, 150.1 e Jerome av, 25x125; pr mtg \$8,000; Dec10; Dec14'18; due Dec31'23, 6%; Bromberg Realty Co, 133 E 34, to Henrietta Berger, 550 W 168. 5,500

**Mt Hope pl, 21**; certf as to mtg \$5,500; Dec10; Dec14'18; Bromberg Realty Co to Henrietta Berger.

**St Owen st or pl** (17:5112), swc Baker, 72.8x100x74.4x100; PM; Dec13; Dec17'18; due May1'19, 5½%; John Clarey, Jr, to Fanny Epstein, 123 W 33. 3,500

**Tiffany st, 932**; see 11th, 718-22 E, Manhattan Mortgages.

**Waterloo pl** (11:2958), es, 175 s 176th, 25x65; Dec11; Dec17'18; installs, 6%; Pershing Realty Co to Joe Adelson, 171 Broome. 2,000

**148TH st E** (9:2293), ns, 315 w Brook av, 90.4x94.5x irreg; certf as to reduction of mtg; Sept13; Dec17'18; Benenson Realty Co to Arkay Garage Corp, —.

**153D st, 377 E** (9:2400), ns, 200 e Courtlandt av, 37.6x100; pr mtg \$24,000; Dec16; Dec17'18; 2y5%; Wm Harres, 37 Windsor rd, Castleton Corners, SI, to Mary L Eimer, 190 Riverside dr. 3,000

**153D st, 378 E** (9:2399); ext of \$12,000 mtg to Nov8'21 at 5½%; July17; Dec13'18; Harry Bindewald, 900 Cauldwell av, with Earl Jaeger, 378 E 153 (R S 86). nom

**162D st W, nec Woodycrest av**; see Woodycrest av, nec 162.

**163D st, 918 E** (10:2697), ss, 72 e Rogers pl, 43x100; PM; pr mtg \$36,000; Dec16'18; installs, 6%; No 2 Manhattan Av Co, 1062 Lex av, to Bernard Weiss, 150 E 72. 5,000

**107TH st, 1009 E** (10:2754), ns, 94.1 e West Farms rd, 41x100x33.4x99.9; PM; pr mtg \$27,500; Dec11; Dec13'18; due Mar1'21, 6%; Aviation Realty Corp to Anton Rinschler, extr Wilhelmine Rinscher, Alpine, NJ. 8,000

**178TH st E, sec Prospect av**; see Prospect av, sec 178.

**180TH st E** (11:3108), ss, 50 w Southern Blvd, 49.3x79.3; PM; pr mtg \$28,000; Dec 16'18; due, &c, as per bond; Edw Greenebaum, 312 W 93, to Robt J Moorehead, 311 E 200. 4,500

**184TH st E, sec Ryer av**; see Grand Blvd & Concourse, 2366.

**184TH st E, sec Grand Blvd & Concourse**; see Grand Blvd & Concourse, 2366.

**184TH st E** (11:3024), es, 273.7 nw Webster av, 81.9x40.5x80x40.5; PM; Dec16; Dec 17'18; due, &c, as per bond; Annie Vogel to Guaranteed Mtg Co, 200 Bway. 20,000

**184TH st E** (11:3024), same prop; PM; pr mtg \$20,000; Dec16; Dec17'18; installs, 6%; same to same. 4,000

**185TH st E, nec Park av**; see Park av, n ec 185.

**185TH st E** (11:3039), ns, 50 e Park av, 50x 100; PM; pr mtg \$36,500; Dec16; Dec17'18; due Sept1'20, 6%; Hampton-Suffolk Corp, 3 W 101, to Harry Picower, 1505 Southern Blvd. 2,500

**187TH st E, sec Lorillard pl**; see Lorillard pl, sec 187.

**188TH st, 508 E** (11:3057), ss, 112 w Bathgate av, 20x95; PM; Dec18'18; 3y5½%; Jas E Casale, 2301 Belmont av, to Benj W B Brown, 817 West End av. 6,500

**198TH st E, nec Grand Blvd & Concourse**; see Grand Blvd & Concourse, nec 198.

**233D st E, nwc Katonah av**; see Katonah av, nwc 233.

**238TH st E** (12:3391), ss, 325 e Martha av, 25x100; PM; pr mtg \$—; Dec16; Dec 17'18; 3y6%; Vicenza Bencivenga, L I City, to Wm E Dodge, 4271 Vireo av. 1,474

**Alexander av, 231** (9:2313); ext of \$10,000 mtg to Oct3'21 at 5½%; Nov22; Dec19'18; John B Taylor with Archibald H Sharp, extr Alex H Sharp. nom

**Briggs av, 2769** (12:3301), ws, 280 n 196th, 20x94.10x20x94.6; PM; Dec11; Dec16 '18; 3y, interest as per bond; Hyman Shulsky to Jas A Benedict, Katonah, NY, 6,000

**Briggs av, 2769**; PM; Dec11; Dec16'18; installs, 6%; same to same. 750

**Bronx Blvd, swe Nereid av**; see Nereid av, swc Bronx Blvd.

**Bullard av, sec Nereid av**; see Nereid av, swc Bronx Blvd.

**Crescent av** (11:3087), ss, 69.7 e Hughes av, 58.11x126.5x45.10x89.3; PM; Dec17; Dec 18'18; due &c as per bond; Maria C Tartora & Antonetta Natale, 2331 Arthur av, to J & M Haffen Brewing Co, 2804 3 av. 9,900

**Grand Blvd & Concourse, sec 184th**; see Grand Blvd & Concourse, 2366.

**Grand Blvd & Concourse, 2366** (11:3159), es, 94 n Field pl, 102 to 184th x61 to Ryer av x102.8x73; PM; pr mtg \$70,000; Dec4; Dec18'18; due Oct15'20, 6%; Olds Holding Corp, 217 Bway, to Simon M Goldsmith, 302 Convent av. 25,000

**Grand Blvd & Concourse** (12:3305), es, 79.4 n 198th, 67.3x irreg x72.3x86.6; certf as to mtg \$45,000; Dec1; Dec17'18; Hobart Realities Corp to Chelsea Realty Co, 135 Bway.

**Grand Blvd & Concourse** (12:3305), nec 198th, 79.4x86.6x56.3x89.1; certf as to mtg \$55,000; Dec16; Dec17'18; Hobart Realities Corp to Chelsea Realty Co, 135 Bway.

**Grand Blvd & Concourse** (12:3305), es, 79.4 n 198th, runs e86.6xw72.3xw20xw67.6 to Grand Blvd & Concourse xs67.3 to beg; Dec1; Dec17'18; 3y5½%; Hobart Realities Corp to Chelsea Realty Co, 135 Bway. 45,000

**Grand Blvd & Concourse** (12:3305), nec 198th, 79.4x86.6x56.3x89.1; Dec16; Dec17'18; 3y5½%; Hobart Realities Corp to Chelsea Realty Co, 135 Bway. 55,000

**Hoe av, 1537-9** (11:2982); two exts of two mtgs for \$6,000 each to Oct21'21, at 5½%; Dec9; Dec13'18; Wm F Decker, Greenwich, Conn, with John J Brennan, 20 No 9 av, Rockaway Park, NY. nom

**Hunts Point av** (10:2760A), sec Seneca av, 77.6x103.11x75x123.6; also SENECA AV (10:2760A), ss, 123.6 e Hunts Point av, 50 x100; July1; Dec14'18; due Mar31'23, 6%; Geo G Graham Constn Co to Julius Samuels, 124 5 av. 15,000

**Katonah av** (12:3374), nwc 233d, 99.10x 36.5x86.6x38.10; Dec10; Dec16'18; 3y5½%; Jennie Tackney, 355 E 135, to Jacob O Pedersen, 2471 Morris av. 4,000

**Longfellow av** (10:2754), ws, 182.3 n 167th, 25x100; Dec17'18; 3y5%; Madeleine W Macy to Anna C Rumrill, Springfield, Mass. 6,000

**Leggett av, 922** (10:2686); ext of \$15,000 mtg to Dec12'21 at 5½%; Dec12; Dec 13'18; Emigrant Indust Savgs Bank with Wm J Elias, 226 W 59, & Fredk W Kroehle, 104 E 57, exrs, &c, Katharina Elias. nom

**Matthews av** (16:4437), ws, 150 n Waring av, 50x100; Apr1; Dec16'18; 3y6%; Matilda Schlager, 1451 Rosedale av, & Margt Bretthauer, 616 Courtlandt av, to Beckmann Realty & Constn Co, 2295 University av. 637.50

**Morris av, 2426** (11:3173), es, 425.9 n 184th, 37x120; pr mtg \$6,500; Dec18; Dec19 '18; due June18'19, 6%; Freda Worm to Hy Brinkman, 2303 Creston av. 1,000

**Nereid av** (17:5035), swc Bronx Blvd, runs s275xw175 to es Bullard av xn274.11 to Nereid av x6.5xel68.6 to beg; pr mtg \$—; Dec12; Dec13'18; due Dec1'28, 5½%; Otto Higel Co to Dollar Savings Bank, 2737 3 av. 15,000

**Olinville av** (16:4650), es, 300 n 216th, 25 x100, except part for av; Nov23; Dec16'18; 2y6%; I Della Taylor, So Orange, NJ, to Evelyn Chase, 340 Lewis av, Bklyn. 600

**Palisade av** (13:3410), ws, at ss land now or late Est Isaac G Johnson, runs sel05.11 xw—xnw251.7 to land N Y C & H R R R Co xnw109.9xse269.5 to beg; Dec17; Dec19 '18; 3y6%; Eurana De Bobula to Jas S Coward, 743 Av C, Bayonne, NJ. 30,000

**Park av** (11:3039), nec 185th, 100x50; P M; pr mtg \$47,000; Dec16; Dec17'18; due Sept1'20, 6%; Hampton-Suffolk Corp, 3 W 101, to Harry Picower, 1505 So Blvd. 3,500

**Plimpton av, 1321** (9:2522), ws, 163.7 s 170th, 22x93.1x22.5x97.4; PM; Dec18'18; 3y 5%; Anthony Di Bella, 1361 Ogden av, to Sara C Thomas, Red Bank, NJ. 6,750

**Prospect av** (11:3106), sec 178th, 47.1x 100; Nov—'18; Dec14'18; installs, 6%; Frances Mondschein, 2109 Daly av, to Isaac Schwartz, 945 E 165. 3,400

**Ryer av, swc 184th**; see Grand Blvd & Concourse, 2366.

**Seneca av, sec Hunts Point av**; see Hunts Point av, sec Seneca av.

**Southern Blvd, 966** (10:2742); sobrn agmt; June21; Dec16'18; Abr & Louis Davis with Olds Holding Corp, 217 Bway. nom







**Lot 176** (13:3406), map Dash Est; Richd Conn, Bklyn, to Olds Holding Corp, 217 Bway; (A) Title Guar & T Co; Nov20'16; Dec18'18. 718

**Lots 341 & 342** (13:3423), map Forster-Schmitt property; Richd Murphy to Lawyers Title & T Co; Dec17'12; Dec18'18. 735

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. In some cases he is not even the owner of record. It merely quotes the estimated market value of the realty regardless of mortgages or other liens. The information comprises the name of decedent, date of death, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

### Borough of Manhattan.

**Adam, Paul**—Sept1'18 (Dec12'18)—41ST ST, 343 E (5:1334-19), 30x98.9, 5-sty bk & stn tnt, \$22,000.

**Combe, Louisa**—Mar25'18 (Dec9'18)—79TH ST, 76 E (5:1393-19), 18x102.2, 4-sty bk dwg, \$42,500.

**WASHINGTON ST**, 131 (1:53-23), sec Albany (Nos 10-12), 30.10x67.6, 5-sty bk loft bldg, \$47,000.

**10TH AV**, 197-9 (3:693-37), swc 22d (Nos 500-4), 49.4x100, 3-4-sty bk tnts, str on av, \$46,000.

**LEONARD ST**, 11 (1:179-53), 24.10x60.1, 3-sty bk & fr tnt, \$14,500.

**LEONARD ST**, 13 (1:179-52), 25.1x92.6, 4-sty bk tnt & 3-sty bk rear tnt, \$19,500.

**Connor, Michael**—Mar30'17 (Dec13'18)—LEROY ST, 117 (2:602-86), 20x100, 3-sty bk dwg, \$7,500.

**Hall, N. Brigham**—Apr27'18 (Dec12'18)—141ST ST, 313-5 W (7:2043-5), 50x99.11, 2 & 3-sty fr tnts & str, \$16,000.

**Hatch, Caroline**—Feb19'18 (Dec10'18)—26TH ST, 262 W (3:775-77), 20x49.4, 3-sty bk tnt, \$8,500.

**Hendricks, Helen I.**—July15'15 (Dec10'18)—VARICK ST, 67 (1:220-18), 22x62.3, 3-sty bk tnt & str, 6-25th of \$16,500.

**WATER ST**, 445 (1:249-38), 20x80, 5-sty bk loft & str bldg, 6-25ths of \$11,000.

**82D ST**, 117 W (4:1213-21½), 19x102.2; ½ pt of \$22,000.

**Sheehy, Edw. C.**—Dec17'17 (Dec1'18)—3D AV, 862 (5:1307-35), 25x103.6, 4-sty bk str & tnt, \$21,500.

**LEXINGTON AV**, 1263 (5:1514-21), nec 85th, 22x38.1, 3-sty bk & stn tnt, \$17,000.

**LEXINGTON AV**, 1265 (5:1514-20½), 20x38.1, 3-sty bk & stn dwg, \$9,500.

**LEXINGTON AV**, 1374 (5:1519-57½), 16.7x88.3, 3-sty bk & stn str & dwg, \$12,000.

**94TH ST**, 168 E (5:1522-43), 37.6x100.8, 4-sty stn tnt, \$24,000.

**94TH ST**, 172 E (5:1522-41), 37.6x100.8, 4-sty stn tnt, \$24,000.

**85TH ST**, 216 E (5:1530-40), 25x102.2, 5-sty bk & stn tnt, \$18,000.

**144TH ST**, 459 W (7:2059-40), 20x99.11, 4-sty bk & stn dwg, \$11,000.

**3D AV**, 1505 (5:1530-45), sec 85th, 25x75, 3-sty fr str & tnt, \$27,500.

**80TH ST**, 525-7 E (5:1577-15), 75x102.2, 3-sty bk stable & 1-sty fr bldg, \$23,000.

**2D AV**, 1880 (6:1669-1), nec 97th, 25.2x74, 4-sty bk & stn tnt & str, \$10,500.

**Smidt, Grace L.**—Apr10'18 (Dec9'18)—ALLEN ST, 173 (2:416-19), 25x88, 3-sty bk & fr tnt & str, 1-5 pt of \$8,000, assessed at \$15,000.

**7TH AV**, 307-9 (3:803-4 & 76), 41.5x106x irreg, 2-5-sty stn tnts & str & 2-4-sty bk rear tnts, 1-5 pt of \$60,000, assessed at \$68,500.

**Weed, Lavinia W.**—Sept19'17 (Dec10'18)—143D ST, 526 W (7:2074-54½), 15.1x99.11, 3-sty bk & stn dwg, \$3,000.

**Woodruff, Fredk. S.**—June12'17 (Dec16'18)—65TH ST, 14 E (5:1382-62), 22x100.5, 4-sty bk & stn dwg, ½ pt of \$70,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisers' Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 20, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### JOSEPH P. DAY.

**Emerson pl** or st, ws, 150 n Seaman av, runs w323.3x62.11xw202.8 to prescott av n & n343.6x482.9xse172.6 to pl x816.11 to beg, vacant (vol sale); bid in at \$18,000.

**Essex st**, 120 (\*), es, 105 s Rivington, 24x100, 3-sty fr bk ft tnt & str & 2-sty bk rear tnt; due, \$16,613.90; T&C, \$1,290.61; Church of Holy Communion, 14,000.

**Henry st**, 37 (\*), ns, 275.3 e Catherine, 24.6x100, 6-sty bk tnt & str; due, \$30,961.08; T&C, \$1,239.30; Ront L Harrison et al, trstes, 18,000.

**Perry st**, 96 & 98 (\*), ss, 70 w Bleecker, 38.7x95, 6-sty bk tnt; due \$21,752.43; T&C, \$2,298.85; sub to a first mtg of \$35,000; Julius J Salke et al, 40,000.

**12TH st**, 633 E, ns, 233 w Av C, 25x103.3, 4-sty bk tnt & str (vol sale); Julius Maier, 5,700.

**14TH st**, 615 E, ns, 219.3 e Av B, 21.10x103.3, 5-sty bk tnt & str (vol sale); Kamber Realty Co., 4,000.

**90TH st**, 80 E, ss, 82.2 w Park av, 17.2x100.8, 3-sty & b stn dwg (vol sale); bid in at \$15,750.

**116TH st**, 405 E (\*), ns, 74 e 1 av, 20x86, 3-sty & b stn dwg; due, \$9,999.18; T&C, \$1,293.75; Isabella M Cammann, 6,000.

**123D st**, 440 E (\*), ss, 166.8 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str; due, \$19,030; T&C, \$963; Lincoln Trust Co, 15,000.

**Madison av**, 1572 (\*), ws, 62.11 s 106th, 19x100, 5-sty bk tnt & str; due, \$17,194.53; T&C, \$769.06; Lawrence Bodenheimer et al, exrs, 10,000.

**Pleasant av**, 401-3, nwc 121st, 50.5x50, 4-sty bk tnt (vol sale); bid in at \$15,500.

#### M. MORGENTHAU, JR.

**116TH st**, 420 W (\*), ss, 175 w Morning-side av, 50x100.11, 9-sty bk bldg; due, \$37,130.04; T&C, \$4,338; sub to a first mtg of \$148,500; Noah A Timmins, 153,500.

#### SAMUEL MARX.

**118TH st**, 32 W (\*), ss, 410 e Lenox av, 25x100.11, 5-sty bk tnt; due, \$21,224.88; T&C, \$1,293.75; Frederic De P Foster et al, trstes, 22,000.

#### BRYAN L. KENNELLY.

**114TH st**, 20 W (\*), ss, 209 w 5 av, 17.8x100.11, 3-sty & b stn dwg; due, \$11,833.27; T&C, \$129.35; Clergymen's Retiring Fund Soc of Protestant Episcopal Church in U.S., 7,000.

#### HENRY BRADY.

**Sheriff st**, 66 & 68 (\*), es, 60 s Rivington, 40x75, 5-sty bk bath house; due, \$12,551.90; T&C, \$1,400; Joseph Kleinrock, 38,656.

**7TH st**, 189 E (\*), ns, 153 e Av B, runs n41.9xne21.6xs8.6xw4x41.1xw19.8 to beg, 4-sty bk tnt & str; due, \$9,169.75; T&C, \$580.55; Metropolitan Savings Bank, 7,000.

**18TH st**, 318 W (\*), ss, 220.2 w 8 av, 21.11x92, 3-sty & b bk dwg; due, \$5,095.21; T&C, \$1,276.75; Wm R Doremus, 7,675.

**47TH st**, 327 W (\*), ns, 375 e 2 av, 25x100.5, 5-sty bk tnt & str; due, \$12,916.72; T&C, \$606.99; Lucie A Buddington, 12,000.

**49TH st**, 333 W (\*), ns, 475 w 8 av, 25x100.5, 2-3-sty bk stables; all right, title, & (sheriff); Oscar J Dennis, 50.

**61ST st**, 319 E (\*), ns, 274.6 e 2 av, 25x100.5, 5-sty bk tnt & str; due, \$1,750.90; T&C, \$946.50; Dominick Bozzuffi, 12,500.

**109TH st**, 327 E (\*), ns, 325 e 2 av, 25x100.11, 4-sty bk tnt & str & 2-sty bk rear tnt; due, \$12,209.53; T&C, \$983.62; Citizens Savings Bank, 9,000.

**127TH st**, 118 W (\*), ss, 191.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, \$9,121.11; T&C, \$260.92; N Y Savings Bank, 9,000.

**Edgecombe av** (\*), ws, 749.6 n 150th, 150x100, vacant; due, \$40,844.95; T&C, \$3,491.40; Alice D Blauvelt, 6,000.

**2D av**, 1903 (\*), ws, 26 n 98th, 26x75, 5-sty bk tnt & str; due, \$11,712.36; T&C, \$1,236.99; John H Halloran, 8,800.

**2D av**, 1905 (\*), ws, 52 n 98th, 26x75, 5-sty bk tnt & str; due, \$11,735.85; T&C, \$1,219.76; John H Halloran, 7,500.

Total ..... \$413,381  
Corresponding week 1917..... 413,450  
Jan. 1, 1918 to date..... 25,634,168  
Corresponding period 1917.... 34,105,104

### Bronx.

The following are the sales that have taken place during the week ending Dec. 20, 1918, at the Bronx Salesrooms, 3208-10 3d av.

#### J. CLARENCE DAVIES.

**Dash pl**, es, 135.9 s 242d, if extended, 52.9x135.11x53x97.11, vacant; Wm Brill, 1,200.

**238TH st** W, ns, 85.11 w Spuyten Duyvil rd, 75x99.4, vacant; S Horowitz, 2,550.

**238TH st** W, ns, 100 e Waldo av, 25x99.4, vacant; J Sommers, 750.

**Waldo av**, nec 238th, 25.2x102.6x25x100, vacant; J Sommers, 1,875.

**Waldo av**, es, 25.2 n 238th, 25.2x105.2x25x102.6x25x102.6, vacant; Wm Brill, 800.

**Waldo av**, es, 50.4 n 238th, 50.8x111.3x50x105.3, vacant; Valhalla Corp, 1,450.

**Waldo av**, es, 105 n 238th, 50.6x118.4x50x111.3, vacant; Edw Hisnay, 1,450.

**Waldo av**, es, 155.6 n 238th, 24x122.2x23.9x118.4, vacant; Wm W C Dickinson, 850.

**Waldo av**, es, 179.6 n 238th, runs e122.2x87.6x75x91.1xw194xw118.3 to av x51.1 to beg, 1-sty & a fr dwg & vacant; John F Hayes, 6,750.

**Waldo av**, es, 230 n 238th, 125x100x—x188.3, vacant; Wm Brill, 4,325.

**Waldo av**, es, 355 n 238th, runs e100xs55.6x40.9x103.4xw44.6xw96.6 to av x55 to beg, 1-sty fr barn & vacant; W L Thompson, 2,850.

**Spuyten Duyvil rd**, ws, 275 s on curve from Waldo av, 100x70x107x44, vacant; W L Thompson, 1,200.

**Waldo av**, es, 405 n 238th, 50x81.4x51.4x96.5, vacant; Alice M Jones, 1,150.

**Spuyten Duyvil rd**, ws, 225 s on curve from Waldo av, 50x88.5x51x76.11, vacant; Alice M Jones, 550.

**Spuyten Duyvil rd**, ws, 375 s on curve from Waldo av, 100x100, vacant; Alice M Jones, 1,600.

**Spuyten Duyvil rd**, ws, 99.6 n 238th, 100x100x114.11, greenhouse & vacant; Alice M Jones, 1,900.

**Spuyten Duyvil rd**, ws, 150 s on curve from Waldo av, 25x65.6x38.11x58.2, vacant; Chas Hanson, 300.

**Spuyten Duyvil rd**, ws, 175 s on curve from Waldo av, 50x76.11x51.4x71.3, vacant; Louis Rothenberg, 500.

**Spuyten Duyvil rd**, ws, 308 n 238th, 57x100x18x100.10, vacant; Jacob Gross, 500.

**Spuyten Duyvil rd**, ws, 258 n 238th, 50x100.10x52.4x114.11, vacant; Michael Frowler, 800.

**Spuyten Duyvil rd**, ws, 199.6 n 238th, 58.9x114.11x115x119, vacant; Edw Hisnay, 525.

**Waldo av**, ws, 350 n Dash pl, 380x135.11 to Dash pl x205x110.1 (lots 70 to 83), vacant; Alice M Jones, 8,175.

**Waldo av**, es, 150 s on curve from Spuyten Duyvil rd, vacant; Jas C Sinagra, 1,650.

**Waldo av**, ws, 200 n Dash pl, 50x110.1, vacant; Jas C Sinagra, 900.

**Waldo av**, es, 100 s on curve from Spuyten Duyvil rd, 50x117.3 to rd x50x93.7, vacant; Patk Hangley, 1,050.

**Waldo av**, es at ws Spuyten Duyvil rd, 100 on Waldo av, 100 on rd & 68.2 on curve, vacant; Patk Hangley, 2,125.

**Waldo av**, nwc Dash pl, 50x110.2 to Dash pl x139.7 on curve to beg, vacant; S Horowitz, 1,800.

**Waldo av**, ws, 50 n Dash pl, 50x110.2 to Dash pl x48x110.2, vacant; Jos J Fitzgerald, 1,400.

**Waldo av**, ws, 100 n Dash pl, 50x110.1 to Dash pl x48x—, vacant; Dominick La Gamba, 900.

**Waldo av**, ws, 150 n Dash pl, 50x110.1 to Dash pl, vacant; A A Fanning, 950.

**Waldo av**, ws, 300 n Dash pl, 50x110.1 to Dash pl, vacant; A A Fanning, 1,000.

**Waldo av**, ws, 250 n Dash pl, 50x110.1 to Dash pl, vacant; Paul G Rahe, 1,150.

#### JAMES J. DONOVAN.

**White Plains rd**, 3629-31 (\*), ws, 560.6 s 216th, 50.5x100.5x50.3x97; due, \$4,394.51; T&C, \$—; Michael Brennan, Inc., 1,000.

#### HENRY BRADY.

**Eagle av**, 591 (\*), ws, 276.8 s Westchester av, 25x120, 4-sty bk tnt; due, \$11,932.29; T&C, \$3,800; Anna H Moldenke et al, trstes, 11,000.

**Westchester Old Road** (\*), ss, — w East-ern Blvd, 109.8x295x102.8x355; due, \$2,458.36; T&C, \$3,500; Elmer M Kimbark, 5,000.

#### SAMUEL MARX.

**Anthony av** (\*), es, 150.10 n 174th, 52.1x111.7x50x97.2, vacant; due, \$2,599.70; T&C, \$358.55; Samuel Goldstick, 3,000.

#### JOSEPH P. DAY.

**Brown pl**, 140 (\*), es, 25 n 134th, 25x100, 2-sty & b fr dwg; due, \$1,620.33; T&C, \$267.02; U S Trust Co of N Y, exr, 1,300.

**139TH st**, 343 E (\*), ns, 181.6 e Alex av, 25x100, 5-sty bk tnt; due, \$3,863.43; T&C, \$240; sub to a pr mtg of \$17,900; Ellen Kearns, 20,790.

**Hull av**, swc 209th, 100x100, vacant (vol sale) at 14-16 Vesey st; bid in at \$10,000.

**Morris Park av**, 592, swc Garfield, 25x95; due, \$13,065.45; T&C, \$2,370.27; Wm J Walker, 16,100.

Total ..... \$122,765  
Corresponding week 1917..... 106,750  
Jan. 1, 1918 to date..... 5,421,984  
Corresponding period 1917..... 8,133,865

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (C) means Attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

**DEC. 21 & 23.** No Legal Sales advertised for these days.

#### DEC. 24.

**1ST AV**, 1178 es, 75.5 s 63d, 25x81.5, 5-sty bk tnt & str; Saphia Muller—Bozzuffi Realty Co et al; Harold M Phillips (A), 221 Broadway; Elv Rosenberg (R); due, \$10,889.00; T&C, \$935.80; Arthur C Sheridan.

#### DEC. 26.

**GORUCK ST**, 71 & 73, ws, 100 s Rivington, 49.9x100x110x100, 7-sty bk garage; Lawyers Title & Trust Co—Walter Construction Co et al; Dean Tracy & Stenfield (A), 100 Broadway; Abraham Stern (R); due, \$65,238.66; T&C, \$1,562.71; Joseph P Day.

**144TH ST**, 207-9 W, ns, 170 w 7 av, 40x99.11, 6-sty bk tnt & str; Samuel Grosser—Jos Golding et al; Max Miller (A), 175 Broadway; Gustave Hartman (R); due, \$8,721.88; T&C, \$476.60; Joseph P Day.

#### DEC. 27.

**DIVISION ST**, 245, ss, 70 e Clinton, 23.4x54.6x23.4x54.9, 4-sty bk tnt & str; Alex Ponorey—Cath & Water St Construction & Realty Co et al; Myer Nussbaum (A), 51 Chambers; Abraham M Wattenberg (R); due, \$16,229.27; T&C, \$547.75; Joseph P Day.

**38TH ST**, 237-41 W, ns, 277 e 8 av, 51.4x98.9, 3-4-sty bk dwgs; Central Savs Bank in City N Y—Laura A Grean et al; A Henry Mosle (A), 30 Broad; Sol Kohn (R); due, \$12,505.05; T&C, \$557.50; L J Phillips & Co.

**7TH AV**, 2528, ws, 89.7 n 146th, 19.3x100, 5-sty bk tnt & str; Emma R Marengo et al—Wm J Dempsey et al; Edw S Clinch (A), 41 Park Row; John K Clark (R); due, \$16,041.81; T&C, \$428.34; Joseph P Day.

#### DEC. 28.

No Legal Sales advertised for this day.

#### DEC. 30.

**HOUSTON ST**, 76 W, ns, 65.6 e West Broadway, 21x75, 3-5-sty bk loft & str bldgs; George Lowther, Jr. et al, trstes; Marcia B Tidey et al; Omri F Hibbard (A), 71 Broadway; Safford A Crumney (R); due, \$19,006.20; T&C, \$308.07; Joseph P Day.



111TH ST, 309 E, ns, 156.3 e 2 av, 27.1x100.11, 4-sty bk tnt & str; Louis Kracker et al—Carmelia Garzio et al; Albert Erdman (A), 35 Nassau; Phoenix Ingraham (R); due, \$9,391.55; T&c, \$283.28; Joseph P Day.

SHERMAN AV, 124 & 126, ns, 140 w Academy, 40x150, 5-sty bk tnt; Equitable Trust Co of N Y—Arthur A Miller et al; Taylor, Jackson, Brophy & Nash (A), 30 Pine; Charles Putzel (R); due, \$12,378.40; T&c, \$—; Henry Brady.

2D AV, 231-3, nwc 14th (No 245), 50x79.3, 6-sty bk tnt & str; Herman Rosenberg—Everts Holding Co et al; Armin H Mittelmann (A), 347 Madison av; Philip J Sinnott (R); due, \$13,302.37; T&c, \$723.67; Henry Brady.

Bronx.

DEC. 21.  
No Legal Sales advertised for this day.

DEC. 23.  
3D AV, 2712, nec 144th (No 345), 28.8x91.9x25x104.5, 3-sty bk tnt & str & 1-sty fr shop; Wm T Bernhart trste—Rudolph A Hoffmann et al; Harold C Knoeppel (A), 5 Beekman; James H Goggin (R); due \$5,468.78; T&c, \$885.80; James J Donovan.

DEC. 24.  
WEBSTER AV, 2751-3, nwc 197th (No 395), 51.2 x115.3x50x104.6, 5-sty bk tnt & str; Spencer T Case, exr—Evelyn Building Co et al; Chas H Friedrich (A), 35 Nassau; Peter A Abeles (R); due, \$10,930.45; T&c, \$3,467.72; James J Donovan.

DEC. 26.  
No Legal Sales advertised for this day.

DEC. 27.  
CRESTON AV, 2384, es, 149.1 n 184th, 25x95, 2-sty & b fr dwg; Mary A Nicolaus—Josephine Ragett et al; Harold C Knoeppel (A), 5 Beekman; Enos S Booth (R); due, \$5,444.55; T&c, \$220.40; James J Donovan.

DEC. 28.  
No Legal Sales advertised for this day.

DEC. 30.  
BRONXDALE AV, 1849, ws, 260.9 n Morris Park av, 25x99.9x25x99.8; Henry Suhrig et al—Jos Gamache et al; Salter & Steinkamp (A), 140 Nassau; Frank J Coyle (R); due, \$4,475.93; T&c, \$810.35; Henry Brady.

FORDHAM RD E, swc Crotona av, 52.1x204.7x 89.2x204.4, vacant; N Y Title & Mortgage Co—Jefferson M Levy et al; Morris A Hulett (A), 135 Broadway; Wm G Keir (R); due, \$9,654.32; T&c, \$—; James J Donovan.

FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

DEC. 14.  
7TH ST, E, ss, 318 e Av B, 25x90.10; Richard L Suydam—Abram S Jaffer et al; J S Frank (A).

DEC. 16.  
E BROADWAY, 16; also CATHARINE ST, 7-9; Ida Hillson—Chatham & Phenix National Bank of City N Y et al; amended; C Eno (A).

RIVINGTON ST, ns, 25 w Ridge, 24.11x69.11; Philip Pretzfeld—Solomon H Schlanger et al; Wolf & Kohn (A).

75TH ST, 236 W; Wm F Moore—Simon Koornblum et al; Engelhard, Pollak, Pitcher & Stern (A).

128TH ST, 211 W; Broadway Savgs Instn in City N Y—Zillah R Clark et al; R Kelly (A).

130TH ST, 17 E; Frances Lippner—Johanna Metzger; M Sulzberger (A).

RIVERSIDE DR, es, 452.2 s 127th, 80x95x irreg; Eliz P Jencks et al Hurtra Realty Co, Inc, et al; amended; C L Westcott (A).

3D AV, es, 73.5 s 47th, 25x95; Harris D Colt, trste—Geo L Reichert et al; Curtis, Mallet, Prevost & Colt (A).

5TH AV, ws, 25.11 n 118th, 25x100; Frederic de P Foster et al—Mary Foley et al; W A Alcock (A).

DEC. 17.  
WATER ST, swc Jefferson, 28x76.4; Isidor Spector—Jos Wolfson et al; D Steckler (A).

100TH ST, 77 E; Pauline Myers et al Pauline Caesar et al; W C Orr (A).

LEXINGTON AV, nwc 103d, 30x100.11; Excelsior Savgs Bank of City N Y—Richard I Epstein et al; amended; H Swain (A).

DEC. 18.  
STANTON ST, ss, 50 w Sherif, 25x60x irreg; N Y Life Ins & Trust Co, trste—Louis Berger et al; Emmet & Parish (A).

16TH ST, 911 E; Baron De Hirsch Fund—Gylmann Realty Co; M S & I S Isaacs (A).

129TH ST E, ss, 220.1 e Park av, 20.1x99.11; Henry V A Parsell et al—Cath McConaghy; Dunn & Daly (A).

5TH AV, swc 200th, 90.11x200; Nellis M Smith Adele Mahony et al; amended; H Swain (A).

DEC. 19.  
11TH ST, 718-22 E; Henry T Molter—Wecaw & Co, Inc, et al; W A Kreyer (A).

61ST ST, 317 E; Jacob Weber et al—John Buzuffi et al; L Campora (A).

125TH ST, 149-153 E; Newburgh Savgs Bank—Arthur Weisbecker et al; H Swain (A).

136TH ST, 120 W; Rutherford Realty Co—Walkers Memorial Baptist Church et al; Wells & Snedeker (A).

146TH ST, 307 W; Robert H Borwick—Mary A Franklin et al; Wells & Snedeker (A).

DEC. 20.  
CHRYSTIE ST, 182; Dry Dock Savgs Institution—Adolph Schlesinger et al; F M Tichenor (A).

23D ST, 226 E; American Church Bldg Fund Commission—Augusta M Gay et al; H Swain (A).

DEC. 13.  
LOTS 60, 61 & 62, map of Penfield prop in South Mount Vernon; Saml A Knapp—Sarah E Magges; C D Manville (A).

DEC. 14.  
No Foreclosure Suits filed this day.

DEC. 16.  
LOTS 658, 659, 660, map of prop of Eliz R B King at City Island; Henry Hunneke, Jr—Jno Ryan; E J Martin (A).

DEC. 17.  
CHARLOTTE ST, es, 164.5 n Jennings, 91.7x 107.3; Jno Morrissey et al—Crotona Av Realty Co et al; Kantrowitz & Esberg (A).

DAVIDSON AV, swc 180th, 90x180; Louis Smyth as Committee—Moses Crystal et al; H M Bellinger (A).

HARRISON AV, es, 300 s 180th, 27.8x160.1; Chas J Earl—Moses Crystal et al; H M Bellinger (A).

HARRISON AV, es, 90 s 180th, 100x135; also GRAND AV, es, 70 s 180th, 105.x90; also HARRISON AV, ws, 275 s 180th, 141.7x162.5; also 180TH ST, ns, 100 w Harrison av, 71.9x 127.4; also DAVIDSON AV, es, 369.7 n Burnside av, 90x200; N Y Title & Mtg Co—Moses Crystal et al; H M Bellinger (A).

DEC. 18.  
PROSPECT AV, nwc 156th, 25.3x94.3; Frank G Wild as trste—Howala Constn Co, Inc; F G Wild (A).

DEC. 19.  
BARNES AV, es, 175 s Morris Pk av, 25x100; Jason P Golden—Delia Fetzer et al; F A Southworth (A).

EAGLE AV, es, 250 n 158th, 50x100; North Side Savgs Bank—Frank Sheehan et al; A E Gutsell (A).

FIELDSTON RD, swc Crescent av, 37x107.7; Mary V Sheridan—Margaret M Brennan; W C French (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

DEC. 13.  
SEAMAN AV, swc 204th, 200x100; Metropolitan Life Ins Co—John P Kirwan; Butcher, Tanner & Foster (A); Chas M Russell (R); due.....21,516.67

DEC. 14.  
No Judgments in Foreclosure Suits filed this day.

DEC. 16.  
DELANCEY ST, 270; Margareta C Spedden—Jos Weiner, Jr; Sullivan & Cromwell (A); Edw E McCall (R); due .....25,354.66

DEC. 17.  
122TH ST, 112 to 116 E; Sarah E Fernald—Douglas Realty Co et al; Richard Kelly (A); John B Harrison (R); due .....15,174.25

DEC. 18.  
84TH ST, 45 W; Marie L Peters—Robert S Streep; Frank M Tichenor (A); Phoenix Ingraham (R); due..... 4,160.45

127TH ST, 110 W; James E C Leavitt—Harry Bierhoff; Robert A B Dayton (A); Wm J Rapp (R); due.....10,016.25

DEC. 19.  
LEWIS ST, ws, 150 n Delancey, 25x 100; Minnie B Wood et al—Meyer Jarmulowsky et al; Rawdon W Kellogg (A); Roy H Weller (R); due...18,489.76

Bronx.

DEC. 5.  
LOTS 257 to 267, also 309 to 322, map of Eliz R B King at City Island; Wm Webber et al as exrs—Helen Arnow et al; Dunn & Daly (A); J B Mitchell (R); corrects error in last issue when amount due was omitted; due .....16,119.25

DEC. 13.  
No Judgments in Foreclosure Suits filed this day.

DEC. 14.  
137TH ST E, ns, 225 e Lincoln av, 75x 100; Christian F Bode—Latham Realty Co et al; Holm, Whitlock & Scarff (A); A S Norton (R); due.....25,600.00

DEC. 16.  
No Judgments in Foreclosure Suits filed this day.

DEC. 17.  
LOT 867 (westerly one-half), map of village of Wakefield; H Elizabeth Oliver—Mary Arete Atkinson et al; Mott & McCready (A); I Silver (R); due .....2,115.23

DEC. 18.  
No Judgments in Foreclosure Suits filed this day.

DEC. 19.  
TREMONT AV, nec Honeywell av, 60x 100; Edwin B Meeks, trste—Evelyn Bldg Co et al; E G Duvall (A); L Fridiger (R); due.....66,300.00

LIS PENDENS.

The first name is that of the Plaintiff; the second that of the Defendant.

Manhattan.

DEC. 14.  
No Lis Pendens filed this day.

DEC. 16.  
No Lis Pendens filed this day.

DEC. 17.  
E BROADWAY, 131; Hertense Korn et al—Herman R Korn et al; partition; J Roeder (A).

Bronx.

DEC. 18.  
126TH ST W, ss, 125 w Amsterdam av, 25x 99.11; also 131ST ST, 529-31 W; also KINGSBRIDGE ST, es, 74.1 n 187th, 24.2x111.4; Danl J Quinlan—Timothy I O'Connell et al; action to declare deeds void; Alexander & Green (A).

5TH AV, nwc 125th, 199.11x85 to 126th; also 124TH ST, 166-72 E; also NEW AV, ws, 75.8 n 123d, 25.3x100; Percy N Powers—Mary I Ball et al; partition; L J Tompkins (A).

DEC. 19.  
AV B, swc 7th, 28x64.2; Sara E Techt—Eliz L Hughes et al; partition; B H Levy (A).

DEC. 20.  
CLINTON ST, 84; also ORCHARD ST, 38; also ORCHARD ST, 60; Saml Newmann—Bella Breslauer et al; partitions; A N Giegerich (A).

Bronx.

DEC. 13 & 14.  
No Lis Pendens filed these days.

DEC. 16.  
183D ST E, nec Valentine av, 62.5x77.4; Matthew B Larkin—Christopher D Robert et al; action to declare plaintiff owner; Miehlung & Kayser (A).

DEC. 17.  
144TH ST E, ns, 75 w Leggett av, 100x125; Jno A Spellman—Bridget Kearney; action to procure judgment; J H Hildreth (A).

DEC. 18.  
No Lis Pendens filed this day.

DEC. 19.  
LOT 17, blk 4632, sec 16 on tax map; Francesco Attarde et al—Lois Carolyn Freedman; action to determine title; Kadel, Van Kirk & Kennedy (A).

MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

DEC. 14.  
112TH ST, 328 E; Gold & Schilerout Iron Works, Inc—Alex W L Cioffi & Harry Davis (38)..... 264.00

DEC. 16.  
WILLIAM ST, 23; City Kalamein Co, Inc—Fred B Jennings, Jno G McCullough, Eastern Constn Co, Benj Leavitt & Z T Lourier (41)..... 615.00

49TH ST, 534-40 W; S L Snyder Co—Mae Seifert, Jno O Devlin Constn, Jno O Devlin & Jno J Buckley (40)..... 2,200.00

2D AV, 1996; Pincus Nagler—Augusta Marks & August Marks (39)..... 43.75

DEC. 17.  
GANSEVOORT ST, 8; Jacob Pine—Chas A Goldman (43)..... 375.00

RIVERVIEW TER, sec 59th, 100.5x 75; M H Treadwell Co—N Y Steam Co (42) ..... 1,125.00

DEC. 18.  
No Mechanics Liens filed this day.

DEC. 19.  
HALL PL, 4 & 5; Tully Goldreyer—Albert Horstman & Joseph Rabinowitz (45) ..... 450.00

26TH ST, 46 & 48 W; Louis Asch—Theo J Ackerman & Eagle Bldg & Constn Co (44)..... 325.00

DEC. 20.  
SNIFFEN CT, 4-6; Berger Mfg Co—Jas E Tolfree & Harriet W Fishmuth, E W Blanchard E Wyatt Blanchard & R D A Parrott (46).... 56.00

BROADWAY, 2520; G Schalle & Son, Inc—Broadway-94th St Realty Co, Inc; renewal (47)..... 1,734.13

Bronx.

DEC. 13.  
No Mechanics Liens filed this day.

DEC. 14.  
WESTCHESTER AV, 701; Julius Oehrlein—Wecaw & Co, Inc & Wm Wolf (7) ..... 305.00

DEC. 16.  
No Mechanics Liens filed this day.

DEC. 17.  
No Mechanics Liens filed this day.

DEC. 18.  
No Mechanics Liens filed this day.

DEC. 19.  
No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor; the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan.

DEC. 14.  
72D ST, 38 W; Frank Fortunato—Wm G Leonard et al; Nov29'18..... 133.00

DEC. 16.  
77TH ST, 64 W; Lenox Contracting Co—64 West 77th St Corp, Inc, et al; Dec3'18 ..... 678.50

125TH ST, 440 W; Harry Miller—Jennie Bear et al; Jly26'18..... 163.00

DEC. 17.  
No Satisfied Mechanics Liens filed this day.

DEC. 18.  
No Satisfied Mechanics Liens filed this day.

DEC. 19.  
BROAD ST, 49; Jos Petrusa—49 Broad St Realty Corp et al; Apr13'18..... 488.38

58TH ST, 10 W; Eugene Maute—Alice Stern et al; May18'18..... 1,440.00



**DEC. 20.**  
5TH AV, 512-4; Lenox Sand & Gravel Co, Inc—Est Wm Ziegler et al; Jly 16'18 ..... 329.62  
77TH ST, 219-23 W; Plaza Contracting Co—77th Realty Corp et al; Feb 7'18 ..... 21,420.00  
11TH ST, 525-7 E; Lawford G House—Moses Gross et al; Mar 27'18 ..... 2,175.00  
AV A, 1510; Max Feder—Geo P Lies et al; Nov 26'18 ..... 130.00

**Bronx.**

**DEC. 16.**  
TREMONT AV, 508-14; Melrose Marble Works, Inc—Caroline B Gent et al; Sept 11'18 ..... 115.00

**DEC. 17.**  
No Satisfied Mechanics Liens filed this day.

**DEC. 18.**  
No Satisfied Mechanics Liens filed this day.

**DEC. 19.**  
CANNON PL, 3482-94; Metropolitan Sewer Pipe Co—Cannon Pl Const Co, Inc, et al; Jan 9'17 ..... 125.56

**ATTACHMENTS.**

The first name is that of the Debtor; the second that of the Creditor.

**Manhattan.**

**DEC. 12.**  
No Attachments filed this day.

**DEC. 13.**  
MUSSELMAN, Chas H; Seggerman Bros, Inc; \$206.11; B Lewinson.  
SIMSON, Benj or Simpson; Finch, Van Slyck & McConville; \$5,277.54; A Lovell.

**DEC. 14.**  
ALASKA FUR TRADING CO, Inc; Stephen Wise et al; \$14,368.84; H G Rabinowitz.  
OTROPHON STEAMSHIP CORPN; Germand Boettcher; \$12,103.30; McCandless, Aldcroft & Ely.  
BEDDALL, Edw K; Anna M Beddall; \$2,164.70; Beck, Crawford & Harris.  
SELIG POLYSCOPE CO, Inc; David Klein; \$2,047.24; Flugelman & Trosk.  
LEVY, Sam & Morris; Morris Miller; \$1,568; L R Glantz.

**DEC. 16, 17 & 18.**  
No Attachments filed these days.

**CHATEL MORTGAGES.**  
AFFECTING REAL ESTATE.

**Manhattan.**

No Chattel Mortgages filed for week ending Dec. 19.

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender; the second that of the Borrower.

**Manhattan and Bronx.**

**DEC. 13 & 14.**  
No Building Loan Contracts filed these days.

**DEC. 16.**  
No Building Loan Contracts filed this day.

**DEC. 17.**  
No Building Loan Contracts filed this day.

**DEC. 18.**  
No Building Loan Contracts filed this day.

**DEC. 19.**  
No Building Loan Contracts filed this day.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**FACTORIES AND WAREHOUSES.**  
27TH ST, 245-51 W, 10-sty f. p. warehouse, 75x137, slag rf; \$250,000; (o) M. Groh's Sons, Inc., J. Geo. Palmer, Pres., 238 W 38th; (a) Friedman, Robertson & Keeler, 90 West (170).

**STABLES AND GARAGES.**  
141ST ST, 46-48 W, 1-sty bk garage, 50x99.11, plaster slate rf; \$10,000; (o) John J. Mahon, 1320 Fulton av, Bronx; (a) De Rose & Cavaieri, 306 E 116th (172).

**STORES, OFFICES AND LOFTS.**  
106TH ST, 443 E, 1-sty concrete str, 25x 100.11, tin rf; \$3,000; (o) Salvatore Imperato, 2019 1 av; (a) Mariano Di Miceli, 241 E 108th (174).

**MISCELLANEOUS.**  
134TH ST, E, s s, 42 e Park av, 1-sty bk bldg, 6.4x5.4, concrete rf; \$400; (o) N. Y. Central R. R. Co., Grand Central Terminal; (eng) Andrew S. Huntington, Grand Central Terminal (171).

30TH & 31ST ST & 10TH & 11TH AV, 1-sty concrete ash pit & coal platforms, 12x13, no rf; \$7,000; (o) N. Y. C., G. C. Terminal; (a) John B. Wahlquist, room 5837, 70 E 45th (173).

**PLANS FILED FOR ALTERATIONS**

**ABBREVIATIONS.**

(o) owner; (a) architect.  
(b) builder; (200) plan No.  
fr—frame. str—store.  
bk—brick. apt—apartment.  
tnt—tenement. dwg—dwelling.  
ext—extension. rf—roof.

**Manhattan.**

FRONT ST, 142-4, reinforce columns to 6-sty bk storage bldg; \$150; (o) Ray Estate Corp., 54 Wall; (a) Frederick P. Platt, 1123 Broadway (2235).

LISPENARD ST, 19, new girder to 4-sty bk storage bldg; \$100; (o) Oscar F. Melvin, 2493 Valentine av; (a) J. Odell Whitenack, 231 W 18th (2237).

PEARL ST, 324-28, new tank to 5-sty bk loft; \$3,500; (o) Edw. F. Jackman, care Champion Coated Paper Co., 324-28 Pearl; (a) Rushing Co., 39 Cortlandt (2224).

PRINCE ST, 116, new stairs to 4-sty bk str & factory; \$600; (o) Francis Mermond, 58 E 8th; (a) Anthony Vendrasco, 64 Washington Sq S (2215).

MANHATTAN ST, 118, partitions to 2-sty bk m. p. theatre; \$70; (o) Smith Amusement Co., prem; (a) John Hauser, 118 Manhattan (2204).

RIVINGTON ST, 129, & Norfolk st, 123-7, remove show window, build new, remove partitions, iron grating over stairs to 6-sty bk str & tnt; \$800; (o) Louis Mutnich, 61 Crosby; (a) Max Muller, 115 Nassau (2214).

WALL ST, 34-6, new fire escapes & windows to 8-sty bk office bldg; \$3,500; (o) Halvetia Realty Co., 14 Wall; (a) Adolph E. Nast, 546 5 av (2211).

WALL ST, 40-42, F. P. self-closing doors & enclosed stairs to 10-sty office bldg; \$3,500; (o) Bank of Manhattan & Merchants Bank, 14 Wall; (a) Adolph E. Nast, 546 5 av (2232).

10TH ST, n e c 2 av, remove partitions, ext balcony to 5-sty bk str & tnt; \$300; (o) Nicholas C. Partos, 158 2 av; (a) Louis A. Sheinart, 194 Bowery (2213).

13TH ST, 67 W, new bk plers to 10-sty bk loft bldg; \$500; (o) Rhinelander Real Estate Co., 14 Wall; (a) Adolph E. Nast, 546 5 av (2240).

21ST ST W, s s, 180.5 w 6 av, remove part of wall, erect steel beam & 1-sty ext to 3-sty bk office bldg; \$500; (o) Maria C Hartung, Wyckoff, N. Y. (2226).

22D ST, 147-49 W, new stairs to 10-sty bk loft; \$200; (o) Chas. H. Roman, care Julius Friend, Inc., 1133 Broadway; (a) Harold F. Smith, 38-40 W 32d (2228).

23D ST, 154 E, fire escapes to 7-sty bk loft; \$2,000; (o) Henry Jackson, 106 Lexington av; (a) Gronenberg & Leuchtag, 303 5 av (2217).

24TH ST, 336 E, new partitions, remove str front to 4-sty bk tnt; \$100; (o) Reinhardt Realty Corp., 240 E 9th; (a) Bruno W. Berger & Son, 121 Bible House (2222).

31ST ST, 56 W, new str front, stairs, brick up openings, remove & erect partitions to 3-sty bk str; \$2,500; (o) Rosalie A. Oakley, 1333 Bway; (a) Jacob Fisher, 25 Av A (2212).

32D ST, 104-110 E, enlarge toilet, new partitions & new floors to 5-sty bk office bldg; \$1,400; (o) Rhinelander Est., Wm. H. Stewart, exr, 31 Nassau; (a) Wm. Whitehill, 32 Union sq (2229).

34TH ST, 144 W, new stairway 1 to 2-sty to 4-sty bk res; \$200; (o) Daniel A. Loring, 39 W 72d; (a) Wm. H. Meyer, 1861 Carter av, Bronx (2221).

36TH ST, 34 W, new show window & erect steel lintel to 3-sty ba loft; \$500; (o) Sophia K. Wright, 1070 Madison av; (a) North-eastern Constn. Co., 225 5 av (2241).

40TH ST, 537 W, remove stall, bk wall & door, new stairs, erect partitions to 2-sty bk stable; \$600; (o) Loewer Realty Co., 528 W 42d; (a) John P. Voelker, 999 3 av (2243).

46TH ST, 55 W, new partition to 5-sty bk apt; \$250; (o) H. Robert Law, 502 W 38th; (a) Otto A. Staudt, 55 W 46th (2233).

52D ST, 51 W, partitions & window to 4-sty bk dwg; \$150; (o) Mrs. Louise C. Mohlman, 812 Park av; (a) Buckman & Kahn, 56 West 45th (2218).

57TH ST, 140 W, remove stairs, replacing with floor; remove partition & erect new partition & new door on elevator to 12-sty bk tnt; \$250; (o) Henry W. Gillett, treas., 140 W 57th; (a) Geo. M. Pollard, 347 5 av (2231).

72D ST, 201-7 W, remodel windows to 8-sty bk hotel; \$1,500; (o) Morris Schinasi, 201 W 72d; (a) Chas. F. Winkleman, 215 Gardiner, Bayside (2244).

96TH ST, 312-14 E, remove partition & install steel girders to 3-sty bk laundry; \$1,000; (o) Louis Ullman, 314 E 96th; (a) Jas. P. Whiskeman, 30 E 42d (2227).

125TH ST, 45-47 E, remove partitions, etc., to 5-sty bk dwg; \$700; (o) Geo. Ehret, 257 E 92d; (a) Morgan M. O'Brien, 49 E 90th (2223).

AV A, 1510-12, remove elevator & extend floors into shaft to 5-sty bk factory; \$750; (o) Geo. P. Lies, 106 E 78th; (a) Wm. Higginson, 21 Park Row (2238).

AMSTERDAM AV, 494, erect partitions & new window to 5-sty bk tnt; \$600; (o) Est of Robt. F. Ballentine, Chas. Bradley, exr., 37 Washington, Newark, N. J.; (a) Jobst Hoffmann, 188 St. Nicholas av (2242).

BROADWAY, 503-5, strengthen floors to 5-sty bk warehouse; \$500; (o) Trustees of Columbia University, Bway & 116th; (a) Lewis P. Fluhrer, 606 W 116th (2251).

GREENWICH ST, 318, new posts & girders to 5-sty bk storage; \$300; (o) Hyman E. Wittner, 318 Greenwich; (a) Jacob Fisher, 25 Av A (2239).

LEXINGTON AV, 367, f. p. floors, enclose stairs to 3-sty bk str; \$4,800; (o) Est Henrietta Smith, Walter C. Moon, trustee, 10 E 45th; (a) Jas. Gamble Rogers, 40 E 22d (2216).

LEXINGTON AV, 375, F. P. stairs, terra cotta enclosures & erect partition to 5-sty bk factory; \$10,000; (o) Robt. W. Goellet, 9 W 17th; (a) K. C. Budd, 527 5 av (2230).

MT. MORRIS PARK W, 8, bathrooms, dumb-waiter, bk walls to 4-sty bk res; \$5,000; (o) Thomas O'Reilly, on prem; (a) W. G. Stemler, 103 Park av (2210).

PARK ROW, s s, 50.1 w James, extend balcony, erect partitions, increase seating capacity to 4-sty bk theatre; \$1,500; (o) Sarah Jacobs, care Rose Gordon, 207 Park Row; (a) Louis A. Sheinart, 194 Bowery (2225).

2D AV, 157, new str front, remove & erect partitions to 4-sty bk tnt; \$2,500; (o) John Palmieri, 150 Ocean pkway, Bklyn; (a) Jacob Fisher, 25 Av A (2219).

2D AV, 845, enlarge doors & increase seating capacity to 3-sty bk theatre; \$75; (o) Haigal-noush Chitjian, 845 2 av; (a) Otto A. Staudt, 938 2 av (2234).

5TH AV, 933, remove wall & stoop, erect bk & str front, new pent house, new sun parlor, new window to 4-sty bk res; \$40,000; (o) Chas. E. Mitchell, 3 E 35th; (a) Walker & Gillette, 128 E 37th (2236).

8TH AV, 394, ext to 4-sty bk tnt; \$2,000; (o) Louis Schwagel, 312 Bway; (a) Dietrich Wortmann, 114 E 28th (2220).

**Bronx.**

HOME ST, westerly junct Stebbins av, new toilets, str fronts, partitions to 3-sty fr str & dwg; \$5,000; (o) Jos. Malino, 1956 Crotona pkway; (a) B. H. & C. N. Winston, 148th & 3 av (255).

172D ST, 465 E, new window & toilet to 4-sty bk tnt; \$300; (o) Ennis & Sinnott, 7 E 42d; (a) Irving Margon, 355 E 149 (258).

ST PETERS AV, w s, 194.6 s Tremont av, new posts, girders, concrete floor, doors, partitions & new fireproofing to 1-sty bk garage; \$1,000; (o) Rocco Giaziano, 1746 Sedden av; (a) B. Ebeling, 2400 Westchester av (257).

WASHINGTON AV, w s, 207.2 n 174th, 1-sty bk ext, 15.6x6.2, new toilets, girders, posts, partitions to 3-sty fr & bk str & dwg; \$1,600; (a) Sarah J. Wykoof Bent, 1775 Washington av; (a) Moore & Landsiedel, 3 av & 148th (256).



# EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed where all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made by them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter F before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1918.

T. S. preceeding the consideration in a conveyance means that the deed of conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

(A)—attorney.  
AL—all liens.  
AT—all title.  
ano—another.  
av—avenue.  
admr—administrator.  
admtrx—administratrix.  
agmt—agreement.  
A—assessed value.  
abt—about.  
adj—adjoining.  
apt—apartment.  
assign—assignment.  
asn—assign.  
atty—attorney.  
bk—brick.  
B & S—Bargain and Sale.  
bldg—building.  
b—basement.  
blk—block.  
Co—County.  
C a G—covenant against grantor.  
Co—company.  
constn—construction.  
con omitted—consideration omitted.  
corpn—corporation.  
c—corner.  
c l—center line.  
ct—court.  
certf—certificate.  
dwg—dwelling.

decd—deceased.  
e—East.  
ext—executor.  
extrx—executrix.  
et al—used instead of several names.  
foreclos—foreclosure.  
fr—from.  
fr—frame.  
ft—front.  
individ—individual.  
irreg—irregular.  
impt—improvement.  
installs—installments.  
lt—lot.  
ls—lease.  
mtg—mortgage.  
mos—months.  
Mfg—manufacturing.  
Nos—numbers.  
n—north.  
nom—nominal.  
(o)—office.  
pr—prior.  
pt—part.  
pl—place.  
PM—Purchase Money Mortgage.  
QC—Quit Claim.  
R T & I—Right, Title & Interest.  
(R)—referee.  
R S—Revenue Stamp.  
r—room.  
rd—road.  
re mtg—release mortgage.  
ref—referee.  
sal—saloon.  
sobrn—subordination.  
sl—slip.  
sq—square.  
s—south.  
s—side.  
sty—story.  
sub—subject.  
stns—stores.  
stn—stone.  
st—street.  
T&c—taxes, etc.  
tns—tenements.  
w—west.  
y—years.  
O C & 100—other consideration and \$100.  
TS—Torren System.

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# RECORDS SECTION

of the

## REAL ESTATE BUILDERS

# RECORD AND GUIDE.

This section includes all recorded Conveyances, Miscellaneous Conveyances, Mortgages, Assignments of Mortgages and Satisfied Mortgages and Mortgage Extensions, Leases, Auction Sales, Voluntary Auction Sales, Real Estate Appraisals, Advertised Legal Sales, Foreclosure Sales, Judgments in Foreclosure Suits, Lis Pendens, Mechanics' Liens, Satisfied Mechanics' Liens, Attachments, Chattel Mortgages Affecting Real Estate, Building Loan Contracts, New Buildings and Alterations in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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No. 2650

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PRICE 20 CENTS

### CONVEYANCES.

#### Borough of Manhattan.

DEC. 20, 21, 23, 24 & 26.

**Bedford st, 23-5;** see Bedford, 27.  
**Bedford st, 27** (2:528-this & parcel below lot 38), ws, abt 25 s Downing, 19.9x 75x19.11x75, 4-sty bk tnt & str; also BEDFORD ST, 23-5 (2:528), ws, abt 45 s Downing, 39.6x75x39.10x75, 2-4-sty bk tnts & str; E M & H K Real Estate & Contracting Corp, 258 Bway, to Forssgren Realty Co, 35 Nassau; mtg \$21,000 & AL; Sept 20; Dec 20'18; A\$25,000-30,500. nom  
**Broome st, 24** (2:322-29), ns, 75 w Mangin, 25x99.8, 5-sty bk tnt & str; Lawrence S Greenbaum, ref, to Julia Quinlan, 53 E 127, plff; FORECLOS Dec 3'18; Dec 11; Dec 23'18; A\$7,000-13,000 (R S \$11). 11,000  
**Broome st, 93** (2:336-47), swc Sheriff (No 15), 25x75, 6-sty bk tnt & str; Norman Real Estate Corp to Julius Tishman & Sons, Inc; B&S & CaG; mtg \$25,000; June 7; Dec 26'18; A\$15,000-26,000 (R S 50c). O C & 100  
**Broome st, 93**, swc Sheriff (No 15); Julius Tishman & Sons, Inc, to Wolf Frank, 33 W 111; B&S; mtg \$22,500; Dec 14; Dec 26'18 (R S \$450). O C & 100  
**Cannon st, 33** (2:332-65), ws, 150 n Broome, 25x100, 5-sty bk tnt & str; John J Kirby, ref, to Roman Catholic Orphan Asylum, 470 Mad av, plff; FORECLOS Nov 19; Dec 23'18; A\$10,000-21,500 (R S \$20). 20,000  
**Cherry st, 66** (1:111-5), ns, 71.10 w New Chambers, 17.1x97.6 to sws (New Chambers (No 86) x22.6x79.8, 3-sty fr bk ft tnt & 4-sty bk tnt & str; Nicholas F Walsh, 22 City Hall pl, to Ambrosia Guariglia & Margerita, his wife, 38 Cherry, as tenants by entirety; mtg \$4,000 & AL; Dec 20; Dec 24'18; A\$9,000-10,500 (R S \$4). nom  
**Cherry st, 362** (1:259-31), ns, 126.5 e Montgomery, 26x94.9x26.4x36, 5-sty bk tnt & str & 4-sty bk rear tnt; Mark Goldberg, ref, to Lawyers Mtg Co; FORECLOS Dec 12; Dec 18; Dec 20'18; A\$7,500-13,500 (R S \$12). 12,000  
**Cooper sq, 28, or Bowery, 388** (2:544-49), we, abt 280 n 4th, runs n27.9xw43xw78.10 to alley xs23.3xe95xe36 to beg, 3-sty bk loft & str bldg, with 1 & 2-sty ext; Frances A Sands to Browning, King & Co, 26 Cooper sq; B&S; Dec 21; Dec 24'18; A\$28,000-30,000 (R S \$22). O C & 100  
**Grand st, 50;** see Greene, 162-8.  
**Greene st, 162-4;** see Greene, 162-8.  
**Greene st, 162-8** (2:523-3-6), ses, abt 175 s Bleeker, 99.8x100x99.5x100; A\$64,000-96,000, except GREENE ST, 162-4 (2:523-3), es, 124 n Houston, 36.10x100x36.7x100, 5-sty bk loft & str bldg; A\$24,000-38,000; also GRAND ST, 50 (2:476-81), nwc West Bway (Nos 338-42), 28.4x60, 5-sty bk tnt & str; A\$15,000-19,000; also WHITE ST, 20 (1:191-5), ns, 200 e West Bway, 25x100, 6-sty by loft & str bldg; A\$21,000-29,000; also property in Chicago, Ill; Isabella Mandel, widow of Leon Mandel et al, all of Chicago, Ill, to Fredk L Mandel, 5017 Drexel blvd, Chicago, Ill, & Robt I Mandel, 5018 Woodlawn av, Chicago, Ill, as TRSTES under deed of trust for Isabella Mandel et al; AT & B & S; May 3; Dec 20'18. nom  
**Henry st, 37** (1:280-8), ns, 275.3 e Catherine, 24.6x100x23x100, 6-sty bk tnt & str; Chas N Flint, ref, to Robt L Harrison, 20 W 9, & Robt W B Elliott, 383 Park av, TRSTES for Mary G E Aldrich, will Mar-mont B Edson, plffs; FORECLOS Dec 19; Dec 20'18; A\$15,500-31,000 (R S \$18). 18,000  
**Horatio st, 100-12;** see Jane, 99-111.  
**Jane st, 99-111** (2:642-12-18 & 28-34), ns, 70 w Washington, 161x— to ss Horatio (Nos 100-12) x171x—, 1-2-4-5 & 6-sty bk factory; Sarah M Devoy et al, individ, & Harriet E Devoy, EXTR & TRSTE Fredk W Devoy, to Geo Crissey, 30 Van Riper st, Jersey City, N.J. mtg \$90,000; also to a PM mtg \$70,000; Dec 16; Dec 20'18; A\$139,000-178,500 (R S \$90). 180,000  
**Madison st, 350** (1:266-63), ss, 216.5 e Scammel, 23.6x95.1, 5-sty bk tnt & str; Jed Frye, 2 E 45, & ano, EXRS Eliza C Farnham, to Joe Kurtz, 115 E 101; Dec 18; Dec 20'18; A\$10,000-15,500 (R S \$8.50). 8,500

**Mangin st, 100-11;** see Stanton, 338-40.  
**New Chambers st, 86;** see Cherry, 66.  
**Norfolk st, 26** (1:312-4), es, abt 125 n Hester, 25x100, 5-sty bk tnt & str; Rebecca Werner to Elemco Realty Co, 59 Liberty; mtg \$25,500 & AL; Dec 23; Dec 26'18; A\$19,000-32,000 (R S 50c). O C & 50  
**Sheriff st, 15;** see Broome, 93.  
**South st, 91** (1:74-3), nws, 56.6 from wc Fulton, runs ne18.6xnw59.10xsw1.10xw9.9 xsw16.1xse69.6 to beg, 5-sty bk tnt & str; Anna R Milton, 405 Park av, individ & EXTR & TRSTE, & ano, EXR & Wm F Milton, to John A Lopez, 39 Bainbridge, Bklyn; sub to PM mtg \$12,000; Dec 17; Dec 21'18; A\$16,000-20,000 (R S \$18). 18,000  
**Stanton st, 334-6** (2:325-34), ns, 40 w Mangin, 39.8x70, 6-sty bk loft bldg; Maiden Lane Savgs Bank, 170 Bway, to Enterprise Warehousing Corp, 78 Broad; B&S; mtg \$35,000, of which is a PM mtg to ext of \$24,000; Dec 18; Dec 24'18; A\$11,500-26,000 (R S \$26). O C & 100  
**Stanton st, 338-40** (2:325-32), nwc Mangin (Nos 109-11), 40x70, 7-sty bk loft bldg; Circle Warehouse Corp to Enterprise Warehousing Corp, 78 Broad; AL; Dec 11; Dec 24'18; A\$15,000-38,500 (R S \$45). nom  
**Union sq E, 26-8, or 4th av, 183-5** (3:371-4 & 85), es, 78 n 15th, 50.6x125, 2-5-sty bk loft & str bldgs; Herman Joseph, ref, to Union Square Savgs Bank, 20 Union sq, plff; FORECLOS Nov 6; Dec 16; Dec 24'18; A\$170,000-200,000 (R S \$80). 160,000  
**White st, 20;** see Greene, 162-8.  
**White st, 81** (1:172-12), ss, 225 e Bway, 25x47.8x25x48; also LOT in rear, 25x52, 5-sty bk loft & str bldg; Louis D Hopkins to Jennie K Stiefel, 1401 Bway, Far Rock-away, B of C; mtg \$40,100 & AL; Oct 22; Dec 24'18; A\$30,000-40,000 (R S 50c). nom  
**1ST st, 45 E** (2:442-18), ss, 244.1 e 2 av, 20.7x72.1x20.4x74.6, 5-sty bk tnt & str; David L Weil, ref, 601 W 115, to Josephine B Seligmann, 35 W 74, plff; AL; FORECLOS Nov 20; Dec 23; Dec 24'18; A\$9,000-13,000 (R S \$12). 12,000  
**17TH st, 26-32 W** (3:818-66), ss, 403 w 5 av, 93.6x92, 12-sty bk loft & str bldg; Lizzie Braender et al, EXRS & c Philip Braender, to Norman Real Estate Corp, 170 Bway; mtg \$277,500; Dec 16; Dec 21'18; A\$117,000-335,000 (R S \$100). O C & 100  
**22D st, 331 W** (3:746-20), ns, 389.8 w 8 av, 22.4x98.8, 3-sty & b bk dwg; Jas C Gulick to Emily I Klarr, 135 St Marks av, Bklyn; AT; AL; Sept 15'17; Dec 26'18; A \$12,500-15,500. nom  
**24TH st, 10 E** (3:929-54), ss, 175 e 2 av, 18.9x98.9, 4-sty bk tnt; John B Phillips, at Glenbrook, Conn, et al, to Jos Dondero, 360 Ocean av, Jersey City, NJ; AL; Dec 16; Dec 24'18; A\$6,500-8,000. O C & 100  
**27TH st, 143 E** (3:883-33), ns, 140 e Lex av, 20x98.9, 3-sty bk tnt; Georgie A Grimley (Stelle), of Marlboro, NY, to Van Wag-oner-Linn Constn Co, 1133 Bway; AL; Nov 29; Dec 21'18; A\$17,000-19,000 (R S \$11.50). O C & 100  
**27TH st, 502 W** (2:698-402), ss, 60 w 10 av, 15.5x24.8, 3-sty bk tnt; Kath S Foster, NY, to Mary Foster, at Bradish av & Pearsall st, Bayside, LI; B&S; Dec 21; Dec 23'18; A\$2,000-2,500. nom  
**28TH st, 308 W** (3:751-49), ss, 125 w 8 av, 25x98.9, 3-sty & b bk dwg; Henry W Showers, ref, to Hennie Goldsmith, 166 W 72, one of the debts; FORECLOS Nov 15; Dec 20'18; A\$12,500-14,500 (R S \$12). 12,000  
**34TH st, 201-5 W;** see 7 av, 362-78.  
**31ST st, 200-2 W;** see 7 av, 362-78.  
**32D st, 128 E** (3:887-83), ss, 80 w Lex av, 20x98.9, 1 & 2-sty bk garage; John H Regan, ref, to Wilmore Realty Co, 115 Bway, FORECLOS Dec 24'18; Dec 30'14; Dec 26'18; A\$26,000-27,500. 24,000  
**34TH st, 245 E;** see 2 av, 622.  
**36TH st, 503-5 W;** see 11 av, 438.  
**44TH st, 300-300 1/2 E;** see 2 av, 822.  
**51ST st, 140-6 E;** see Lex av, 371-3.  
**51ST st, 236 W** (4:1022-54), ss, 238 e 8 av, 17x100.5, 3-sty & b stn dwg; Annie L Kneer to Edw A Arnold, 311 W 104; AL; Dec 20; Dec 21'18; A\$22,000-25,000 (R S \$35). O C & 100

**51ST st, 238 W** (4:1022-55), ss, 221 e 8 av, 17x100.5, 3-sty & b stn dwg; Matthew Beattie, 238 W 51, to Edw A Arnold, 311 W 104; mtg \$20,000; Dec 23; Dec 24'18; A \$22,000-25,000 (R S \$15). O C & 100  
**51ST st, 244 W** (4:1022-57), ss, 167 e 8 av, 20.2x100.5, 5-sty bk tnt; Cath Hartigan, 244 W 51, to Edw A Arnold, 311 W 104; mtg \$10,000; Dec 20; Dec 21'18; A\$26,000-33,000 (R S \$31). O C & 100  
**52D st, 143-50 W** (4:1004-59), ss, 100 e 7 av, 50x100.5, 5-sty bk loft & str bldg; Wm Parkin & Syracuse Trust Co, EXRS Wm J Wallace, to Children's Aid Soc, Charity Organization Soc & N Y Assn for Improving the Condition of the Poor, all at 105 E 22, N Y, & Brooklyn Bureau of Charities, 69 Schermerhorn, Bklyn, each 1/4 pt; AL; Dec 18; Dec 21'18; A\$70,000-100,000; \$2,024.22 paid to parties 1st pt by each of parties 2d pt for their shares of taxes & \$16.23 each for portion of rents.  
**53D st, 21 W** (5:1269-20), ns, 437 w 5 av, 23x100.5, 4 & 5-sty stn dwg; Blanche Q Shoemaker, NY, to Henry W Shoemaker, her son, at McElhattan, Clinton Co, Pa; mtg \$85,000 & AL; Dec 20; Dec 24'18; A\$62,000-115,000. gift & 100  
**53D st, 114 W** (4:1005-42), ss, 225 w 6 av, 18.9x100.5, 2 & 4-sty stn tnt & str; John J O'Connell, ref, to Bisco Co, 25 Broad; FORECLOS Dec 10; Dec 23; Dec 24'18; A\$14,000-15,500 (R S \$8.50). 8,100  
**53D st, 116 W** (4:1005-43), ss, 243.9 w 6 av, 18.9x100.5, 2 & 3-sty stn tnt & str; John J O'Connell, ref, to Bisco Co, 25 Broad; FORECLOS Dec 10; Dec 23; Dec 24'18; A\$14,000-15,500 (R S \$8). 8,000  
**54TH st, 119 W** (4:1007-22), ns, 250.6 w 6 av, 24.6x100.5, 2 & 3-sty bk garage; Glenbrook Co, 119 W 40, to Raymond H Kutner, 2303 Hughes av; mtg \$23,000 & AL; Dec 20; Dec 24'18; A\$31,500-35,000. O C & 100  
**61ST st, 319 E** (5:1436-12), ns, 274.6 e 2 av, 25x100.5, 5-sty bk tnt & str; Jas F Curnen, ref, to Dominick Bozzuffi, 340 E 63, plff; mtg \$11,500; FORECLOS Dec 16; Dec 23; Dec 24'18; A\$9,000-18,000 (R S \$1). 1,000  
**64TH st, 142 W** (4:1135-49 1/2), ss, 415 w Col av, 18x100.5, 4-sty & b stn dwg; Albt N Mossman & Eliz B P, his wife, of Norwalk, Conn, to Adelaide H Mossman, 1977 Bway; B&S; mtg \$17,000 & AL; Feb 19'17; Dec 20'18; A\$13,000-18,000. nom  
**65TH st, 16 E** (5:1379-62), ss, 262 e 5 av, 20x100.5, 5-sty bk dwg; Geo S Dearborn & Anne B Douglas, both of Rye, NY, EXRS Edw D Douglas, to Walter E Sachs, 64 W 52; mtg \$45,000; Dec 18; Dec 20'18; A\$59,000-68,000 (R S \$30).  
**assumption of above mtgs & 30,000**  
**71ST st, 103 E** (5:1406-2), ns, 20 e Park av, 20x102.2, 4-sty & b stn dwg; Fredk Winant, of South Salem, NY, to Jeannette L Winant, his wife, 103 E 71; AT; B&S; AL; Dec 18; Dec 23'18; A\$35,000-44,000. nom  
**73D st, 213 E** (5:1428-8), ns, 185 e 3 av, 25x102.2, 5-sty stn tnt & str; Mary J Kingsland, 1026 5 av, to Pocomo Realty Corp, 68 Broad, Nov 26; Dec 23'18; A\$8,000-18,000 (R S \$18). nom  
**73D st, 227-9 E** (5:1428-15-16), ns, 200 w 2 av, 20x102.2, 2-4-sty stn tnts & str; Equitable Trust Co of N Y to Elias Rosenbaum, 61 E 86, Dec 21; Dec 24'18; A\$16,000-31,000 (R S \$21). O C & 100  
**73D st, 273 W** (4:1165-11), ns, 100 e West End av, 18x102.2, 3-sty & b stn dwg, Service Realty Co to Julia B Merrill, 310 W 71; mtg \$18,000 & AL; Dec 20'18; A\$21,000-24,000 (R S \$50). O C & 100  
**74TH st, 260 W** (4:1165-61), ns, 30 e West End av, runs s29xse14x14x68.6 x25.6xw5x17.6 to st xw21 to beg, 3-sty & b bk dwg; Wm Horner to Rebecca H Veasey, both at 260 W 71, 1/4 pt, mtg \$12,000; Dec 24'18; A\$22,000-23,500 (R S \$14). O C & 100  
**75TH st, 51 E** (5:1399-30), ns, 150 w Park av, 18x102.2, 1-sty & b stn dwg; Rachel Anderson to Jennie H. Hinch, Moses I & David A. Aronson, 51 E 75, mtg \$25,000; Dec 17; Dec 21'18; A\$31,000-39,000. nom



78TH st, 344 E (5:1452-35), ss, 210 w 1 av, 20x102.2, 4-sty stn tnt; Obermeyer & Liebmann to Willbush Co, 59 Bremen, Bklyn; mtg \$7,000 & AL; Dec23; Dec24'18; A\$7,000-11,500 (R S \$3).

81ST st, 203-11 W (4:1229-25), ns, 100 w 1 av, 112.5x102.2, 9-sty bk tnt; Wm F Kenny Co to Winter & Wilkes, Inc, 539 W 155; mtg \$328,000 & a PM mtg \$79,000 & AL; Dec26; Dec20'18; A\$135,000-440,000 (R S \$102).

84TH st, 234-6 E (5:1529-32), ss, 177.11 w 2 av, 25.5x102.2, 1-sty fr bldg, 3-sty bk tnt & str & fr rear stable; Elsie E Bohsung (mother of party 2d pt) to Charlotte Ottes (Haist), both at 322 E 83; B&S; mtg \$4,000 & AL; Nov26; Dec23'18; A\$11,000-12,500 (R S \$2).

88TH st, 35 W (4:1202-18), ns, 429 e Col av, 21x100.8, 4-sty & b stn dwg; Olds Holding Corp to Constant J Sperco & Cath R, his wife, 305 W 136, as tenants by entirety; mtg \$20,000 & AL; Dec24'18; A\$19,000-26,500 (R S \$5).

99TH st E (6:1671-22), ns, 100 w 1 av, Park av, 17x100.8, 3-sty & b bk dwg; Eugenie M Gideon to Jos W Lawrence, at Babylon, LI; mtg \$12,500 & AL; Dec20; Dec21'18; A\$14,000-18,000 (R S \$1.50).

99TH st E, ns, 174 w 1 av; see 99th E, ns, 100 w 1 av.

99TH st E (6:1671-13-15), ns, 285 w 1 av, 74x100.11, vacant; Milton M Silverman et al, EXRS & c Clementine M Silverman, to Quick Service Wet Wash Laundry Co, 302 E 98; mtg \$14,000; also a PM mtg \$1,000; Dec23; Dec26'18; A\$11,800-11,800 (R S \$4).

99TH st E (6:1671-12), ns, 359 w 1 av, 37x100.11, vacant; Mutual Life Ins Co to Quick Service Wet Wash Laundry Co, 302 E 98; B&S & Ca; AL; Dec19; Dec26'18; A\$5,900-5,900 (R S \$6.50).

99TH st E (6:1671-22), ns, 100 w 1 av, 37x100.11, vacant; A\$5,900-5,900; also 99TH ST E (6:1671-13-19), ns, 174 w 1 av, 185x100.11, vacant; A\$29,500-29,500; Milton M Silverman to Moses Crystal, 319 W 89; Laura Gross, 63 Hamilton ter, & Milton M Silverman, 207 W 110, EXRS & TRSTES Clementine M Silverman, in business at 30 E 42; ½ pt; B&S & Ca; AL; Dec23; Dec26'18 (R S \$7).

106TH st, 20 E (6:1611-62), ss, 250 e 5 av, 25x100.11, 5-sty bk tnt; Rachel Aronson to David A & Moses I Aronson, 51 E 75; ½ pt; mtg \$17,000; Dec17; Dec21'18; A\$13,000-23,000.

109TH st, 327 E (6:1681-14), ns, 325 e 2 av, 25x100.11, 4-sty bk tnt & str & 2-sty bk rear tnt; Cornelius Huth, ref, to Citizens Savgs Bank, 56 Bowery, plff; FORECLOS Dec18; Dec23; Dec24'18; A\$6,000-10,500 (R S \$9).

114TH st, 32 W (6:1601-55), ss, 410 e Lenox av, 25x100.11, 5-sty bk tnt; Wm Allen, ref, to Frederic de P Poster, at Tuxedo Park, NY, & Danl K De Beixodon, at Amityville, NY, TRSTES for Mary H Tompkins, will Ambrose C Kingsland, the elder, plff; FORECLOS Dec17; Dec21; Dec23'18; A\$12,000-26,500 (R S \$22).

119TH st, 313 W (7:1946-23), ns, 120 e Manhattan av, 25x100.11, 5-sty bk tnt; Millie Rosenberg to Wm H Wortham, 130 W 142; AL; Dec20'18; A\$8,000-21,000 (R S \$1).

126TH st, 9 W (6:1720-11½), ns, 146 w Mt Morris Park W, 18x100.11, 3-sty & b bk dwg; Leon Kamaiky to Ida Rubin, 208 W 119; AL; Dec18; Dec24'18; A\$8,200-10,500 (R S \$9).

126TH st, 9 W; Ida Rubin to Annie Ginsburg, 208 W 119; mtg \$7,000 & AL; Dec18; Dec24'18.

124TH st, 122 W (7:1908-43), ss, 225 w Lenox av, 18.9x100.11, 4-sty stn tnt; Sadie V Breda, 33 W 76, to Y W C A, 600 Lex av; B&S; Dec9; Dec23'18; A\$7,500-11,000.

124TH st, 124 W (7:1908-43½), ss, 243.9 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Timothy Davenport, 26 Belmont ter, Yonkers, NY, & ano, EXRS & c Roswell Smith, to Y W C A, 600 Lex av; B&S & Ca; Dec23'18; A\$7,500-11,000 (R S \$10.50).

124TH st, 126 W (7:1908-44), ss, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt & str; Marjorie G Singer, 311 W 74, to Y W C A, 600 Lex av; B&S; Nov26; Dec23'18; A\$7,500-11,000.

127TH st, 118 W (7:1911-41½), ss, 191.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Fredk H Comstock, ref, to N Y Savgs Bank, 81 8 av, plff; FORECLOS Dec20; Dec23'18; A\$5,000-6,700 (R S \$7).

129TH st, 23 E (6:1754-12), ns, 126.8 w Mad av, 16.8x99.11, 3-sty & b stn dwg; Citizens Savgs Bank to Winifred Limbacher, 23 E 129; B&S; sub to PM mtg \$5,500 & AL; Dec20; Dec26'18; A\$4,000-5,200 (R S \$7.50).

129TH st, 249 W (7:1935-12), ns, 481.3 w 7 av, 18.9x99.11, 3-sty & b bk dwg; Bridge-ton Realty Co to Sol Riley, 156 W 35; mtg \$3,500 & AL; Sept11; Dec20'18; A\$5,200-7,000 (R S \$3.50).

129TH st, 249 W; Sol Riley to Willie May Schofield, 249 W 129; mtg \$3,500; Dec18; Dec20'18 (R S \$3.50).

130TH st, 118 W (7:1914-42), ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Excellent Realty Co, 277 Bway, to Geo W Kutcher, 418 Richmond, ter, New Brighton, B of R; B&S; AL; Dec19; Dec23'18; A\$7,500-21,500 (R S \$4).

132D st, 4, 15-7 E (6:1157-16-27), ns, 215 w Park av, 45x99.11, 5-sty bk tnt & 3-sty & b stn dwg; Bertha Michaels to Philip Cohn, 111 E 132; mtg \$17,000; Dec20'15; Dec23'18; A\$7,700-17,700.

134TH st, 28 W (6:1731-53), ss, 412 w 8 av, 26x99.11, 5-sty stn tnt; Estelle G Winston to Revenue Realty Co, 320 Bway; AL; Feb17'16; Dec24'18; A\$6,200-21,500.

135TH st, 247 W (7:1941-5), ns, 100 e 8 av, 25x99.11, 5-sty bk tnt; Carrie M, wife of Jos W Schneps, to Equitable Life Assur Soc of U S; mtg \$17,500; Dec18; Dec20'18; A\$8,500-17,000.

142D st, 462 W (7:2058-22), ss, 189 w Convent av, 17x99.11, 4-sty stn dwg; Lewis S Davis to Premium Holding Corp, 149 Church; B&S; Dec21; Dec26'18; A\$7,000-11,000 (R S \$50c).

143D st, 126-8 W (7:2011-48), ss, 350 w Lenox av, 41.8x99.11, 6-sty bk tnt; Estelle Wohlgenuth to Criterion Holding Co, 46 Cedar; B&S & Ca; AL; Dec19; Dec24'18; A\$9,500-36,000.

147TH st, 203 W (7:2033-27), ns, 100 w 7 av, 25x99.11, 5-sty bk tnt; Rosa Muslinier et al, EXRS & c Isaac Rosliner, to Jerome Brins, 545 W 111; ½ pt; AL; Dec10; Dec24'18; A\$5,000-17,000 (R S \$1).

147TH st, 203 W; Silas Muslinier et al to same; ½ pts; AL; Dec10; Dec24'18 (R S \$2).

152D st, 259-61 W (7:2038-7), ns, 150 e 8 av, 50x99.11, 6-sty bk tnt & str; Millie Rosenberg to Hilmon Realty Corp, 127 W 141; AL; June7'17; Dec24'18; A\$9,500-43,000 (R S \$7).

161ST st, 566 W (8:2119-17), ss, 220.6 e Bway, 16x99.11, 3-sty & b stn dwg; Enrose Realty Co to Alice M Rosenzweig, both at 100 Northern av; mtg \$8,000 & AL; Dec13; Dec21'18; A\$6,000-9,000 (R S \$2.50).

Broadway, 198 (1:79-18), es, 111 s Fulton, 23x161x22.10x161, 12-sty stn office & str bldg; Isaac H Clothier, of Phila, Pa, to Orinoco Realty Co, 119 W 40; mtg \$215,000 & AL; Dec19; Dec21'18; A\$300,000-400,000 (R S \$185).

Lexington av, 571-3 (5:1305-50), sec 51st (Nos 140-6), 50.5x100, 1-sty bk str; Orinoco Realty Co to Saml Retzky, 926 Longwood av; mtg \$65,000 & AL; Dec19; Dec24'18; A\$85,000-95,000.

West Broadway, 338-42; see Greene, 162-8.

2D av, 623 (3:915-27), nwc 34th (No 245), 20.5x76, 4-sty bk lodging house; Henry J Kiernan, 2348 University av, to Marie F O'Donnell, 1615 Av T, Bklyn; AT; Oct2'17; Dec24'18; A\$21,000-32,000.

2D av, 822 (5:1336-49), sec 44th (Nos 300-300½), 20x82, 4-sty bk tnt & str, 2-sty ext; Obermeyer & Liebmann to Willbush Co, 59 Bremen, Bklyn; mtg \$12,000 & AL; Dec23; Dec24'18; A\$16,000-25,000 (R S \$3).

2D av, 948 (5:1343-2½), es, 40.5 n 50th, 20x70, 4-sty stn tnt & str, 1-sty ext; Ridge-view Realty Co, 277 Bway, to Blanche Camero, 4260 Bway; B&S; AL; Dec20; Dec23'18; A\$9,500-14,500 (R S \$50c).

4TH av, 183-5; see Union sq E, 26-8.

7TH av, 362-78 (3:780-34-45), nwc 30th (Nos 201-5), 197.6 to ss 31st (Nos 200-2) x100, 5-5-1-6-3-4 & 3-3-sty bk tnt & str; Ephraim B Levy to Rebecca L Zeimer, his sister, both of Long Beach, LI; ½ pt; sub to ¼ of AL; Dec19; Dec21'18; A\$536,000-568,000.

11TH av, 438 (3:708-1), nec 36th (Nos 563-5), 24.9x100, 4-sty bk tnt & str & 2-sty bk rear stable; Obermeyer & Liebmann to Willbush Co, 59 Bremen, Bklyn; mtg \$10,000 & AL; Dec23; Dec24'18; A\$18,000-21,000 (R S \$2).

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

Lafayette st, 206 (2:482-34), ws, 157.9 n Broome, 21.3x100.4x20.11x100.4, 4-sty bk loft & str bldg; petition to register title & c; Thos Harper, 32 Leggett av, to People of State N Y et al; Dec26'18; A\$18,000-22,000.

Norfolk st, 26 (1:312-4), es, abt 125 n Hester, 25x100, 5-sty bk tnt & str; re mtg rec Nov21'14; Theresa Hirsh to Elemco Realty Co, 59 Liberty; Dec23; Dec26'18; A\$19,000-32,000.

54TH st, 149 E (5:1309), ns, 133.6 e Lex av, 33.6x100.5; assign rents to secure mtg for \$39,000, & c, rec Jan4, 1900; Sarah A Withers, widow, & Robt A Withers & Mary L Wenz, heirs, EXRS & c Ellis L Withers, to Metropolitan Life Ins Co; Dec23'18.

55TH st, 13 E (4:1291), owned by party 1st pt; also 55TH ST, 15 E, owned by party 2d pt; agmt as to party wall; Ellen M Mittendorf & David Mahany, 830 Park av, with Wm J Riker, 15 E 55; Dec17; Dec24'18.

55TH st, 15 E; see 55th, 13 E.

84TH st, 142-4 & 150 E (5:1512); also 121ST ST, 334-6 E (6:1797); assign rents to secure notes; Theo Kriloff, 144 E 84, to John Moushekian, 15 Park row; Dec24; Dec26'18.

84TH st, 150 E; see 84th, 142-4 & 150 E.

99TH st E (6:1671), ns, — w 1 av, owned by parties 2d & 3d pts; also 99TH ST E, ns, adj above, owned by party 1st pt; agmt as to cancellation of restrictive covenants; Emandess Holding Co, 305 E 99, with Mutual Life Ins Co of N Y & Milton M Silverman, 207 W 110, individ, & Milton M Silverman, Moses Crystal & Laura Gross, EXRS & c Clementine M Silverman, office at 30 E 42; Dec17; Dec26'18.

109TH st, 123-5 E (6:1637); assign rents to secure advances of \$2,486.87 due on 1st mtg & also to secure mtg for \$8,200 rec Feb21'06, & taxes, & c; Pauline Lyons, 575 W 177, to Sarah G Breslin, 225 W 110; Dec16; Dec26'18.

121ST st, 334-6 E; see 84th, 142-4 & 150 E.

184TH st, 645 W; see Wadsworth av, 220-34.

185TH st W, nwc Wadsworth av; see Wadsworth av, 220-34.

Wadsworth av, 220-34 (8:2167), nwc 184th (No 645), 179.10 to ss 185th x70; assign rents to ext of \$3,000; E R A Realty Co to Atlantic Finance Corp, 192 Bway; Dec21; Dec24'18.

Assignment (misc) of all RT&I in estate of Mary A O'Neil, decd, sister of party 1st pt; Honora O'Neil, 106 E 12, to Michl O'Neil, 370 W Market st, Akron, O, her brother; Jan24'17; Dec23'18.

Assignment of all RT&I; same prop; Cath O'Neil, 106 E 12, to same; Dec13'16; Dec23'18.

Copy of last will (misc) of Saml W Lippman; Mar28'04; Dec23'18.

Power of atty (misc); Jas K Paulding, 133 W 11, as TRSTE will Isaac G Pearson, to Geo P Sanborn, 38 Livingston, Bklyn, co-TRSTE same will; Oct5'17; Dec24'18.

## WILLS.

### Borough of Manhattan.

12TH st, 350-4 W (2:640-44-46), ss, abt 120 e Washington, —x—, 3-5-sty bk tnts; A\$25,000-43,000; also GREENWICH AV, 122-6 (2:618-68-69), es, abt 100 s 8 av, —x—, 3-3-sty bk tnts & str; A\$13,500-15,000; also 17TH ST, 313 E (3:923-11), ns, abt 140 e 2 av, —x—, 4-sty stn tnt; A\$17,000-26,500; Louis Ott Est, Louis Ott, Jr, EXR, 358 Senator, Bklyn; (A) Putney, Twombly & Putney, 2 Rector, Filed Oct5'18.

31ST st, 254 W (3:780-71), ss, abt 125 e 8 av, —x—, 4-sty bk tnt & str; A\$25,000-27,000; also 36TH ST, 114 E (3:891-81), ss, abt 180 e Park av, —x—, 5-sty & b bk dwg; A\$39,200-58,000; Eliz B T Martin Est, Edwin F Hall, EXR, 124 E 38; (A) Harris & Towne, 258 Bway, Filed Oct18'18.

84TH st, 440 E (5:1563-35), ss, abt 215 w Av A, —x—, 5-sty bk tnt; A\$8,500-22,000; Chas Dordelman Est, Josephine E Dordelman, EXTRX, 440 E 84; (A) A & H Block, 99 Nassau, Filed Nov20'18.

147TH st, 543 W (7:2079-14), ns, 240 e Bway, —x—, 3-sty & b bk dwg; A\$7,500-9,000; Edw B Jenks Est; (A) White & Case, 14 Wall, Filed Aug28'18.

West End av, 595 (4:1250-37), ws, abt 45 s 80th, —x—, 4-sty & b bk dwg; A\$27,500-32,500; Gustav O Zeller Est, Huga Zeller, EXTRX, 1 Gramercy Pk; (A) Thomas & Houghton, 111 Bway, Filed Nov20'18.

10TH av, 824 (4:1064-62), es, abt 35 s 55th, —x—, 3-sty bk tnt & str; A\$12,000-13,000; Ludwig Galde Est, Louis Galde, Jr, EXR, 812 10 av; (A) Wm Rasquin, Jr, 170 Bway, Filed Nov12'18.

## CONVEYANCES.

### Borough of Bronx.

DEC. 20, 21, 23, 24 & 26.

Brown pl, 140 (9:2262), es, 25 n 134th, 25x100, 2-sty & b fr dwg; Enos S Booth, ref, to U S Trust Co, EXR Abbie E Wille, plff; FORECLOS Dec18; Dec23; Dec24'18 (R S \$1.50).

Cannon pl (12:3258), es, 100 s 238th, 18.9 x100, 2-sty & b bk dwg; McGill Real Estate Co of N Y, 27 Cedar, to Ellen A Crowley, 5602 Bway; Dec20; Dec21'18, omitted.

Chisholm st (11:2970), ws, 165.3 s Freeman, runs w120x11.11xe15x17.1xe91.9 to ws Stebbins av (No 1279) x54.1 to Chisholm x47.3 to beg, 5-sty bk tnt; Louis Roehner to Jonas Blatt, 35 Main, Yonkers, NY; mtg \$52,000; May8; Dec24'18 (R S \$5).

Garden pl, 4610 (17:5087), ses, 35.10x142x137; Andw J Wightman, Bklyn, to Daisly B Bogardus, —; QC; Oct31, 1898; Dec24'18.

Gerard st, 435-7 E (9:2294), nes, 124.5 se Bergen av, runs se54.3xne89.9xw105.1 to beg, 2-1-sty bk str; Walter E Phelps, 2731 Creston av, to Wm F Smith, 954 E 181; B&S, Ca & AT; mtg \$10,000; Dec23; Dec24'18 (R S \$3).

Kelly st, 963 (10:2703), ws, 206.2 s Westchester av, 43.9x100, 5-sty bk tnt; Thos Kelly, 246 E 59, to Mary A Kelly, 246 E 59; Dec19; Dec20'18.

Lyman pl, 1359 (11:2970), ws, 142.8 n 169th, 50x90.3 x53.4 x112.11, 5-sty bk tnt; Martha Mulligan, 1474 Shakespeare av, to Denwood Realty Co, 509 Willis av; mtg \$37,600; Dec19; Dec23'18 (R S \$5).

Main st (18:5380), ns, abt 359 e on curve from Grant, runs n100xe25xw50xe— to cl Westchester Creek xw— to ns causeway crossing said creek xw— to beg, except part for Westchester av; Lewis A Mitchell, 59 W 76, to L Napoleon Levy, 18 W 72; mtg \$—; Apr28'16; Dec24'18.

134TH st, 359 (611) E (9:2297), ns, 287.7 e Alexander av, 90x100, 3-sty fr tnt; Chas M O'Keeffe, ref, to Elway Co, 2 E 45, plff; FORECLOS Dec4; Dec16; Dec20'18 (R S \$1).

146TH st, 100 E (10:2598), ns, 100 e Walnut av, 100x100, vacant; Jay Tee Bee Holding Co to Central Union Gas Co, 519 Courtlandt av; mtg \$4,000; Dec19; Dec20'18 (R S \$1.50).

151ST st E (10:2642), ss, 105 w Wales av, strip 1x173.7; John G Gent et al to Cath B Gent, 611 Wales av; Feb20; Dec21'18.

161ST st E (9:2100), ns, 99.11 w Sheridan av, runs n115.7xw244.11 to es Grand blvd & concourse x68.4x— on curve 78.8 to 163rd x495.1 to beg, 1-sty & a fr dwg & vacant; also GRAND BLVD & CONCOURSE (9:2160), see 162d, 118.6x99.11 x117.4x100, vacant; also 162D ST E (9:2460), ss, 100 e



Grand Blvd & Concourse, 48.2x116.9x48.4x  
116.4, vacant; also 102D ST E (9:2460), ss,  
100 W Sheridan av, 48.3x116.2x48.4x115.8,  
vacant; C R Talbot, Farmington, Mich,  
Trustees, to Wm B Nesbitt, 259 W 108; mtg  
\$25,000; Oct30; Dec20'18 (R S \$50).

O C & 100  
161ST ST E, nec Grand Blvd & Concourse;  
see 161st E, ns, 99.11 W Sheridan av.

162D ST E, ss, 100 W Sheridan av; see  
161st E, ns, 99.11 W Sheridan av.

162D ST E, ss, 100 E Grand Blvd & Con-  
course; see 161st E, ns, 99.11 W Sheridan  
av.

162D ST E, see Grand Blvd & Concourse;  
see 161st E, ns, 99.11 W Sheridan av.

163D ST E, 100 E; see Forest av, 930.

164TH ST E, nwc Findlay av; see Findlay  
av, 1099-1101.

174TH ST E (14:3764), ws, 200 N Gleason  
av, 20x100; R E G Co to Edw H Jeffs, 1221  
Taylor av; mtg \$5,000; Dec9; Dec23'18.

nom  
177TH ST E (15:3903 & 3904), ss, 100.10

E Devoe av, runs e157.5x82.2x52.3x10 to  
Devoe av x94.1x100.10x100 to beg; also  
TREMONT AV or 177TH ST, ws, 340.1 S  
from angle formed by ss Tremont av & ws  
177th or Tremont av, 227.9x62.11 to Bronx  
River 224.3x100.3; Geo Rilling et al to  
Bronx Terra Firma Corp, 217 Bway; con-  
firmation & correction deed; Aug10; Dec  
21'18.

180TH ST, 719-23 E; see Clinton av,  
2101-5.

181ST ST E, nwc Vyse av; see Vyse av,  
2131.

184TH ST, 117 E; see Creston av, 2375.

184TH ST E (11:3143), ss, 64.1 se Tiebout  
av, runs sw92x82.73.2 to cl Bainbridge av  
(proposed) xne25x89.11 to 184th xn & w  
on curve 217.7 to beg, vacant; Lawrence  
Davis, Newark, NJ, to Secured Properties  
Corp, 233 Bway; mtg \$1,000; Apr1; Dec26  
'18 (R S 50c).

185TH ST, 441-9 E; see Park av, 4590.

185TH ST, 515 E; see Bathgate av, 2423.

185TH ST E, nec Grand Blvd & Concourse;  
see 185th E, ns, 160.8 W Valentine av.

185TH ST E (12:3305), ns, 160.8 W Valen-  
tine av, runs n128.6xw20xw67.6 to es Grand  
Blvd & Concourse (Nos 2850-56) xsl27xs  
17.11 to st xes9.1 to beg, 2-5-sty bk tnts;  
Hobart Realties Corp to Emma A Oest-  
ling, 2000 Grand Blvd & Concourse; mtg  
\$100,000; Dec17; Dec20'18 (R S \$45).

O C & 100  
222D ST E (16:4680), ss, 255 E Barnes av,

50x114, except part for st; John Muller,  
828 E 222, to Mary A Kunkel, 320 W 145;  
mtg \$3,500; Dec9; Dec23'18 (R S \$250).

O C & 100  
223D ST E (17:4824), ss, 405 W White

Plains rd, 100x114, except PLOT begins 102  
S 223d & 405 W White Plains rd, runs s12  
xw60x112x60 to beg; Herman Hunger to  
Frank Hunger, 651 E 222; Dec18; Dec20  
'18 (R S 50c).

nom  
Bathgate av, 2423 (11:3057), swc 188th

(No 515), 89.4x32, 5-sty bk tnt & str; Cen-  
tral Union Trust Co to Union Chemical  
Glassware Co, 206 Bway; B&S; Dec23; Dec  
26'18 (R S \$29).

O C & 100  
Belmont av, 2146 (11:3083), es, 186.8 N

181st, 24.2x167x24x164.1, 2-sty & b bk dwg;  
Rowland W Thomas, 2080 Anthony av, to  
Lucy Kirtland, 31 2 pl, Bklyn; Oct19'17;  
Dec24'18.

nom  
Belmont av, 2146; Lucy Kirtland to Lu-  
cile Giacini, 2115 Belmont av; Dec23; Dec  
24'18 (R S \$750).

O C & 100  
Clinton av, 2101-5 (11:3096), nwc 180th

(Nos 719-23), 70x107.2, 5-sty bk tnt & str;  
also CLINTON AV, 2111 (11:3096), ws, 70  
N 180th, 65.2x105, 5-sty bk tnt; Public Sq  
Realty Co to Gussie Morgenstern, 53 Lenox  
av; mtg \$130,000; Dec2; Dec20'18 (R S 50c).

nom  
Clinton av, 2101-11; Gussie Morgenstern

to Crown Operating Co, 320 Bway; mtg  
\$130,000; Dec2; Dec20'18 (R S 50c).

nom  
Clinton av, 2111; see Clinton av, 2101-5.

Concord av, 502 (10:2580), es, 79 N 147th,  
19.8x100, 3-sty bk tnt; S Desowitz, Inc, 105  
W 127, to Rudolph Jancowicz, 225 E 99;  
mtg \$5,000; Dec20; Dec21'18 (R S \$150).

O C & 100  
Creston av, 2375 (11:3173), nwc 184th

(No 117), 115.6x94.10x117x96, 2-sty & a fr  
dwg; August F Schmidt to Elise Schmidt,  
68 W 70; Dec21; Dec24'18 (R S \$1).

nom  
Courtlandt av, 830 (9:2406), es, 75 N

159th, 25x100, except part for av, 4-sty bk  
tnt & str; also COURTLANDT AV (9:  
2406), es, 98.5 S 160th, runs e66.4xno.4xw  
66.4 to av xs0.3 to beg; Frances Meiner,  
Forest Hill rd, Richmond, SI, to Kabee  
Realty Co, 55 Liberty; Dec1; Dec26'18 (R  
S \$3).

100  
Courtlandt av, es, 98.5 S 160th; see Court-  
landt av, 830.

Devoe av, es, 100 S Tremont av or 177th;  
see 177th E, ss, 100.10 E Devoe av.

Enochester rd (15:4209), es, abt 484.2 S  
Saratoga av, 25.1x118.9x25x116.5; Hudson P  
Rose Co, 7 W 45, to Kathryn Kennedy, 176  
W 82; Dec18; Dec20'18 (R S \$1).

nom  
Fieldston rd (13:3415M), ws, 423 N of

curve of the circle at Fieldston rd &  
246th, 82x120x90.6x120, vacant; Delafield  
Estate, a corp, to Richd F Bach, on  
Fieldston rd, ws, 150 S Goodridge av; mtg  
\$8,500; Aug30; Dec23'18 (R S \$2450).

100  
Findlay av, 1099-1101 (9:2434), nwc

166th, 34x100, 5-sty bk tnt & str; Tully  
Bldg Co to Louis Goldin, 923 Barretto;  
mtg \$27,500; Dec20'18 (R S \$1150).

O C & 100  
Findlay av, 1108 (9:2434), es, 78.4 N 166th,

33.4x190, 4-sty bk tnt; E R Holding Corp, n  
85 E 177, to Lester S Williams, 305 E  
169; mtg \$20,000; Oct9; Dec23'18. O C & 100

Forest av, 930 (10:2658), sec 163d (No  
750), 17.9x95, 3-sty fr tnt & str; Alfred  
Goldberg to Louise Ebling, 803 Eagle av;  
Feb9'13; Dec24'18 (R S \$3).

nom  
Fox av (17:5008), es, 225.2 S Kingsbridge

rd, 20x100; general assign; Timothy O'Con-  
nell to Cath O'Connell, 2234 1 av; Oct1'15;  
Dec24'18 (R S 50c).

nom  
Grand Blvd & Concourse, see 162d; see

161st E, ns, 99.11 W Sheridan av.

Grand Blvd & Concourse, nec 161st; see

161st E, ns, 99.11 W Sheridan av.

Grand av (11:3212), ws, 150 N 184th, 62.6  
x126.5x93.4x136.10, vacant; Hy U Singhi to  
John O'Leary, 2218 University av; mtg  
\$5,000; Dec20; Dec23'18 (R S \$2).

O C & 100  
Grand Blvd & Concourse, 2850-6; see

198th E, ns, 160.8 W Valentine av.

Hughes av, 2854 (11:3014), es, 100 S  
187th, 20x87.6, 5-sty bk tnt & str; Rev  
Dan Burke to Adelina Marinucci & Mari-  
etta Ciampoli, 2364 Hughes av; mtg \$16,  
000; Dec12; Dec23'18 (R S 50c).

nom  
Marmion av, 1902 (11:2960), es, 25 N

Fairmount pl, 25x97.9x25x96.3, 3-sty bk tnt;  
Julia B Merrill, 340 W 71, to Service Realty  
Co, 7 E 42; mtg \$6,000; Dec20; Dec21'18 (R  
S \$3).

O C & 100  
Matilda av (17:5067), nws, 205 se 249th,

50 x 100, So Washingtonville; Frank  
Schwartz, 50 East End av, to Mathias Potu-  
zak, 4439 Matilda av; Dec20; Dec26'18 (R S  
\$150).

1,325  
Park av, 4520 (11:3030), ws, 91.5 S 183d,

24x80.5x24x80.6, 3-sty bk tnt & str; Teresa  
Montenegro Gubitosi to Pasquale Gubi-  
tosi, 4440 Park av; mtg \$8,500; May23'10;  
Dec23'18.

nom  
Park av, 4590 (11:3039), nec 185th (Nos

441-9), 100x100, 2-5-sty bk tnts; Hampton-  
Suffolk Corp to Acra Realty Corp, 540  
Bergen av; AL; Dec16; Dec20'18 (R S 50c).

nom  
Perry av, 3276 (12:3347), es, 250 S 209th,

25x100, 2-sty fr dwg; John C Hoenning  
to Adam Stengle, 3216 Perry av; mtg \$4,  
500; Dec14; Dec21'18 (R S 50c).

nom  
Roccamoreau av (12:3337), ws, 425 N

208th, 40.4 x 107.6x10.10 x 100; Harriet  
Canning, 2987 W 30, Coney Island, NY, to Mon-  
teure Home & Hospital for Chronic Dis-  
eases, 210th & Gun Hill rd; Dec19; Dec23  
'18 (R S \$2).

O C & 100  
Sound View av (14:3436, 3437, 3445, 3446,

3447, 3448, 3449, 3450, 3456, 3457, 3458, 3459,  
3460, 3461, 3462), ns, 111.1 se from a point  
the co-ordinates of which are 10,373,169 N  
& 30,710,306 W from a point adopted as an  
origin in conformity with U S Coast &  
Geodetic Survey, runs ne92.6 & 100 & 100  
& 100 & 100 & 100 & 40 & 60 & 100 & 100 &  
100xse100 & 100 & 100 & 100 & 100 & 100 &  
100xne163.8 to mean h w line Pugsleys  
Creek xne— to cl Pugsleys Creek xsw— to  
mean h w l said creek xsw122.7 & 99.11 &  
100 & 100 & 52.4 to av xnw1,151.3 to beg;  
also land under water bet high & low  
water mark Westchester Creek, adj above,  
contains 11 604-1,000 acres; Francis K Pen-  
dleton, TRSTE Jas H Benedict, to Le  
Grand L Benedict, Cedarhurst, LI; Chas W  
Benedict, Normandie, Mo; Elliot T Bene-  
dict, 144 E 56; Alida A Bliss, 30 E 60, &  
Francis K Pendleton, 7 E 86, TRSTES for  
benefit Jas H Benedict, under will Jas H  
Benedict; B&S; Apr30; Dec24'18.

nom  
Southern Blvd, 911 (10:2723), ws, 124 N

Barretto, 76x106, 5-sty bk tnt & str; Hy  
Morgenthau Co to Utility Realty Co, 30 E  
42; B&S; Dec18; Dec20'18.

nom  
Stebbins av, 1241 (10:2694), ws, 120 S

169th, 20x100, 2-sty & b fr dwg; Fredk  
William Co to Anna Jensen, 1241 Stebbins  
av; mtg \$5,500; Dec20'18 (R S \$1).

O C & 100  
Stebbins av, 1279; see Chisholm st, ws,

165.3 S Freeman.

Story av, 2130 (14:3686), ss, 239.8 E Olm-  
stead av, 25x103.1; Wm F Angus to Alfred  
W Wattenberg, 426 Palmetto av, Daytona,  
Fla; QC; Dec19; Dec24'18.

nom  
Story av, 2130; Alfred W Wattenberg,

of N Y, to Fred G Merkle, 560 Wales av;  
Dec23; Dec24'18 (R S \$150).

O C & 100  
Tiebout av, 2489 (11:3148), ws, 102.2 S

Fordham rd, 50x105, 5-sty bk tnt; Saml M  
Schwab, Jr, to Beatrice S Weil, 52 E 75;  
mtg \$33,000; Nov15; Dec21'18 (R S \$21).

nom  
Townsend av (11:2847), ws, 100 S 174th,

50x100, vacant; Julia Ring, of Platte Clove,  
NY, to Robt Benenson, 225 E 174; B&S &  
CaG; mtg \$4,000; Nov18; Dec23'18 (R S \$2).

nom  
Townsend av (11:2847); same prop; Robt

Benenson, 255 E 174, to Martha Mulligan,  
1474 Shakespeare av; mtg \$4,000; Dec21;  
Dec23'18 (R S \$1).

O C & 100  
Valentine av, 2120 (11:3144), es, 400.11 N

180th, 25.4x113.11x25x110.9, 2-sty & b bk  
dwg; Forssgren Realty Co to E M & H K  
Real Estate & Contracting Corp, 258  
Bway; mtg \$5,000; Dec18; Dec20'18 (R S  
\$2).

nom  
Valentine av, 2120; E M & H K Real Es-  
tate & Contracting Corp to Edw Murphy,

308 W 154; mtg \$5,000; Dec19; Dec20'18 (R  
S \$2).

O C & 100  
Vyse av, 1151 (10:2752), ws, 300 N 167th,

20x100, 3-sty bk tnt; Fredk C McLaughlin,  
31 Barker av, City Island, to Danl F Far-  
rell, 11 E 102; Dec18; Dec20'18 (R S \$8).

O C & 100  
Vyse av, 2131 (11:3129), nwc 181st, 73x

99.11x70.7x100, 5-sty bk tnt; Public Sq  
Realty Co to Gussie Morgenstern, 53 Lenox  
av; mtg \$66,000; Dec2; Dec20'18 (R S 50c).

nom  
Vyse av, 2131; Gussie Morgenstern to

Crown Operating Co, 320 Bway; mtg \$66,  
000; Dec2; Dec20'18 (R S 50c).

nom  
Weeks av (11:2792), es, 95 N 173d, 50x

95, vacant; Elted Corp, 215 Montague,  
Bklyn, to Hy M Greenberg, 34 W 119; mtg  
\$3,000; Dec23; Dec24'18 (R S \$550).

O C & 100  
Westchester Old rd (15:4238 & 4239), ss,

at es land Frank Buckel, also — w  
Eastern Blvd, 109.8x296x102.8x355, except

pt for Lafe av; Hartley G Pelletier, ref, to  
Edwin L Kalish, 1 W 85; FORECLOS Dec  
19; Dec20; Dec23'18 (R S \$5).

5,000  
West Farms rd, 1446-8 (11:3017), es,

275.9 S 142d, 100.5x323.1 to Bronx River a  
100x301.5, 2-sty bk office, 1 & 2-sty bk  
stable & 1-sty bk garage & fr bldgs of  
bk yard; John Bell Co to John J Bell,  
Upper Nyack, NY; mtg \$30,000; May21'17;  
Dec23'18.

nom  
Wheeler av, 1218 (14:3772), es, 190 N

Westchester av, 40x100; Dora Schlesinger,  
940 E 180, to Maria Theurer, 490 E 184;  
mtg \$20,000; Dec23; Dec24'18 (R S \$7).

O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Bronx.

Cannon pl, es, 118.9 S 238th; see Cannon  
pl, es, 100 S 238th.

Cannon pl (12:3258), es, 100 S 238th, 18.9  
x100, 2-sty & b bk dwg; also CANNON PL  
(12:3258), es, 118.9 S 238th, 18.9x100, 2-sty  
& b bk dwg; re mtg; Eliz H Sullivan to  
McGill Real Estate Co of N Y, —; Dec  
17; Dec20'18.

nom  
166TH ST, 315 E; see Findlay av, 1099-

1101.

177TH ST or Tremont av (18:5440, 5443,  
5439, 5547, 5494, 5496, 5498, 5499, 5518,  
5520, 5522, 5523, 5528 & 5529), from Ft  
Schuyler rd to mean h w line L I Sound;  
order of court appointing Edw D Dowling,  
Thos F Duffy & Chas W Hailey, Jr, as  
Commissioners of Estimate and Assess-  
ment; Dec19; Dec23'18.

Findlay av, 1099-1101 (9:2434), nwc 166th

(No 315), 34x100, 5-sty bk tnt & str; re  
mtg; John L Thomas to Tully Bldg Co, 305  
E 166; Dec20; Dec21'18.

nom  
Findlay av, 1099-1101 (9:2434), nwc 166th

(No 315); re assign rents; same to same;  
Dec20; Dec21'18.

nom  
Findlay av, 1099-1101 (9:2434), nwc 166th

(No 315); re judgmt; David Mintz to same;  
Dec20; Dec21'18.

nom  
Grand av (11:3212), ws, 150 N 184th, 62.6

x126.5x93.4x136.10, vacant; re mtg; Fredk  
H Levey, Elizabeth, NJ, to Hy U Singhi,  
1 Fordham rd E; Nov10; Dec23'18.

nom  
Vyse av, 1151 (10:2752), ws, 300 N 167th,

20x100, 3-sty bk tnt; re mtg; Hy Meyer to  
Freck C McLaughlin, 31 Barker av, City  
Island; Dec14; Dec20'18.

nom

## LEASES.

### Borough of Manhattan.

DEC. 20, 21, 23, 24 & 26.

Chambers st, 91-3 (1:149); also READE  
ST, 73-5, str, bs & sub bs; F Augustus  
Schermerhorn & Elien S Auchmuty to N Y  
Beiting & Packing Co, by Jas H Cobb, pres;  
3yr May1'19, option for ren of 2y at \$16,000  
& for a further ren; Oct19; Dec21'18. 15,000

Congress st, 1-5; see Houston, 179 W.

Division st, 109-11 (1:283), sec Pike (No  
1), 56x70, al; Jas P Foster, TRSTE will  
Wm R Foster, to Julius Kaplan, 368 Grand;  
from Jan1'15 to Dec31'19; 6y ren at \$5,700;  
Dec10; Dec23'18. taxes & c & 5,400 & 5,700

Greenwich st, 78 (1:18), str; Danl J  
Faour et al, hrm D J Faour & Bros, to  
Anchor, Maritime & Commercial Union, 78  
Greenwich; 5yr Dec1'18; Dec14; Dec20'18.

1,500 & 1,800  
Greenwich st, 563-5 (2:598); assign Ls

dated Apr12'01; Frederic C Johnson & L  
Roy Curtiss, as receivers of Gordon &  
Dilworth to Frank J Gunther; AT & QC;  
AL; Mar31'16; Dec20'18.



56TH st, 110 W (4:1008), all; Euphemia S Conin to Amedeo Cristiani, 100 E av, & ano; 19-12y1 Jan19; Dec19; Dec20'18.

taxes &c & 2,400 & 2,200  
64TH st, 120 E (4:1398), ss, 210 w Lex av, 20x100.5, all; sur Ls dated Dec23'07; Helen Henderson to Beekman Estate, a corp, 7 E 42; Dec20'18. nom

66TH st, 42 W (4:1209), all; 58 & 60 Manhattan Av Corp to Ararat Realty Corp, 119 Bway; 6 mos from Dec20'18; Dec20; Dec21'18. per mo 16.66 or total for term 100  
58TH st E, sive Madison av; see Madison av, sive 98th.

101ST st, 331-41 E (6:1673), all; Nebo Realty Co, 175 E 79, to Harry Klibanoff, 39 E 101, & Hyman Klibanoff, 57 E 101; 5y1 Dec1'18; Dec1; Dec20'18. 8,850 to 9,450

104TH st, 233-5 W (7:1879), all; Ernst Haertel, of Leipzig, Germany, to Robwig Realty Holding Co, 219 W 100; 5y1 Sept 1'18; Sept17'16; Dec21'18. 5,800

Av C, 33-7 (2:386), nwc 3d (No 259), str & b; Katie Cohen to Elias Litt, 139 W 112; 5y1 May1'18; Dec9; Dec20'18. 1,620

Av C, 33-7; assign above Ls; Elias Litt to Julius Cooper, 33-7 Av C; sub chattel mtg \$1,000; Dec10; Dec20'18. nom

Amsterdam av, 2184 (8:2125), str & b; Kath Geibel, 461 W 164, et al to Abr & Nathan Chalef, 226 Ams av, 3y1 Feb1'19; 2y rem; Dec1; Dec21'18. 480

Madison av (6:1603), swc 98th, str & b; Harry Switzer to A Lapschitz, 1412 Mad av, 5y1 Jan1'19; Dec1; Dec20'18. 540 & 900

2D av, 560 (3:936), str, b & 2d fl; Adam J Klinger, 243 E 31, to Louis O Gentzsch, 217 E 40; 3y1 Jan1'19; Dec16; Dec20'18. 1,140

6TH av, 394-6 (3:826), nec 24th, all; Mechl P Rich, 32 W 88, to Wm Milner, 234 E 23; 5y1 Feb1'19; Dec1; Dec21'18. 3,900

61H av, 612 (3:837), sec 36th, str, 25x—, & pt b; Saml Gruber, 86 W 113, to Schulte Realty Co, 386 Bway; 10y1 Dec1'18; Dec3; Dec21'18. 6,000

8TH av, 482; see 8 av, 484.

8TH av, 484 (3:784), str fl & b; also 8TH AV, 482, rear pt of str, 20x24 & all of b; John Meehan, of Forest Hills, B of Q, to Peter Donahue, 261 W 21; 5y1 Oct1'22; Dec17; Dec21'18. 4,000

16TH av, 748 (4:1060), sec 51st, str & pt b; Anna A Kilker to Alex S Kraemer, 324 W 31, 5y1 May1'19; Dec18; Dec21'18. 1,650

## LEASES.

### Borough of Bronx.

DEC. 20, 21, 23, 24 & 26.

148TH st, 367 E (9:2327), str & c; Wm Oppenheim (receiver) to Louis Rothbart, doing business as L & R Lunch & Bakery, 1536 Vyse av; 5y1 Dec20'18; Dec20; Dec24'18. 600 to 900

Alexander av, 308 (9:2305), all, Max L Balene, 37 Wegman Pkway, Jersey City, NJ, to Fortunato Colantuoni, 266 Wyckoff, Bklyn; 10y1 Jan1'19; option 10y1 renewal at \$1,000 per yr; Dec24; Dec26'18. 6,500 & 7,000

Elton av, 724 (9:2577), 4-sty bldg; Margaretha G Gerken, 465 E 155, to Selig Snerr, 340 E 149, & ano; 10y1 Jan1'19; Dec7; Dec26'18. 2,400

Morris av, 1927 (11:2828), 5th str; Erda Realty Co to Louis Starace, 1927 Morris av; 5y1 Jan1'19; Dec18; Dec21'18. 2,700

## MORTGAGES.

### Borough of Manhattan.

DEC. 20, 21, 23, 24 & 26.

Elizabeth st, 120-31 (2:470), ws, 60.5 s Broome, 34.4x23.8x34x23.8; July1; Dec21'18; 3y6%; Georgiana W Krenim to Josephine M Krenim, 219 E Chestnut st, Louisville, Ky. 1,300

Horatio st, 100-12; see Jane, 99-111.

Jane st, 99-111 (2:642), ns, 70 w Washington, 161x—; to ss Horatio (Nos 100-12) x11x—; PM; pr mtg \$90,000; Dec16; Dec20'18; due Jan1'24 or sooner, 6%; Geo Crissey, 30 Van Ripon st, Jersey City, NJ, to Harriet E Devoe, 59 Park av, NY, & Sarah A Hodson, 2505 Davidson av, as joint tenants. 70,000

Madison st, 350 (1:266), ss, 216.5 e Scammel, 23.6x95.1; PM; Dec20'18; due Jan1'24 or sooner, 5½%; Joe Kurtz, 115 E 101, to Jonas Scheuer, 801 West End av. 8,500

Morgan st, 100-11; see Stanton, 334-40.

Norfolk st, 85 (75) (2:352), mtg reads swc Delancey, ws, 100 s old line Delancey, 25x100, except pt taken for Delancey; leasehold; pr mtg \$14,000; Dec23; Dec24'18; due Aug23'20, 6%; Hy M Greenberg, 34 W 119, to Rudsim Realty Corp, 135 Bway. 5,500

Rivington st, 118 (2:354); ext of mtg for \$3,500, being \$1,000 owned by party 2d pt, extended for life without int, & \$2,500 owed by party 3d pt, by semi-annual installments of \$250 from July1'19. —; Dec23; Dec26'18; Miriam Tuckman, 719 E 19, with Nathan Tuckman, 104-6 E 4, party 2d pt, & Ida Spies, 27 W 111, party 3d pt. nom

Rivington st, 202-4 (2:344), ns, 50 e Ridge, 50.7x90x50.8x90.1; pr mtg \$59,000; Oct23'17; Dec20'18; 3y6%, Saml Fleck, Sr, to Bessie Pekelman, 230 E 72. 6,000

South st, 91 (1:74), nws, 66.6 from w cor Fulton, runs nel8.6xwn59.10xsw1.10xwn9.7xsw1.10xse69.6 to beg; PM; Dec20; Dec21'18; 5y or sooner, 5%; John A Lopez, 39 Bainbridge, Bklyn, to Anna R Milton, 405 Park av, & ano, trstes will Wm F Milton. 12,000

Stanton st, 334-40 (2:325), nwc Mangin (Nos 109-11). 79.8x70; Dec18; Dec21'18; due Dec5'21, 5½%; Enterprise Warehousing Corp, 78 Broad, to Maiden Lane Savings Bank, 170 Bway. 35,000

Stanton st, 334-40, nwc Mangin (Nos 109-11); certf as to mtg \$35,000; Dec18; Dec21'18; same to same.

Suffolk st, 110 (2:348), es, 175 s Rivington, 25x100; pr mtg \$22,000; Nov23; Dec21'18; due Sept1'23, 5%; Aaron & Harriet Stone, 23 E 124, to Herman Liberman, 2178 Bway, & Sam Stone, 226 W 70. 3,000

13TH st, 234-40 W; see Greenwich av, 112-18.

17TH st, 26-32 W (3:818), ss, 403 w 5 av, 93.6x92; PM; pr mtg \$277,500; Dec20; Dec21'18; due & int as per bond; Normar Real Estate Corp, 170 Bway, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 30,000

24TH st, 310 E (3:929), ss, 175 e 2 av, 18.9x98.9; PM; Dec23; Dec24'18; due & int as per bond; Jos Dondero, 360 Ocean av, Jersey City, NJ, to John E, Chas E H & Alfred N Phillips, all at Glenbrook, Conn. 5,000

26TH st, 230 E (3:906); ext of mtg for \$20,000 to May1'21, 5%; May10; Dec21'18; Trustees of the Lawrenceville School with Jennie Silverman, 230 E 26. nom

31ST st, 124 W (3:806); ext of mtg for \$7,500 to Dec13'23, 5%, & that mtg for \$11,000 made by Jos I West & ano, rec Sept13, 1892, on 31st, 126 W, ss, 305 w 6 av, 20x131.6x20.5x127.6, shall be paid at option of party 2d pt; Nov1; Dec23'18; Frances E Johnson et al with Bowers Savgs Bank, 128 Bowers (R S \$3.75). nom

31ST st, 126 W; see 31st, 124 W.

49TH st, 130 W (4:1001), ss, 400 w 6 av, 25x100; Dec20; Dec21'18; 5y or sooner, 5½%; Antonio F Mazzetti, 103 W 49, & Roza L Barzaghi, 130 W 77, exrs &c Sophia A Mazzetti, to Union Sq Savgs Bank, 18,000

53D st, 114-6 W (4:1005), ss, 225 & 243.9 w 6 av, 2 lots, each 18.9x100.5; 2 PM mtgs, each \$5,000; Dec23; Dec24'18; 3y or sooner, 5½%; Bisco Company, Inc, 25 Broad, to Jas I Gulick, 1405 10th st, Coronado, Cal. total 10,000

66TH st, 240 E (5:1414), ss, 163.8 w 2 av, —; ½ pt, & life estate in other ½ pt; party 2d pt also holds pr mtg \$2,000; Dec9; Dec26'18; 1y7½% net; Emma J A de Bernales, 1 Morpeth ter, Victoria st, Westminster, London, Eng, to Frederic C T Mortimer, 85 Hatton Garden, London, Eng. 800

73D st, 227-9 E (5:1428), ns, 200 w 2 av, 50x102.2; PM; Dec21; Dec24'18; due Dec23'21, 5½%; Elias Rosenbaum to Equitable Trust Co of N Y, 37 Wall. gold 12,000

73D st, 273 W (4:1165), ns, 100 e West End av, 18x102.2; PM; pr mtg \$18,000; Dec20; Dec21'18; due Aug20'21, 6%; Julia E Merrill, 340 W 71, to Service Realty Co, 7 E 42. 2,000

81ST st, 203-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; pr mtg \$407,000; also HAVEN AV, 325 (8:2177), nec 180th (No 875), 129.1x92.1x123x125; pr mtg \$—; Dec16; Dec20'18; due June30'19, 6%; Winter & Wilkes, Inc, to Rose Soroch, 256 N Main st, Waterbury, Conn. 16,000

84TH st, 234 E (5:1529), ss, 177.11 w 2 av, 25.5x102.2; Nov29; Dec23'18; due & int as per bond; Charlotte Ottes (Haist) to Title Guar & T Co. 4,000

84TH st, 234 E; sobrn of mtg for \$1,000 rec Aug7'16 to above mtg \$4,000; Nov29; Dec23'18; Hugo Martins, 516 E 83, with same. nom

84TH st, 250-6 W; see Bway, 2309-15.

93D st, 175 E (5:1522), ns, 250.5 w 3 av, 29.11x100.8; Dec6; Dec21'18; 3y5½%; Leona Holding Corp, 217 Bway, to Hugh Reilly, 358 W 51. 12,000

93D st, 175 E; certf as to mtg \$12,000; Dec6; Dec21'18; same to same.

99TH st E (6:1671), ns, 285 w 1 av, 74x 100.11; PM; pr mtg \$—; Dec23; Dec26'18; due June23'19 or sooner, 6%; Quick Service Wet Wash Laundry Co to Milton M Silverman, 207 W 110, et al, exrs &c Clementine M Silverman. 1,000

99TH st E (6:1671), ns, 359 w 1 av, 37x 100.11; PM; Dec19; Dec26'18; due Jan1'22, int as per bond; Quick Service Wet Wash Laundry Co, 302 E 98, to Mutual Life Ins Co of N Y. 5,500

104TH st, 66 W (6:1599), ss, 75 e Lenox av, 25x100.11; pr mtg \$34,500; Dec17; Dec20'18; 1y6%; 66 West 116th St, Inc, to Abr Weintraub, 379 E 10. 3,000

117TH st, 450 E (6:1710), ss, 94 w Pleasant av, 28.11x100.10; Dec23; Dec24'18; due Dec20'21, 6%; Amerigo Vespucci Realty Co to Florence Plonsky, 320 Riverside dr, et al, exrs Gustave Plonsky. 7,500

117TH st, 450 E; certf as to mtg \$7,500; Dec20; Dec24'18; same to same.

117TH st, 146 W (7:1901), ss, 200 e 7 av, 25x100.11; Dec10; Dec23'18; due Dec1'20, 6%; Eliz Bauer, 197 Bay 31st, Bklyn, to Adolph Metzger, 55 Agnes pl, Glendale, E of Q. 1,200

120TH st, 9 W (6:1720), ns, 146 w Mt Morris Park W, 18x100.11; PM; Dec18; Dec24'18; due Jan1'24, 5%; Ida Rubin to Leon Kamaiky, 61 E 80. 7,000

125TH st, 44 W (6:1722), ss, 451.8 w 5 av, 20.10x100.11 Dec20; Dec21'18; 5y or sooner, 5½%; Antonio F Mazzetti, 103 W 49, & Rosa L Barzaghi, 130 W 77, exrs &c Sophia A Mazzetti, to Union Sq Savgs Bank. 24,000

127TH st, 250 W (7:1932), ss, 366.8 e 8 av, 16.8x99.11; Dec24'18; 3y5%; Louisa B Nelson, 329 So Bway, Yonkers, NY, to Edw E Close, 2 E 92. 5,000

129TH st, 23 E (6:1754), ns, 126.8 w Mad av, 16.8x99.11; PM; Dec20; Dec26'18; due Nov15'23, 5%; Winfred Limbacher, 23 E 129, to Citizens Savgs Bank, 56 Bowers. gold 5,600

129TH st, 249 W (7:1935), ns, 481.3 w 7 av, 18.9x99.11; PM; pr mtg \$3,500; Dec18; Dec20'18; installs, \$60 monthly or sooner, 6%; Willie May Schofield to Sol Riley, 156 W 35. 1,900

137TH st, 290 W (7:1942), ss, 135 e 8 av, 15.6x99.11; ext of mtg for \$8,250 to July 13'21, 5½%; Dec12; Dec23'18; Wm J Romaine, of Morristown, NJ, with Jay-Em-Arr Realty Co, 420 W 58 (R S \$4.15). nom

180TH st, 875 W; see 81st, 203-11 W.  
Broadway, 2309-15 (4:1231), swc 84th (Nos 250-6), 102.2x111.5x102.2x112.7; ext of mtg for \$190,000 to Mar1'23, 5½%; May6; Dec20'18; Charlotte R Lee with Metropolitan Life Ins Co (R S \$95). nom

Broadway, 2309-15 (4:1231), swc 84th (Nos 250-6); ext of mtg for \$30,000 to Mar 1'23, 5½%; May6; Dec20'18; Charlotte R Lee with Metropolitan Life Ins Co (R S \$15). nom

Greenwich av, 112-18 (2:617), es at sws 13th (Nos 234-40), runs s111.11xe71.8xne 8.8 to 13th xnw132.7 to beg; pr mtg \$30,000; Dec24'18; 2y6%; Annie M Devery, 116 Riverside dr, to Simon M Goldsmith, 302 Convent av. 5,500

Haven av, 325; see 81st, 203-11 W.

West Broadway, 480-2 (2:516), ws, 73.3 s Houston, 48.10x75; pr mtg \$—; Dec20; Dec21'18; due & int as per bond; Annie I & Maud E Knapp, of Montclair, NJ, to Union Dime Savgs Bank. 1,500

West Broadway, 480-2; ext of mtg for \$14,000 to Nov1'23, —; Dec20; Dec21'18; same with same. nom

6TH av, 838 (5:1263), es, 75.4 n 47th, 25.1 x78.9; Dec18; Dec20'18; due & int as per bond; Kate M Smith, Anna K Eccles & Henry A & Fredk W Koelsch to Title Guar & T Co. 28,000

6TH av, 877 (4:1002); ext of mtg for \$21,000 to Nov1'21, 5%; Dec6; Dec21'18; Helen Somborn & Sidonia Kaufman with St Marys Free Hospital for children, 405 W 34 (R S \$10.50). nom

6TH av, 877; ext of mtg for \$4,000 to Nov 1'21, 5%; pr mtg \$21,000; Dec6; Dec21'18; same with same (R S \$2). nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

4TH st, Troy, NY (misc); certf as to mtg \$198,000; Dec14; Dec26'18; F F Proctor Troy Properties Co to Edw Murphy.

Certificate as to mtg \$—; Oct31; Dec 20'18; Challenge Printing Co to Blanche Grenebaum.

Certificate as to mtg \$—; Nov22; Dec 20'18; Challenge Printing Co to David Grenebaum.

Certificate as to mtg \$—; Dec18; Dec 20'18; Buckeye Press, Inc, to Blanche Grenebaum.

South Broadway, Yonkers, NY (misc), nwc Prospect; certf as to mtg \$198,000; Dec14; Dec26'18; Yonkers Theatre Corp to Edw Murphy.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Manhattan.

DEC. 20, 21, 23, 24 & 26.

Hamilton st, 38 (1:253); American Mtg Co to Wm C Bowers; (A) Scott, Gerard & Bowers, 46 Cedar (\$12,000, Nov17'03); Dec 26'18. 12,230

Norfolk st, 85 (2:352), swc Delancey (Nos 125-9), 24.8x100; Millie Hellingier to Dividend Realty Corp, 215 Montague, Bklyn, ano; (A) N Y Title & Mtg Co (\$10,000 (now \$6,000), Oct20, 1892); Dec24'18. 6,000

West Washington pl (2:552), nes, 176 nw MacDougal, 22x97; 1-6 pt; AT; Edgar U Reynolds, at Scarsdale av, Yonkers, NY, to Grace C Melville, 123 Urban st, Mt Vernon, NY; (A) Herbert D Lent, 22 W 1, Mt Vernon, NY (\$1,000, Dec30, 1898); Dec24'18. 1,000

28TH st, 127 W (3:804); Leah S King to Title Guar & T Co (\$18,000, Jan4'16); Dec 20'18. 18,000

43D st, 255-61 W (4:1015); Benenson Realty Co, 509 Willis av, to Laura E Walker, 538 W 179; (A) McLaughlin & Stern, 15 William (\$11,000 (now \$8,000), Mar6'17); Dec23'18. O C & 100

43D st, 255-61 W (4:1015); Laura E Walker to Annie Roberts, 7 E 105; (A) same (same mtg); Dec23'18. O C & 100

60TH st, 411 E (5:1455); Real Estate Mtg Co of NJ to Rossie A Caldwell; (A) Blandy, M & S, 37 Wall (\$20,000, Mar7'10); Dec24'18. an int of 10,000

75TH st, 25 W (4:1128); Bklyn Trust Co to Chas H Hastings, 370 Madison av; (A) Saml Riker, Jr, 19 Cedar (\$22,000, Sept22 '15); Dec21'18. 22,000

76TH st, 222 E (5:1430); Hannah Wal-lach to Francis L Oswald, 523 W 138; (A) Albt Zimmermann, 206 Bway (\$3,250, Apr5 '07); Dec20'18. 2,025.77

93D st, 36 W (4:1206); Frances E Ans-bacher to Title Guar & T Co (\$20,000, Jan 29'14); Dec26'18. 20,000

100TH st, 147 W (7:1855); Lincoln Trust Co, 240 5 av, to Saml D Southmayd, 227 N Walnut st, East Orange, NJ; (A) Philemon Woodruff, 738 Broad st, Newark, NJ (\$20,000, Feb20'07); Dec24'18. nom

100TH st, 147 W; Saml D Southmayd to Philemon Woodruff, 40 N Walnut st, East Orange, NJ; (A) same (same mtg); Dec 24'18. 5,000

103D st, 122 E (6:1630); Leonard Klein to Lillian Klein, both at 790 Riverside dr; (A) Leonard Klein, 2 Rector (\$41,000 (now \$36,000), Aug24'11); Dec26'18. nom



104TH st, 234-6 E (6:1652); Geo Vassar, Jr, et al, exrs Geo Vassar, Sr, to Geo Vassar, Jr, 153 W 22; (A) Lawyers Title & T Co (\$88,000 (now \$33,700), Aug'06); Dec26 '18. 33,700

117TH st, 450 E (6:1710); Noel B Sanborn, exr Cordelia Smith, to Julius W Mannebach, 451 E 122; (A) Baylis & Sanborn, 37 Liberty (two mtgs, each for \$1,000, Oct'12); Dec24'18. 2,000

117TH st, 450 E; same, as exr Wm I Paulding, to Noel B Sanborn, 47 Brevoort pl, Bklyn, et al, sub trstes Isaac G Pearson; (A) same (\$4,000, Oct'12); Dec24'18. 4,000

117TH st, 427 W (7:1961); Title Guar & T Co to Denonian Realty Corp, 878 Bway; (A) Watson, K & S, 68 William (\$13,000, Dec4'10); Dec20'18. 13,000

120TH st, 340 E (6:1796); Lawyers Title & T Co to Harriet W Winslow; (A) Lawyers Title & T Co (\$7,500, Oct26'00); Dec23'18. 7,500

120TH st E (6:1796), ss, 190 w 1 av, 20x 100.11; Harriet W Winslow to Lawyers Mtg Co (\$4,500, Oct26'06); Dec23'18. 6,500

121ST st, 246-8 W (7:1926); John S Sutphen to Mira Wagner, 23 Evergreen pl, East Orange, NJ; 1/2 pt; (A) Cannon & C, 135 Bway (\$1,500, Jan24'18); Dec24'18. 500

121ST st, 246-8 W (7:1926); Geo S Kebabian, 503 W 144; Berthe Wagner, 246 Madison, Bklyn, & Mira Wagner, 23 Evergreen pl, East Orange, NJ, to Edgar S Appleby, at Glen Cove, LI; (A) same (same mtg); Dec23'18. 7,613.80

123D st, 120 W (7:1917); Eagle Savgs & Loan Co to Clinton Trading Corp, 186 Remsen, Bklyn (\$7,000, May29'13); Dec21 '18. nom

179TH st, 506-8 W (8:2152); Milliken Bros, Inc, at Milliken, Richmond Co, NY, to Abr Ruth, 445 Audubon av (all RT&I of \$5,000 in mtg \$—; Feb5'07); Dec24'18. nom

211TH st W (8:2207), sws, 100 se 10 av, 75x99.11; Adelheid Greite, of Bronx, to Frank B Hill, 2387 Walton av, Bronx; (A) Title Guar & T Co (\$2,500, Dec27'15); Dec24'18. 2,500

Av A, 266 (3:974); Louisa Faulhaber, 243 W 107, to Wilhelmina K Gronholz, 213 S 9th, Bklyn; (A) Adolph Waxenbaum, 277 Bway (\$2,000, June4'18); Dec20'18. nom

240 av, 1950 (6:1672); N E Vail & Co to N Y Title & Mtg Co (\$17,500 (now \$17,200), Oct2'06); Dec21'18. O C & 100

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Manhattan.

DEC. 20, 21, 23, 24 & 26.

Mangin st, 57 (2:323); Julius & Sadie Myer, 59 Mangin, to Lizzie Freund, 2551 Cooper av, Bklyn, & Emma Bogart, 350 South, Bklyn; (A) Wildes, Ewen & Patterson, 45 Cedar; Mar30'17; Dec23'18. 1,500

Monroe st, 107 (1:212); Fannie Frankel to Aug Ruff; (A) Lawyers Title & T Co, 160 Bway; Dec8'08; Dec20'18. 10,000

Monroe st, 111 (1:212); Fannie Frankel to Aug Ruff; (A) Lawyers Title & T Co; Dec8'08; Dec20'18. 10,000

Stanton st, 334-6 (2:325); County Engineering Co, 43 Cedar, to Maiden Lane Savgs Bank, 170 Bway; (A) A Roelker, 62 William; Dec15'15; Dec26'18. 24,000

27TH st E (3:883), ns, 140 e Lex av, 20x 98.9; Georgie A Grinley (Stelle) to Mutual Life Ins Co; (A) Lawyers Title & T Co; Apr24'18; Dec21'18. 2,000

49TH st W (4:1001), ss, 400 w 6 av, 25x 100; also 125TH ST (6:1722), ss, 451.3 w 5 av, 20.10x100.10; Sophia A Mazzetti to Fifth Av Bank of N Y, 530 5 av; (A) Wm C Orr, 51 Chambers; Oct8'17; Dec23'18. 25,000

51ST st W (4:1022), ss, 221 e 8 av, 17x 100.5; Matthew & Sarah C Beattie to Walter Keys, individ & sole trste will Edw Keys; (A) Wm H Blain, 256 Bway; Feb3 '13; Dec24'18. 20,000

84TH st E (5:1529), ss, 177.11 w 2 av, 25.5x 102.2; Charlotte Faist, 322 E 83, to Mary M Lippold, extrx will Hy F Lippold, 328 E 87; (A) Title Guar & T Co; Dec10'14; Dec24'18. 3,000

86TH st E (5:1565), ss, 97.7 w Av A, 40.6x102.2; Morris S & Annie Rubin et al to Jos S Imerman, 914 So blvd, Bronx; (A) Moses Goodman, 287 Bway; Jan7'07; Dec23'18. 15,000

89TH st, 110 E (5:1517); Marie M Adicks, 1339 University av, Bronx, to Jacob & Marie Schassberger, 1777 1 av; (A) Sommer & S, 277 Bway; Oct3'16; Dec23'18. 1,500

93D st, 175 E (5:1522); Sender & Bertha Feldmark to Sir Lea Corporation; (A) De Witt, Lockman & De Witt, 88 Nassau; July 6, 1898; Dec23'18. 20,000

94TH st W (4:1241), sws, 147 w Bway, 78x100.8; Alfred H Ackers to Helen H Peters; (A) Jas S Lawson, 11 John; Sept 23'10; Dec24'18. 80,000

107TH st W (7:1892), ns, 222 e Riverside dr, 19x100.11; Clara B Meyer to Herman Goldman; (A) Butcher, T & F, 1 Mad av; June6'05; Dec24'18. 15,000

117TH st E (6:1710), ss, 94 w Pleasant av, 28.11x100.10; Amerigo Vespucci Realty Co to Julius W Mannebach; (A) Baylis & Sanborn, 37 Liberty; Sept30'12; two mtgs; same prop; same parties; Dec24'18. each for 1,000

117TH st E (6:1710), ss, 94 w Pleasant av; same to Jas K Paulding, Edw K Van Winkle & Geo R Sanborn, sub-trstes will Isaac Green Pearson; (A) same; Sept13 '12; Dec24'18. 4,000

118TH st, 503 E (6:1815); Anna Beutzen, 130 E 91, to General Theological Seminary of the P E Church in the U S, 175 9 av; (A) Title Guar & T Co; Aug3'11; Dec23'18. 12,000

127TH st, 250 W (7:1932); Isabella Hay to Louisa B Nelson, Yonkers, NY; (A) Chas H Dilley, 56 Wall; Jan4'07; Dec26'18. 10,000

Av A, 49 (2:431); Adolph Weiss, 51 Av A, to Barbara Volmer, Bellevue, Ohio, & Mary Lembrecht, 548 E 163; (A) Paskus, G & H, 2 Rector; May21'15; Dec20'18. 3,500

Audubon av (8:2153), nwc 180th, 100x 100; Lorenz F J & Reba E Weiher, tenants by entirety, to Jennie Smadbeck, 30 W 90; (A) Lindsay, Kalish & Palmer, 27 Wm; Mar28'11; Dec24'18. 17,000

Morningside av E (7:1944), sec 118th, 25.5 x100; Bergen Estates, Ridgewood, NJ, to W L Scott Lumber Co, Norwich, NY; (A) N Y, T & M Co; Apr28'14; Dec21'18. 11,000

5TH av, 1351 (6:1618); Solomon & Fannie Frankel to Aug Ruff; (A) Lawyers Title & T Co; Dec21'08; Dec20'18. 10,000

## MORTGAGES.

### Borough of Bronx.

DEC. 20, 21, 23, 24 & 26.

Gerard st (9:2294), nes, 124.5 se Bergen av, runs se54.3xne89.9xw105.1 to beg; pr mtg \$10,000; Dec23; Dec24'18; 5y5%; Wm F Smith, 954 E 181, to Walter E Phelps, 2731 Creston av. 3,000

Lyman pl, 1359 (11:2970); agmt modifying term of mtg; Dec19; Dec23'18; Martha Mulligan, 1474 Shakespear av, with Meyer Lichtenstein, 947 Longwood av, & ano. nom

Minford pl, 1434 (11:2977); ext of \$5,000 mtg to Oct31'21 at 5 1/2%; July9; Dec23'18; Mary Travers, 30 Villard av, Hollis, LI, with Ernestine Maass, 1551 So Blvd. nom

139TH st, 690 E (9:2284); ext of \$4,000 mtg of May1'20 at 5 1/2%; May15; due Dec 23'18; Mary C Kelly & ano, trstes Kate K Gallagher, with Eliz L Materne, Monroe, NY (R S \$2). nom

140TH st E, nec Courtlandt av; see Courtlandt av, nec 149.

166TH st E, nwc Findlay av; see Findlay av, nwc 166.

180TH st, 880 E (11:3123); leasehold, given to secure deposit of \$525 for performance of terms of Ls; Dec23; Dec24'18; 5y3%; Adolf Hollander to Moses Harlink, 2095 Honeywell av, & ano. 625

Arthur av (11:3070), es, 367 s 182d or rd from West Farms rd to Fordham, 25x 100, except pt for av; Dec20; Dec21'18; 5 y5%; Robert Roberts, 2150 Arthur av, to Thos W Jones, 584 W 152. 2,500

188TH st E, sec Bathgate av; see Bathgate av, 2423.

222D st E (16:4680), ss, 255 e Barnes av, 25x89.2; agmt spreading lien of mtg of \$3,500 to cover above premises & extending same to Dec21'21 at 5 1/2%; Dec20; Dec24'18; John Muller with Anne A Anderson, 259 Walnut st, Bloomfield, NJ, & ano (R S \$1.75). nom

222D st E (16:4680), ss, 255 e Barnes av, 30x114, except part for st; PM; pr mtg \$—; Dec9; Dec23'18; 3y5 1/2%; Mary A Kunkely to John Muller, 528 E 222. 1,000

Anderson av, 1072 (9:2505), es, 322.7 s 166th, 76.4x—; certf as to mtg \$6,000; Dec23; Dec24'18; Katharine S D B Co to Lincoln P Boyle. 5,000

Anderson av, 1082 (9:2505), es, 246.7 s 166th, 76x—x75.2x—; certf as to mtg \$5,000; Dec23; Dec24'18; Katharine S D B Co, Inc, to Lincoln P Boyle. 5,000

Anderson av (9:2505), es, 322.7 s 166th, 76.4x143.6x97.6x181.10; Dec23'18; 3y5 1/2%; Katharine S D B Co, 149 Bway, to Lincoln P Boyle, 580 Ash, Brockton, Mass. 6,000

Anderson av (9:2505), es, 246.7 s 166th, 76 x 131.10 x 75.2 x 120.8; Dec23'18; 3y5 1/2%; Katharine S D B Co, 149 Bway, to Lincoln P Boyle, 580 Ash, Brockton, Mass. 5,000

Bathgate av, 2030-2 (11:3045), nec 179th, 108x35; ext of \$8,000 mtg to Dec1'21 at 5 1/2%; Dec7; Dec21'18; Jacob Totofsky with Franklin Savgs Bank (R S \$4). nom

Bathgate av, 2423 (11:3057), sec 188th, 89.4x32; PM; Dec23; Dec26'18; 5y5%; Union Chemical Glassware Co to Central Union Trust Co, 80 Bway. 25,000

Belmont av, 2146 (11:3083), es, 186.8 n 131st, 24.2x167x24x164.1; Dec23; Dec24'18; due Jan1'24, 5%; Lucile Giacini to Lucy Kirtland, 59 W 45. 6,600

Belmont av (11:3088), es, 150 n 183d, 50 x100; pr mtg \$27,800; Dec20; Dec23'18; installs, 6%; W & M Rich Realty Corp, 140 Nassau, to Saml Grosner, 736 Riverside dr. 2,000

Belmont av (11:3088); certf as to above mtg; Dec20; Dec23'18; same to same.

Belmont av (11:3088); same prop; sobrn agmt; Dec20; Dec23'18; Alice L Brush, 700 Clark, Westfield, NJ, with same. nom

Blondell av (15:4081), ws, 125 n Mary, 25x100; given as supplemental collateral security for mtg dated Dec2'13; Dec9; Dec20'18; due as per said mtg dated Dec2'13; Dec21'18; Salvatore Di Caprio, 302 E 44, to John C Eldt, 761 Beck. 2,000

Commonwealth av (15:3914), es, 100 s Mansion, 25x100, except part for Commonwealth av; Dec23'18; 3y5 1/2%; Hy F Herbst to Josephine Schumann, 562 West End av. 3,000

Courtlandt av (9:2328), nec 149th, 55x 100; pr mtg \$150,000; Dec23; Dec24'18; due June23'19, 6%; Peoples Big Market, Inc, to Realty Operating Co, 15 Wall. 15,000

Courtlandt av (9:2328), nec 149th, same prop; sobrn agmt; Dec18; Dec24'18; same & American Hardware Corp of N Y, J H Jasper, Inc, Carl S Conradson & Chas R Hill with same. nom

Courtlandt av (9:2328), nec 149th, 55x 100; certf as to mtg \$15,000; Dec18; Dec24 '18; Peoples Big Market, Inc, to Realty Operating Co. 15,000

Eastchester rd (15:4209), es, abt 484.2 s Saratoga av, 25.1x118.9x25x116.5; PM; Dec 18; Dec20'18; 3y5 1/2%; Kathryn Kennedy, 176 W 82, to Hudson P Rose Co, 7 W 45. 338.97

Edgewater rd, 1491 (11:3012); ext of \$3,500 mtg to July10'21, at 5 1/2%; July10; Dec23'18; Anna E Shields, 351 W 19, with Mary A & Valentine Gerolstein, 1491 Edgewater rd. nom

Fieldston rd (13:3415M), ws, 423 n from curve of the circle at Fieldston rd & 246th, 82x120x90.6x120; PM; Dec21; Dec23'18; due Oct24'21, 6%; Richd F Bach to Gertrude K Richardson, 72 Halsey, Bklyn. 15,000

Fieldston rd (13:3415M); same prop; pr mtg \$23,500; Dec21; Dec23'18; due Oct24 '21, 6%; same to Delafield Estate, a corp, 27 Cedar. 3,200

Fieldston rd (13:3415M); same prop; sobrn agmt; Dec20; Dec23'18; Violetta W Delafield with Gertrude K Richardson, 72 Halsey, Bklyn. nom

Findlay av (9:2434), nwc 166th, 34x100; PM; pr mtg \$27,500; Dec20'18; 5y, interest as per bond; Louis Goldin to Tully Bldg Co, 305 E 166. 7,500

Grand av (11:3212), ws, 150 n 184th, 62.6 x126.9x63.4x136.10; Nov10; Dec23'18; 3y6%; Hy U Singhi to Fredk H Levey, Elizabeth, NJ. 5,500

Hoe av, 1483-5 (11:2981); ext of \$33,000 mtg to Feb28'22 at 5 1/2%; Dec20; Dec24'18; G Fredk Schwarz, Brookline, Mass, with Anna wife of & Louis Epstein, 148 Lenox av (R S \$16.50). nom

Hoe av (11:2988), es, 50 n Jennings, 25x 100; ext of \$5,500 mtg to May1'21 at 5%; July29; Dec23'18; Mary C Kelly & ano, trstes Kate K Gallagher, with Bridget Donnelly, widow, 1468 Hoe av (R S \$2.75). nom

Honeywell av (11:3121), es, 100 n Tremont av, 43x60; Dec19; Dec23'18; 2y6%; Anna Schwartz, 908 E 181, to Hy Becker, 115 Jefferson, Union Hill, NJ. 1,000

Hunts Point av, 824 (10:2762), es, 256.10 n Lafayette av, 19.3x100.1x18.9x95.8; PM; Dec23; Dec24'18; due Jan1'24, 5 1/2%; Jeanette Fleischer & Louis Lenobel to Walter C White, Township of Ocean, NJ, 4,500

Hunts Point av, 824; pr mtg \$4,500; Dec23; Dec24'18; 2y6%; same to same. 1,300

Morris av, 2011 (11:2829); ext of \$60,000 mtg to Dec31'21 at 5%; Dec3; Dec26'18; Tremont Morris Realty, Inc, 2000 Morris av, with Helen V Kelchner, 19 W 81, trste Geo H Dunham. nom

Story av, 2130 (14:3686), ss, 239.8 e Olmstead av, 25x103.1; Dec23; Dec24'18; 3y 5 1/2%; Fred G Merkle to Alfred W Wattemberg, 426 Palmetto av, Daytona, Fla. 3,000

Tiebout av, 2321 (11:3146), ws, 245.11 n 183d, runs w119.11xns50x120 to av xs49.10 xs0.2 to beg; pr mtg \$35,000; Dec20; Dec23'18; 3y6%; Tiebout Constn Co to Thos Lanigan, 1435 University av. 6,000

Tiebout av, 2321; certf as to above mtg; Dec20; Dec23'18; same to same.

Tiebout av, 2321; sobrn agmt; Dec19; Dec23'18; Wm H Maeder, 369 E 149, with same. nom

Vyse av, 1151 (10:2752), ws, 300 n 167th, 20x100; Dec3; Dec20'18; 3y5 1/2%; Danl G Farrel, 11 W 102, to Fannie J Jones, 136 W 64. 5,000

Weeks av (11:2792), es, 95 n 173d, 50x 95; PM; Dec23; Dec24'18; due Aug23'21, 6%; Hy M Greenberg, 34 W 119, to Elted Corp, 215 Montague, Bklyn, & ano. 3,000

White Plains rd or av (17:5113), es, abt 100.4 n St Ouen pl, 25.3x102.11x25x106.6, except part for rd; deed recorded as a mtg to secure promissory note of \$500, recording tax of \$2.50 paid; Sept15; Dec24'18; due & c as per note; Wm T Mapes, 665 E 242, to Harris Pomerantz, 170 Lenox av. 100

Consent to chattel mtg for \$500; Dec19; Dec26'18; Model Concrete Co to Frank A Berthold.

## ASSIGNMENTS OF MORTGAGES.

The date and amount in parenthesis are that of the original mortgage. When attorney is not given it is the party of second part.

### Borough of Bronx.

DEC. 19, 20, 21, 23 & 24.

Dawson st (10:2695), ws, 225 s Longwood av, 25x100; Anna L Green to Lawyers Mtg Co, 59 Liberty (\$9,000, Dec23'10); Dec23'18. 7,000

Fox st, 858 (10:2722); Marcus Adler to Rose Adler, 355 W 119; (A) Lawyers Mtg Co (\$17,000, May28'10); Dec23'18. nom

Home st (10:2681), ns, 116.4 w Prospect av, 44.6x129.7x39.11x10.3; Irene Vogel, 1101 Westchester av, to Adelheid Loub, 671 Kelly; (A) J Trattner, 458 E 138 (\$5,000, July8'10); Dec19'18. nom

Jennings st, 749 (11:2962); August F Schmidt, 68 W 70, to Elise Schmidt, 68 W 70; (A) John M Ruck, 99 Nassau (\$1,500, May3'16); Dec24'18. nom

149TH st, 285 E (9:2331); Irene Vogel, 1101 Westchester av, to Adelheid Loub, 671 Kelly; (A) J Trattner, 458 E 138 (\$3,000, June5'11); Dec19'18. nom

162D st E (9:2445), ns, extends from Sherman av to Grant av, 200x115; Meta Investing Co, 11 W 177, to Sarah Sacks, 1466 Carroll, Bklyn; (A) M Mosho, 271 Bway (\$3,000, Dec4'18); Dec24'18. 3,000

175TH st, 782 E (11:2952); Saml Blumner to Bertha Jackson, 118 W 57; (A) Title Guar & T Co (\$7,000, June23'16); Dec 21'18. 4,500



**Grand blvd & concourse (2:472), ws.** 102.11 n 165th, 105.11x141x107.5x142, ss; City Mtg Co to N Y Trust Co, 26 Broad; (A) F A Snow, 15 Wall (\$100,000, Aug12 '18); Dec19'18. 4,000

**Anthony av, 2074 (11:3156);** Lawyers Mtg Co to David F Butcher, 124 New York av, Bklyn; (A) Lawyers Mtg Co (\$4,000, Jan28'16); Dec19'18. 4,000

**Anthony av, 2074 (11:3156);** David F Butcher, Bklyn, to Mary R Ritch, Shippagan Point, Stamford, Conn; (A) same (\$4,000, Jan28'16); Dec19'18. 4,000

**Arthur av, 2350 (11:3073);** Simson Wolf et al, exrs Max Hessberg, to Lena Hessberg, 255 W 84; (A) M S & I S Isaacs, 52 William (\$12,000, Feb1'05); Dec20'18. 12,000

**Bergen av (9:2302), swc 153d, 48.9x94.11** x36.11x99.6; Rockland Realty Co to John J Bell, Nyack, NY; (A) Hirsleman & V, 391 E 149 (\$10,000, Dec26'12); Dec23'18. 10,000

**Broadway (12:3267), ses, part lots 43 & 45,** map Farm Mary C P Macomb, —x—; Richd B Parsons, Gloversville, NY, individ & as exr John Parsons, to John W Goff, 319 W 104; (A) E F Maloney, 309 Bway (\$20,000, Mar1'05); Dec24'18. O C & 100

**Broadway (13:3405), nws, lots 64 & 65,** map Farm Mary C P Macomb, —x368x200x350; Richd B Parsons, Gloversville, NY, individ & as exr John Parsons, to Manhattan Life Ins Co, 66 Bway; (A) Hy W Kennedy, 66 Bway (\$28,000, Mar1'05); Dec24'18. 28,000

**Brook av (9:2360), sec 3** av, 89.2x70x118 x59; John A Fager to M F Westergren, Inc, 213 E 144 (\$4,500, Mar23'18); Dec23'18. 4,500

**Creston av (11:3167), sec 192d,** 89.9x100.1 x52.7x105.6; City Mtg Co to N Y Trust Co, 26 Broad; (A) F A Snow, 15 Wall (\$85,000, Oct29'18); Dec19'18. 85,000

**Findlay av (9:2434), nwc 166th, 34x100;** Tully Bldg Co to John L Thomas, at Hotel Theresa, 7 av, swc 125th; (A) Title Guar & T Co (\$7,500, Dec20'18); Dec20'18. 7,500

**Franklin av, 1071-9 (10:2608);** Amer Realty Co to Bernard Brooks, 122 5 av, & ano; (A) Max Monfried, 299 Bway (\$6,000, Sept12'18); Dec24'18. 6,000

**Grand av (11:3212), ws, 150 n 184th, 125.3** x122.1x126.7x136.10; Augusta A Levey et al, exrs & Isaac Levy, or Levey, to Fredk H Levey, Elizabeth, NJ; (A) Wm F Clare (\$11,000, May17'05); Dec23'18. 11,000

**Grand blvd & concourse (12:3305), nec** 195th, 79.4x86.6x56.3x89.1; Chelsea Realty Co to Alice W Goddard, Litchfield, Conn; (A) N Y Title & Mtg Co (\$55,000, Dec16 '18); Dec23'18. O C & 100

**Honeywell av (11:3122), nec 179th, 83.5x** 112.8; Wm A Harms & ano, exrs Herman F Harms, to Wm A Harms, 2744 Kingsbridge rd; (A) C P Hallock, 999 E 180 (\$7,000, Jan10'10); Dec19'18. 7,000

**Intervale av, 993-5 (10:2699);** Barnet Realty Corp, 271 Bway, to Philip Klein, 10 Astor pl (\$3,000, Sept1'18); Dec20'18. 3,000

**Johnson av (11:3106), ws, 661 s Samuel** st, 33x150; Wm A Harms & ano, exrs Herman F Harms, to Rose K Brumlop, 728 E 165; (A) C P Hallock, 999 E 180 (\$3,000, Apr13'11); Dec19'18. 3,000

**Old Post rd (12:3267), ns, lot 44,** map Farm Mary C P Macomb, —x275x150x133; also LAND (12:3267), now or formerly N Y & Boston R R Co, es, part lots 43 & 45, same map; Richd B Parsons, Gloversville, NY, individ & as exr John Parsons, to Mary J S Pollock, 448 Willoughby av, Bklyn; (A) E F Maloney, 309 Bway (\$10,000, Mar1'05); Dec24'18. O C & 100

**Olmstead av (14:3812), sec Ellis av, 33x** 105, Unionport; Clarissa L Hobson to Fishkill Savs Instn, at Fishkill, NY; (A) C H Baechler, 1162 Tremont av E (\$5,500, June 11'07); Dec19'18. 5,500

**Plympton av (9:2522), swc 170th, 75x100;** Bessie V N Carew, extr Wm H Carew, to John P Leo, 529 W 142; (A) Dulon & R, 41 Park Row (\$5,250, Oct25'06); Dec19'18. 5,250

**Popham av (11:2877 & 2878), nwc Mont-** gomery av, 18.2x100x82.1x117.9; Carrie M St John to Sterling Holding Corp, 299 Bway; (A) Gettner, S & A, 299 Bway (\$8,000, June29'15); Dec24'18. 8,000

**Prospect av (10:2674), nwc 150th, 75x** 100; Lawyers Mtg Co to John J Bell, Upper Nyack, NY; (A) Hirsleman & V, 391 E 149 (\$16,000, Apr26'17); Dec23'18. 16,000

**Prospect av (10:2690), sec 163d, 33.7x100;** Jos Klingenstein, 102 E 79, to Fredk W Fink, 420 Riverside dr; (A) Meighan & N, 120 Bway (\$3,000, Aug5'18); Dec20'18. 3,000

**Townsend av (11:2843 & 2844), ws, 100 s** 171st, 282.3x100x285.2x100; Brevoort Real Estate Co to Realty Operating Co, 15 Wall (A) F A Snow, 15 Wall (\$25,000, Mar15 '16); Dec19'18. 25,000

**Southern blvd (10:2725), ws, 743 s West-** chester av, 72.8x134.5x irreg; Title Guar & T Co to National Savs Bank of City of Albany, 70 Pearl, Albany, NY; (A) Title Guar & T Co (\$25,800, Jan16'13); Dec20'18. 25,800

**Watson av (15:4219), ss, part lot 184,** map Unionport, 33.4x100; also LOT 63 (15:4221), map Hunter Estate; also LOT 232 (15:4196), same map; also LOT 469 (14:3799), map Van Nest Park; also land in Westchester Co; U S Trust Co of N Y, exr Abbie E Wille, to U S Trust Co, trste same, 45 Wall; (A) Stewart & S, 45 Wall, asn 5 mtgs (\$3,000, Jan19'12; \$3,500, Feb1'09; \$800, May28'14; \$1,500, Oct25, 1894, & \$550, Apr 24, 1900); Dec19'18. 9,350

**Weeks av (11:2792), es, 95 n 173d, 50x95;** Elited Corp to Rose Adenbaum, 1172 E 19, Bklyn; (A) Levy G & G, 215 Montague, Bklyn (\$3,000, Dec23'18); Dec24'18. 3,000

**Wheeler av, 1218 (14:3772);** American Real Estate Co to Fred Schlesinger, 901 Elton av; (A) Title Guar & T Co (\$3,500, July24'12); Dec24'18. 3,500

**White Plains av, 1731 (15:4032);** Jane W Chichester, 802 W 181, to Helen T Poore, 43 W 53; (A) C H Baechler, 1126 Tremont av E (\$2,500, Apr22'13); Dec24'18. 1,000

**Willett av, 3777 (16:4650);** Hy Tietjen, Pittstown, NJ, to John Tietjen, Pittstown, NJ; (A) Hildreth & P, 7 E 42 (\$6,500, Feb 15'11); Dec23'18. 6,500

**2D av (16:5648-4675), es, 260 n 1st, 40x** 100, Olivville; also COTTAGE GROVE AV (15:3923), ws, 119 s Guerlain pl, 50x100; also LOT 277 (15:4023), map Van Nest Park; also LOT 477 (15:3913), blk P, amended map Mapes Estate; also land in Westchester Co; U S Trust Co, exr Abbie E Wille, to U S Trust Co, trstes Abbie E Wille, 45 Wall; (A) Stewart & S, 45 Wall, asn 6 mtgs (\$1,800, June14, 1900; \$1,500, June29, 1896; \$2,000, June5, 1889; \$2750, Feb7'06; \$400, Oct1'08; \$1,600, Jan28, 1899); Dec19'18. 9,250

**Lot 25 (13:3421), map Samler Estate;** Edmund R Wanckel, 114-16 E 13, to P Henry Rudolf, 1981 Honeywell av; (A) Wm Peters & Co, 1044 E Tremont av (\$980, Nov 3'09); Dec20'18. 980

**Lots 19 & 20 (16:4543), blk C, map Les-** ter Park; Henrietta A Barnett, 2309 Loring pl, to Ann E Barnett, 314 W 133; (A) E C Barnett, 314 W 133 (\$600, Dec15'15); Dec21'18. 600

**Lot 58 (16:4599), map of Bronxwood, at** Williamsbridge; Simeon M Barber to Oliver Smith; (A) A Smith, 111 Bway \$4,000, July15'06); Dec21'18. 4,000

## SATISFIED MORTGAGES.

The first date is that of the original mortgage, second is the recording date of satisfaction. When attorney is not given it is the party of the second part.

### Borough of Bronx.

DEC. 19, 20, 21, 23 & 24.

**Garden pl, 4610 (17:5087);** Daisy B Bogardus to Mary E L Hoyt, Gold Beach, Oregon; (A) F Wm Eggert, 4709 White Plains av; Oct22, 1898; Dec24'18. 1,400

**141st st E (10:2398), ns, 100 e Walnut** av, on map Wilton, & Co, 100x100; Jeannette Neil, at Somerville, NJ, to Title Guar & T Co; Aug12'12; Dec20'18. 4,000

**171st st E (11:2956), ss, 375 w Marmion** av, 25x100; Geo E Poulsen, Red Bank, NJ, to Frank F Brady, 230 Mt Hope pl; (A) Title Guar & T Co; Apr30'15; Dec20'18. 4,000

**222D st E (16:4618), ss, 280 e Barnes av,** 25x114, except part for st; Margaretha Munier, 828 E 222, to Lina Goetz, 382 Willis av; (A) Lawyers Title & T Co; Sept29'18; Dec24'18. 589

**Arthur av (11:3070), es, 367 s road from** West Farms to Fordham, 25x100, except part for av; Robt Roberts to Thos Jones, admr Mary Jones, 564 W 152; (A) M Berkowitz, 115 Bway; Dec21'18. 9,000

**Arthur av (11:3070);** same prop; same to same; (A) same; July1'06; Dec21'18. 1,500

**Beimont av (11:3053), es, 168.8 n 181st,** 24.2x101.6x24.1x64.1; Rowland W Thomas to Lucy Kantland, —; (A) Lawyers Title & T Co; Nov22'05; Dec24'18. 6,000

**Bryant av, 1480 (11:3000);** Rose, Hannah & Jennie Hertz to Margt Knox, 478 Mott av; (A) A C Knox, 198 Bway; Mar11'12; Dec20'18. 2,300

**Clay av (9:2426), es, 108.8 n 166th, 39x80;** Mary Shea, 4606 11 av, Bklyn, to Sophia Goeren, 1125 Teller av; (A) Lawyers Title & T Co; Jan11'16; Dec19'18. 1,500

**Creston av (11:3167), sec 192d, runs e** 211.6 to Grand blvd & concourse x273.6 to Fordham rd xsw128.8 to Creston av xnw 88.4x751.2 to beg; John B Haskin Estates, Inc, to Bowery Savs Bank; (A) F A Snow, 15 Wall; Oct30'13; Dec24'18. 135,000

**Crummins av, 339-43 (10:2556);** John K McAfee to Wm Rankin, 119 W 77; (A) L S Quackenbush, 25 Broad; May10'06; Dec23 '18. 10,000

**Jerome av (9:2505 & 2509), ws, at bound-** ary line dividing lands Kath S DuBois & lands Angelica S Ketchum, runs sw248xnw 100xnw199.1xne229.3x—328.11 to beg; Kath S DuBois, widow, to Edw E Black, —; (A) Lawyers Title & T Co; June18'03; Dec 23'18. 15,000

**Morris av (9:2413), nec 153d, 25x70.3;** Pasquale Jarossi, 672 Morris av, to Salvatore Di Simone, 288 E 153; (A) E V C Pescaia, 379 E 137; Jan3'17; Dec23'18. 1,000

**Park av (9:2442), ses, 55.3 ne 153d, runs** e101.10xw25xw39.7 to pl xsw27.8 to beg; John & Margaret Rudden to Edw G Gormley; satisfied of record without production of mtg by order of Supreme Court dated May13'18; (A) for petitioner, Chester Mayer, 38 Park Row; May10, 1890; Dec26 '18. 1,000

**St Anns av (10:2556), es, 188 s St Marys,** 50.7x90; John K McAfee to Wm Rankin, 119 W 77; (A) L S Quackenbush, 25 Broad; Apr20'06; Dec23'18. 10,000

**Story av (\*), ss, 239.8 e Olmstead av,** 25x103.1; Wm F Angus to Queen Mab Co, 60 Wall; (A) Pressinger & N, 60 Wall; Nov 1'12; Dec24'18. 4,000

**Tiebout av, 2321 (11:3146);** Tiebout Constn Co to North Co Development Co, —; (A) N Y Title & Mtg Co; Feb2'17; Dec23'18. 5,000

**Townsend av (11:2847), ws, 100 s 174th,** 50x100; Fredk E Bauer to Chas C Watkins, Jr, 417 E 122; (A) Title Guar & T Co; June 29'11; Dec23'18. 1,000

**Westchester av (15:3964), nec Glebe av,** 110.7x73.9; Wilhelmina Ruppel to Flora E Solomon, 536 W 113; (A) Leo Schafran, 51 Chambers; Dec19'16; Dec20'18. 2,000

**White Plains rd (\*), ws, 50 n 223d, 28x** 105, except part for rd; Geo O Glendenning to Emma Wagner, 208 Sipp av, Jersey City, NJ; (A) C W Walter, 203 Bway; July 7'10; Dec24'18. 8,000

**Lot 15 (\*), blk 22, map Morris Park;** Sara Sher to Mutual Life Ins Co, —, & ano; (A) Lawyers Title & T Co; July 29'13; Dec23'18. 890

**Lot 165 (15:3914), blk D, map Mapes Est;** Walter Anopol to Mary Herbst, 338 E 6; (A) Title Guar & T Co; Sept29'10; Dec 24'18. 1,500

**Lot 165 (15:3914);** same prop; same to Gertrude B Cornell; (A) same; Sept29'10; Dec24'18. 4,500

**Lots 748 to 750 (11:2977), amended map** sect C Vyse Estate; Crispi Constn Co to Jennings St Realities, 1509 Bryant av; (A) Scott, G & B, 46 Cedar; Oct27'11; Dec24'18. 4,000

**Lots 46 & 47 (\*), blk 54, map Morris** Park; Marion J Schwemmer to Mutual Life Ins Co & ano, —; (A) Lawyers Title & T Co; July30'13; Dec19'18. 1,150

**Lot 125 (10:2761), map 369 lots Hunts** Point Realty Co; Jas C Marcks to Carl A Bauer, 95 Harman, Bklyn; (A) Jos A Hahn, 2875 Atlantic av, Bklyn; Nov27'15; Dec19 '18. 750

**Lots 567, 568 & w ¼ lot 180 (\*), map** Unionport; Jos Clemens, 1078 Tiffany; Peter J Stumpf, 1209 Hoe av, & Jacob Blaesser, 234 E 197, to Urban Securities Co, 165 Bway; (A) Reeves & T, 165 Bway; Nov19'12; Dec19'18. 6,500

**Lot 139 (\*), map St Raymonds Park;** Jacob Kumpf to Michl Sheehan, —, & ano, exrs John D McCarthy; (A) John H Rogan, 145 Nassau; Sept12'13; Dec20'18. 250

**Lot 270 (13:3406), map Dash Est; Eliz** A Clancy, Bklyn, to Margt E Putnam, 16 W 77, extr Albt E Putnam; (A) Title Guar & T Co; Nov20'15; Dec20'18. 700

## REAL ESTATE APPRAISALS.

### Borough of Manhattan.

**Board, Eliza G.—June5'17 (Dec17'18).—** MAIDEN LA, 125 (1:70-7), 19.9x55.11x irreg, 6-sty bk loft bldg, \$21,000.

**FLETCHER ST, 9 (1:70-16), 20x28.7x irreg,** 1-sty bk bldg, \$5,500.

**47TH ST, 424 W (4:1056-44), 25x100.5,** 5-sty bk bldg, \$27,000.

**122D ST, 260-2 W (7:1927-59 & 60), two** lots, each 25x100.11, 2-6-sty bk tnts, each \$21,500.

**Boyle Henrietta.—July31'17 (Dec18'18).—** 35TH ST, 440 W (3:732-61), 25x98.9, 5-sty stn tnt, \$24,000.

**Dunbar, Marie A.—Sept4'18 (Dec17'18).—** 77TH ST, 155 W (4:1149-10½), 17.6x102.2, 3½-sty & b stn dwg, \$20,000.

**Golstein, Isaac.—Feb20'18 (Dec17'18).—** PITT ST, 64 (2:338-9), 25x100, 3-sty & b tnt & 4-sty loft bldg in rear, \$16,000.

**Maurer, John.—Sept9'18 (Dec17'18).—88TH** ST, 537 E (5:1585-21), 24.11x100.8, 5-sty bk tnt; ½ pt of \$19,000.

**Muir, James.—April8'18 (Dec18'18).—20TH** ST, 25 E (3:849-21), 20x74, 4-sty bk loft & str bldg, \$23,500.

**20TH ST, 27 E (3:849-22), 23x74, 3-sty bk** loft & str bldg, \$26,500.

**Schieck, Augusta.—May14'18 (Dec17'18).—** PEARL ST, 434 (1:118-4), 25.11x18.8 irreg, 5-sty bk tnt & str & 5-sty bk tnt on rear; ½ pt of \$29,000.

**Treusch, Johannes.—Dec23'17 (Dec17'18).—** 53D ST, 442 W (4:1062-56), 25x100.5, 4-sty bk tnt & str on front & 3-sty fr rear bldg; ½ pt of \$13,000.

**53D ST, 444 W (4:1062-57), 25x100.5, 3-sty** bk tnt; ½ pt of \$14,000.

**52D ST, 447 W (4:1062-8), 25x100.5, 1-sty** fr front & 2-sty bk rear bldg; ½ pt of \$10,000.

**Veigel, John.—Sept11'17 (Dec16'18).—143D** ST, 251 W (7:2029-13), 37.6x99.11, 5-sty bk tnt, \$28,000.

**8TH AV, 2075 (7:1847-21), 25x100, 5-sty bk** tnt & str; ½ pt of \$30,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjudgments of legal sales to next week are noted under Adversited Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 27, 1918, at the New York Real Estate Salesrooms, 14-16 Vesey st.

#### ARTHUR C. SHERIDAN.

**1ST AV, 1138 (\*), es, 75.5 s 63d, 25x81.5,** 5-sty bk tnt & str; due, \$10,899.60; T&c, \$935.80; Sophia Muller. 13,500

#### JOSEPH P. DAY.

**Division st, 215 (\*), ss, 70 e Clinton, 23.4** x54.6x23.4x54.9, 4-sty bk tnt & str; due, \$16,229.27; T&c, \$547.75; Alex Pomeroy. 9,500

**Goerck st, 71-3, ws, 100 s Rivington,** 49.9x100x49.11x100, 7-sty bk garage; due, \$65,268.66; T&c, \$4,562.71; Julius J Dukes. 51,000

**144TH ST, 207-9 W (\*), ns, 150 w 7 av,** 40x99.11, 6-sty bk tnt & str; due, \$8,721.88; T&c, \$436.60 Saml Grosner. 8,500

**7TH av, 2528 (\*), ws, 80.7 n 146th, 19.3x** 100, 5-sty bk tnt & str; due, \$16,041.81; T&c, \$428.34; Emma B Marasco et al. 15,000

#### L. J. PHILLIPS & CO.

**Water st, 683-5, swc Jackson (No 65),** 114x23.4, 6-sty bk tnt & str (vol sale); Marvel Realty Co. 28,000

**Av A, 252, es, 75 s 16th, 25.9x95.6, 4-sty** bk tnt & str (vol sale); Marvel Realty Co. 17,000



STH av. 216-20, nec 21st (Nos 261-5) 70  
x100, 6-sty bk tnt & str (vol sale); Mar-  
vel Realty Co. 185,000

SAMUEL GOLDSTICKER.

West st, 229-30, es, abt 45 n North Moore,  
50x122, 6-sty bk loft & str bldg (vol sale);  
Beekman, Menken & Griscom for a client.  
120,000

Total ..... \$447,500  
Corresponding week 1917..... 2,865,000  
Jan. 1, 1918 to date.....26,081,668  
Corresponding period 1917.....36,970,104

**Bronx.**

The following are the sales that  
have taken place during the week end-  
ing Dec. 27, 1918, at the Bronx Sales-  
rooms, 3208-10 3d av.

JAMES J. DONOVAN.

Creston av, 2384 (\*), es, 149.1 n 184th, 25  
x95, 2-sty & b fr dwg; due, \$5,444.55; T&c,  
\$220.40; Mary A Nicolaus, 2,000  
3D av, 2712 (\*), nec 144th (No 345), 28.8x  
91.9x25x104.5, 3-sty bk tnt & str & 1-sty  
fr shop; due, \$5,468.78; T&c, \$835.80; Wm  
T Bernhart, trste. 19,000

Total ..... \$21,000  
Corresponding week, 1917..... 547,175  
Jan. 1, 1918 to date.....5,452,984  
Corresponding period 1917.....8,681,040

**ADVERTISED LEGAL SALES.**

The first name is that of the Plaintiff, the  
second that of the Defendant. (A) means  
Attorney; (R) Referee; last name, Auctioneer.

**Manhattan.**

**DEC. 28.**  
No Legal Sales advertised for this day.

**DEC. 30.**  
HOUSTON ST, 76 W, ns, 65.6 e West Broadway,  
21x75, 3-5-sty bk loft & str bldgs; George  
Lowther, Jr, et al trstes—Marcus B Tidey et  
al; Omri F Hibbard (A), 74 Broadway; Saf-  
ford A Crumney (R); due, \$19,006.20; T&c,  
\$308.07; Joseph P Day.

111TH ST, 309 E, ns, 156.3 e 2 av, 27.1x100.11,  
4-sty bk tnt & str; Louis Kracker et al—  
Carmelia Garzio et al; Albert Erdman (A),  
35 Nassau; Phoenix Ingraham (R); due, \$9-  
391.55; T&c, \$283.28; Joseph P Day.

SHERMAN AV, 124 & 126, ns, 140 w Academy,  
40x150, 5-sty bk tnt; Equitable Trust Co of  
N Y—Arthur A Miller et al; Taylor, Jackson,  
Brophy & Nash (A), 30 Pine; Charles Putzel  
(R); due, \$12,378.40; T&c, \$—; Henry  
Brady.

2D AV, 231-3, nwc 14th (No 245), 50x79.3, 6-sty  
bk tnt & str; Herman Rosenberg—Evarts  
Holding Co et al; Armin H Mittelmann (A),  
347 Madison av; Philip J Sinnott (R); due,  
\$13,302.87; T&c, \$723.67; Henry Brady.

**DEC. 31.**  
GREENWICH ST, 206-10, nwc Vesey (No 72),  
53.10x22.10x50.5x41.11, 3-sty bk hotel & str;  
Kalman Haas, et al, trstes—Sellwell Realty Co  
et al; Rose & Paskus (A), 128 Broadway;  
Theo B Richter (R); due, \$65,948.63; T&c,  
\$1,700; Bryan L Kennelly.

RUTGERS ST, 66, nwc Cherry (No 250-54), 43.5x  
64x48x63.11, 6-sty bk tnt & str; Wm Gillilan,  
extr—Saml Tishman et al; Cadwalader,  
Wickersham & Taft (A), 40 Wall; Abraham  
Oberstein (R); due, \$52,573.99; T&c, \$1,208.38,  
Joseph P Day.

4TH ST, 74 E, ss, 150 w 2 av, 25x93.1, 2 & 4-sty  
hall & str; Frederick P Keppel—Sarah Hirsch  
et al; Stephen C Fiero (A), 2 Rector; Edw  
E McCall (R); due, \$25,299.96; T&c, \$675.35;  
Bryan L Kennelly.

132D ST, 131 W, ns, 308 w Lenox av, 17x99.11, 3-  
sty & b stn dwg; Emigrant Indust Savgs Bank  
—Max Schlesinger et al; R & E J O'Gorman  
(A), 51 Chambers; Jos C Levl (R); due, \$7-  
280.73; T&c, \$352.56; Joseph P Day.

5TH AV, 142, nec 116th (No 1), 100x110, 2 & 3-sty  
bk & str theatre; sheriff's sale of all right,  
title, &c, which Ancient Order of Hibernians  
had on Sept 4, 1915, or since; Jos H Seldman  
(A), 63 Park Row; David H Knott, sheriff;  
Henry Brady.

**JAN. 2.**  
62D ST, 347 E, ns, 194 w 1 av, 17x100.5, 3-sty &  
b stn dwg; Morris Aron—Bozzuffi Realty Co,  
Inc, et al; McLaughlin & Stern (A), 15 Wil-  
liam; James F McNaboe (R); due, \$6,499.30;  
T&c, \$274.60; Joseph P Day.

**JAN. 3.**  
22D ST, 411 E, ns, 166.6 e 1 av, 23.6x98.9, 4-sty  
bk tnt; Emigrant Indust Savgs Bank—  
Kathryn C Hughes et al; R & E O'Gorman  
(A), 51 Chambers; Chas M Beattie (R); due,  
\$6,571.74; T&c, \$188.80; Joseph P Day.

38TH ST, 237-41 W, ns, 377 e 8 av, 51.4x98.9,  
3-4-sty bk dwgs; Central Savgs Bank in City  
N Y—Laura A Cregan et al; A Henry Mosie  
(A), 30 Broad; Sol Kohn (R); due, \$42,505.05;  
T&c, \$557.50; L J Phillips & Co.

**JAN. 4.**  
No Legal Sales advertised for this day.

**JAN. 6.**  
54TH ST, 426 W, ss, 325 w 9 av, 25x57.4x25.1x  
59.9, 4-sty fr bk ft tnt & str; Sarah A  
Joseph—Eliz Wellingshorst et al; Wolf & Kohn  
(A), 203 Broadway; Richard O'Gorman (R);  
due, \$4,299.15; T&c, \$160; Arthur C Sheridan.

56TH ST, 6 W, ss, 150 w 5 av, 25x100, 5-sty bk  
dwg; Mary A Nichols—Mary P Satterlee et al;  
Plot & Field (A), 129 Broadway; Robert L  
Stanton (R); due, \$100,421.11; T&c, \$3,743;  
Joseph P Day.

114TH ST, 212 E, ss, 164.8 e 3 av, 18x100.11, 3-  
sty & b stn dwg; Ethel Turnbull—Louis  
Kaplan et al; Sayers Bros (A), 31 Nassau;  
Harding Johnson (R); due, \$7,574.49; T&c,  
\$375; Joseph P Day.

**Bronx.**

**DEC. 28.**  
No Legal Sales advertised for this day.

**DEC. 30.**  
BRONXDALE AV, 1849, ws, 260.9 n Morris Park  
av, 25x99.9x25x99.8; Henry Suhrig et al—Jos  
Gamache et al; Salter & Steinkamp (A), 140  
Nassau; Frank J Coyle (R); due, \$4,475.93;  
T&c, \$810.85; Henry Brady.

FORDHAM RD E, swc Crotona av, 52.1x204.7x  
89.2x209.4, vacant; N Y Title & Mortgage Co—  
Jefferson M Levy et al; Morris A Hulet (A),  
135 Broadway; Wm G Keir (R); due, \$9-  
654.32; T&c, \$—; James J Donovan.

**DEC. 31.**  
156TH ST, 846 E, swc Prospect av (No 735),  
90.6x25x89.6x25.1, 5-sty bk tnt & str; Niels  
Molbeck—Pauline Muller et al; Hull & Eber-  
hardt (A), 37 Liberty; Denis Quinn (R); due,  
\$3,232.80; T&c, \$873.70; sub to mtg \$19,000;  
James J Donovan.

INTERVALE AV, 1230, es, 169.3 n Home, 25.1x  
67.1x26.4x75.2, 3-sty fr tnt; Jacob O Pedersen  
Geo Knauf et al; (A) not given; Francis  
W Pollock (R); due, \$1,203.75; T&c, \$72;  
Joseph P Day.

SO BOULEVARD, 2423-25, ws, 225 n 187th, 37.6x  
92.6x37x98, 3-sty fr tnt & 1-sty fr dwg; Philip  
W Bill—Margaret F Barnes et al; Lamont Mc-  
Loughlin (A), 309 Broadway; Algernon S  
Norton (R); due, \$5,554.60; T&c, \$204; Joseph  
P Day.

WEBSTER AV, 2751-3, nwc 197th (No 395), 51.2  
x115.3x50x104.6, 5-sty bk tnt & str; Spencer T  
Case, extr—Evelyn Building Co et al; Chas  
H Friedlich (A), 35 Nassau; Peter A Abeles  
(R); due, \$10,930.45; T&c, \$3,467.72; James  
J Donovan.

**JAN. 2.**  
No Legal Sales advertised for this day.

**JAN. 3.**  
235TH ST, 138 E, ss, 100 w Kepler av, 25x100,  
2-sty & b bk dwg; Wm Dittenheimer et al—  
Eliz Frisse et al; Saml Bitterman (A), 309  
Broadway; John Davis (R); due, \$6,028.10;  
T&c, \$180; James J Donovan.

CAULDWELL AV, 808, es, 96.7 n 158th, 100x  
54.11, 2-sty & b fr dwg; N Y Edison Savgs  
& Loan Assn—Geo E Dietsch et al; Harold  
Swain (A), 176 Broadway; Chas L Hoffman  
(R); due, \$7,960; T&c, \$750; Joseph & Co.

PROSPECT AV, 1053-55, ws, 207.7 s 166th, 37.7x  
144.9x38.6x144.7, 5-sty bk tnt; Jos Alexander  
et al, trstes—Gustave Becker et al; Julius  
Fischer (A), 35 Nassau; Alex Karlin (R);  
due, \$5,501.22; T&c, \$1,102.40; sub to a prior  
mtg of \$30,000; A Joseph & Co.

**JAN. 4.**  
No Legal Sales advertised for this day.

**JAN. 6.**  
220TH ST E, ns, 130 w White Plains rd, 50x114;  
Glen A Grove—Mary A Atkinson et al; Grant  
Squires (A), 299 Madison av; Matthew C  
Griffin (R); due, \$2,230; T&c, \$38; Joseph P  
Day.

220TH ST E, ns, 80 w White Plains rd, 50x114;  
Thomas Foy—Mary A Atkinson et al; Grant  
Squires (A), 299 Madison av; Matthew C  
Griffin (R); due, \$2,230; T&c, \$38; Joseph P  
Day.

**FORECLOSURE SUITS.**

The first name is that of the Plaintiff;  
the second that of the Defendant.

**Manhattan.**

**DEC. 21.**  
LEXINGTON AV, swc 113th, 100.11x31.3; Jos  
F Cullman extr—Miriam G Thorn et al; Gold-  
smith, Cohen, Cole & Weiss (A).

**DEC. 23.**  
88TH ST, 334 W; Wm I Walter—Jos Livingston  
et al; Rose & Paskus (A).  
141ST ST W, ns, 100 w Lenox av, 100x99.11; N  
Y Title & Mtg Co—Farmers Loan & Trust Co  
et al, exrs, &c; H M Bellingier (A).

153D ST, ss, 100 e Bradhurst av, 25x199.10;  
Jno H Halloran—Thos Molloy et al; J J  
Cunneen (A).  
MADISON AV, ws, 75.11 s 107th, 50x100; two  
actions; Mary J Kingsland—Lena Holzwasser  
et al; W W Buckley (A).

6TH AV, 232; City Real Estate Co—Andrew J  
Phillips et al; H Swain (A).

**DEC. 24.**  
133D ST, 503-5 W; Henry H Jackson et al—  
D H Jackson Co, Inc; S H Jackson (A).  
MADISON AV, nwc 96th, 100.11x120; Nedron  
Mtg Corp—Madison Av & 96th St Co; C A  
Meier (A).

**DEC. 26.**  
E BROADWAY, 100; Hudson City Savgs Inst—  
Abraham Davis et al; Collier, Browning &  
Moy (A).

FORSYTH ST, 69; Pamela C Lowerre, extr—  
Fineblock Realty Co et al; Cary & Carroll (A).  
AV A, 266; Wilhelmina K Gronholz—Pearl Niles  
et al; A Waxenbaum (A).

**DEC. 27.**  
COLUMBUS AV, 835; Marcus Daly—Fiat Film  
Corp et al; Scott, Gerard & Bowers (A).  
56TH ST, 216 E; City Real Estate Co—Lawrence  
J Michaels et al; amended; H Swain (A).

60TH ST, 411 E; Rossie A Caldwell—Esther  
Isenberg et al; Blandy, Mooney & Shipman  
(A).

11TH ST, 718-22 E; Blanie Morrison—Wecaw &  
Co, Inc, et al; M Arens (A).

STANTON ST, ns, 25 w Goerck, 24.5x75; Citi-  
zens Savings Bank—Francis I Miller et al;  
Beall & Rogers (A).  
AV C, 106; Herbert F Schwarz—Max Schen-  
kein et al; Dean, Tracy & Stanfield.

**DEC. 20.**  
COURTLANDT AV, 790-92; Annie Maguire—  
Jno Lyons et al; H M Goldberg (A).  
VILLA AV, es, 271.5 s Van Courtlandt av, 25x  
124.5; Nicholas Wapler—Mary MacDowell et  
al; W E Sammis (A).

LOTS 465 & 466, blk F, map prop Hudson P  
Rose, known as Mapes Est; Hartford Fire In-  
surance Co—River Realty Co et al; W D  
Murray (A).

**DEC. 21.**  
FERRIS AV, es, at w end of board fence on  
the south line of lands of Anna F Taber, —  
—; Albert Lowenstein—Louis Lowenstein;  
warrant of attachment; Sheriff J F Donnelly.

**DEC. 23.**  
FULTON AV, es, 82 n 168th, 18x113; Central  
Savgs Bank in City N Y—Jas T Barry et al;  
Amend & Amend (A).

**DEC. 24.**  
141ST ST E, ss, 152.6 e Southern blvd, 64.9x  
98.5; Sol Rogers—Jno H Symmers et al; Knox  
& Deignan (A).

HUNTS POINT AV, es, 138.6 n Seneca av, 66.7x  
111.7; Herman Younker—Irvine Constn Co,  
Inc, et al; L S Posner (A).

HUNTS POINT AV, es, 71.9 n Seneca av, 66.7x  
108.2; Herman Younker—Irvine Constn Co,  
Inc, et al; L S Posner (A).

HUNTS POINT AV, nec Seneca av, 71.9x100;  
Herman Younker—Irvine Constn Co, Inc et  
al; L S Posner (A).

WELLMAN AV, ss, 375 w Mayflower av, 100x  
125; Arthur F Wille—Mary Scully; Mapea &  
Raynor (A).

**DEC. 26.**  
ZEREGA AV, nwc Tratman av, 32.6x98.5; Louise  
Ebling—Louis Weydanz et al; E Cohn (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff;  
the second that of the Defendant.

**Manhattan.**

**DEC. 20.**  
No Judgments in Foreclosure Suits filed  
this day.

**DEC. 21.**  
MULBERRY ST, 235; N Y Trust Co—  
Wm J Cunningham et al; Merrill,  
Rogers & Terry (A); Jeremiah T  
Mahoney (R); due .....16,784.24  
6TH AV, 21; Lincoln Trust Co—Wm  
Lustgarten; Middlebrook & Borland  
(A); Frank S Fitzgerald (R); due...10,504.14

**DEC. 23.**  
No Judgments in Foreclosure Suits filed  
this day.

**DEC. 24.**  
78TH ST, ns, 125 w 1 av, 68.7x125;  
Empire Trust Co et al—Hugo Prager  
et al; Myers & Goldsmith (A); Chas  
Eno (R); due.....7,992.50

1ST AV, ws, 25.11 n 105th, 25x100;  
Wm Goodman et al—Henry Bloom et  
al; Paskus, Gordon & Hyman (A);  
Leon Kaufmann (R); due.....20,736.12

27TH ST, 242 W, and parcel of land beg  
at a point 212.2 e of 8 av and 98.9 s  
27th, runs n88.9xe24.10xs89.5xw24.10 to  
beg; Mary F Bitzer—Columbia Trust  
Co; Harry D Holden (A); Franklin  
Leonard (R); due.....16,268.75

**DEC. 26.**  
71ST ST, 314 W; Herbert P Whitlock—  
Stanley J Murphy; Alexander & Green  
(A); Emanuel Vandernoot (R);  
due .....16,455.56

**Bronx.**

**DEC. 20.**  
LOTS 712-713, map of estate of Eliz R B  
King as City Island; Agnes Walsh  
et al, admtrx—Vincenzo Parlato et al;  
P E Reville (A); J A Bolles (R);  
due .....6,700.45

**DEC. 21.**  
No Judgments in Foreclosure Suits filed  
this day.

**DEC. 22.**  
LOTS 104-105, map of 150 lots being a  
portion of the Crane Estate; N Y  
Title & Mortgage Co—Jos Goodman  
et al; H M Bellingier, Jr (A); H  
Joseph (R); due.....7,959.00

**DEC. 23.**  
WYATT ST, ns, 100 w Bronx Park av,  
25x100; Daniel Carragher et al, trstes  
—Jos Diamond et al; M J Horan (A);  
D L O'Reilly (R); due.....5,258.78

**DEC. 24.**  
No Judgments in Foreclosure Suits filed  
this day.

**DEC. 26.**  
LOTS 29 & 30, map of Village of Eltona;  
Jane E Reynolds—James Reynolds et  
al; L E Howlett (A); J D Tobias  
(R); due .....6,215.88

**LIS PENDENS.**

The first name is that of the Plaintiff;  
the second that of the Defendant.

**Manhattan.**

**DEC. 21.**  
No Lis Pendens filed this day.

**DEC. 23.**  
No Lis Pendens filed this day.

**DEC. 24.**  
MT MORRIS PARK W, 34; also 5TH AV, 2023-  
37; also 124TH ST, 166-72 E; Elsie B Fowler  
Chas H Powers et al; partition; J W H  
Crim (A).

2D ST, 120; Arthur Bleier—Simon Levy; fore-  
close mechanics lien; P A Hattling (A).

128TH ST, 219 W; Archibald G Ogden—Harriet  
E T Ogden; action to appoint committee;  
Reynolds, Richard & McCutcheon (A).

**DEC. 26.**  
LAFAYETTE ST, 206; Thomas Harper—Richard  
A Zerega et al; petition to register title, &c;  
W Fairchild (A).

**DEC. 27.**  
WARREN ST, 8; Percival Wilds, trste—Cath C  
Lanahan et al; action to set aside conveyance;  
C H Schwartzmann (A).



**Bronx.**

**DEC. 20.**  
152D ST E, ne, 225 w Courtlandt av, 25x100;  
Antonetta Dragoni—Paolo Cirillo; action to  
adjudge plaintiff owner; S Goldstein (A).

**DEC. 21.**  
No Lis Pendens filed this day.

**DEC. 23.**  
No Lis Pendens filed this day.

**DEC. 24.**  
No Lis Pendens filed this day.

**DEC. 26.**  
No Lis Pendens filed this day.

**MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.**

**DEC. 21.**  
23D ST, 208-14 E; J Patten Co—West-  
minster Presbyterian Church of West  
23d St; renewal (48)..... 1,321.14

**DEC. 23.**  
E BROADWAY, 17-23; David S Green-  
berg—Lazarus Levy (51)..... 1,200.00

47TH ST, 15 W; Herman Patri, Inc—  
Eliz Frelinghuysen & Leone Ricci  
(49)..... 179.85

BROADWAY, 1563-69; also 47TH ST,  
220 W; Leonard Sheet Metal Works,  
Inc—Ella A Gray & Jason Bldg Co,  
Inc (50)..... 1,290.50

**DEC. 24.**  
93D ST, 10 W; Jas L Thornton—Mary  
G Pinckney Est, Louis D Hopkins &  
Edw H Boyd (53)..... 57.06

96TH ST, 113 E; Jos Miller—Calvin  
Realty Corp & H S Contracting Co  
(54)..... 99.00

120TH ST, 36 W; City Guaranteed  
Proofing Co—Emma Newmark & Saml  
Beck (52)..... 150.00

**DEC. 26.**  
MONROE ST, 82; Abraham Drescher—  
Bessie Rosenbaum & Isaac Rosenbaum  
(55)..... 53.50

69TH ST, 251-55 W; United Elec Con-  
struction Co—253 West 69th St  
Corp & Jardin Co, Inc (58)..... 465.67

82D ST, 55 W; Saml Rothstein et al—  
Estelle L Davis & August H Hillers &  
Co, Inc (56)..... 59.00

109TH ST, 305-7 E; Julius Kaplan—  
Walter H Liebman & Althous & Co  
(57)..... 192.00

**DEC. 27.**  
136TH ST, 145-53 W; Thos Brady et al  
—African Methodist Episcopal Zion  
Church, Peter J Riley & Riley Bldg  
Constn Co (59)..... 287.61

122D ST, 505 W; Henry J D Von der  
Lieth & Co—Est A Jacobson (60)..... 48.77

42D ST, 142 W; Elevator Supplies Co,  
Inc—Vincent Astor & Jas B Regan  
(61)..... 6,075.00

BROADWAY, 3200; Isaac Middleman—  
Richard H Henriquez et al (62)..... 201.00

**Bronx.**

**DEC. 20 & 21.**  
No Mechanics Liens filed these days.

**DEC. 23.**  
No Mechanics Liens filed this day.

**DEC. 24.**  
136TH ST, 343 E; East River Mill &  
Lumber Co—Silverson Cont Co; re-  
newal (10)..... 285.04

DALY AV, 2133-39; Philip Stein—  
Simonia Realty Co (8)..... 1,436.00

WESTCHESTER AV, nec Ferris pl, 81x  
132; O'Connell Contracting Co—Robt  
J Rooney (9)..... 825.00

**DEC. 26.**  
HONEYWELL AV, 2070; Thomas F  
Breen—A Wayers & Joseph Wirsing  
& Son (11)..... 216.45

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor; the second  
that of the Owner or Lessee, and the third  
that of the Contractor or Sub-Contractor.

**Manhattan.**

**DEC. 21.**  
No Satisfied Mechanics Liens filed this  
day.

**DEC. 23.**  
29TH ST, 115 E; Master Builders Co—  
Hudnlt Realty Co et al; July 18/18;  
canceled..... 19.00

**DEC. 24.**  
BROADWAY, 1567-9; Lockwood Co—Lee  
Shubert et al; Dec 10/18..... 1,200.00

**DEC. 26.**  
No Satisfied Mechanics' Liens filed this  
day.

**DEC. 27.**  
No Satisfied Mechanics Liens filed this  
day.

**Bronx.**

**DEC. 20.**  
No Satisfied Mechanics Liens filed this  
day.

**DEC. 21.**  
CANNON PL, 3488-94; N Y Clay Prod-  
ucts Co, Inc—Cannon Pl Constn Co,  
Inc et al; Jan 19/17..... 575.20

SAME PROP; Wright Ogden Co  
same; Jan 8/17..... 654.04

SAME PROP; same—same; Jan 8/17..... 1,437.95

SAME PROP; Knight & De Mico, Inc—  
same; Jan 8/17..... 224.76

SAME PROP; same—same; Jan 8/17..... 98.90

SAME PROP; Amos Bldg Material Co,  
Inc—same; Jan 8/17..... 423.45

**DEC. 23.**  
No Satisfied Mechanics Liens filed this  
day.

**DEC. 24.**  
CANNON PL, 3480-86; Wm Regon—  
Cannon Place Constn Co, Inc, et al;  
Jan 8/17..... 308.28

CANNON PL, 3488-94; Wm Regon—  
Cannon Place Constn Co, Inc, et al;  
Jan 8/17..... 100.00

CANNON PL, 3486-94; Abr Gillman—  
Cannon Place Constn Co, Inc, et al;  
Jan 8/17..... 350.00

**DEC. 26.**  
No Satisfied Mechanics' Liens filed this  
day.

**ATTACHMENTS.**

The first name is that of the Debtor;  
the second that of the Creditor.

**Manhattan.**

**DEC. 19.**  
PEARSON, Ralph M; Empire State Holding  
Corp; \$115; J Kuschner.

POLLAK STEEL CO; Carbon Steel Co; \$13-  
217.10; Gannon, Seibert & Riggs.

STURTEVANT, Chas A; Lucius A Wilson;  
\$643.75; Murray, Prentice & Howland.

SELF, Wm B & Sidney B; Henry Glass & Co;  
\$10,000; J N Helfat.

OMAR OIL & GAS CO & NOAH F CLARK;  
Danl H Willard; \$122,500; Clark, Prentice  
& Roulstone.

BENEDICT, Wm J; Fairfield County National  
Bank; \$2,116.80; Hughes, Rounds, Schurman  
& Dwight.

**DEC. 20.**  
ARAI, Seitaro; Gaston, Williams & Wigmore,  
Inc; \$26,800; Williamson & Baylis.

LOGIE, Jas, & David C Isles; Chas F Foster &  
Co; \$296,857.53; O D Batchelor.

ZAPATER, Carlo, & Francisco R Duran;  
Claffin's, Inc; \$45,084.73; Patterson, Eagle,  
Greenough & Day.

**DEC. 21.**  
HUED, ROGUE D, & Alejandro D; Yglesias &  
Co, Inc; \$2,633.54; Johnson & Galston.

**DEC. 23, 24 & 26.**  
No Attachments filed these days.

**CHattel MORTGAGES.**

AFFECTING REAL ESTATE.

**Manhattan.**

**DEC. 20, 21, 23, 24 & 26.**  
Guarantee Constn Co & G M Karpas.  
330 W 86th st. Colonial Mantel &  
Refrigerating Co..... 157.50

Palais De Glace, Inc. 560 W 181st st,  
also 180th st, ns, 175 e St Nicholas  
av, 150x100. Voss Ice Machine  
Works..... (R) 2,500.00

**Bronx.**

**DEC. 19, 20, 21, 23 & 24.**

Briggs Bldg Co. Briggs av, ws, 250 n  
Bedford Park blvd. Overhead Kitchen  
Clothes Dryer Co; clothes dryers (R) 190.24

Janota Bldg Co. Vyse av, ws, 80 n  
174th. Colonial Mantel & Refrigerat-  
ing Co; refrigerators..... 312.50

**BUILDING LOAN CONTRACTS**

The first name is that of the Lender;  
the second that of the Borrower.

**Manhattan.**

**DEC. 24.**  
STANTON ST, ns, 40 w Mangin, 39.8x  
70; Maiden Lane Savgs Bank loans  
Enterprise Warehousing Corpn to  
erect 1-sty bldg; — payments..... 35,000.00

STANTON ST, 334-40; Maiden Lane  
Savgs Bank loans Enterprise Ware-  
housing Corpn to erect 6-sty bldg;  
3 payments..... 35,000.00

**DEC. 27.**  
RIVERSIDE DR, 414; Alex Walker  
loans Leopold Weiss to make alter-  
ations; — payments..... 9,000.00

**Bronx.**

**DEC. 20.**  
PALISADE AV, ws, at sec land of Est  
of Isaac G Johnson, running n along  
the line of the N Y Central & Hud-  
son River R R Co, 105x269.4x irreg,  
known as lots 287 & 406 parts of,  
blk 3410, sec 13, on tax map; Jas S  
Coward loans Eurana & Titus de  
Bebula to erect 1-sty private resi-  
dence, with garage; 3 payments.... 30,000.00

**DEC. 21.**  
No Building Loan Contracts filed this  
day.

**DEC. 23.**  
No Building Loan Contracts filed this  
day.

**DEC. 24.**  
No Building Loan Contracts filed this  
day.

**DEC. 26.**  
No Building Loan Contracts filed this  
day.

**PLANS FILED FOR NEW  
CONSTRUCTION WORK.****Manhattan.****HOSPITALS.**

20TH ST, 226 W, 1-sty bk laboratory, 11.6x  
14.6, tin rf; \$500; (o) Columbus Hospital, 226  
W 20th; (a) Eli Benedict, 352 Convent av  
(175).

**STABLES AND GARAGES.**

144TH ST, s s, 310 e Lenox av, 1-sty bk  
garage, 50x99.11, slag rf; \$10,000; (o) Prac-  
tical Garage Co, 822 Undercliff av, Edgewater,  
N. J.; (a) M. Joseph Harrison, World Bldg  
(176).

**Bronx.****FACTORIES AND WAREHOUSES.**

PORT MORRIS R. R. YARD, 200 w L. I.  
Sound, 1-sty hollow tile storage, 30.6x20.6, cor-  
rugated steel rf; \$1,000; (o) N. Y. Central R.  
R. Co., Grand Central Terminal; (a) E. B.  
Moorhouse, Grand Central Terminal (169).

**STABLES AND GARAGES.**

181ST ST, s e c Davidson av, 2-sty bk & stn  
garage, 179.6x94.8, slag rf; \$30,000; (o) Theo.  
Demmerle, 1510 Bryant av; (a) Wm. A. Geisen,  
104 W 42d (170).

**PLANS FILED FOR  
ALTERATIONS****Manhattan.**

BLEECKER ST, 145, extend str front to 4-  
sty bk tnt; \$1,000; (o) Edward J. Moore, 247 W  
11th; (a) Jacob Fisher, 25 Av A (2259).

VANDAM ST, n s, 258 w Varick, excavate  
cellar, remove arch & erect steel beams to 3-sty  
bk res; \$1,500; (o) Geo. Ruggiero, 159 W 23d;  
(a) Louis Sheinart, 194 Bowery (2260).

20TH ST, 19 W, cover partitions with metal  
& cement & erect new stairs to 5-sty bk fac-  
tory; \$1,800; (o) Est of Clarence Conger, ex-  
ecutrix, Katherine C. Loines, 401 Grand; (a)  
Max Muller, 115 Nassau (2254).

29TH ST, 527 W, new posts & girders to 3-sty  
bk storage; \$800; (o) Henry Leberberger, 527  
W 29th; (a) Pat. J. Murray, 141 E 40th (2245).

44TH ST, 7 E, erect partitions, galvanized  
iron ducts, tile floors & alter skylight to 4-sty  
bk str; \$1,900; (o) Lawyers Realty Co., 160  
Bway; (a) Wilfred C. Reid, 1064 Sheridan av  
(2249).

48TH ST, 318-22 W, extend elevator shaft to  
2-sty bk studio; \$1,000; (o) Jos. F. Kuhn, 328  
E 51st; (a) Leon Fleishmann, 531 7 av (2248).

55TH ST, 240 W, new partitions, new lift to  
3-sty str; \$1,000; (o) Mrs. Sadie Bonwit, 322  
W 101st; (a) Irving Margon, 355 E 149th  
(2252).

88TH ST, 432-434 E, court to be filled in to  
form a room, windows to be altered to door &  
others bricked up to 4-sty bk station house;  
\$800; (o) Police Dept., City N. Y., 240 Centre;  
(a) Thomas E. O'Brien, 240 Centre (2250).

BOWERY, 325, new window & new beams to  
4-sty bk loft; \$150; (o) Est of Isaac Pouker,  
Hyman Pouker, exr., 3440 Bway; (a) Jacob  
Voigt (2253).

BROADWAY, 149-63, iron balcony, partitions  
to 14 & 41-sty bk offices; \$7,500; (o) Singer  
Mfg. Co., 149 Bway; (a) Ernest Flagg, 109  
Broad (2251).

BROADWAY, 1380, move partitions & erect  
new partitions to 16-sty bk loft; \$2,500; (o)  
Times Sq. Improvement Co., 51 Chambers; (a)  
Emery Roth, 119 W 40th (2261).

LENOX AV, 373-5, reconstruct str front to  
4-sty bk tnt; \$500; (o) Louise G. Crabbe, 291  
Riverside dr; (a) Eli Benedict, 352 Convent av  
(2258).

MADISON AV, new bath room, new partitions  
& plaster ceiling to 3-sty bk tnt; \$500; (o) Dr.  
Elmer A. Miller, 963 Madison av; (a) Geo.  
Dress, 1931 Madison av (2247).

PARK ROW, 35-38, cut out part of cellar  
floor & install machinery to 11-sty bk offices;  
\$200; (o) O. B. Potter, 35 Park Row; (a) J. M.  
Felson, 1133 Bway (2255).

2D AV, 54, reconstruct str front & erect new  
stairs to 4-sty bk office; \$1,000; (o) Louis  
Turtel, 101 2d av; (a) Robt. Teichman, 10 Old  
slip (2257).

2D AV, 2364, erect partitions to 4-sty bk tnt;  
\$450; (o) John B. Cerich & Jas. Seiger, 3582 3  
av; (a) Chas. Schaefer, Jr., 529 Courtlandt av  
(2256).

5TH AV, 721, remove partitions, build new  
partitions, cement steps, new stairs to 5-sty  
bk apts; \$400; (o) Wm. W. Astor, 23 W 26th;  
(a) Henry Goebel, 1 Madison av (2246).

**Bronx.**

187TH ST E, s s, 75 w Hughes av, raise 5 ft.  
6 ins. to new grade, entrance, new stairway &  
partitions to 3-sty fr str & dwg; \$5,000; (o)  
Leonardo Di Iorio, 608 E 187th; (a) Wm. A.  
Feldbl, 553 E 187th (260).

ST. ANNS AV, w s, 25.11 s Rae, new w. c.,  
skylight, partitions to 5-sty str & tnt; \$100;  
(o) Margareta & Henry Carl, on prem; (a)  
Moore & Landsdel, 3 av & 148th (259).

WEBSTER AV, e s, 108.7 n 166th, new t. c.  
partitions to 1-sty bk factory; \$300; (o) Fanny  
Schumacher, 779 Dawson; (a) Irving Margon,  
355 E 149th (261).



# REAL ESTATE BUILDERS RECORD AND GUIDE

Vol. CII.

NEW YORK, JULY 6, 1918

No. 1

## Five Mill Tax Rate When Personalty is Taxed

Analysis of Conditions and Laws in This State by John J. Merrill  
Shows How Real Estate Can Be Relieved

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**T**HERE can no longer be any question in the minds of those who are acquainted with the present tax laws that primarily they are so arranged as to be adverse to the best interest not only of home builders and realty owners, but also to all who occupy homes, factories, stores and other rented realty.

Necessarily anything that can be presented upon this important subject in the brief space allotted to this paper must be somewhat desultory and at best can only furnish food for reflection.

Let us examine the sources of the present unsatisfactory situations; how they came into existence; why they have persisted; what their effect, and finally what if any remedy may be applied.

"All wealth has its origin in the soil." This ancient axiom has been used for many decades as the basis of an argument for the total or partial exemption of personal property from taxation. These interests, assuming the axiom for a premise, have argued that because wealth is the property basis of all taxation and all wealth if from the soil, hence the real burden should be carried by real property, and they have sought and have succeeded largely in securing exemption for their personalty.

Neither time nor tribulation has served to show the burden-bearing owners of realty how specious has been this reasoning. In fact there is no actual relation between the axiom and the so-called premise. They might as well have started with the premise "Allah is good" and concluded that as Allah wished to be particularly good to personal property, therefore personal property should not be taxed. Nor have the realty owners and others affected by the scheme recognized how great the burden borne, nor how far reaching the effect not only upon their own interests, but also upon the major portion of our population generally. If some among the number have seen through the scheme they have not thus far succeeded in impressing upon the masses of those similarly situated the seriousness of the real situation.

It is a wise saw that "What is everybody's business is no one's concern." Apparently this state of affairs is "everybody's business." It will never be alleviated until some concerted action is taken with enough force behind it to impress legislators not only with the justice of their cause, but also with the fact, which is most important, that there is a real potentiality behind the protest. In the presence of these two provisions action may safely be anticipated and if proper plans have been provided, the desired result will be attained.

It was of little moment in the earlier days of our government whether taxes were levied against real or personal property since the great body of wealth resided in real

estate and personal property generally was held as incident thereto. Under such circumstances it is not strange that the theory of the taxation of wealth or property (evinced generally by land and buildings) grew and gathered ground for itself in which it has thrived without regard to consequences.

Note, however, that even in the earlier days deductions for debts against real estate were not permitted. On the other hand there have been allowances made not only for the debts existing against personalty itself, but also deductions for the indebtedness of real property are legally allowable against personalty.

Finally another step was taken and the mortgage against real property could be offset against personal property which was not directly impressed by any debt whatever, and for a small consideration exemption was purchased for the mortgage. The whole arrangement reminds me of what the poet said of the Chinaman's que:

"He turned him around, he turned him around,  
And still it hung behind him."

A former President of the United States was once charged with the statement that "The soil remains in its place." Laws have been changed but, to paraphrase, the tax remains in its place, and always in the same old place.

The many schemes for the reduction or elimination of taxes against personal property are too numerous and too well known generally to require repetition here, and to so repeat them will serve no useful purpose.

It is plain to those who have closely followed the course of events relating to taxation that these exemptions and exceptions in favor of personalty have been granted because of the somewhat plausible plea that personal property subject to debt was not wealth belonging to the holder and that, in fact, the only interest of the holder in the property was the equity which he had at the time. Why the rights of personal are superior to those of real property does not yet appear.

Exceptions and exemptions and offsets for debts have grown with the growth of the country and the accumulation of wealth. The inconsiderable offsets of the earlier days have grown to gigantic stature in these later times. Today the shadow cast by this Colossus, grown fat and formidable by feeding upon the fruits of others' labors, falls across the fair fields formerly occupied by the less liquid, more visible, and consequently always contributing real estate to the detriment of all who own or occupy realty.

Money generally does not seek investment in lands and buildings because they neither offer the remuneration nor the ease of disposition offered by stocks, bonds and other forms of securities. This all results in reducing the in-



trinsic value of real property and raising the rental thereof only to have it largely consumed in taxes for the benefit of those protected by the government and not contributing towards its support.

This is the full fruition of those theories which take as their prime factor as the basis of taxation either wealth, property or the ability to pay. If we are right in this conclusion we must look afield for some reasonable and satisfactory solution of our problem.

In this connection we are confronted at the first step by the question—Why should there be a tax? Manifestly for the support of government. Why do we have a government? A question seemingly simple but apparently seldom considered. A just government is the instrumentality through which the individual may best secure the protection of "life, liberty and the pursuit of happiness."

It is government alone that protects the holder of property (and the term property includes personal as well as real) from the greed of another stronger or more cunning than he, or from a combination of men seeking to confiscate whatever he may have of any material value. Government in fact is the one instrumentality by which justice may be obtained, and government is good or evil as it serves or hinders the purposes of justice.

Let us not wander away from the salient facts that taxes are levied for the support of government and that the only reasonable excuse for the levy of a tax is the necessity of a just government.

The individual man holds for himself, and with the power to transmit to his heirs or to others both real and personal property alike because a government of some character protects him in its possession and surrounds him and those possessions with the power of the police, the courts, the militia, and with all the prerogatives of power vested in it, even to demanding and using your body and mine for that purpose, if necessary.

These conclusions lead directly to the legitimate object which we have sought; the thing for which taxes should be paid, that is to say, to protection which is granted. It is of no essential moment what the character of the property may be upon which the exaction falls. Every means by which a livelihood may be gained or a competency acquired may properly be assessed.

Property of every kind, tangible and intangible, every calling or vocation, should contribute its just measure as nearly as that may be ascertained. One class of property is no more sacred than another and, therefore, should no more be favored in taxation.

Today nothing even resembling equality exists, nor can exist under our cumbersome, complicated and inefficient system. Even the taxation of real property is inequitable in every phase. Assessments are based largely upon haphazard guesses, and the evil of inefficient assessment is only less in degree than that of fraud.

Generally those who fix values are not so employed because of their competency in such a field, but because they are better remunerated thus than otherwise.

In one of the most important branches of that most important work of government we place those least able to perform the duties. This is the direct result of taxation based upon wealth or the ability to pay. Under this scheme there has grown up among us a system of grafting upon the limbs of the tax law all kinds of freak scions. About its roots a multitude of suckers flourish and the old trunk is literally gray with lichens feeding upon the very vitality of the body upon which they rest.

These foreign growths, the exemptions and exceptions, are now "bearing fruit meet for repentance."

As a direct outgrowth of these conditions, real property taken as a state-wide consideration, surrendered for the

support of government last year more than twenty-five per cent. of its gross rental value. On the other hand the tax upon personal property would be a joke except for its baneful influence upon the farmer, the real estate owner, the factory and the tenant. This condition has become so burdensome that factories and their always attendant families have removed to less exacting localities. That small percentage of our population which has ventured to have homes of its own finds the penalty even greater than the pleasure of possession, and not infrequently it happens that the home builder has found the supposedly safe investment a financial mill-stone about his neck.

It needs no argument upon my part to convince intelligent men that the best citizens of every community as a class are those who own or wish to own the roof above the heads of their families. Yet we are so arranging our tax laws that he of all men receives the least consideration.

Next to him comes the man who hires his dwelling place. The owner who rents the property may, and in most cases does, shift a portion of the burden to the rent payer, and if he fails to shift the load, in time he loses the property. But the rent payer has no where to shift the burden, and in addition to the overload of his own landlord, the balance which goes to make up much of the excess of the per capita borne by his family, he is handed in the bills of his butcher, baker, grocer, clothing dealer, and the other tradesmen with whom he deals.

During the calendar year 1916 there was collected for the support of the state and local governments in this state approximately the sum of \$325,000,000. This was raised by the direct taxation of about \$11,685,000,000 of realty and about \$485,000,000 of personalty, and by indirect taxes for state and local purposes.

Stated in another way this \$325,000,000 represented a tax of about \$32.50 per capita for every man, woman and child in this state, including paupers and personal property owners. Let us see what this means to the laboring man with a family living in one of the cities of the state.

His income is \$900 per year, and with this income it is necessary to support himself, his wife and two children. He pays \$16.00 per month for his shelter. The portion of the property occupied by him has a value of \$1,900 and is assessed at \$1,600. The tax rate is \$28.00 on the thousand and the tax amounts to \$44.80. The overcharge for taxes amounts approximately to \$30.00. This he feels directly, but somewhere, somehow, he must carry, through the shifting of the tax burden of those from whom he purchases the necessities of life, at least another hundred dollars and probably more.

This is a bare outline of the perfidy of the present tax system. To it might be added details of many shades, none of which would tend to make a more pleasing picture. There is no pleasure in the contemplation. Its "offense is rank. It smells to Heaven."

The difficulty does not end, however, with the tenant and his family. Its consequences reach out to the detriment of the factory, store, and habitation of every character.

It is fair to assume that the actual value of the real property in this state subject to assessment under existing laws is about \$20,000,000,000 and that the exempt real property now listed at about \$2,272,000,000 is at least \$4,000,000,000.

The actual value of the personal property of this state cannot be even approximately stated at this time, but it is not presumptuous to say that it is more than three times the value of all the real estate. At present a statistician of the state tax commission is engaged in trying to determine the relative amounts, and within one week of the time this work was commenced over \$21,500,000,000 of personalty

(Continued on Page 9.)



# Survey of Available Warehouses and Tenements

Vacant Space in New York Listed by Building Industries for Benefit of the Government

GOVERNMENT demands for warehousing space and facilities for accommodating the thousands of industrial workers in shipbuilding and munition plants within the boundaries of Greater New York have been heavy, and Federal officers have spent considerable time in seeking buildings of the character required. In order to facilitate the work of the Government and be of all possible assistance to the departments that require warehouse space, Building Industries of New York recently undertook an exhaustive survey of the available warehousing space and accommodations for industrial workers which has been embodied in a report forwarded to all Federal departments. The full text of the report follows:

*To the Heads of Departments, Boards and Committees of the United States Government:*

This survey was undertaken by Building Industries of New York for the purpose of ascertaining the amount of vacant housing available for industrial workers, at a monthly rental not in excess of \$50 per month and also for the purpose of ascertaining the amount of available warehouse space in existing buildings suitable for warehousing, and in buildings that could be made suitable for warehousing by alteration.

The underlying motives for making this survey were:

First: To furnish the Government with information as to the amount of housing of the character herein specified. In frequent conferences with various departments of the Government, it became apparent that this information was urgently needed so that the Government might have ac-

curate information as to what was available for industrial workers engaged in the production of war materials.

Second: To furnish data as to housing required in New York to keep pace with the growth of the population.

Third: To locate space available for warehousing and storage use to meet the insistent demand of the Government for various phases of its work in carrying on the war.

In conducting this survey the co-operation of the following organizations in the five Boroughs comprising New York City was secured:

*Borough of Manhattan.*

Real Estate Board of New York.

*Borough of Brooklyn.*

Brooklyn Board of Real Estate Brokers, Inc.

Brooklyn Chamber of Commerce, Inc.

Brooklyn Chapter of the American Institute of Architects.

*Borough of the Bronx.*

Bureau of Buildings of the Borough of the Bronx.

*Borough of Queens.*

Chamber of Commerce of the Borough of Queens.

*Borough of Richmond.*

Staten Island Chamber of Commerce.

These several Boroughs were divided into sections and members of the above organizations were furnished with industrial housing and warehousing cards, specifying in detail the character of the information desired. This survey includes only an analysis of the results ascertained. The original cards are on file in the office of Building

## HOUSING AND WAREHOUSING SURVEY

CITY OF NEW YORK

MADE UNDER AUSPICES  
OF

BUILDING INDUSTRIES OF NEW YORK

JUNE 1918

BOROUGH OF BRONX		
SECTION	TENEMENTS NO.	WAREHOUSES NO. SQ. FEET
	82	35 478,469

BOROUGH OF MANHATTAN		
SECTION	TENEMENTS NO.	WAREHOUSES NO. SQ. FEET
①	1,979	124 204,439.5
②	266	8 14,540.0
③	241	6 100,100.0
④	1437	13 233,665.0
TOTAL	3,523	131 342,744.5

BOROUGH OF BROOKLYN		
SECTION	HOUSING NO.	WAREHOUSES NO. SQ. FEET
①	452 1,755	19 712,775
②	129 346	10 66,640
③	53 32	2 14,950
④	103 8	0
⑤	123 356	3 122,000
TOTAL	842 2,499	34 918,565

BOROUGH OF QUEENS		
SECTION	TENEMENTS NO.	WAREHOUSES NO. SQ. FEET
	2	8 200,900

BOROUGH OF RICHMOND		
SECTION	TENEMENTS NO.	WAREHOUSES NO. SQ. FEET
	0	4 34,200

TOTAL OF FIVE BOROUGHES		
SECTION	HOUSING NO.	WAREHOUSES NO. SQ. FEET
	7,348	232 505,767.5

●	NAVY YARD
●	DUSH TERMINAL
+	HOSPITAL SITES 1500 ACRES





Industries of New York and are available to Government departments.

#### CONDITIONS ASCERTAINED.

As a result of this survey it was ascertained that the available industrial housing comprises a total of 7,348 housekeeping units in the entire city and 5,057,879 square feet of available warehousing space in 232 buildings. The sections in Boroughs, the amount of available industrial housing and warehousing space.

##### Borough of Manhattan

The Real Estate Board of New York calls attention to the following information in connection with the survey for the Borough of Manhattan.

##### *Industrial Housing.*

In determining the number of available living quarters at \$50 per month or less, attention was confined to multi-family houses, the apartments available ranging from five to six rooms per suite to two or three rooms, at rentals of \$12 per room, to approximately \$2 per room in apartments containing the larger number of rooms. In a number of instances, it was found that living quarters of the latter kind were in undesirable neighborhoods and in map on page 5 shows in detail, by Boroughs and by houses of the poorest quality, many of them being practically unusable without very extensive repairs. In the majority of cases houses were shown to contain only one or two vacant apartments. In a few houses as many as nine apartments were shown to be vacant, these being in buildings of the poorest quality. In this Borough there were found to be 3,923 vacant apartments.

##### *Warehousing.*

In determining the amount of warehousing space, a minimum area of 7,500 square feet was taken, it being assumed that the Government would not be interested in buildings of smaller units of space. In considering the amount of space "available through alteration" allowance must be made for the opinion of the canvasser. Allowance must also be made for some buildings returned as available but actually occupied, in whole or in part. The amount of warehousing space in this Borough was found to be 3,425,745 square feet.

##### Borough of Brooklyn

The Brooklyn Board of Real Estate Brokers, the Brooklyn Chapter of the American Institute of Architects and the Brooklyn Chamber of Commerce call attention to the following in connection with the survey of the Borough of Brooklyn:

##### *Industrial Housing.*

Of the total 3,341 vacant apartments, 2,499 rent for less than \$25 per month, and at least 25 per cent. are of a character which would not be suitable for the class of labor required on Government work. These houses consist mainly of old one-family houses very much out of repair, cold water tenements of the poorest class, both brick and frame, and in many cases really unfit for proper living conditions, and it is our opinion that not more than 1,500 of the total of 3,341 would be available for industrial workers.

##### *Warehousing.*

Of the 34 warehouse buildings listed, with a total area of 918,565 square feet, five are vacant breweries containing about 700,000 square feet. It will be noted that there are 68,840 square feet of available space in Section 2, indicated on the map, which comprises all of the waterfront section of the Borough, from the Navy Yard to Fort Hamilton.

##### Borough of the Bronx

The very small number of vacancies in the Borough of the Bronx reported by the Superintendent of Buildings, whose opinion is concurred in by real estate brokers, is due largely to the fact that the tenement houses throughout the Borough are of comparatively recent construction and are, consequently, desirable and in great demand; so much so that it is reported that there is a waiting-list for vacancies. Attention is also called to the large vacant areas in this Borough, available for additional housing accommodation as well as for Government uses.

##### Borough of Queens

From a report made by the Chamber of Commerce of

the Borough of Queens, it is obvious that there is no industrial housing or warehousing space available. The character of the warehousing reported is mainly one-story frame structures, mostly sheds, not suitable for Government use.

##### Borough of Richmond

The Staten Island Chamber of Commerce calls attention to the following regarding conditions in the Borough of Richmond:

The Borough of Richmond has very few tenements, and these are already occupied. There are a few large old private houses which could be altered at considerable expense into two or three-family dwellings, or could be used for boarding or rooming houses.

#### GENERAL CONCLUSIONS.

According to the records of the Tenement House Department of the City of New York, it is shown that the total number of apartments existing on January 1, 1918, were 989,766. It can be fairly assumed that of this total 80 per cent. are apartments renting for \$50 or less per month. Applying the average rate of four occupants per apartment, which is the factor used by the Tenement House Department, the total accommodations in the City of New York as of January 1, 1918, provided for 3,167,248 persons. On the other hand, the normal increase in population based on the years 1913 to 1916 inclusive, shows an average annual growth of approximately 107,000. Of this increase it can be reasonably assumed that 75 per cent. or approximately 80,000, are apartment dwellers, and that of this 80,000, 80 per cent., or 64,000, pay rentals of \$50 or less per month. Applying the same factor of four occupants to an apartment the normal increase in population in New York City will require, at the lowest calculation, approximately 16,000 new housekeeping units annually.

The new apartment units built during the past five years, assuming the same 80 per cent. of the total as available at a rental of \$50 per month, or less, were as follows:

1913 .....	22,430
1914 .....	16,460
1915 .....	18,893
1916 .....	17,087

The foregoing totals represent the apartments actually constructed and for which "certificates of occupancy" were granted by the Tenement House Department.

Plans filed for 1917, using the same 80 per cent. as covering apartments renting for \$50 or less per month, represent 7,689 units. For the first six months of 1918, owing to the further material decrease in construction as compared with 1917, plans filed provide for approximately 2,000 apartments at rentals of \$50 per month or less.

This average, therefore, shows that during the years 1913 to 1916 inclusive only sufficient new apartments were provided to accommodate the normal increase in population, and that in 1917 provision was made for only 50 per cent. of the normal requirement.

Based on the figures for the first half of 1918 less than 25 per cent. of the requirements for the normal growth of the population are now being constructed, and this statement is based on the reports of plans filed and not of work actually under construction.

#### BUILDING INDUSTRIES OF NEW YORK.

In 1910 there were in this country 20,255,555 homes. Of these only 45.8 per cent. were owned by the families living in them. Furthermore, only 30.8 per cent. were owned free of all incumbrances. During the last thirty or forty years the percentage of owned homes has been steadily decreasing instead of increasing. It is doubtful if 40 per cent. of the homes are now owned by the families living in them, and certainly no more than 25 per cent. of the total are owned free of all incumbrances.

Queens spent \$2,000,000 in repairing 110 miles of highways in one year.

Queens has a live Chamber of Commerce with 400 members.

Queens is the largest Borough.



# Dr. Day Before Supreme Court and Aldermen

## In Asking for \$300,000 He Refuses Definite Information About How He Spent \$50,000

AT the close of a four hours' session, in which heated arguments and caustic repartee figured, the Board of Aldermen on Tuesday again defeated a resolution to give Commissioner of Markets Dr. Jonathan C. Day an appropriation of \$300,000, with which to purchase foodstuffs to be sold to the consumer at a slight profit.

Alderman Hubbard moved to lay the resolution over for one week, but as the board takes a recess for the summer next Tuesday, it was decided to dispose of it as a special order for the day. Commissioner Day was asked to state to what use he proposed putting the money and replied that \$100,000 would be expended in the purchase of eggs and the balance for other commodities as conditions might demand. He said that he is now negotiating for the purchase of 300,000 tons of coal for delivery as soon as possible.

Alderman Quinn of the Republican minority asked Dr. Day what he did with a previous appropriation of \$50,000 and was told it was invested in eggs now in storage in New York and Jersey City.

"If you spent the whole \$50,000 for eggs how do you pay your employees?" asked Mr. Quinn, to which Dr. Day replied that no part of the money was used for salaries or other expenses.

Alderman Worth called the attention of the chair to section 419 of the Charter as printed on Page 19 of the book of rules governing the Board as to the right of members not regularly elected to the Board voting on such matters. President Smith stated that the Corporation Counsel had given his opinion that the resolution called for an appropriation and not for a public letting and that the borough presidents could vote. The clerk was directed to note Alderman Worth's objection.

Alderman Squiers, spokesman for the Republicans, asked Dr. Day to account specifically for the previous appropriation of \$50,000, before asking for any more, and also to advise the board how much he pays for storage and insurance, to which Dr. Day replied: "I refuse to answer any question asked by an individual member of this Board but will answer if the whole Board requests me to."

Alderman Squiers then asked that Dr. Day, because of his reply, and discourteous manner, be expelled from the chamber and denied further privileges of the floor.

Alderman Wolff, one of the Socialist aldermen, read extracts from a letter sent to the members of the Board, excepting the Socialist members, by the Allied Food Merchants' Association, signed by Joseph Schloss, its president, urging the aldermen to vote against the measure. Mr.

Wolff charged the absent aldermen with remaining away because of this matter and their fear of being punished by the members of this association, as other aldermen had been several years ago in a similar matter.

Alderman Moran declared that Mr. Schloss was a commission merchant representing only the big men and not the small ones, whom the Board and Dr. Day seek to protect.

The resolution was defeated—fifty-four affirmative and twelve negative votes, one short of the required number. The resolution was ordered as a special order for next Tuesday, which will be the last time it can be taken up before the recess.

A motion to vacate an order directing Dr. Day to present himself for examination before a Supreme Court justice into the affairs of his department, secured by former Senator William M. Bennett, representing the West Side Taxpayers' Association, was argued on Monday before Justice Mullan in the Supreme Court, Assistant Corporation Counsel Edward S. Malone appearing for Dr. Day.

"There is no charge of corruption in your proceedings, is there Senator?" asked Justice Mullan.

Mr. Bennett replied: "No, but we contend that if the practice of buying goods and selling them through a private account is continued, it would result in scandal."

"But," said the court, "Commissioner Day says: 'I did these things because it was right for me to do them. As to any violation of the charter, I was dealing with an emergency.'"

Mr. Bennett replied that the question was purely one of law and that an examination might develop facts which would cause the taxpayers to ask the mayor either to require Dr. Day to change his methods or to remove him from office.

Mr. Malone, in defending Dr. Day's action, stated that conditions during the Mitchel administration had been such that the authorities then advocated the passage of a law to protect citizens against excessive food charges. Justice Mullan reserved decision at the conclusion of the arguments.

It was evident at the meeting on Tuesday that Dr. Day has the united support of the Democratic aldermen and the Socialists and it is expected that before the next meeting an effort will be made to round up the absentees of last Tuesday and urge them to attend the next meeting. Alderman Moran suggested that the Board, in spite of the fact that a recess for the summer would be taken next week, continue in session until the resolution is passed if it takes all summer.

## New Rules for Fire Escapes

AT a meeting of the Board of Standards and Appeals held on Tuesday afternoon, the following Rules for the Construction of Fire Escapes were unanimously adopted:

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 feet from curb level to top floor level, one of the required means of exit or escape under Section 79B-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of §79-b-4, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railing to a height of at least 4 feet 6 inches, measured from floor of balcony or center of stair tread, constructed of bars at least one and one-half (1½) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grill work, or of screening not less than No. 10 U. S. gauge wire with no more than one and one-half (1½) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stair-

way shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof;

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees; fire windows leading to balconies may be at window sill level if fixed steps not less than 16 inches wide are provided on the inside from floor level, leading thereto.

(c) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform to paragraph (a) of this rule.

Rule 2. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 79-b-1 of the labor law, in any building erected prior to October 1, 1913, now occupied or to be occupied, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.



# Program for the Atlantic City Convention

Builders, Architects, Engineers and Building Material Producers  
Will Organize for War and Peace Work

**I**MPORTANT problems of priority and of labor will be considered at a national convention of the building industry, comprising building material associations, architectural and engineering societies, builders' associations and industrial concerns, to be held at Atlantic City July 15 and 16 upon the call of the Chamber of Commerce of the United States, and with the co-operation of the War Industries Board.

The purpose of the convention is to "consider ways and means whereby the various divisions of the building industries can find a common ground upon which they may give co-ordinate assistance to the government during the war; to develop machinery whereby the industries can speak with a united voice upon matters affecting all interests involved, and to consider projects for the re-establishment and maintenance of the general prosperity of the industry."

The convention programme will give prominence to a consideration of the questions of priority in the construction of buildings, in the transportation of materials and fuel and in capital issues and general finance. The labor problem will also be considered with regard to the procurement of labor, competition for labor and the standardization of wages.

All the societies, associations and prominent concerns connected with the building industry throughout the country will be represented, and each organization has been asked by the United States Chamber of Commerce to

name one delegate as its spokesman to serve upon a Central War Service Committee. This committee will elect an executive board of nine members to speak for the industry on all matters affecting the industry as a whole and to work in co-operation with the War Industries Board, the Capitol Issues Committee, the Fuel Administration and other Government bodies.

The present informal organization of the building industry was perfected at a meeting of representatives of the industry held in New York on June 14 through the initiative of Allen Walker, the New York representative of the Chamber of Commerce of the United States.

At that time the following Committee on Organization was appointed: B. F. Affleck, Chicago, Ill.; A. M. Maddock, Trenton, N. J.; G. F. Lindsey, Minneapolis, Minn.; F. H. Chapin, Cleveland, Ohio; J. R. Wiggins, Philadelphia, Pa., and W. D. Baldwin, W. H. Powell, H. H. Murdock, Rudolph P. Miller, F. T. Miller and Edgerton Swartout, of New York City.

This committee met on July 3, at the Engineers' Club, and Chairman Allan Walker, of the U. S. Chamber of Commerce, appointed the following Program Committee: W. B. King, of Washington, D. C.; Allen Walker, of New York, and F. T. Miller, of New York. At this meeting there was also prepared a constitution and by-laws for the proposed federation which will be submitted to the convention next week at Atlantic City.

## Will Use Crippled Soldiers as Elevator Men

**T**HROUGH a letter sent to Newton D. Baker, Secretary of War, by William T. Ropes, President of the New York Building Managers' Association, a unique plan of alleviating some of the hardships which must inevitably arise very shortly from the effects of the war, has been brought to light.

It is explained by one of the members of the association that the conditions arising from General Crowder's recent draft order which will effect all elevator operators and other building attendants within draft age on July 1, has already been anticipated and satisfactorily met by many building managers throughout the city by employing women elevator operators and porters instead of attempting to fill with men the vacancies caused by those leaving to join the colors.

Only in instances where elevator gates are extremely heavy has it been found more expedient to employ men. Amongst other large buildings, the Singer, 50 East 42d street, 21 East 40th street, 244 Madison avenue, are using female elevator operators with decided success. The managers of these buildings report the innovation as highly satisfactory, and that the women are greatly pleased with their work.

It is also pointed out that although the handling of an elevator is extremely tedious work, the work is not heavy and does not require personal locomotion. With this in view it is possible to use discharged maimed soldiers in elevators and soldiers with crippled legs or those otherwise unfit for work requiring greater activity.

The cripple is not helpless but capable, provided the right job is found for him, and he is trained in preparation for it. Idleness is the calamity too great to be borne. So what the cripple needs is the chance to work, and the encouragement to take advantage of it.

In the past everything has been done to make the cripple a failure. People have been lavish with sympathy and charity but short on giving him a real opportunity to make good. The attitude of the public has been a more baffling difficulty than the loss of a limb.

With the new responsibilities to the men disabled in fighting in this war, those who stay at home must make their influence a help rather than hindrance. It is no kindness to reduce them to the ignominy of dependence on others, for that makes them "crippled" indeed. Put them back in the game, make them useful, and, in consequence, make life well worth living again.

There are today many seriously crippled men—some without legs, some even with both arms gone—who are doing their full share in the work of the world. But they had exceptional strength of character to overcome the difficulties placed in their path. With a fair chance many others could do the same. In this light the problem is hopeful rather than discouraging.

The cripple needs thorough training for a trade which he can follow, and intelligent placement in employment. These the government will supply for the returning soldiers, but the responsibility for making this work effective rests with the public. Life for the crippled soldiers can be made worth while.

Building managers can help do this by reserving for cripples jobs in his buildings which they can properly fill, not as charity, but on the basis of competency alone.

President Ropes says: "Even soldiers with but one arm can be used to advantage in apartment houses and other buildings where low speed cars are used and where time is not a factor."

To the question as to whether or not crippled men can count on the New York Building Managers' Association is answered by President Ropes' letter to the Secretary of War, which follows:

May 29, 1918.

Honorable Newton D. Baker, Secretary of War, Washington, D. C.

Sir: The members of this association desiring to do their share toward relieving the hardships of the dependents of those joining the colors and of maimed and discharged soldiers would like to be put in touch with the proper bureau of the government, as they desire to give such persons preferential employment in buildings under their control.

We believe that there are many dependents of soldiers who need additional income, and there are certain kinds of work in the operation of buildings which are not classed as heavy and might be done by women.

It is also possible to use discharged maimed soldiers in some classes of elevator work or as watchmen.

NEW YORK BUILDING  
MANAGERS' ASSOCIATION,  
William T. Ropes, President.

It is anticipated that building managers throughout the country will emulate the action taken by the New York Building Managers' Association.



# All Taxes Except on Real Estate at Fixed Rates

## Reply of Realty Men to Nathan Hirsch Brings Out Facts About Conditions Here and in Other Countries

**R**EFERRING to the statement issued last week by Nathan Hirsch, chairman of the Mayor's Committee on Taxation, there has been prepared by Edward P. Doyle a statement embodying the position of real estate interests, on the questions raised by Mr. Hirsch. In part Mr. Doyle says:

"Your statement that a fixed tax rate would be 'inconsistent with every principle of efficient business administration,' especially needs an answer. Taxes, as a rule, are at a fixed rate in all countries, except the United States, and even in the United States the tax rate is usually an arbitrary one except on real estate and certain forms of personal property.

"The income tax is at a fixed rate, all internal revenue taxes are at a fixed rate, the inheritance tax, the mortgage tax, the secured debt tax and the tax on mercantile and manufacturing corporations are at a fixed rate. The principle is recognized in our State Constitution where for the protection of certain classes of communities the limit of taxation on real and personal property, for all purposes except the debt service is fixed at 2 per cent.

"It is absurd to say that the municipal government should go on spending money and increasing the tax rate until there would be actual confiscation of equities in real property, while the taxes on other forms of wealth remained at a fixed and reasonable rate. There is no logical reason why one kind of property should be taxed at a greater rate than any other form of wealth.

"If the Government feels that the monies derived from existing sources of revenue are not sufficient to run the

City government honestly and economically administered, it is the Government's duty to find a new source of revenue. New sources of revenue have given the State of New York \$50,000,000 of additional yearly revenue in 20 years with no decrease in taxation of real property but with all kinds of new functions of government.

"If new sources of revenue are to be used to add new functions of government, and to further increase the number of non-producers, the ultimate result is always unfortunate because the burden on the producer is made greater. This condition of affairs can only result as happened in France, when, several years before the Great War, a French prime minister announced that every French peasant carried seven non-producers on his shoulders.

"There will be no stability in real estate values until there is a lower fixed tax rate. The fixed tax rate now, as provided by the constitution, of 2 per cent., exclusive of the debt service, is too high. It will reach in 1919, in the Borough of Richmond, 2.80, and in 1920 that rate in all boroughs, and experience shows that rate to be almost 50 per cent. of the net revenue from improved real property. A tax of one-third of the net revenue of the producer was the greatest contributing cause of the French Revolution, and we are beyond that rate in this city today. You speak of the amount the City will pay, because of the deficit in the earnings of the subways, and say this must be met by taxation. Why not meet it by increasing the fare to 6 cents and make every user pay? This is the logical thing to do. The subways are for the benefit of the user, both resident and non-resident.

## Five Mill Tax Rate When Personality Is Taxed.

(Continued from Page 4.)

was definitely located, and in my judgment this did not represent more than twenty-five per cent. of the aggregate value.

If my conclusions are correct it would appear that there are more than \$100,000,000,000 value in real and personal property in the State of New York.

If this property should be placed upon the assessment roll even at eighty per centum of its value, the tax rate upon all classes of property for state and local purposes would fall to less than five mills on the dollar, an exaction that would not only drive no property out of the state, but would at once prove an inducement for money to flow into the state and to find placement in land, buildings, farms and every form of real investment, and all forms of securities based upon realty values. Such a result could not fail to lend stability to our industries and to the stability of family life and legitimate investment. It would eliminate the necessity of those forms of taxation covering mortgages, investments, stock transfers, insurance premiums, and many other classes of property now assessed under one guise or another and all of which are the merest makeshift.

It seems to me that the consummation sought is clearly in sight but the methods and means of reaching it are matters that must be planned with the utmost care that one injustice may not be replaced by another.

Primarily it is certain that nothing equitable will ever be reached by sending incompetents to guess at values when they have no least conception of such properties. If every property holder was obligated by law to render a sworn statement of the value of his holdings with a reasonable description thereof to an assessor, and the present inefficient scheme discontinued, much greater values would be found than we know of even in realty, and the values of personality would prove astounding.

In many localities, both urban and rural, there exist gross inequalities in assessment. Some of these are unintentional; many are the direct result of connivance upon the part of property holders and assessing officers. In many places this condition has run to the extent of granting partial and even total exemption to large and valuable properties.

There are hundreds of millions of dollars' worth of these

properties in this state illegally exempted from taxation by local assessors who either fail to realize they are increasing the burdens of those already overloaded for the benefit of those who are not only able to pay just taxes, but are making great profits in their invested capital, or else those interested have control of those charged with the duty of assessing the property. This evil will never be abated under the present system.

No one can seriously complain of the man who hides his personality from the present confiscatory tax law, but I venture the prediction that comparatively few men would seriously try to evade a just assessment at a fair rate.

There is no hope of advancement or betterment under the present tax law. There is no scheme known to me that seems to offer so many inducements and so much good as a listing system for all property, allowing a reasonable latitude of valuation and providing such penalties as would assure the prompt and proper compliance therewith upon the part of the property owner. County and city boards of review would have to be provided for with quasi judicial powers to determine appeals, and an occupation tax should be assessed against certain professions and callings. Such a system to succeed must exclude all exemptions, all exceptions, and must of necessity be state wide in its application.

In conclusion let us summarize:

At the present time we are living under a tax system that in effect is largely a single tax substantially exempting ninety-five per cent. of the personal property from taxation.

We are penalizing the owners and occupants of real property.

We are driving out manufacturing plants to more favored localities, and necessarily the employees follow their employment.

We are thereby reducing the natural growth of our towns and cities, and we are receiving as an equivalent only the satisfaction of keeping within our borders those tax slackers who are willing to be protected, to have the benefits of our markets and the protection of our government, for all of which they fail to contribute. These non-contributors serve no useful purpose in our body politic.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## The Threat of Bolshevism in New York.

Many as are the significant words which the European war has added to the current language, it is to be doubted if any of the new war words carries greater significance than "Bolshevism."

Bolshevism is the latest "ism" to threaten the peace and well-being of the universe. In more than one respect it is as disquieting as that other "ism" of the earlier stages of the war—Kaiserism. While Kaiserism has now become less threatening; in fact, near to the point of being canned, the new war "ism" from Russia, Bolshevism, seems much alive and active and threatening.

A few months ago it might have seemed puerile to discuss seriously the threat of Bolshevism in New York, but recent developments have made this "ism" seem more imminent as a danger than Kaiserism. Until the United States went seriously into the war New York was in genuine danger from Kaiserism, little as did many of our best citizens realize that fact. But this danger now has been averted with the successful prosecution of the war from Washington and the victory of the Allied forces has become only a question of time.

Bolshevism, however, is a new-fangled "ism" developed by the war with which, it is plainly evident, the people of the metropolis must yet grapple. This particular "ism," while developed by the great war, might have come to the front even if there had been no great war. That Bolshevism is a real danger, a new danger, to the orderly administration of the public affairs of the great American Metropolis has been amply demonstrated by recent developments in this city.

The Rev. Dr. Jonathan C. Day, Commissioner of Pub-

lic Market under the Hylan Administration, is just now busy not only managing the public markets but also before the Supreme Court and the Board of Aldermen. In the Supreme Court Commissioner Day is being called upon to explain how he can spend the taxpayers' money before it has been placed in his hands to be expended. Before the Board of Aldermen he is being asked to explain what he is going to do with \$300,000 of the taxpayers' money if that Board approves the action of the Board of Estimate and Apportionment in authorizing him to spend it.

Thus far Dr. Day has taken the position that his mission in life, officially, is to ameliorate the condition of the poor, under the beneficent auspices of the Hylan Administration, and to refuse explanations to the watchdogs of the city treasury as to how he intends spending the taxpayers' cash. The Board of Aldermen may withdraw from the position that august body took the other day and turn over to Commissioner Day the \$300,000 he wants. In fact, THE RECORD AND GUIDE rather expects that will happen.

What the Supreme Court may decide about Commissioner Day's authority will take care of itself. Even if the Hylan Commissioner eventually gets the \$300,000 to spend isn't so important of itself.

What is important, however, is this: If Commissioner Day can dip into the city treasury for \$300,000 with which to buy eggs and fish and tomatoes and lamb and coal and succotash and ice and milk and potatoes and chicken, what is to prevent him from further dipping into the city treasury for \$3,000,000 for the same purposes? What assurance have the taxpayers that these expenditures of their tax money will reduce the cost of living in the metropolis? How do the men and women who pay the money into the city treasury know that their money will not be used exclusively to reduce the cost of living of those who pay nothing into the city treasury?

Then, again, what about the thousands of butchers, bakers, grocers and other business men who pay rents for places in which to conduct their businesses? The rents they pay are in turn paid by their landlords, in large measure, into the city treasury in the form of taxes. Are all these business people to be required to "chip in" to Commissioner Day's fund to set up rival competition? Most assuredly they are. They are called upon to furnish the money with which the Hylan Commissioner may be expected to put them out of business.

Under these circumstances, it is not surprising that an important taxpayers' association already has gone to the Supreme Court to find out about the legality of Commissioner Day's expenditures of the taxpayers' moneys? Under these circumstances it is not surprising that the Board of Aldermen, before acquiescing in Mayor Hylan's plan, desires to know what Dr. Day proposes to do with the money, how he proposes to spend it, what he proposes to do with the goods after he gets them.

Mayor Hylan, members of the Board of Estimate and Apportionment, and members of the Board of Aldermen should look carefully into this latest "ism" before surrendering to it. They should keep in mind that the party of the first part comprises the taxpayers of New York City, who furnish the money. They should go slow before undertaking to Russianize New York.

Let our public officials heed the warning which Herman Bernstein has just brought back from the land of the Bolshevized Russia.

"Friends of the Bolsheviki are no friends of Russia," Mr. Bernstein declared in a recent article in the New York Herald, and Mr. Bernstein knows.

Officials who recognize their obligations to the taxpayers of the metropolis will not be carried away by this latest "ism." They should not permit New York to be Bolshe-



vikized by Mayor Hylan, Commissioner Day or anybody else.

### Revision of Tax Laws Necessary.

The subject of taxation is a dry one, and to most people an incomprehensible one and to practically everybody provocative of unprintable language. We look on a tax as a necessary evil, but an evil nevertheless of the direst kind, ingeniously, subtly and malevolently bent on abstracting money from us and diverting it to some vaguely known, remotely located and probably tremendously extravagant

This attitude of mind of the ordinary business man towards taxation is likely due in great measure to the impossibility of devoting the necessary amount of time to the study of the reasons for taxation, the uses to which the money derived by this means is put, the sources from which it comes, the untapped and half hidden reserves from which additional amounts might be derived and the laws of regulation and intricate machinery of government fashioned to draw in and pay out the stupendous sums that each year flow through the Treasury.

The whole subject is so huge, so complicated, of such intricate gestation and growth, and of such delicate organization because of the manifold and complicated interests involved that the majority of men prefer to acknowledge their inability to master its details; the charlatans confidently advance their nostrums with promises of great reforms, knowing that the ignorant mass cannot intelligently refute their arguments and the few who have the knowledge of the principles and the actuation of taxation are hard to find and modest in the pronouncement of its true purpose in the scheme of government.

When, therefore, a man of ability and practical affairs who has from choice devoted his whole business life to the study of tax problems gives us in clear and simple language in the space of a magazine article the results of his investigation and experience it would be manifestly an injustice to ourselves, at a time when the burden of taxation was never so onerous, if we did not give heed to what he has to say of the evils that exist and the opportunity to modify or correct them.

Hon. John J. Merrill, who has written the article on taxation which is printed in this issue of the Record and Guide, was for many years head of the Corporation Tax Bureau in the office of the State Comptroller. He is now a member of the New York State Tax Commission. In the discussion of the Boylan bill last winter at Albany Mr. Merrill was constantly called upon for information and advice in shaping the proposed legislation and his help was invaluable. He has made a business of getting at the truth upon a subject few people can fathom.

Mr. Merrill, in summing up his facts, declares the belief that there are more than \$100,000,000,000 in real and personal property in the state of New York. The startling but not altogether surprising thing is that in one week \$21,500,000,000 personalty was definitely located by a statistician trying to determine the amount of this kind of property accessible for taxation.

"If this property (real and personal) should be placed upon the assessment roll, even at 80 per cent. of its value," says Mr. Merrill, "the tax rate upon all classes of property for state and local purposes would fall to less than five mills on the dollar, an exaction that would not only drive no property out of the state, but would at once prove an inducement for money to flow into the state and to find placement in land, buildings, farms and every form of real investment, and all forms of securities based upon realty values. Such a result could not fail to lend stability to our industries and to the stability of family life and legitimate investment. It would eliminate the necessity of those forms of taxation covering mortgages, investments,

stock transfers, insurance premiums, and many other classes of property now assessed under one guise or another and all of which are the merest makeshift."

There would be few, we are sure, who would hesitate to place themselves fully in the power of the Tax Gatherer if they were assured that Mr. Merrill's deductions are correct, and the Record and Guide assumes they are.

The present day is the time to go to the bottom of the matter. There never was a more favorable moment for readjustment of the iniquities, the inequalities and the ineffectiveness of the existing tax laws.

### Be Ready When War Ends.

The United States Chamber of Commerce is moving in behalf of the building industry.

The effectiveness of the help that will thus be forthcoming must depend to a great extent upon the well-connected and well sustained co-operation of the industries and individuals concerned.

Without the full participation of every branch of the industry and of practically every unit in each branch, the best efforts of the Chamber of Commerce or any other agency will fail of their best possibilities.

Doubtless all business men are sufficiently impressed with the idea that co-operation with the Government at this time is a part of every one's patriotic duty. Governmental boards and many department officials have been emphatic in their insistence upon co-ordination for purposes of contact between business and Government. The co-operation of men strongly actuated by patriotic motives may, therefore, be counted upon, though there may be some who feel that they are in other ways giving sufficient service to the nation.

Many business concerns will be impelled to join in any concerted action in the hope of some immediate benefits to their respective business. There are those, however, who have such war orders as to absorb their output and, therefore, feel no need of help. In other cases the market for product has been nearly destroyed, or the source of supply cut off, so that there seems no hope of relief.

But here is one ground upon which all can unite—the highly patriotic and the less actively patriotic, the man whose goods are all contracted for and the man whose market or manufacturing facilities are destroyed. All alike have a keen interest in the preservation of the industry for service after the war.

It is the history of associated effort that only financial stress will start it, but once started it takes permanent form. Its benefits having been established, those in interest are loath to forego them.

This is the time of stress in our industry and now a creation is possible which shall be of lasting value.

May 31, 1918.

Editor of the Record and Guide:

I am a widow with two sons in the army. Have a house which throws off hardly any revenue and would like to know whether the mortgagees can foreclose against me for non-payment of instalment on principal of mortgage on my property, providing I have paid interest and taxes. If the property was transferred to my sons in the service, would this protect the property for them? I am not in a position to pay off the principal or any part of it.

MRS. A. S.

[Assuming that the terms of the mortgage permit foreclosure upon failure to pay instalments of principal, the right to foreclose is not impaired as to the widow by the Soldiers and Sailors Civil Rights Act. The transfer of the property to the widow's sons at this time would not change the situation in any way.—Ed.]



## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

Members Real Estate Board of N. Y.

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### Reformation Policy for Mutual Mistake.

IN a suit to reform a fire insurance policy for mutual mistake the policy holders must prove that it was the intention of the insurance company to have the policy read as the insured allege it should have read. The words "mutual mistake," in the rule that equity will reform contracts therefor, mean a mistake shared by both parties, and such mistakes generally relates to a mistake concerning the contents of a written instrument. Where a second policy is based on statements of ownership made for an expired first policy and contains the same error as to ownership as the first policy, the mistake is a continuing one, and, if equity could have reformed the first policy, it can reform the second.—*Fort v. Globe & Rutgers Fire Ins. Co.*, 169 N. Y. Supp. 229.

### Restrictive Covenants.

The New Jersey Court of Chancery says, *Pearson v. Stafford*, 102 Atl. 838, that, as porches almost invariably project from the buildings to which they belong, it would seem that a restrictive covenant which would prevent the erection of a building beyond a certain line back from a street, but silent as to porches, ought not to be construed to prevent the building of porches within the prohibited area, and who shall say how extensive the porches may be? Of course if under the guise of building a porch an extension of the building was attempted, such, for instance, as increasing the dining room space in an inclosed one-story porchlike addition to the building, thus making an enlargement of the dining room proper, all inclosed as within the building, that might well be considered a breach of the covenant. Each case would necessarily depend upon its own circumstances.

### Second Mortgagee's Duty on Purchase.

The Massachusetts Supreme Judicial Court holds, *Pilok v. Bednarski*, 119 N. E. 360, that a second mortgage, authorized by power to bid in at foreclosure sale, and his bid, which was the highest, having been accepted, the deposit made, and the memorandum or certificate of sale signed by the auctioneer, became the purchaser and nothing remained by way of performance except to execute deed to himself, and, on deducting expenses, to apply the price in liquidation of the mortgage debt, retaining the balance, if any, for the benefit of those who should receive it. But execution of deed to himself was requisite to vest title in him. He was a trustee, bound to execute his trust with strict fidelity to whoever might have his estate in the premises, and he could not defeat the rights of junior incumbrancers in a surplus remaining after the mortgage debt and costs of foreclosure were paid, by failing to execute deed to himself in completion of his purchase on foreclosure. The fact that he acted in the dual capacity of seller and purchaser merely imposed a stricter responsibility when he bought for himself.

### Regulation of Height of Building.

In a suit by a property owner for a writ of mandamus requiring the commissioner of buildings of the city of Cleveland to issue a permit to partition for tenement purposes the fifth story of his building, the Ohio Supreme Court, in *State v. Cunningham*, 119 N. E. 361, makes the following rulings: Ordinances of a municipality regulating the height, mode of construction, and use of tenement houses are a proper exercise of the police power for the preservation and promotion of the safety, health and morality of the community. A construction of such ordinances should be adopted, where possible, which effectuates the obvious purpose of their enactment. The provisions of an ordinance limiting non-fireproof tenement houses thereafter erected to three stories or 45 feet in height, and prohibit-

ing the increase in height of tenement houses, except in compliance with the provisions of such ordinance regulating the height of tenement houses thereafter erected, apply to a non-fireproof tenement house 60 feet high theretofore erected under a duly authorized permit issued by the building commissioner of the city, who sanctioned the extension of the building to include the fifth story, with the express limitation that such story should not be used for residence apartments, but only as an attic for storage purposes. The conversion of such fifth story into apartments to be occupied as the residence of 11 families "living independently of each other and doing their cooking upon the premises" would constitute an increase in the height of the tenement house, and would result in the erection of a tenement house to a height prohibited by the ordinance. The application for mandamus was denied.

### Release of Part of Mortgaged Property.

In the absence of a statutory provision as between the original parties the release of a part of mortgaged premises does not affect the mortgagee's lien upon the remainder. But, as against others who have liens against portions of the mortgaged property, a release of a portion of it may be inequitable and justify the intervention of a court of equity. This, however, can never be unless the mortgagee had notice of the liens at the time of releasing a portion of the property. And the mortgagee is not obliged to search for subsequent liens when about to release a part of his security. Before he can be charged with any duty regarding the equities of the subsequent lienors, "his conscience must be affected by knowledge of the facts upon which the equity depends or by notice sufficient to put him upon inquiry." *Sherman v. Foster*, 158 N. Y. 587, 596, 53 N. E. 504. Mere constructive notice, arising from the record of the subsequent liens, is not sufficient. There must be actual notice. Where, under a prior agreement, a mortgagee was to release a certain part of mortgaged property on conditions performed, it would not be inequitable for the mortgagee to release such property, although he knows that others have acquired liens on the property not released.—*Gately v. Gately*, 169 N. Y. Supp. 280.

### Commission—Termination of Agency.

Where a broker in good faith expends time and labor, but has not had a reasonable opportunity to avail himself of the result, the principal cannot terminate the agency and use such services without compensating the broker. But in an action for compensation, the broker has the burden of showing that the defendant principal used information or services furnished by the broker in negotiating a loan after the termination of the broker's agency.—*Johnson v. Columbia Mortgage & Trust Co.*, (Mo.), 201 S. W. 365.

### Validity of Reservations in Deeds.

The rule that a reservation in a grant in order to be valid must be for the benefit of the grantor or of some one of the grantors, and that a reservation cannot be made for the benefit of a stranger to the deed, means that the reservation must be for the benefit of that grantor who, having an interest in the thing granted, may logically reserve from the operation of the grant a part of the estate or thing granted or some right growing out of or appurtenant thereto.—*Lemon v. Lemon*, Missouri Supreme Court, 201 S. W. 103.

### Priorities.

A subsequent mortgage must yield to the lien of a vendee, unless taken without notice, actual or constructive, of the rights of the vendee. and the burden of showing this is on the mortgagee.—*Flickinger v. Glass*, New York Court of Appeals, 118 N. E. 792.



## REAL ESTATE REVIEW OF THE WEEK

Little activity in short week. Several good sales made. Leasing continues good

THERE was little business in realty circles this week partly because of the holiday and also because of conditions in the market, although several sales were consummated, one involving the sale of a seven-story apartment at the southwest corner of Amsterdam avenue and One Hundred and Fortieth street in the St. Nicholas park section, considered to be one of the finest structures of its kind in the city and the first fireproof building erected in that section. Brett & Goode negotiated the deal.

The sale of another downtown property confirms the statement of Mr. Charles E. Noyes last week that business property in that section is in great demand and but little to be had. Samuel Brody bought from J. Frederic Kernochan the five-story building at 236 South street running through to Water street, one of the holdings of the late Stephen Whitney and sold in a partition sale in 1909 by the seller. Wm. A. White & Sons negotiated this deal. Another downtown building figured in the sales of the week when the five-story office building at 45 Maiden Lane was bought by a client of the Charles F. Noyes Company from Hugh D. Auchincloss. The Cruikshank Company was associated as broker. This building is directly opposite the site of the proposed new Federal Reserve Bank building.

A trade involving over one million dollars was consummated when The Central View apartment house, a twelve-story structure corner of Central Park West and Eighty-sixth street was sold by Charles W. Ogden to Sonn Brothers. This property was held at \$1,000,000 and carries a rent roll of \$120,000. In part payment the buyers gave the one and two-story buildings on the south side of Westchester avenue from Simpson to Fox street. William S. Baker and William S. Sussman were the brokers in the deal.

In a deal involving about \$300,000 the old John Matthews soda water factory property on First avenue opposite Bellevue Hospital was sold to Sol Bloom. Included in this sale are the group of connected buildings at 447 to 451 First avenue, covering a plot 75x100; 329 to 339 East Twenty-sixth street, and 334 to 342 East Twenty-seventh street, fourteen lots in all.

Leasing continued fairly active with apartments showing the greater activity. In Queens the National Casket Company leased as a temporary location for a portion of their extensive plant, the greater part of a two-story concrete building containing 60,000 square feet and occupying the block front on Webster avenue between Seventh and Eighth avenues, Long Island City. The United States Government recently took over the National's big plant in Long Island City and the recent lease is to temporarily locate until the government is through with the big plant and ready to turn it back to the owners.

### For Waterway Improvement.

Bronx Board of Trade, which has consistently agitated improvements for New York City waterways, has taken up the matter of improving the channels of the Harlem River, claiming, first, that the piers of High Bridge are a serious menace to navigation of the Harlem River, more than any other obstruction in the waterway.

The announcement recently made that Director-General McAdoo had ordered the Erie and New York State Barge Canal system taken over by the Railroad Administration and that steps be taken at once to provide barges and equipment, so that these waterways might effectively decrease the glut of freight now hampering railroad operations, reopened the subject.

A letter addressed to the Borough Presidents of Manhattan, Bronx, Brook-

lyn, Queens and Richmond, Commissioner Hulbert of the Department of Docks and Ferries, and Comptroller Charles L. Craig, by the Bronx Board of Trade, urges the initiation of a movement to remove these piers.

### Oil Plant for Staten Island.

Development of the oil industry and the rapid manner in which it has expanded is partly reflected in the needs of the National Oil Product Company, which has just purchased the large plant formerly owned and operated by the Elm Park Linoleum Works in Elm Park, Staten Island, directly opposite Elizabeth, N. J.

The plant was recently occupied by

the Lincrusta Company works, and consists of fourteen comparatively new brick factory buildings on twelve acres of land and comprising more than 250,000 square feet of floor space.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 22 as against 23 last week and 23 a year ago.

The number of sales south of 59th street was 8 as compared with 14 last week and 10 a year ago.

The sales north of 59th street aggregate 14 as compared with 9 last week and 13 a year ago.

From the Bronx 6 sales at private contract were reported as against 14 last week and 9 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 18 of this issue.

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**Buy Profitable Apartment.**

Circle Concrete Corporation, Louis Werner, treasurer, sold to Adele Kneeland, through Brett & Goode, the College Heights apartment house, a seven story structure, at the southwest corner of Amsterdam avenue and 140th street. The building contains fifty-two suites, totalling 199 rooms, and is completely rented. The annual rent roll is almost \$40,000. The sellers valued the property at \$300,000. Directly opposite is the College of the City of New York. The building is one of the first fireproof structures to be erected in the St. Nicholas Park section. It measures 99.11 feet in the avenue and 125 feet in the street. Securities were given as part payment. S. W. Straus & Co. announces that \$195,000 outstanding bonds on the property, at 5½ per cent. interest, have been called at 102½ and interest. The loan of \$200,000 was dated March 1, 1916, of which \$5,000 first payment was paid on March 1, 1918, in accordance with the amortization plan. The loan would, under the plan, be reduced to \$145,000 at the final maturity date, March 1, 1924. The bonds were made redeemable when issued at the option of the mortgagor, at 102½ and accrued interest in reverse of their numerical order. This option has been exercised.

**Investor Buys Apartment.**

A west side apartment house held at \$350,000 was purchased by an investor yesterday. The Circle Concrete Corporation, Henry Mandel, president, sold to a client of the Brett & Goode Company the seven-story apartment building, known as the College Heights, at the southwest corner of Amsterdam avenue and 140th street, directly oppo-

site the College of the City of New York. The building is one of the first fireproof apartment structures erected in the St. Nicholas Park section.

**Sales in Downtown Section.**

Samuel Brody bought from J. Frederic Kernochan the five-story building at 230 South street, running through to Water street, and covering a plot 25.6 by 160.4 by 14.4 by irregular. William A. White & Sons negotiated the deal. This property was one of the holdings of the late Stephen Whitney, and was bought at partition sale by the seller in 1909. It has been purchased to meet the great demand for storage space, and will be held as an investment. Scarcity of space in the downtown section was also responsible for the sale of the five-story office building at 45 Maiden Lane, on a plot 25 by 135, which was bought from Hugh D. Auchincloss by a client of the Charles F. Noyes Company. The Cruikshank Company was associated as broker in the transaction. The Federal Reserve Bank is to erect its new building directly opposite. Extensive alterations are planned by the new owner.

**Apartment in Big Deal.**

Central Park View apartment house, a twelve-story structure, corner of Central Park West and Eighty-sixth street, has been sold by Charles W. Ogden to Sonn Bros. It was held at \$1,000,000. The property fronts 103.2 feet on the parkway and 150 feet on the street, and the city assesses it at \$960,000. The rental is \$120,000 per annum. Sonn Bros. gave in part payment the one and two-story store buildings on the south side of Westchester avenue from Simpson to

Fox street, fronting 246 feet on Westchester avenue, 163 feet on Simpson street and 105 feet on Fox street. The property figured in the trade at \$325,000, and the income from the stores is \$33,000. William S. Baker and William S. Sussman were the brokers in the deal.

**Metropolitan Apartment Resold.**

Chief among the sales of the week is the Metropolitan apartment house, at the southwest corner of Broadway and Eighty-eighth street. Black, Starr & Frost, who acquired the property only a few days ago in a \$2,000,000 trade with the Oceanic Investing Company for the building at the southwest corner of Fifth avenue and Forty-eighth street, resold it to-day through Douglas L. Elliman & Co. to the Orinoco Realty Company (Bing & Bing). The Metropolitan is seven stories high on a plot 100.8x100. It was one of the first fireproof apartment buildings in the section, having been erected nearly a quarter of a century ago by William J. Merritt. The Oceanic Investing Company bought it several years ago for a reported consideration of \$450,000.

**Sale and Resale.**

Two interesting sales affecting the dwelling property at 131 West Seventy-second street, announced on Wednesday by L. J. Phillips & Co. These brokers, who sold the property last March for the Home for Incurables to Daniel B. Freedman, announce a resale for Mr. Freedman to an unidentified purchaser, for whom they again sell the parcel to Walter H. Merrill of Acker, Merrill & Condit, owner of the adjoining house at 129. The house just purchased is four stories high, on a lot 22x102.2. Mr. Merrill now owns a plot 47x102.2, between Columbus and Amsterdam avenues.

**Old Soda Water Factory Sold.**

Sol Bloom has purchased the old John Matthews soda water factory property on First Avenue, opposite Bellevue Hospital, in a deal involving about \$300,000. Included in the sale are the group of connected buildings at 447 to 451 First Avenue, covering a plot 75 by 100; 329 to 339 East Twenty-sixth street, 150 by 100, and 334 to 342 East Twenty-seventh Street, 130 by 100, fourteen lots in all. Extensive alterations will be made and several of the buildings reconstructed.

**Manhattan.****South—of 59th Street.**

BEEKMAN ST.—William Lynn, of Philadelphia, purchased from estate of Margaret L. Foote the 5-sty loft building on lot 24x85, at 20 Beekman st. The property is in the north side of the street, between Nassau and William sts. It is assessed by the city for taxation purposes at \$61,000. Duross Co. negotiated the deal.

CANAL ST.—Bank for Savings sold the 6-sty mercantile building at 221 and 227 Canal st and 112 to 116 Baxter st, at the northwest corner of these thoroughfares and covering a plot 104.10x71.10. This property, which has been held at \$125,000, is entirely rented, and shows an annual rent return of about \$17,000. E. H. Ludlow & Co. negotiated the transaction.

SOUTH ST.—Wm. A. White & Sons sold for J. Frederic Kernochan to Samuel Brody 236 South st, running through to Water st, a 5-sty building, on lot 25.6x160.4x irreg. This property was one of the holdings of the late Stephen Whitney, and was bought at partition sale by the seller in 1909.

19TH ST.—Isaac Freedman purchased from the West Nineteenth Street Garage Co. the new 2-sty garage at 238 to 256 West 19th st, on plot 154.2x92. The garage was leased recently to Oak Garage Co. at an aggregate rental of \$21,000.

49TH ST.—Charles G. Keller sold for Harry J. Meyer, Julia M. Budlong and estate of Josephine M. Haseltine 607 West 49th st, 25x108, to David Wilson, who recently bought through the same broker 605.

**North—of 59th Street.**

62D ST.—Pease & Elliman sold for Assets Liquidation Co. 8 East 62d st, formerly the residence of Warner M. Van Norden, 25x100, 5-sty.

72D ST.—L. J. Phillips & Co. resold for Daniel B. Freedman 131 West 72d st, a 4-sty dwelling, on lot 22x102.2. They have also resold for the purchaser the same premises to Walter H. Merrill, of Acker, Merrill & Condit, who controls the house adjoining, 129 West 72d st, giving him a plot now of 47x102.2.

100TH ST.—Joseph A. Waterman bought from H. W. G. Realty Co. the 5-sty tenement at 226 East 100th st for cash. The S. H. Raphael Co. was the broker.

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## INVESTMENT DEPT.

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111TH ST.—Kendal Court, a 6-sty elevator apartment at 521 West 111th st, acquired by Frederick Brown, operator, in a trade last week, has been resold to an investing client of J. Pollatschek. The structure, which has a rent roll of about \$27,000, was held at \$250,000.

131ST ST.—Albert H. Stout sold 205 West 131st st for Mary Burns.

136TH ST.—Abraham Levy resold to Dr. Charles Taylor 209 West 136th st, a 3-sty private dwelling, on lot 17x99.11. B. W. Smith negotiated the sale.

137TH ST.—The 4-sty King model private dwelling 243 West 137th st, on lot 18.7x99.11, has been sold by S. M. Gould to P. O. Foxlocher.

137TH ST.—An investing client of J. B. Wood bought from Rev. C. Lee Butler the 5-sty flat, on lot 25x100, at 119 West 137th st. between Lenox and 7th avs. The deal was closed on an all-cash basis.

CONCORD AV.—Meister Builders, Inc., purchased from Harlem Savings Bank two 3-sty brick private dwellings, on plot 40x102, 502 and 504 Concord av, between 147th and 148th st.

#### Bronx.

179TH ST.—Benenson Realty Co. resold 507 East 179th st, a 5-sty apartment house, on plot 50x100.5, to John Dolan, who gave in part payment the 5-sty double flat at 338 East 137th st, on plot 27x100. Richard S. Scobie was the broker.

180TH ST.—Harry H. Cohen sold for Mrs. Anna H. Jones 547 East 180th st, a 5-sty apartment, on plot 57x100. The building was acquired by the seller last December from Benenson Realty Co. in an exchange deal.

BOSTON RD.—Benenson Realty Co. purchased the two 5-sty apartment houses at 1033 to 1043 Boston rd, on plot 140x160, between 165th and 166th sts. The buildings, which houses seventy families, show an annual rent return of \$22,000 and have been held at \$185,000. The property was resold by A. Blumenthal to a woman investor.

CLINTON AV.—Henry J. Juneman sold 1822 Clinton av, 117 ft. north of 175th st, a 3-sty 2-fam. house, on plot 19.6x90. J. Clarence Davies negotiated the sale.

DALY AV.—Harris Maran & Son sold their interest in the 5-sty apartment house at 2117 Daly av, on plot 75.4x63.3, at the southwest corner of 181st st. The buyer is a client of Herman Gottlieb.

WILLIS AV.—Hugh H. Muirhead sold to Fisher and Irving Lewine 299 Willis av, a 5-sty tenement, on lot 25.6x100, located near 144th st. R. S. Scobie negotiated the sale.

#### Brooklyn.

BALTIC ST.—Charles C. Stelle sold 642 Baltic st for P. J. Reynolds to Thomas F. Grady.

SANFORD ST.—L. J. Phillips & Co. sold for various owners 84-6-8 Sanford st, Brooklyn, to American Tobacco Co., which intends to improve with fireproof warehouse for storage of tobacco.

UNION ST.—John Pullman Real Estate Co. sold 765 Union st, a 3-sty brick dwelling, on lot 20x100, for Bartolomeo Ruggiero to Frank Pampaneli.

71ST ST.—Meister Builders, Inc., resold 1833 71st st, a 2½-sty private dwelling, on plot 20x100.

84TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame cottage, on plot 60x100, 1149 84th st, for A. Parfitt.

87TH ST.—Levy Bros. sold the northwest corner of 87th st and 4th av, plot 100x100, for which they have taken in part payment 311 Quincy st, a 3-sty private dwelling, also 297 Glenmore av. Ghegan & Levine were the brokers in the transaction. Levy Bros. have resold both of these parcels.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 2-fam. brick house at 342 Bay Ridge av for L. P. Stolz.

FT. HAMILTON AV.—Tutino & Cerny resold for Elias G. Van Herpen the 3-sty brick corner store and apartments at 7102 Ft. Hamilton av.

JEFFERSON AV.—Friday & Lehmann sold 1322 Jefferson av, a 2-sty frame 2-fam. dwelling, for F. Erfert and wife through Henry Agar.

REALTY ASSOCIATES sold 1145 50th st, a 2-sty brick 2-fam. dwelling to Louis Acerno; 23 St. Felix st, a 2-sty 1-fam. dwelling to Sarah E. and Clarice Grimes; 387 Lewis av, a 1-fam. dwelling, to Mary Kormendy; 1141 50th st, a 2-fam. dwelling, to Esther Solomonoff; 5544 Monroe st, a 1-fam. dwelling, to Ida Levin; 23 West 9th st, a 1-fam. dwelling, to Dominick Avenoso; 26 Middagh st, a 3-sty 1-fam. dwelling, to Dominico Russo; 1157 50th st, 2-sty dwelling, to Freda Vouyeuklis; and 1139 50th st, 2-sty 2-fam. brick dwelling, to Ellen and Winifred Raper.

RIDGE BLVD.—Frank H. Malone, as broker, sold the residence, on plot 100x150, at the southeast corner of Ridge blvd and 83d st, for Dowling estate to Charles Curtis, a prominent business man of this city. The premises were built by and was the home of the late William L. Dowling, who for many years was a very well known and respected builder of this borough. This property was held at \$35,000.

10TH AV.—F. A. Seaver & Co. sold 2-fam. brick house 6910 10th av to Esther Sherck.

14TH AV.—B. J. Sforza sold for Calgah Realty Co., Inc., to Frank Marinello the new 4-sty brick store and tenement house, on lot 22x80, at the northwest corner 14th and Ovington avs.

17TH AV.—Meister Builders, Inc., resold 8407-8409 17th av, two 2-sty brick dwellings, on plot 42x75, to R. Mignola.

#### Queens.

ELMHURST.—C. E. Banks sold to J. Triebe the dwelling and plot, 50x100, at the northwest corner of Chicago and Ivy sts.

FAR ROCKAWAY.—Herman Frankfort sold for Laura B. Smith to Regina Marksamer, her home on the east side of Bayview ter.

LONG ISLAND CITY.—Greenpoint Fire Brick Co. sold its property on the north side of Borden av, 350 ft. east of Hayward st, consisting of four lots and improvements thereon, to American Chicel Co. M. & L. Hess, Inc., and

Judson A. Harrington were the brokers in the deal.

FAR ROCKAWAY.—Herman Frankfort sold for Margaret C. Campbell her home on Cedar Lawn av to A. Adelson.

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

**PROPOSALS**

**NOTICE TO CONTRACTORS:** Sealed proposals for Sanitary Work—Underground Sewer and Water Connections—Female Group, Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, at 7 Wall Street, New York City, until twelve o'clock noon on Friday, July 19, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract, within thirty (30) days from date of official notice of award of contract and in accordance with the terms of Specification No. 2839. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated, June 25, 1918.

**LEGAL NOTICES**

STATE OF NEW YORK  
OFFICE OF THE SECRETARY } SS.:  
OF STATE

THIS CERTIFICATE, issued in duplicate, hereby certifies that the Qualité Products Company, Inc., a domestic stock corporation, has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,  
Deputy Secretary of State.

**HELP WANTED**

BOOKKEEPER and Stenographer wanted; familiar with Real Estate management work; state experience and salary expected. Box 506, Record & Guide.

**FLUSHING.**—James H. Cruikshank sold to Otto D. Parker the nine lots which he recently took in exchange in the east side of 19th st, between Mitchell av, State st, and Broadway. Assessed at \$5,175.

**FLUSHING.**—S. Witt purchased the property known as the old Keif estate at 24 and 26 Main st. The property has been occupied in recent years as a hotel and restaurant.

**JAMAICA.**—L. Weis sold to I. Linhart the dwelling at the northwest corner of 75th st and 8th av.

**JAMAICA.**—J. Horner sold to C. Lade a plot, 100x112, on the east side of Park av, 105 ft. north of Amber st.

**LONG ISLAND CITY.**—United States Trust Co. sold to Astoria Boat Works and Marine Equipment Co. a plot, 25x185, adjacent to its present yard, in the east side of Hancock st, 463 ft. north of Graham av.

**Westchester.**

**DOBBS FERRY.**—Fish & Marvin sold for Charles F. U. Kelly his estate situated on Oliphant av. The property comprises three and one-quarter acres, large residence completely furnished, and other buildings. The place was held at \$60,000, and the purchaser is Lyman Candee, of this city.

**PELHAM.**—Fish & Marvin sold for Witherbee Real Estate and Improvement Co. three lots on Monterey av, also for the same company three lots on Highbrook av to Otto Krampetz.

**TARRYTOWN.**—Robert E. Farley Organization sold for Estates of Tappan Zee, Inc., a plot on Kelbourne, in the Philippe Manor section, to T. Carey of Tarrytown.

**TARRYTOWN.**—Robert E. Farley Organization sold for Estates of Tappan Zee, Inc., a plot in the bungalow section of Philippe Manor to Mrs. M. J. Boyd, of New York City.

**YONKERS.**—Robert E. Farley Organization sold for Fred H. Naeel his house known as "The Priscilla," on Fairview av, in the Nepperhan Heights to Wm. Adamson of New York City.

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**YONKERS.**—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, their house on Vista av in the Nepperhan Heights section to Robert Head, of New York City.

**Out of Town.**

**WEST ORANGE, N. J.**—Louis Schlesinger, Inc., sold for Northwestern Building & Loan Association, of Newark, the property at 148 Eagle Rock av to Franklin X. Kelly, of East Orange. The property consists of 1-fam. frame dwelling on plot 116x235.

**RECENT LEASES.****Leases on Long Island.**

Roman-Gallmon Company have leased to the National Casket Company, as a temporary location for a portion of their extensive plant, the greater part of a two-story concrete building containing 60,000 sq. ft., and occupying the block front on Webster avenue between 7th and 8th avenues, Long Island City. The National Casket Company's plant—one of the foremost in the new industrial section of Long Island City—is to be used for war work by the U. S. Government, to whom it was patriotically offered by the owners and occupants. After a search for temporary quarters extending over the five boroughs of Manhattan, this Company finally found the best available substitute space to be right in Long Island City, within a few blocks of its own plant.



**Manhattan.**

BARNETT & CO. leased the double store at 30 West 125th st to Winterroth Piano Co.

J. W. BREADLEY leased to Raymond L. Carroll, formerly of the St. Denis Hotel at Broadway and 11th st, leased for twenty-one years, from Edward H. Litchfield, the 12-sty St. James Hotel at 111 to 113 West 45th st, on a plot 60x100. The hotel has been operated for a number of years by the owner.

FIRM OF LEONARD J. CARPENTER leased for Mrs. Charles Remsen the building at 313-315 West 59th st to Jandorf Automobile Co.

DUROSS CO. sub-leased the Smith-Darling building, 571 and 573 Hudson st, for Steinhardt Brothers Co. to Sunset Warehouses; the building at 455 West 28th st for Nathaniel Doyle to Mitchell & Shape, and the 6-sty building at 214-16 West 17th st for J. B. Conboy Trucking Co. to John A. Kerr.

DOUGLAS L. ELLIMAN & CO. leased for Helen Hunt to Elizabeth Campbell the parlor floor of 77 East 55th st, and the 6th floor front apartment at 416 Madison av to Marcia Sillcox, and for Steinfeld Construction Co. to Harry A. Steinberg the 11th loft at 20-24 West 37th st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 12 rooms and 4 baths at 32 East 64th st to Joseph Clendenin, vice-president of the American Smelting & Refining Co.; also an apartment at 875 Park av, corner 78th st, to Duncan M. Stewart, general manager of the French-American Construction Corp.; also an apartment at 125 East 72d st for Julius Tischman & Son to Henry R. Kuhnhardt, Jr.; also an apartment at 103 East 84th st for George Lehman; an apartment at 157 East 81st st to Mrs. Joseph C. Borden; renewed the lease of a large apartment at 830 Park av to Francis T. Homer, and for John Scott Browning, of Browning, King & Co., his former residence at 22 East 75th st, a 4-sty brown stone house on lot 25x100, to Mrs. J. B. Randall MacIver.

DOUGLAS L. ELLIMAN & CO. leased to Mrs. J. B. Randall MacIver who now conducts a private school for girls at 122 East 71st st, leased from John S. Browning of Browning, King & Co., his former residence at 22 East 75th st, a 4-sty house.

DOUGLAS L. ELLIMAN & CO. leased the last two apartments at 777 Madison av, northeast corner of 66th st, for Barney Estate Co. to Mrs. Anson Phelps Stokes.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Foster H. Crampton the 5-sty dwelling, on lot 25x100, at 52 East 64th st, furnished, to Frederick Rupprecht.

J. ARTHUR FISCHER leased for M. A. Evans the store at 57 West 37th st to M. Schnatman.

J. ARTHUR FISCHER leased for Hanover Lunch Co. to Aron & Thaw the second loft at 422 7th av; also for S. Gruber the second and third lofts at 610 6th av, and for M. A. Evans the store at 57 West 37th st to M. Schnatman.

GOODWIN & GOODWIN, in conjunction with Harrie S. Lines, rented for New York Life Insurance Co. to Young Woman's Christian Association the 3-sty private dwelling at 13 Mt. Morris Park on plot 25x78.

M. & L. HESS, INC., leased for W. C. Brown Co. part of the 3d floor of the McCreery Building, southeast corner 23d st and 6th av, containing about 16,000 sq. ft. to Butterick Publishing Co.

HOUGHTON CO., in conjunction with S. H. Raphael & Co., leased the 4-sty dwelling at 14 West 96th st for estate of John Boyd to Elizabeth Giles.

HOUGHTON CO. leased for Kempe & Co. an apartment at 593 Riverside dr to Mary S. White

INTERBORO REALTY CO. leased the new garage at 146 to 154 West 30th st to Pennsylvania Terminal Garage Co. The lease is for a term of 15 years at an approximate rental of \$350,000.

CHARLES F. NOYES CO. leased the building 10 Cedar st for Louis J. Boury to Lazard-Godchaux Co. of America, Inc.

CHARLES F. NOYES CO. leased for sixteen years the store at 1612 Broadway, northeast corner of 49th st, to United Cigar Stores Co. The entire property, which immediately adjoins the Rivoli Theatre, measures 25 ft. on Broadway and 42 ft. on 49th st, but the United will occupy only the corner store, without basement, size about 13x25. Sydney S. Cohen, owner of the property, is to remodel the entire building at the estimated cost of \$18,000 and possession is to be given to the lessee October 1.

PEASE & ELLIMAN rented apartments at 144 East 56th st to LeGrand L. Benedict, Jr.; at 178 East 70th st to George L. Carlisle; at 72 East 82d st to Charles B. Mayer; at 510 Park av to K. C. Perkins; at 375 Park av to A. H. Jones; at 955 Park av to Mrs. Danridge Bowers; at 4 West 50th st to Henry H. Cone; and at 340 Park av to W. H. Holbrook.

PEASE & ELLIMAN leased for Mrs. H. S. Harkness to J. B. Linerd the 5-sty dwelling at 23 East 81st st, between 5th and Madison avs.

PEASE & ELLIMAN leased for Edgar A. Levy Leasing Co. a large apartment at 930 Park av to Alice S. Wright; also for Montana Realty Corp. apartment at 375 Park av to A. H. Jones; also an apartment at 21 East 57th st to Miss L. T. Plimpton, and for Bing & Bing a large apartment at 993 Park av to Mrs. W. Scott Cameron.

L. J. PHILLIPS & CO. leased to Mrs. B. A. Levi an apartment at 568 West 149th st; also an apartment at 385 Edgecombe av to Joseph Wiener.

ARTHUR C. SHERIDAN leased to Great Eastern Forwarding Co. the 6-sty loft building at 180 to 192 Avenue C, between 9th and 10th sts, on plot 150x102.2, and having a total area of floor space of 100,000 sq. ft. The Forwarding Co. has just been incorporated at Albany and will do a large forwarding business in the East. The lease was made for Henry Goldwater, who owns and formerly occupied the property, having purchased it several years ago from George F. Butterworth.

ALBERT H. STOUT rented for William Zinsser Realty Co. dwelling at 128 West 58th st.

WM. A. WHITE & SONS leased office space at 21-23 Maiden la to Juan J. Font, and loft space at 168 Centre st to Emanuel Spiro, machinist.

WM. A. WHITE & SONS leased the 3d loft at 168 Centre st to Essentials Manufactures Corp., and the 3d loft at 98-100 Beekman st to Isador Spinner and John Skudrna.

**Bronx.**

J. CLARENCE DAVIES leased to United Cigar Stores Co. of America the 1-sty building just completed, at the southeast corner of Jerome and Burnside av. The corner store will be occupied by the United for their business and the balance of the space will be offered for rent.

**Westchester.**

PELHAM.—Fish & Marvin leased the property of Dixon Boardman on Pelham Manor rd to Carl K. Flint, of Rochester, N. Y.; also for B. L. Briggs his property on Roosevelt Heights to Dr. C. P. Thomas, of New York

City; also the residence of E. F. Giese, on Highbrook av to Herbert Goldmark, of New York City; also for William O. Hubbard his property on the Esplanade to Alden Noble; also for Mrs. Mary Lawrence her property on Young av to George S. Gildersleeve, of New York City; also for F. L. Schaffler his country estate on the Esplanade to A. O. Probst, of New York City.

**Richmond.**

CORNELIUS G. KOLFF leased to William Haefele of the Standard Shipbuilding Co. the 2-fam. cottage at 98 Sherman av, St. George, for William S. Van Clief.

**Out of Town.**

NEWARK, N. J.—Louis Schlesinger, Inc., rented to Samuel Frucht the second floor at 569 Broad st, adjacent to the corner of Central av.

NEWARK, N. J.—Louis Schlesinger, Inc., leased for Achille Bippart 788 South 10th st, northeast corner of Madison av, to Clinton L. Mundy. The property consists of a 12-room brick and frame house, on plot 100x106.

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## REAL ESTATE NOTES.

CHAS. GALEWSKI &amp; CO., INC., real estate operators, have removed their office to 51 Chambers st.

RICHARD H. SCOBIE negotiated the recent exchange involving 507 and 509 East 179th st and 338 East 137th st.

PEASE &amp; ELLIMAN have been appointed receivers and managers of the 6-sty apartment house at 370 Manhattan av, at the northeast corner of 115th st.

ALBERT BERG has opened offices at 87 and 89 Palmetto st in the Bushwick section of Brooklyn, where he will carry on a general real estate and insurance business.

M. &amp; L. HESS have been appointed agent of the following properties: the 8-sty building at 13 and 15 West 34th st; also 358-60 6th av, including 63 West 22d st; 119 East 17th st, 334 6th av, 9 North Moore st, 624 East 13th st, 34 West 15th st and 26 East 22d st.

F. R. WOOD has severed his connection with the F. R. Wood-W. H. Dolson Co., after an association of seven years with that firm. He has been actively engaged in real estate, brokerage and management since 1899, when he established the business of F. R. Wood &amp; Co. No announcement has been made regarding his plans for the future.

JOSEPH P. DAY, in conjunction with R. M. Livingstone of Philadelphia, closed a lease on one of the most prominent corners in Philadelphia for Schulte Cigar Co. The property is located at the southwest corner of 15th and Chestnut sts, which was recently sold to Bonwit, Teller &amp; Co., of New York. The lease is for a term of years at an aggregate rental of about \$150,000.

LEWIS B. PRESTON has retired from the real estate field. Francis J. Guilfoyle, who has been identified with Mr. Preston for several years, is the purchaser of the latter's interest and has organized a new company to be known as Francis J. Guilfoyle &amp; Co. Mr. Preston entered the Government service last January and was commissioned captain in the Signal Corps and attached to the Finance Department. Since that time the management department has been in charge of Mr. Guilfoyle, while Willis Brenner has taken care of the brokerage department of the concern.

REAL ESTATE  
STATISTICSThe Following Table is a Résumé of  
the Record of Conveyances, Mort-  
gages, Mortgage Extensions and  
Building Permits Filed in Each  
Borough During the Week.(Arranged with figures for the correspond-  
ing week of 1917. Following each weekly  
table is a résumé from January 1 to date.)

## MANHATTAN.

## Conveyances.

	1918	1917
June 28 to July 3	June 29 to July 5	
Total No.....	130	130
Assessed Value.....	\$8,939,300	\$7,538,900
No. with consideration.....	14	12
Consideration.....	\$493,100	\$657,325
Assessed Value.....	\$646,000	\$959,300

	Jan 1 to July 3	Jan 1 to July 5
Total No.....	3,255	4,291
Assessed Value.....	\$186,836,880	\$298,677,825
No. with consideration.....	523	548
Consideration.....	\$24,920,513	\$24,030,834
Assessed Value.....	\$28,081,400	\$32,492,850

## Mortgages.

	1918	1917
June 28 to July 3	June 29 to July 5	

Total No.....	66	70
Amount.....	\$2,149,790	\$787,532
To Banks & Ins. Cos..	9	6
Amount.....	\$1,116,000	\$53,000
No. at 6%.....	29	25
Amount.....	\$395,790	\$214,182
No. at 5½%.....	7	3
Amount.....	\$311,000	\$9,500
No. at 5%.....	13	21
Amount.....	\$588,500	\$274,850
No. at 4½%.....	3	1
Amount.....	\$352,000	\$3,100
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	14	20
Amount.....	\$502,500	\$285,950

	Jan 1 to July 3	Jan 1 to July 5
Total No.....	1,300	1,922
Amount.....	\$34,780,291	\$71,851,751
To Banks & Ins. Cos..	233	417
Amount.....	\$18,136,043	\$38,507,050

## Mortgage Extensions

	1918	1917
June 28 to July 3	June 29 to July 5	

Total No.....	17	37
Amount.....	\$988,500	\$896,050
To Banks & Ins. Cos..	3	18
Amount.....	\$665,000	\$579,350

	Jan 1 to July 3	Jan 1 to July 5
Total No.....	672	1,158
Amount.....	\$49,597,532	\$79,926,150
To Banks & Ins. Cos..	251	591
Amount.....	\$27,370,857	\$61,257,700

## Building Permits.

	1918	1917
June 29 to July 5	June 29 to July 6	

New Buildings.....	4	12
Cost.....	\$108,000	\$130,175
Alterations.....	\$260,150	\$232,125

	1918	1917
June 28 to July 3	June 29 to July 5	

New Buildings.....	305	73
Cost.....	\$713,833	\$920,945
Alterations.....	\$249,828	\$187,621

	1918	1917
June 28 to July 3	June 29 to July 5	

New Buildings.....	11	0
Cost.....	\$12,955	\$6,255
Alterations.....	\$2,675	\$1,600

	1918	1917
June 29 to July 5	June 29 to July 6	

New Buildings.....	305	73
Cost.....	\$713,833	\$920,945
Alterations.....	\$249,828	\$187,621

	Jan. 1 to July 5	Jan. 1 to July
New Buildings.....	105	207
Cost.....	\$6,680,650	\$21,897,000
Alterations.....	\$5,281,542	\$7,293,563

## BRONX.

## Conveyances.

	1918	1917
June 28 to July 3	June 29 to July 5	
Total No.....	89	103
No. with consideration.....	8	19
Consideration.....	\$25,425	\$112,010

	Jan. 1 to July 3	Jan. 1 to July 5
Total No.....	2,379	2,915
No. with consideration.....	312	360
Consideration.....	\$3,046,284	\$3,891,348

## Mortgages.

	1918	1917
June 28 to July 3	June 29 to July 5	

Total No.....	44	52
Amount.....	\$362,000	\$353,388
To Banks & Ins. Cos..	1	1
Amount.....	\$3,600	\$35,000
No. at 6%.....	22	18
Amount.....	\$211,500	\$179,298
No. at 5½%.....	10	6
Amount.....	\$99,500	\$30,800
No. at 5%.....	4	4
Amount.....	\$20,500	\$44,000
No. at 4½%.....	.....	1
Amount.....	.....	\$325
Unusual rates.....	.....	3
Amount.....	.....	\$1,770
Interest not given.....	8	20
Amount.....	\$30,500	\$97,195

	Jan. 1 to July 3	Jan. 1 to July 5
Total No.....	988	1,260
Amount.....	\$5,892,485	\$9,493,683
To Banks & Ins. Cos..	45	108
Amount.....	\$801,292	\$1,606,250

## Mortgage Extensions.

	1918	1917
June 28 to July 3	June 29 to July 5	

Total No.....	11	3
Amount.....	\$177,500	\$16,500
To Banks & Ins. Cos..	3	1
Amount.....	\$74,000	\$2,500

	Jan. 1 to July 3	Jan. 1 to July 5
Total No.....	201	374
Amount.....	\$4,155,862	\$7,181,949
To Banks & Ins. Cos..	48	99
Amount.....	\$1,239,250	\$2,454,000

## Building Permits.

	1918	1917
June 28 to July 3	June 29 to July 5	

New Buildings.....	8	10
Cost.....	\$46,400	\$95,700
Alterations.....	\$2,100	\$5,400

	Jan. 1 to July 3	Jan. 1 to July 5
New Building.....	142	359
Cost.....	\$4,665,900	\$5,810,025
Alterations.....	\$1,082,721	\$741,450

## BROOKLYN.

## Conveyances.

	1918	1917
June 27 to July 2	June 29 to July 3	

Total No.....	537	420
No. with consideration.....	38	20
Consideration.....	\$386,978	\$91,550

	Jan. 1 to July 2	Jan. 1 to July 3
Total No.....	11,254	11,680
No. with consideration.....	822	1,018
Consideration.....	\$6,570,556	\$11,982,472

## Mortgages.

	1918	1917
June 27 to July 2	June 28 to July 3	

Total No.....	337	275
Amount.....	\$1,062,878	\$1,041,666
To Banks & Ins. Cos..	36	40
Amount.....	\$160,650	\$352,050
No. at 6%.....	232	149
Amount.....	\$593,973	\$383,854
No. at 5½%.....	65	73
Amount.....	\$308,750	\$408,500
No. at 5%.....	19	26
Amount.....	\$105,300	\$152,840
Unusual rates.....	.....	6
Amount.....	.....	\$27,897
Interest not given.....	21	21
Amount.....	\$54,855	\$68,575

	Jan. 1 to July 2	Jan. 1 to July 3
Total No.....	6,414	7,622
Amount.....	\$22,218,771	\$32,871,946
To Banks & Ins. Cos..	706	1,474
Amount.....	\$3,566,190	\$11,998,616

## Building Permits.

	1918	1917
June 28 to July 3	June 29 to July 5	

New Buildings.....	41	37
Cost.....	\$249,150	\$306,400
Alterations.....	\$30,614	\$73,200

	Jan. 1 to July 3	Jan. 1 to July 5
New Buildings.....	1,661	1,639
Cost.....	\$11,398,851	\$15,527,850
Alterations.....	\$2,168,143	\$2,639,804

## QUEENS.

## Building Permits.

	1918	1917
June 28 to July 3	June 29 to July 5	

New Buildings.....	46	41
Cost.....	\$75,608	\$130,340
Alterations.....	\$11,269	\$21,641

	Jan 1 to July 3	Jan 1 to July 5
New Buildings.....	1,278	2,041
Cost.....	\$4,168,634	\$7,244,601
Alterations.....	\$784,875	\$677,408

## RICHMOND.

## Building Permits.

	1918	1917
June 28 to July 3	June 29 to July 5	

New Buildings.....	11	0
Cost.....	\$12,955	\$6,255
Alterations.....	\$2,675	\$1,600

	Jan. 1 to July 3	Jan 1 to July 5
New Buildings.....	305	73
Cost.....	\$713,833	\$920,945
Alterations.....	\$249,828	\$187,621



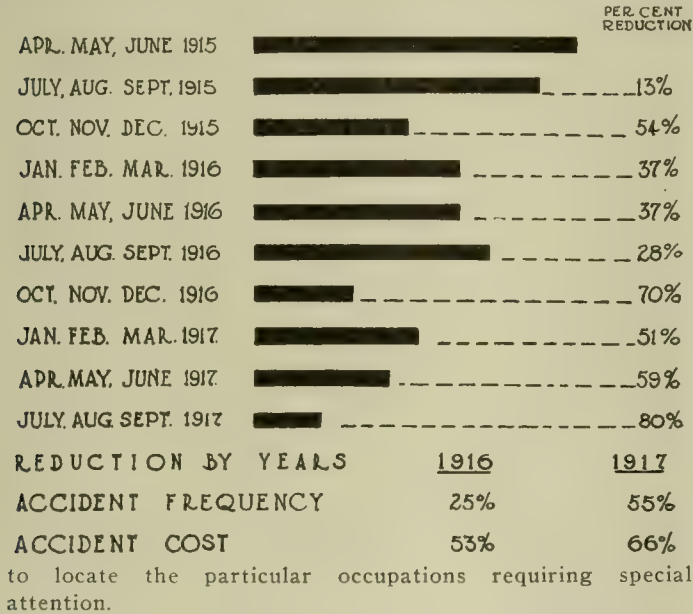
# Safety Engineering in General Contracting

## Constant Watchfulness and a Campaign of Education Decrease the Number of Preventable Accidents

By L. D. VON WOEDTKE  
Director of Safety, Fred T. Ley & Co., Inc.

TIME and money expended in safety work not only comes back, but eventually results in an entirely new form of dividend, heretofore not considered under profit and loss. A chart of the lost time, accident classification, of Fred T. Ley & Co., Inc., shows comparisons for the past three years—namely, 1915, 1916 and 1917. Taking 1915, the year this firm started systematic and organized safety work, as the basis the reduction in the accident rate for 1916 was 25 per cent., and for 1917 55 per cent. The highest quarterly reduction was 80 per cent. for July, August and September, 1917.

By way of comparison the accident cost reduction for 1916 was 55 per cent. and for 1917 was 66 per cent. The classification chart for the same period, dividing the accidents into eight groups or causes, was as follows. Handling materials, falling materials, employees falling, handling tools, nails, flying materials, machines, miscellaneous. The chart shows the number of accidents per 1,000 employees and the percentage of reduction for each year and each cause. In future it is intended to add four additional main causes, and when a monthly compilation of data indicates any cause or causes running high in percentage this group will be subdivided for two or three months in an effort



Excluding the excellent record attained at Camp Devens, the wonderful success in accident prevention has been the result of a constant and systematic program of education and mechanical safeguards, and particularly through the enlistment and maintenance of the co-operation of the various superintendents, foremen, time-keepers and men in the field. According to the figures it is estimated that not more than 30 per cent. of all building and contracting accidents can be eliminated by mechanical safeguards, and that at least 70 per cent. must be prevented by means of safety education. The educational program arranged by this concern consists mainly of periodical letters of encouragement, advice, suggestions and constructive criticism, quoting always some specific types of accidents which are showing a high percentage and always stating or suggesting specific remedies. In this way accidents from all causes have been reduced materially. Later practically the same suggestions are repeated in changed form to influence a further reduction in the number of accidents from any one cause. The Department of Safety encourages suggestions and ideas from all employees, which, when received, are quoted in the general safety letters. Many of the best methods of operation and procedure in the campaign for a reduced casualty list have been received in this manner. Pointed safety slogans at the foot of all letters sent out by the Safety and Protection Departments, have a tendency to influence the men to think in terms of "safety first." Bulletin boards are, of course, posted on all operations, and fresh bulletins are supplied periodically. Usually four bulletins are sent out at a time, and the most of these are posted temporarily until new ones are received. However,

some are posted permanently. The job bulletin board is usually three or four feet square, and shows about twelve bulletins at one time. The larger projects naturally have more than a single bulletin board so that all employees may readily read the advice and suggestions displayed. This bulletin service is invaluable, as men will stop to look at striking illustrations and read large type, well versed and to the point, who might otherwise never get the "Safety Bug." The foreign laborer will also stop to look at pictures, although he may not be able to read.

FRED T. LEY & CO., INC.—Per cent. reduction in the number of lost time accidents per 1,000 employees, shown by years

Classification of accidents	1st year—1915	2d Year—1916		3d Year—1917	
	No. accidents per 1,000 employees	No. accidents per 1,000 employees	Per cent. reduction	No. accidents per 1,000 employees	Per cent. reduction
Handling material	72	55	24	33	54
Falling material	63	35	44	16	75
Employees falling	61	43	30	28	54
Handling tools	32	28	12	13	59
Nails	80	71	11	42	47
Flying material	12	21	*75	9	25
Machines	24	9	62	6	75
Miscellaneous	55	41	25	33	40
Total average reduction			25		55

\*Increase.

In order to give some idea of the possibilities for safety work in general contracting a few methods employed against each of the eight main causes will be stated:

Handling Materials:

1. Proper piling and bracing of supplies of lumber, pipe, brick, cement, etc.
2. Stout, sound runways and platforms of selected materials and proper construction. No makeshifts by workmen allowed.
3. Wheelbarrows, scale boxes, blocks and falls, dump and flat cars, etc., kept in good condition, or discarded if unsafe. Constant inspection made, and employees requested to report all unsafe conditions.
4. Continual cautioning by foremen against the "dropsy" habit and butter fingers.

Falling Materials:

1. Skirt or toe boards on all stagings, scaffolds and on all exposed edges of floors and elevator shafts, openings, etc.
2. The use of closed-in chutes for rubbish and waste material.
3. Daily inspection of all hoisting apparatus and equipment on the job, and thorough overhauling at main equipment plant when returned from or sent to a job.
4. Tables of safe loads for ropes, chains and cables; also slings at various angles.

Employees Falling:

1. Railings on pits, staging, scaffolds and unused sides of floor openings for ladders, etc., and elevator hoist shafts.
2. Passageways, floors and working spaces kept clear of waste and surplus materials.
3. Good ladders with safety feet where advisable, or toed, braced or lashed to prevent slipping.
4. Gates and railings at elevator and hoist shafts, located far enough from openings to prevent any one leaning over from being struck by car or bucket.

Handling Tools:

1. Tool house and toolmen are provided on all jobs, who inspect, repair and sharpen all tools.
2. Plenty of tools provided, allowing one or more sets being repaired or sharpened while others are in use.
3. Heads of all bullpoints, chisels, drills and hammering tools dressed and trimmed every time points or edges are sharpened, thus eliminating burred or mushroomed tools.
4. All handles tightened or new handles put on when they appear unsafe.

Nails:

1. Waterboys, toolmen, etc., equipped with hammers and instructed to constantly bend over or pull out all protruding nails.
2. Stripped forms in concrete work piled clear of passageways as taken down and protruding nails piled downward.

(Continued on page 23)



# CURRENT BUILDING OPERATIONS

NOTWITHSTANDING the interruption by the Independence Day holiday there was a fair volume of new construction work brought out during the week and throughout the industry the situation seems generally more optimistic. The War Industries Board early in the week issued a statement reiterating its disapproval of building construction work that does not directly or indirectly contribute toward the prosecution of the war. In the same statement, however, the Board expressed a willingness to relieve the building industry under the adverse conditions of the war so far as possible and to consider the merit of individual projects. This no doubt will have a tendency to clarify the situation as far as priorities are concerned.

Although Federal operations are predominant in almost all sections of the country the showing of private projects is extremely gratifying, and at the present time there is considerably more work of this character than was anticipated some months ago. While conditions are anything but satisfactory, they are manifestly not so bad as they have been painted and builders and their allied interests are in a better position to-day than they thought possible early last spring.

Activity in speculative and investment building continues to grow. Throughout Greater New York and the adjacent suburban sections projects of this nature are rapidly maturing and within the next few months there will probably be a large number of operations actually under way. The demand for structures of this type, including apartments and one- and two-family dwellings, is strong and builders who are able to complete their buildings in time for the autumn renting season will reap excellent margins of profit on their investments.

Probably the most important phase of the building situation within the boundaries of the city is the continuation of alteration projects. This form of construction has been extremely active all during the year and the outlook for considerably more of it is bright at this time.

The local markets for building materials and supplies have been quiet when demand and volume of sales are considered, but prices in all lines are firm and in a number of instances substantial

advances have been registered. Common brick from the Hudson River district have advanced to \$12 a thousand and this figure is likely to maintain only for a limited time. There is every prospect that common brick will again be advanced before long. Manufacturers of Portland cement have recently issued warnings to the trade to place their orders before the Government makes heavier levies upon the capacity and resources of the cement industry. The prices for common and finishing limes are steadily advancing and all lime is now being shipped in paper instead of burlap. The wholesale lumber market has been fairly active and prices are jump. Many grades have sustained important advances in price during the past month and there is every likelihood that the present levels will maintain for only a limited period.

**Common Brick.**—As predicted last week the price of Hudson River common brick has reached \$12 a thousand and although the current quotations are ranging from \$11.50 to \$12, the latter figure has been obtained in some sales for the best grades and there are indications that the market will advance generally to this level. The week has

been light both in arrivals of barges and sales. There is but a small surplus of brick in the wholesale market at present unsold but the dealers are fairly well supplied with brick, bought some time ago when prices were considerably lower, and which they are holding. At the present time there is every prospect that brick prices will remain firm at the existing high levels. Raritan brick are still out of the local market and will continue to be until there is a radical improvement in both the manufacturing and building situations.

**SUMMARY.**—Transactions in the North River Brick market for the week ending Friday, July 5, 1918. Condition of market: Demand light; Prices firm. Quotations: Hudson Rivers, \$11.50 to \$12 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 12. Distribution: Manhattan, 1; Brooklyn, 2; New Jersey points, 8; outside, 1.

**Lumber.**—There has recently been considerable new activity in the lumber situation both as to volume of business and price. The conditions have effected particularly the wholesale interests and were not brought about so much by increased structural operations of a general character as by the direct requirements of the Government and those industries that have important

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$11.50@ \$12.00

Raritan common.....No quotation

Second hand common, per load of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot,.....2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —

¾ in. ....No quotation

Paving gravel .....No quotation

P. S. C. gravel.....No quotation

Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal) ..\$2.00@ —

Trap rock, ¾ in. (Nominal) ....1.95@ —

Crushed limestone, 1½ in. ....1.70@ —

Crushed limestone, ¾ in. ....1.80@ —

Bluestone flagging, per sq. ft. .17@ 0.18

Bluestone curbing, 5x16......40@ —

**Hollow Tile** (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

**Lime** (standard 300-lb. bbls.):

Eastern common, wholesale price .....\$2.50@ —

Eastern finishing, wholesale price .....\$2.70@ —

Hydrated common (per ton).....15.20@ —

Hydrated finishing (per ton).....17.20@ —

**Linseed Oil**—

City brands, oiled, 5 bbl. lots. \$1.64@ —

Less than 5 bbls.....1.65@ —


**Turpentine:**

Spot in yard, N. Y., per gal. \$0.75@ \$0.77½

# LEHIGH CEMENT

## NATIONAL

### DISTRIBUTION



### REPUTATION



# MATERIALS AND SUPPLIES

munition contracts in which lumber largely enters. Retailers report that a fair volume of business is now current but mainly coming from manufacturing consumers and that the building interests although indicating strong signs of improvement are far behind in their demands as compared with previous seasons. The outlook for business from the building interests is steadily growing brighter and there is an impression in the trade that the coming months will witness a marked revival of interest in structural requirements. Lumber prices are strong and in many lines have advanced considerably above the figures of the past month. At the present time prices are mainly determined upon the ability of the dealers to deliver and distributors who are able to make deliveries with any degree of certainty are naturally able to obtain their own terms. Local transportation conditions have improved somewhat and a number of dealers in the Metropolitan district have been in receipt of excellent allotments of deferred shipments. This has considerably brightened the lumber situation and increased the hope of better times for the industry.

**Cast Iron Pipe.**—Federal business is

the most prominent feature of the market for cast iron pipe and all private requisitions are held up pending the filling of Government orders. At the same time requirements from municipal and private sources are generally light and likely to remain unimportant until conditions generally are more settled. At the present time the producers of cast iron pipe are devoting about seventy-five per cent. of their capacity to Federal requirements. All quotations are based upon the Government figures of \$61.74 for 6 in., 8 in., and heavier; \$64.75 for 4 in., and \$71.75 for 3 in.

**Crushed Limestone.**—The demand is quite active and producers have no excess supply on their hands. Business has picked up considerably during the past few weeks and the outlook for this particular line is excellent. The Government is taking large quantities for military and naval construction work in this territory and these requirements are more likely to grow than otherwise. Prices are firm and expected to hold to their existing levels for some time.

**Window Glass.**—There is but little life to the market and manufacturers and jobbers are not at all optimistic for the immediate future. There has been practically no demand during the past few

weeks and with the manufacturing conditions upset by the scarcity of labor and difficulties of transportation, the industry is just holding on and waiting developments. Stocks in the hands of the jobbers are generally low and badly broken, with prices well sustained and likely to be advanced.

**Linseed Oil.**—The market for this commodity is firm and prices are advancing. Stocks are low and barely sufficient to supply the demand, notwithstanding the small volume of current requisitions. The slack building season generally has cut materially into the consuming demand, but orders are coming in from sources that have heretofore not figured in this line. There will be a scarcity of linseed oil for some months to come as new supplies will not be available until the domestic crop of flax seed is harvested and delivered to the crushers. Prices now prevailing range from \$1.64 to \$1.65 a gallon.

**Wire Products.**—Government demands are the important factor in this situation and all other orders are made subservient to the Federal requirements. Naturally the supply for private needs is considerably curtailed, and there is likely to be a shortage of both wire and wire nails designed for uses aside from Government work for some time to come. Jobbers' stocks are low and there is considerable delay in making deliveries on specific orders. Prices are based upon the Federal control figures which still maintain.

**Lime.**—The market for lime is quiet and prices are firm. The lack of building activity of a private nature has effected the conditions to a remarkable extent and no material increase in business is anticipated until there is a general improvement in the building situation. Wholesale prices at present are as follows: Eastern common, in 300 pound barrels, \$2.50 a barrel, f. o. b. New York, and Eastern finishing, \$2.70.

**Rivets.**—Federal requirements on direct or indirect orders are taking almost 90 per cent. of the total output of the mills and consumers are required to show priority certificates before producers will accept orders.

**Lead.**—The New York price of this metal was raised this week by the American Smelting & Refining Co. from 7.82½c. to 7.90c. per pound, with St. Louis price unchanged at 7.75c. per pound.

## BUILDING COMMODITY PRICES

**Lumber** (wholesale prices, N. Y.):  
 Yellow pine (merchantable 1905, f. o. b. N. Y.):  
 8 to 12 ins., 16 to 28 ft. .... \$44.50 @ \$55.00  
 14 to 16 ft. .... 63.00 @ 75.00  
**Hemlock, Pa., f. o. b. N. Y.**  
 Base price, per M. .... 34.50 @ —  
**Hemlock, W. Va., base price**  
 per M. .... 34.50 @ —  
 (To mixed cargo price add freight \$1.50.)  
**Spruce, Eastern, random car-**  
**goes, narrow (delivered) ..** 38.00 @ 42.00  
**Wide cargoes ..** 52.00 @ 56.00  
 Add \$1.00 per M. for each inch in width  
 over 12 ins. Add \$1.00 per M. for every 2  
 ft. over 20 ft. in length. Add \$1.00 per M.  
 for dressing.  
**Lath (Eastern spruce f. o. b. N. Y.):**  
 Standard slab ..... \$5.00 @ \$5.25  
**Cypress lumber (by car, f. o. b. N. Y.):**  
 First and seconds, 1-in. .... \$70.00 @ —  
**Cypress shingles, 6x18, No. 1**  
 Hearts ..... 10.00 @ —  
**Cypress shingles, 6x18, No. 1**  
 Prime ..... 8.50 @ —  
**Quartered oak ..** 95.00 @ 107.50  
**Plain oak ..** 75.50 @ —  
**Flooring:**  
 White oak, quartered, select. \$60.00 @ \$64.00  
 Red oak, quartered, select. .... 60.00 @ 64.00  
 Maple No. 1. .... 51.25 @ —  
 Yellow pine, No. 1, common  
 flat ..... 39.50 @ —  
 N. C. Pine, flooring, Norfolk. . 42.00 @ —

**Plaster**—(Basic prices to dealers at  
 yard, Manhattan):  
**Mason's finishing in 100 lbs.**  
 bags, per ton. .... \$17.00 @ —  
**Dry Mortar, in bags, return-**  
**able at 15c. each, per ton. ....** 8.25 @ 8.75  
**Block, 2 in. (solid), per sq. ft. ....** \$0.08  
**Block, 2-in. (hollow), per sq. ft. ....** .09  
**Boards, ¾ in. x 8 ft. ....** .12½  
**Boards, ¾ in. x 8 ft. ....** .15½

**Sand**—  
 Screened and washed Cow Bay.  
 500 cu. yds. lots, wholesale. . \$1.25 @ —  
**Structural Steel** (Plain material at tide-  
 water, cents per lb.):

**Beams & channels up to 14 in.** 3.245 @ —  
**Beams & channels over 14 in.** 3.245 @ —  
**Angles, 3x2 up to 6x8. ....** 3.245 @ —  
**Zees and tees. ....** 3.245 @ —  
**Steel bars, half extras. ....** 3.245 @ —

**Window Glass.** Official discounts from  
 manufacturers' lists:  
**Single strength, A quality, first three**  
**brackets ..** 80%  
**B grade, single strength, first three**  
**brackets. ....** 82%  
**Grades A and B, larger than the first**  
**three brackets, single thick. ....** 79%  
**Double strength, A quality. ....** 80%  
**Double strength, B quality. ....** 82%

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Building Projects of the Past Week

Analysis of the Tables of Structural Statistics as  
Compiled Regularly by the F. W. Dodge Company

NEW building projects in New York State and Northern New Jersey for the week, June 22 to 29, inclusive, involving an aggregate expenditure of \$8,690,000, of which Government operations amount to \$4,973,000, according to statistics compiled by the F. W. Dodge Company. The analysis includes the classification of the proposed construction and the number and cost of each group. No duplicate reports are embodied in the tables which follow:

New Building Projects, June 22-29.

Projects.	Number of Projects.	Total Cost.
Apartments .....	8	\$63,500
Armories .....	1	40,000
Banks .....	1	50,000
Barge Canal.....	3	90,000
Churches .....	2	29,000
Clubs .....	5	123,000
Dwellings .....	44	437,000
Factories .....	13	1,003,500
Garages .....	20	338,000
Govt. Mobilization....	14	4,973,000
Gymnasiums .....	1	10,000
Institutions .....	5	103,000
Office Buildings.....	3	30,000
Railroad Buildings....	5	270,000
Restaurants .....	1	2,000
Schools .....	4	540,000
Sewers .....	2	2,700
Storage Buildings....	3	20,000
Stores .....	9	505,500
Street Improvements..	2	10,000
Theatres .....	2	40,000
Water Supply .....	1	10,000
Totals .....	149	\$8,690,200

During the week estimates were taken on the following operations, representing a total expenditure of \$5,096,000, of which \$1,652,000 was direct Federal construction:

Projects Figuring.

Projects.	Number of Projects.	Total Cost.
Apartments .....	9	\$152,500
Banks .....	1	100,000
Barns .....	1	10,000
Bridges .....	4	10,500
Canals .....	1	5,000
Churches .....	5	135,000
City Hall.....	1	15,000
Clubs .....	1	25,000
Dwellings .....	9	173,500
Factories .....	10	535,000
Fire Stations.....	1	4,000
Garages .....	7	116,500
Garbage Incinerators..	1	100,000
Govt. Mobilization....	17	1,652,500
Hospitals .....	3	500,000
Markets .....	1	2,500
Office Bldgs.....	3	16,500
Piers .....	1	25,000
Post Offices.....	1	30,000
Railroad Buildings....	1	75,000
Schools .....	10	517,000
Sewers .....	2	15,000
Stores .....	1	40,000
Storage Buildings....	1	10,000
Street Improvements..	13	728,000
Telephone Buildings...	1	2,000
Theatres .....	2	20,000
Warehouses .....	2	8,500
Water Supply .....	2	72,000
Totals .....	112	\$5,096,000

Contracts actually awarded for the week amount to \$13,160,693, of which Government work was the most important involving a total of \$9,306,000. Other important groups were factories, schools, dwellings and various municipal projects.

The total amount of the contracts awarded for the week is divided as follows:

Federal Government work.....	71%+
State and municipal.....	17%+
Private construction.....	10%+
The private building operations are divided as follows:	
Industrial plants.....	54%
Residential buildings.....	19%+
Business buildings.....	16%+
Miscellaneous buildings.....	10%+

Contracts Awarded.

Projects.	Number of Projects.	Total Cost.
Apartments .....	8	\$74,500
Barge Canal.....	2	24,000
Barns .....	1	3,000
Bath Houses.....	1	8,000
Bridges .....	4	142,000
Churches .....	1	20,000
Clubs .....	1	5,000
Dwellings .....	25	193,000
Factories .....	27	526,000
Garages .....	10	149,500
Govt. Mobilization....	23	9,306,000
Hospitals .....	3	30,000
Institutions .....	7	205,000
Lodges .....	1	30,000
Markets .....	1	2,000
Museums .....	1	35,000
Office Buildings.....	2	7,500
Prisons .....	1	1,000,000
Railroad Buildings....	3	229,000
Restaurants .....	1	10,000
Schools .....	13	321,700
Sewers .....	5	374,993
Storage Buildings....	5	45,000
Store Buildings.....	3	29,000
Street Improvement...	6	189,000
Theatres .....	2	170,000
Water Supply.....	2	29,500
Totals .....	159	\$13,160,693

Study of the table of comparative statistics which shows the totals of contracts awarded from January 1 to July 1, for the past nine years indicates that the current year overtops all previous ones in the expenditure for construction work. The figures are for building and engineering projects in the States north of the Ohio River and east of the Missouri River, including New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Ohio, West Virginia, Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and Eastern Kansas.

During the first half of 1918 the total of the contracts awarded for building and engineering operations amounted to \$911,714,000, of which 33 1/6 per cent. was for the Government. These figures indicate that building operations for the first six months of this year exceeded any similar period for the past nine years. In 1917, for the same time, the total of the contracts placed for new construction reached the sum of \$831,402,000 and in 1916, the third highest year the total was \$596,583,000. In no year prior to 1916 did the total of contracts reach the \$500,000,000 mark.

The figures for the first six months from January 1 to July 1 for the past nine years follow:

1918.....	\$911,714,000
1917.....	831,402,000
1916.....	596,583,586
1915.....	413,532,600
1914.....	382,532,000
1913.....	472,372,500
1912.....	406,011,000
1911.....	416,227,813
1910.....	454,145,798

In the local territory, including New York State and Northern New Jersey, there has been a slight reduction in the gross amount of money placed in structural projects. The total of contracts awarded in this territory for the first six months of 1918 amounted to \$135,001,000 of which 30 1/3 per cent. was direct Federal work.

The figures for the first half of the years from 1910 to 1918 inclusive follow:

1918.....	\$135,001,000
1917.....	155,281,000
1916.....	74,922,500
1915.....	72,558,000
1914.....	65,926,000
1913.....	158,017,500
1912.....	122,328,000
1911.....	129,784,000
1910.....	144,918,000



## SAFETY ENGINEERING.

(Continued from page 19)

2. Stripped forms in concrete work piled clear of passageways as taken down and protruding nails piled downward.

3. All loose boards or planks with protruding nails continually picked up or nails bent over by all men on the job.

**Flying Materials:**

1. Goggles are kept on every job, in every tool box and tool house.

2. Foremen are held responsible for men wearing goggles when chipping or drilling concrete, stone, iron, steel, etc.

3. Extra sets of chipping and drilling tools provided to allow one or two sets always being sharpened or repaired while others are in use.

**Machines:**

1. All gearing, revolving projections, keys, set screws, clute jaws, etc., thoroughly enclosed on mixers, hoisting engines, drums, winches, cranes, steam shovels, saws, etc.

2. Headless set screws, shaft and pulley housing wherever possible.

3. Adequate grab handles and steps on locomotives, cranes, steam shovels, cabs, dump and flat cars, etc.

4. Correct guards on gauge glasses and water column.

5. All saws (circular, split, cross-cut, overhead or treadle swing, band, etc.) equipped with approved safeguards, such as spreaders, blade enclosures, travel limits, table guards, etc.

6. Jointers or buzz planers provided with cylindrical or safety heads.

7. Pulley blocks equipped with side plates or flanges to protect mesh point between ropes and blocks.

8. Hooks for large hoists, cranes and derricks provided with handle on back.

**Miscellaneous:**

1. Acid carboys equipped with wooden frame inclinators.

2. Exposed electric wires, switches, transformers, etc., protected against personal contact wherever possible by barriers, enclosures, cabinets, etc.

3. Adequate shoring in excavations, or tops kept broken down to prevent cave-ins.

4. Appropriate danger signs, tags and warnings.

5. Fire prevention boilers, safely housed; smoke stacks fitted with spark guards, salamanders fitted with spark screens. Fire extinguishers provided on all jobs.

There are naturally many other methods being used by this concern in furthering its plans for accident prevention, but the ones described are the most important and from which the gratifying results were obtained.

**PERSONAL AND TRADE NOTES.**

**M. W. and John Del Gaudio**, architects, formerly at 401 East Tremont avenue, have enlisted in the Government service.

**Arthur J. Benline** announces that he has succeeded to the practice of M. W. and John Del Gaudio, architects, 401 East Tremont avenue, corner Webster avenue.

**Albert E. Davis**, architect, formerly located at 258 East 138th street, has discontinued his office for the period of the war and has enlisted for military service. Mr. Davis has been commissioned in the Engineer Corps, U. S. Army.

**Roger Taylor** recently severed his connection with Frederic DeP. Hone & Co., consulting engineers, New York City, of which he has been a member for the past two years, to accept a commission in the Ordnance Reserve Corps.

**W. Herman Greul**, for a number of years identified with the Otis Elevator Co., New York, has been made president of the Standard Plunger Elevator Co., Worcester, Mass. Mr. Greul is a member of the American Society of Mechanical Engineers.

**C. L. Post**, vice-president of the Condron Co., structural engineers, Chicago, has been appointed supervising engineer under Maj. H. S. Crocker, constructing quartermaster in the construction division, Quartermaster Department, for the New York district.

**GOVERNMENT WORK.**

Advance information relative to operations for Federal Authorities.

**ROCKAWAY, L. I.**—John K. Turton Corp., 101 Park av, Manhattan, has the general contract for an extension to the Naval Air Station for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Includes 2-sty barracks, 134x118, for 300 men; 1-sty dirigible storehouse and fabric shop, 100x50; 2-sty mess hall, 158x84, for 600 men; 2-sty quarters, 124x116, for 70 officers; 1-sty storehouse, 75x30; 1-sty laboratory and compressor bldg, 60x30, and a 1-sty testing shed for aero motors, 36x21. Cost, \$185,000.

**CONTEMPLATED CONSTRUCTION.****Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

**COLUMBUS AV.**—W. L. Rouse & L. A. Goldstone, 512 5th av, completed plans for alterations to the 7-sty brick apartment house and store, 51x98, at 351-7 Columbus av, for the 64 West 77th St. Co., 44 East 25th st, owner and builder. Owner builds by separate contracts and desires bids on subs. Cost, \$40,000.

**NEW YORK CITY**—Morris Wolf Forman has completed plans for the 5-sty brick store and tenement, 3 West 30th st, Manhattan, for Mrs. Helen Joseph, 632 5th av, Manhattan, owner. Cost, \$5,000.

**NEW YORK CITY**—Fred F. French Co., 299 Madison av, has completed plans for five 8-sty brick apartments, 46x92, 55x92, 30x73, 142x38, at Riverside Drive and 168th st, Manhattan, for Arthur W. Hay, 830 W. 179th st, Manhattan, owner. Cost, \$300,000 each.

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### CHURCHES.

57TH ST.—Ferdinand Savignano, 6005 14th av, Bklyn, completed plans for alterations to the 4-sty brick Japanese Mission, 62x37, at 328-330 East 57th st, for the Japanese Christian Institute, Inc., on premises, owner. Cost, \$25,000.

### FACTORIES AND WAREHOUSES.

ESSEX ST.—L. Farnum, 129 Front st, owner, has had plans completed privately for alterations to the 4-sty brick warehouse at 3 Essex st, for which Jacob Gescheidt & Co., 142 East 43d st, has the general contract. Cost, \$6,000.

### HALLS AND CLUBS.

NEW YORK CITY—John Megirian & Haebler, 38 W. 32d st, N. Y. City, have completed preliminary plans for alteration to the 4-sty brick club house, 50x100, at 170 2d av, for the Progressive Workers' Home Association, 5 East 3d st, Manhattan, owner. Cost, \$75,000.

### STABLES AND GARAGES.

NEW YORK CITY—W. B. Wills, 1181 Myrtle av, Bklyn, has revised plans for the 1-sty brick and steel public garage, north side of South st, 150 ft east of Gouverneur slip, for Jackson Bros., 101 Chamber st, Manhattan, owner. Cost, \$50,000.

### STORES, OFFICES AND LOFTS.

WILLIAM ST.—Adolph E. Nast, 546 5th av, completed plans for alterations to the 8-sty fireproof office bldg, 68x81, at 45 William st, for the Liverpool, London & Globe Insurance, Ltd., H. W. Eaton, pres., on premises, owner. Cost, \$3,000.

BROADWAY.—F. Hausle, 81 East 125th st, has plans in progress for a 4-sty brick and concrete store and loft bldg, 25x120, at 1991 Broadway, for W. S. Keane, owner and builder, c/o J. L. Mellin, 1947 Broadway. Owner builds by separate contracts and will be ready for bids about July 10. Cost, \$30,000.

34TH ST.—Buchman & Kahn, 56 West 45th st, will draw plans for a brick, limestone and terra cotta annex on lot 20x98, to the department store at 46 West 34th st, for Oppenheim, Collins & Co., 35 West 34th st, owner, and J. K. Cuddy, manager, in charge. Annex will probably be 8 stys.

NEW YORK CITY—Buckman & Kahn have been retained as architects for the 8-sty department store annex, 20x98, at 46 West 34th st, for Oppenheim Collins & Co., 35 West 34th st, N. Y. City, J. K. Cuddy (manager in charge), owner.

NEW YORK CITY—Frank A. Faillace, Mamaroneck, N. Y., has completed plans for the 1-sty brick garage, 50x100, at 405 East 109th st, Manhattan, for Margaret G. Taddonio, 2325 Bassford av, N. Y. City, owner. Cost, \$8,000.

### Bronx.

#### DWELLINGS.

NEW YORK CITY—Lucian Pisciotta, 3011 Barnes av, N. Y. City, has completed plans for a 1-sty brick bungalow, 20x55, at Holland av, east side, 251 ft n Pelham Parkway, Manhattan, for Gaetane Wodi, 218 Union st, Bklyn, owner. Cost, \$3,000.

#### FACTORIES AND WAREHOUSES.

NEW YORK CITY—Lucian Pisciotta, 3011 Barnes av, N. Y. City, has completed plans for the 1-sty brick shop, 17x76, at Bergen av, east side, 76 ft south 152d st, Manhattan, for Jos. Fellenstein, 452 Westchester av, N. Y. City, owner. Cost, \$3,000.

#### STORES, OFFICES AND LOFTS.

MORRIS AV.—John P. Boyland, 4780 3d av, completed plans for 1-sty brick stores, 93x40, at the northeast cor of Morris av and Fordham rd, for the Fordham Holding Co., 2447 Morris av, owner and builder. Cost, \$8,000.

### Brooklyn.

#### DWELLINGS.

48TH ST.—M. A. Cantor, 373 Fulton st, completed plans for an extension to the 2½-sty dwelling, at the southeast cor of 48th st and 14th av, for the Kelso Construction Co., 4808 14th av, owner and builder. Cost, \$4,000.

46TH ST.—S. Gardstein, 4820 14th av, completed plans for two 2½-sty frame dwellings, 26x55, in the south side of 46th st, 220 ft west of 14th av, for Morris Wolsk, 1414 54th st, owner and builder. Cost, \$3,000.

WEST 37TH ST.—George H. Suess, 2920 Railroad av, has plans in progress for two 2-sty frame and stucco dwellings, 16 x47, in the east side of West 37th st, south of Neptune av, for Mrs. Mina Feinberg, on premises, owner. Total cost, \$7,000.

#### STABLES AND GARAGES.

EAST 40TH ST.—R. T. Schaefer, 1526 Flatbush av, Bklyn, has completed plans for a 2½-sty frame, 2-family residence, 17x41, at east side E. 40th st, 267 ft north Av J, for John E. Reynolds, 1674 Flatbush av, Bklyn, owner. Cost, \$7,000.

66TH ST.—William E. Parfitt, 26 Court st, completed plans for two 2-sty brick dwellings, 18x40, in the north side of 66th st, 443 ft east of 14th av, for A. Modeo, 215 Montague st, owner and builder. Owner will take bids on subs. Cost, \$5,000.

MERMAID AV.—R. H. Segal, 2933 W. 36th st, Bklyn, has completed plans for a 2-sty brick 2-family residence, 20x55, at west side Mermaid av, 80 ft east 30th st, for Clara Alexander, 2992 W. 27th st, Bklyn, owner. Cost, \$16,000.

EAST 17TH ST.—Shampan & Shampan, 772 Bway, Bklyn, has plans in progress for six 2-sty brick residences, 25x60 each, at cor E. 17th st and Cedar st, for Louis Montalbano, 1320 E. 17th st, Bklyn, owner. Total cost, \$56,000.

BERGEN ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 56x132, in the north side of Bergen st, 182 ft east of Troy av, for Aaron Benjamin, 1460 Eastern Parkway, owner and builder. Cost, \$20,000.

BEDFORD AV.—Max Hirsch, 215 Montague st, completed plans for a 1-sty brick garage, 100x200, at the southeast cor of Bedford av and Cortelyou rd, for the Safe Construction Co., 125 Bristol st, owner and builder. Cost, \$50,000.

CARROLL ST.—C. P. Cannella, 1163 Herkimer st, completed plans for a 1-sty brick garage, 25x95, in the west side of Carroll st, 125 ft east of Hicks st, for Joseph Pugliesi, 119 Carroll st, owner. Cost, \$4,000.

CARROLL ST.—C. P. Cannella, 1163 Herkimer st, Bklyn, has completed plans for a 1-sty brick garage, 25x95, in the north side of Carroll st, 125 ft East Hicks st, Jos. Pugliesi, 119 Carroll st, Bklyn, owner. Cost, \$4,000.

RALPH AV.—Shampan & Shampan, 772 Bway, Bklyn, has plans in progress for 2-sty brick public garage, 100x100, at cor Ralph av & St Johns pl, for Nathan Stern, 748 Flushing av, Bklyn, owner. Cost, \$30,000.

#### STORES, OFFICES AND LOFTS.

LIVINGSTON ST.—James Millman, 26 Court st, Bklyn, has completed plans for a 1-sty brick showroom, 124x170, at south side Livingston st, 100 ft east Smith st, for Recknitz Bros., 44 Court st, Bklyn, owner. Cost, \$45,000.

### MISCELLANEOUS.

KINGSLAND AV.—Standard Oil Co., 26 Broadway, Manhattan, owner, has had plans completed privately for a 1-sty brick pump house, 40x70, on the east side of Kingsland av, 155 ft south of Calyer st. Cost, \$10,000.

FLUSHING AV.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 1 and 2-sty brick machine shop, 148x250, at Flushing and Wyckoff avs, for E. Behringer, Inc., 315 East 97th st, Manhattan, owner. Cost, \$30,000.

### Queens.

#### CHURCHES.

EDGEMERE, L. I.—Schwartz & Gross, 345 5th av, Manhattan, are preparing plans for a 1-sty wooden synagogue, at Edgemere av and 36th st, for Congregation Shaare Zedek, Putnam av, near Reid av, Brooklyn, owner.

#### STABLES AND GARAGES.

LONG ISLAND CITY—Henry J. Nurick, 957 Broadway, Bklyn, is revising plans for a 2-sty brick public garage, 14x101 irreg., at the southeast cor of 6th st and Jackson av, for Louis Gold, 44 Court st, owner and builder. Cost, \$20,000.

#### DWELLINGS.

MORRIS PARK, L. I.—Edwin C. George, 4185 Fulton st, Woodhaven, L. I., has completed plans for a 2-sty frame residence, 20x50, at south side Concord st, 100 ft west Mill st, for the Niklen Realty Co., 90 Elm st, Brooklyn, N. Y. Cost, \$8,000.

HOLLIS, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, has completed plans for the two 2½-sty frame residences, 26x30, at east side Garrison st, 100 ft north Beaufort av, for Wilmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner.

ARVERNE, L. I.—Albert C. Kunzi, 53 Eliot av, Middle Village, completed plans for a 2½-sty brick dwelling, 22x58, on the east side of Atlantic av, 300 ft south of the Boulevard, for Jacob Strumeyer, Rockaway Beach, L. I., owner. Cost, \$10,000.

SOUTH OZONE PARK, L. I.—Thomas F. Malone, South Ozone Park, owner and builder, has had plans completed privately for two 2-sty frame dwellings, 14x34, on the east side of Field av, 210 ft north of Horan av. Cost, \$5,000.

RICHMOND HILL SOUTH, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for ten 2-sty frame dwellings, 16x36, in the west side of 113th st, 111 ft south of Liberty av, for the Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood, owner and builder. Total cost, \$28,000.



**FACTORIES AND WAREHOUSES.**  
**LONG ISLAND CITY.**—Dwight Seabury, Pawtucket, R. I., completed plans for a 3-sty brick silk mill, 73x212, at the north-west cor of William st and Freeman av, for Aaron Cohen, 212 5th av, Manhattan, owner. Cost, \$60,000.

**Richmond.**

**DWELLINGS.**

**ST. GEORGE, S. I.**—Peter Larsen, 50 Decker av, Port Richmond, S. I., owner and builder, has purchased property and contemplates erecting 2-sty frame and frame and stucco dwellings, on plot 172x 100, on St. Marks pl, from privately prepared plans.

**PORT RICHMOND, S. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 22x45 ft, in Catlin st, 100 ft west of Hebuton av, for Moline Johnson, Port Richmond, owner. Cost, \$4,500. O. O. Odegaard, 210 Farber st, Port Richmond, general contractor.

**Nassau.**

**STABLES AND GARAGES.**

**HEMPSTEAD, L. I.**—W. F. McCullough, Cruikshank av, and Edw. Hahn, 35 Richardson pl, Hempstead, have plans in progress for the addition to the 2-sty and basement primary school, 56x70, in Prospect st, for the Board of Education, Dr. C. H. Ludlum, pres., Main st, Hempstead, owner. Cost, \$40,000.

**Westchester.**

**APARTMENTS, FLATS & TENEMENTS.**  
**PORTCHESTER, N. Y.**—W. S. Wetmore, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and stucco apartment house, 40x60, for I. Brenner, owner. Cost, \$15,000.

**DWELLINGS.**

**YONKERS, N. Y.**—M. R. Jahnke, 214 Albemarle rd, Brooklyn, has plans in progress for a 2-sty frame and stucco dwelling, 24x28, on Nepperhan Heights, for Mrs. Hilda Towse, owner. Cost, \$4,000.

**PHILIPSE MANOR, N. Y.**—M. R. Jahnke, 214 Albermarle rd, Brooklyn, owner and builder, is having plans prepared privately for a 1-sty frame bungalow, 26x44, near Tarrytown. Cost, \$5,000.

**PHILIPSE MANOR, N. Y.**—M. R. Jahnke, 214 Albermarle rd, Brooklyn, has plans in progress for a 2½-sty stucco dwelling, near Tarrytown, for Mrs. Jasse L. Graham, owner. Cost, \$7,500.

**GREENBURGH, N. Y.**—Ernest Green, 5 Beekman st, Manhattan, completed plans for a 2½-sty frame dwelling, 25x42, and "L," on the Edgemont Estate, for C. F. Bond, Scarsdale, N. Y., owner. Cost, \$20,000.

**YONKERS, N. Y.**—Arthur J. Benline, architect, has prepared sketches for alterations to a 1-sty shop to be converted to a 2-family residence.

**HALLS AND CLUBS.**

**FORT SLOCUM, N. Y.**—Plans have been completed privately for the 1-sty frame Knights of Columbus building, 40x100, opposite R. C. Chapel, Fort Slocum, N. Y., for the Knights of Columbus, New Rochelle Council No. 339, owner. Cost, \$7,000.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**  
**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, N. J., is the architect for the 3-sty and basement apartment, 38 x60, at north side Park av, 300 ft east of Prospect st, East Orange, for the North Jersey Bldg. Co., 514 South 14th st, Newark, N. J., owner. Cost, \$20,000.

**DWELLINGS.**

**NEWARK, N. J.**—E. V. Warren, 31 Clinton st, Newark, completed plans for a 2½-sty frame dwelling, 24x31, at 407 North 7th st, for Paul H. Brangs, 335 Roseville av, Newark, owner and builder. Cost, \$5,000.

**BLOOMFIELD, N. J.**—Herman Fritz, News Bldg, Passaic, N. J., completed plans for a 2½-sty frame and shingle dwelling, about 24x34, at Halcyon Park, for George C. Heller, 3 Center Market, Newark, N. J., owner and builder. Cost, \$5,000.

**FACTORIES AND WAREHOUSES.**

**PATERSON, N. J.**—Arthur Haenichen, 126 Market st, Paterson, has plans nearing completion for a 1-sty brick plant, 100 x200, on Hazel rd, for the Beltrano Silk & Finishing Co., Knickerbocker av, Paterson, owner. Walter E. Thommer, 407 Sussex st, Paterson, has the general contract. Will include a 1-sty brick boiler house, about 20x30. Cost, \$20,000.

**STABLES AND GARAGES.**

**NEWARK, N. J.**—Frederick G. Nobbe, 142 Market st, Newark, completed plans for a 1-sty brick auto service station, 100 x112, at the cor of Frelinghuysen av and Branford st, for John O. Eisele, 760 Broad st, Newark, owner, and Reo Motor Car Co., of New York, 1709 Broadway, Man-

hattan, lessee. Maynard O. Klemmt, 142 Market st, Newark, is the engineer, and Oswald & Schmidt, 845 Broad st, Newark, and Zacher & Kurrie, 460 South 21st st, Irvington, N. J., have the mason and carpentry contracts respectively. Cost, \$26,000.

**MISCELLANEOUS.**

**HOBOKEN, N. J.**—Percie A. Vivarttas, 110 4th st, Town of Union, N. J., completed plans for a 1-sty frame and corrugated iron storage shed, 50x97, and 15 ft high, at 1024-1026 Jefferson st, for Van Wetler & Welters, Adams and 14th sts, Hoboken, owner and builder. Cost, \$3,000.

**STORES, OFFICES AND LOFTS.**

**NEWARK, N. J.**—Plans are being completed privately for the alteration to the 1st and 2d floors of a brick store, 50x180, at 147 and 149 Market st, Newark, N. J., for the F. W. Woolworth Co., Woolworth Bldg., N. Y. City, owner. Cost, \$6,000.

**ELIZABETH, N. J.**—J. M. Didricksen, engineer care owner, will draw plans for an extension to the brick boiler house, at the northeast cor of Newark and North avs, for the Duesenberg Motors Corp., P. Decker, general manager, on premises, and 120 Broadway, Manhattan, owner.

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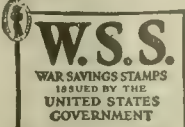
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**CONTRACTS AWARDED.**

All items following refer to general contracts, except those marked "sub."

**APARTMENTS, FLATS & TENEMENTS.**  
**MANHATTAN.**—M. Delisky, 504 East 76th st, has the general contract for the alteration of the 4-sty brick dwelling, 23x65, at 58 West 70th st, into an apartment house, for S. L. Hyman, 58 West 70th st, owner, from plans by Schwartz & Gross, 345 5th av, architects. Cost, \$6,000.

**CHURCHES.**

**WHITE PLAINS, N. Y.**—Horace Cohen, 230 Grand st, New York City, has a general contract for 1-sty brick synagogue, 40x70, at White Plains, N. Y., for the White Plains Hebrew Institute, owner. Cost, \$25,000.

**DWELLINGS.**

**MANHATTAN.**—David Pazinsky, 253 Broadway, has the general contract for alterations and addition to the 5-sty brick and stone dwelling, 22x60, at 25 West 16th st, for the County Holding Co., 100 Broadway, owner, from plans by O. B. Smith, Jr., 25 Madison av, architect. Cost, \$8,000.

**73D ST.**—J. G. Deisler, Inc., 105 West 40th st, has the general contract for alterations to the 6-sty brick dwelling, 81x86, at 105 East 73d st, for A. F. Pauldo, 111 East 70th st, owner, from plans by Harry Allen Jacobs, 320 5th av, architect. Cost, \$10,000.

**WEEHAWKEN, N. J. (SUB).**—Limouze Bros., 810 Park av, Union Hill, N. J., have the mason contract for the 2-sty brick dwelling, 26x35, and 1-sty brick garage, 15x24, at 1517 Bond pl, for C. Buckholtz, 127 Grand st, Hoboken, N. J., owner, from plans by C. F. Winkelman, 103 Park av, Manhattan, architect. Cost, \$12,000.

**WESTBURY, L. I.**—Tullis & Blanchard, 326 East 42d st, Manhattan, have the general contract for remodeling the 2½-sty frame dwelling, 121x40, and outbuildings, on the west side of Jericho Turnpike, for D. Stewart Inglehart, vice-pres. W. R. Grace & Co., 7 Hanover sq, Manhattan, from plans by James W. O'Connor, 3 West 29th st, Manhattan, architect. Consists of a 2½-sty addition, 50x52, and interior changes.

**LONG ISLAND CITY.**—G. Genovese & Son, 645 Crescent st, Astoria, L. I., have a general contract for the 2-sty and basement brick residence, 40x100, south side Pierce av, 71 ft west 7 av, for the Globe Thread Co., Irving Silverstein, pres, Seventh av and Pierce av, owner. Cost, \$20,000.

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**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—Richard D. Von Lehns Sons, 2701 Glenwood rd, have the general contract for a 1-sty brick factory, 33x166, in the south side of Erasmus st, 75 ft east of Lott st, for J. & D. Beswick, 1357 East 24th st, owners, from privately prepared plans. Cost, \$5,000.

**NEWARK, N. J.**—Newark Construction & Investment Co., 800 Broad st, Newark, has the general contract for a 1-sty brick factory, 133x90, and 112x130, on New Jersey Railroad av, Miller and King sts, for the United Advertising Corp., 27 Treat pl, Newark, owner, and the Star Fan & Motor Works, 245 New Jersey Railroad av, Newark, lessee, from plans by R. W. Erler, 45 Clinton st, Newark, architect. Cost, \$31,000.

**NEWARK, N. J.**—F. D. Hyde, 90 West st, Manhattan, has the general contract for the 1-sty brick car repair shops, 50x162, at the southeast cor Bloomfield av and Lake st, for the Public Service Railway Co., Thos. N. McCarter, pres., Park pl, Newark.

**NEWARK, N. J.**—Frederick Fatzler Co., 810 Broad st, Newark, has a general contract for the 1-sty brick factory, 40x100, at 230 and 232 Wright st, for G. J. Easton, 17 Nevada st, Newark, owner. Cost, \$10,500.

**NEWARK, N. J.**—Francis McCue, 142 Market st, Newark, has the general contract for the alteration to the 1-sty brick shop, 22x125, at the rear of 42 Walnut st, Newark, for Copely Mfg. Co., on premises, owner. Cost, \$6,000.

**HOSPITALS AND ASYLUMS.**

**GLEN GARDINER, N. J.**—W. J. Warren, Princeton, N. J., has the general contract for alterations to the sanatorium and recreation pavilion for the New Jersey State Sanatorium, owner, c/o Dr. S. R. English, on premises, from plans by F. H. Bent, State House, Trenton, N. J., State Architect. Consists of painting, glazing, electric work, masonry and carpentry. Cost, \$5,000.

**PHILMONT, N. Y.**—Moody Engineering Co., 90 West st, Manhattan, has the general contract for a 2-sty frame tuberculosis hospital, to accommodate 44 patients, for the Board of Supervisors of Columbia County, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$50,000.

**HOTELS.**

**MANHATTAN.**—Hadley Construction Co., 121 West 42d st, has the general contract for alterations to the 5 and 7-sty brick hotel and store, 50x76 and 40x90, at 25-27 West 34th st, and 36-38 West 35th st, for Charles E. Johnson, 1333 Broadway, owner of 34th st bldg, and the New York Life Insurance Co., 346 Broadway, owner of 25th st bldg. J. B. Orkin, Inc., 25-27 West 34th st, is the lessee, and plans were prepared by Buchman & Kahn, 56 West 45th st, architects. Thomas Barwick, 56 West 45th st, is the heating and electrical engineer. Cost, \$20,000.

**STABLES AND GARAGES.**

**SUFFERN, N. Y.**—H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract for a reinforced concrete and hollow tile combination garage and stable, 31x34, for the Standard Oil Co. of New York, 26 Broadway, Manhattan, owner, from privately prepared plans. Work includes enclosed wagon shed of wood and galvanized iron, 24x16.

**STORES, OFFICES AND LOFTS.**

**NEW YORK CITY.**—Hyman Mankin, 1354 55th st, Brooklyn, has a general contract for the alteration to the 5-sty brick loft building, 25x100, at 11 East Houston st, for James Dean Estate, c/o John B. Mayes et al., Dudget Hall, Ludgate, England, owner. Cost, \$20,000.

**MANHATTAN.**—J. J. Ryan, 600 West 145th st, has the general contract for alterations to the 3-sty brick loft bldg, 40x75, at 505-11 West 45th st, for Havilah M. Smith Estate, owner, care William C. Smith, 99 Varick st, and Ashton Laird & Co., 607 West 43d st, lessee, from plans by Nathan Langer, 81 East 125th st, architect. Cost, \$3,500.

**NEWARK, N. J.**—David B. Mulcahy, 97 Washington av, Newark, has the general contract for a 2-sty office bldg and shipping room, 40x100, at the southeast cor of Verona av and Oraton st, for the Mono-Service Co., on premises, owner, from plans by Edward E. Grant, 397 Washington av, Newark, architect. Cost, \$20,000.

**THEATRES.**

**MANHATTAN.**—Cuthbertson Contracting Co., 1 Union sq, has the general contract for alterations to the brick and stone Lyceum Theatre, at 149 West 45th st, for the New Lyceum Theatre Co., 149 West 45th st, owner, from plans by Hugh S. Tallant, 507 5th av, architect.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**TECHNICAL LEAGUE OF AMERICA** holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 240 Broadway.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS** holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS** holds its monthly meeting on the first Tuesday of each month. Calvin W. Rice, 25 West 29th st, secretary.

**NATIONAL SAFETY COUNCIL** will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

**CALENDAR****CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room 919, on Tuesday, at 5 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

**HOURS OF MEETING.**

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 A. M.

Board of Appeals, Tuesdays, at 1:30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

**BOARD OF STANDARDS AND APPEALS.**

Tuesday, July 9, 1918, at 10 A. M.

**Petitions for Variations.**

2426-17-S—335 East 46th st, Manhattan.

55-18-S—101 West 25th st.

411 Sixth av, Manhattan.

280-18-S—93 Adams st, Brooklyn.

384-18-S—140 Fifth av, Manhattan.

417-18-S—46-48 Fulton st, Brooklyn.

432-18-S—86-88 Meserole st, Brooklyn.

550-18-S—481 Sixteenth av, Queens.

575-18-S—38 West 18th st.

41 West 17th st.

405 West 17th st, Manhattan.

696-18-S—453 Sixth av, Manhattan.

827-18-S—70 Morrell st, Brooklyn.

1225-18-S—107-109 North 1st st, Brooklyn.

1226-18-S—10-16 Division st, Manhattan.

182-18-S—256 St. James pl, Brooklyn.

1244-18-S—79-81 Rutgers slip, Manhattan.

952-17-S—500-504 Fifth av and 1 West 42 st, Manhattan.

954-17-S—432 East 10th st, Manhattan.

958-17-S—62 University pl, Manhattan.

1042-17-S—50-56 John st, Manhattan.

1052-17-S—174-176 East 104th st, Manhattan.

1085-17-S—2-10 Church st and 105-109 Liberty st, Manhattan.

1091-17-S—185 Fifth av, Manhattan.

1127-17-S—25-27 West 32d st, Manhattan.

1203-17-S—84 Broadway, West New Brighton, Staten Island.

284-18-S—150 Nassau, Manhattan.

1222-18-S—306 Fifth av, Manhattan.

300-18-S—42 John st, Manhattan.

1591-17-S—116 Elizabeth st, Manhattan.

1027-18-S—243 East 151st st, Manhattan.

1034-18-S—9 Monroe st, Manhattan.

1214-18-S—53 Greene st, Manhattan.

**BOARD OF APPEALS.**

Tuesday, July 9, 1918, at 1:30 P. M.

**Under Building Zone Resolution.**

1006-18-BZ—81 India st, Brooklyn.

1186-16-BZ—E. S. of West 17th st, 295 ft. north of Mermaid av, Brooklyn.

1195-18-BZ—W. S. Broadway, 145 ft. 11 in. south of West 190th st, Manhattan.

1196-18-BZ—63-67 Adelphi st, Brooklyn.

1200-18-BZ—4924 4th av, Brooklyn.

1203-18-BZ—Broadway & 160th st, Manhattan.

**Appeals from Administrative Orders.**

242-16-A—637 Broadway and 202-204 Mercer st, Manhattan.

1007-18-A—81 India st, Brooklyn.

175-18-A—598 Broadway, Manhattan.

153-16-A—405-407 Columbia st, Manhattan.

439-16-A—27-35 West 24th st, Manhattan.

456-16-A—51-53 Maiden la, Manhattan.

18-17-A—12-14 West 21st st, Manhattan.

20-17-A—41-43 West 17th st and 38 West 18th st, Manhattan.

89-17-A—316-318 Bowery and 2 Bleecker st, Manhattan.

94-17-A—20-24 Vesey st, Manhattan.

180-17-A—521-523 West 23d st, Manhattan.

233-17-A—136-140 West 21st st, Manhattan.

980-17-A—102 West 44th st, Manhattan.

1173-17-A—9 Great Jones st, Manhattan.

1333-17-A—6-10 East 32d st, Manhattan.

262-17-A—410-416 East 32d st, Manhattan.

964-18-A—300-304 West 124th st, Manhattan.

1165-18-A—28-34 Allen st, Manhattan.



## Cantonment Contracts Fair To Government

### Modified Cost-Plus Plan Secured Prompt Beginning and Efficient Carrying Out of Work

By PAUL STARRETT

President George A. Fuller Company

TO ask whether one industry or another has had fair treatment from the Government is to inquire into a subject which is of very minor interest to the public, and is of small importance in comparison with the object being striven for by those in charge of the conduct of the war.

Considering the results which have been attained by the Government, one cannot fail to be impressed by the courage and general good judgment which have been exercised to obtain them. It is undoubtedly true, as in all great undertakings, that the same men would avoid mistakes which have been made if they had the same problems to solve over again. The important fact is that the results have been wonderful and the men who accomplished them were at the same time patriotic and sacrificing.

In an emergency such as confronts the country, it would seem good judgment to mobilize all the ability and experience available in all lines. This would call for the employment in building work, for example, of tried building organizations, allotting the work in scale with the ability, experience, and responsibility of the existing building firms.

This is no time for experiments, when the lives of our soldiers depend on quick results. Therefore, however interesting it might be for an ambitious department to build up an organization to do its own building, the wisdom of so doing is questionable, as experience and training in the art of building are as important for good results as practice and study are to produce good results in any line.

The question of a plan of producing results at the lowest final cost to the Government is first in importance. The two plans of contracting in ordinary civilian business are the "lump sum" plan, where the contractor undertakes to turn over a piece of work complete for a certain fixed sum, and the "cost-plus" plan, which has several forms, but all are based on the principle of an agreed-upon fee for the service of the builder, the owner paying the cost. The lump-sum plan can only be successfully used where the owner has complete plans and specifications for his



PAUL STARRETT

work before employing the contractor, and therefore calls for adequate time to prepare such plans and study out all the details in advance. Lump-sum work on a rising market is extremely hazardous, and no prudent contractor would undertake a contract of any magnitude under present conditions unless he were protected by a very large margin and a margin which might have appeared adequate at the time of our entrance into the war would look ridiculous now, in view of the enormous advance in the price of building materials and the advance in the price of labor and deterioration in its efficiency.

Therefore the second plan would seem to be the only practical one under the circumstances. The situation confronting the Government

at the beginning of the war was one where an enormous volume of work was thrown upon it. All of this work had to be done in the shortest time possible. There was no time to get plans ready, as the requirements of the army and navy and the various manufacturing plants which had to be built entirely or added to in order to take care of the needs of the war needed careful study, and it was necessary to start work on different enterprises in such a manner as to get the quickest completion, studying out and completing the plans as the work progressed.

In this emergency the Government worked out a plan of percentage contract, which was adopted on all the cantonment contracts, whereby a sliding scale of commission was paid, the rate of commission decreasing as the size of contract increased. A limit of \$250,000 was placed on the amount of commission a contractor could receive on one contract, and this limit was arrived at when the work amounted to \$5,000,000, which allowed the contractor to 5 per cent of his work. As none of the contractor's overhead expenses could be charged under this form of contract, it can readily be seen that the profit a contractor could make was very reasonable.

After the amount of the contract passed \$5,000,000 the balance of the work had to be done for no additional compensation, which resulted in each contractor performing from \$2,500,000 to \$6,000,000 worth of work for no



compensation whatsoever, as the cost of these cantonments ran from \$7,500,000 to \$11,000,000 or \$12,000,000. The commission on smaller contracts was fixed at considerably less than the customary commissions paid in the ordinary contracting business before the war.

Other forms of contract were used by various branches of the Government, some where larger commissions were paid, but it does not appear that in any case any more was paid than would have been in ordinary business. It is to be noted that the cantonment form of contract was available, and any contractor would have been willing to work under it.

As an illustration of the operation of the cantonment contract, the contractor for the cantonment at Fort Riley, Kansas, was given an order to proceed with the work on the 28th day of June, before the plans were completed, and a camp to take care of forty thousand men, including buildings to house the soldiers, sewerage, plumbing, heating, and power plant, with an electric lighting system, was sufficiently completed to receive the first ten thousand men on September 4, just a trifle over two months. The problem of assembling the materials and collecting the force of mechanics, numbering at one time over nine thousand, in an out-of-the-way place, and carrying out the work economically and in a wonderfully short time, is one which few appreciate.

A prominent Government official has stated that there were any number of contractors who would have been glad to undertake any of the large cantonment contracts for a fee of \$50,000. This is undoubtedly true, but the cost of the completed work to the Government would have been very much greater and the time of completion very much longer. A building firm properly organized for undertaking one of these large contracts would have the work half done, with their properly trained men, in less time than it would have a small contractor, unused to handling big work, to get together an organization, which at best would be experimental.

Moreover, notwithstanding the fact that the Government was supposed to supply all the money to carry on the work, the contractors for the cantonment referred to above had to advance more than three-quarters of a million dollars to keep the work going, while the Government officials were checking accounts and vouchers. An organization equipped to handle such a volume of business efficiently and economically, and which had the financial strength and supply of trained men to draw on to man the work, could only be built up by years of careful study

and intelligent hard work.

Considerable criticism has resulted from the fact that the Government has departed from the ante-bellum custom of awarding contracts only on a lump-sum basis, after the most exacting competition. In peace times this method is possible, although it is doubtful if the results have been as good as they would have been if the best contractors had been chosen instead of the cheapest.

It is impossible to make any reliable estimate of what work is going to cost under present conditions. The immense volume of work being done by the Government is thrown upon the country at a time when all the young and most efficient workmen are taken out of the labor supply. The demand for labor is so great that builders are absolutely at the mercy of the scanty supply of labor. Material prices are uncertain and constantly rising. Conditions of transportation are such that costs have increased and delays occur which have to be offset by extra effort and expense.

An effort is being made by some of the departments in Washington to adhere to the lump-sum form of contract. In the writer's judgment, if this is done generally the results will be very bad for the Government for several reasons. The first-class firms will be unwilling to compete owing to the impossibility of making any reliable estimate. Therefore the tendency will be to let the work to weaker concerns of poorer judgment, who, having very little to lose, are willing to take a chance.

If they should get away with a price sufficient to do the work, it will not be done as efficiently as it would have been done by a more experienced contracting firm; and in any event the cost will be greater than if the work had been done at a reasonable fee by an experienced contractor. If the contractor finds that he has underestimated, he will be compelled to quit when his money runs out, and the Government will have to step in.

As to profiteering, if exorbitant profit-making is meant by this term, it is the writer's belief that there has been none as far as the builders are concerned. Dishonest men will be found here and there in every line of business, but undoubtedly the same volume of business as was handled by the contractors of this country who built the cantonments under the cantonment form of contract has never been done in the history of the world by free men for less profit to themselves.

## Bankers Finance Brooklyn Building Projects.

**M**ONDAY afternoon a meeting was held under the auspices of the Chamber of Commerce in Brooklyn to consider means to provide housing for firms who have been obliged to vacate their quarters in the Bush Terminal because the Government has taken over their buildings. About thirty leading bankers were present. Acting Borough President Joseph A. Guider, representing the city authorities, promised complete co-operation of the city in obtaining sites and material for necessary construction.

The following committee was appointed by J. Sherlock Davis, president of the Brooklyn Chamber of Commerce, to arrange for the financing and construction of buildings: Edwin P. Maynard, president of the Brooklyn Trust Company, chairman; C. C. Mollenhauer, director of the First National Bank of Brooklyn and of the Dime Savings Bank of Brooklyn; Frank Bailey, vice-president of the Title Guarantee and Trust Company; Victor A. Lersner, controller of the Williamsburg Trust Company; Lewis

H. Lapsee, vice-president of the Lawyers Title Company; C. J. Obermay, president of the Greater New York Savings Bank, and E. C. Delafield, president of the Franklin Trust Company.

Approximately sixty-four firms, employing 12,000 people, were notified to vacate their quarters in the terminal. The amount of floor space necessary is 1,300,000,000 feet. The committee of which Mr. Maynard is chairman has formulated the following plan:

A number of banking institutions will underwrite an issue of securities to the amount of one million dollars. The money to be loaned to builders who will show that they have obtained leases on projected buildings from responsible people for a term of ten years. The loans will be authorized and the bonds and mortgages guaranteed by a guarantee company, so that the securities will prove a safe investment. The issue of securities will range in value as low as \$1,000 each, so that they will attract small investors,



# City Club Proposes Zoning System for Harbor

## Offers Suggestions to New York and New Jersey Commission for Developing Port on Comprehensive Lines

THE Port Committee of the City Club has suggested the following as worthy of the particular study of the New York and New Jersey Port and Harbor Development Commission:

First—The co-ordination of the plan of the port with the general city plan by the development of a system of zoning.

The water's edge should be zoned with the same basic principles as governed the adoption of the zone system for the city's uplands. It is quite as important that similar industries using the same type of factories, serving a similar clientele, and delivering goods to the same warehouses and factories be located together as it is that residences, industrial and business buildings be grouped.

The economical development of the port requires the co-ordination of the uplands with the nearby piers. There can be no permanency to the plan of the port until a complete system of zoning has been developed.

Zoning of the Port of New York should:

1—Prevent useless hauling and handling of freight by developing of union classification and transfer yards outside of the Island of Manhattan.

2—Relate docks to receiving and classification yards so that so far as possible steamers may be loaded directly with a minimum of lightering of cargo.

3—Provide for the development of warehouses in connection with the classification yards and piers for the temporary holding and classification of goods in transit.

4—Provide facilities for store-door delivery wherever possible.

5—Relate the wholesale food markets to transportation systems and with each other.

6—Develop types of piers adopted for various classes of business.

7—Develop grain and other bulk cargo terminals with modern machinery.

8—Preserve parts of the port near dwellings and not needed for commercial uses for park purposes.

Second—The administration of the port under a single authority.

The commission should consider thoroughly the practical feasibility of creating a centralized port authority either interurban, interstate or national so as to—

1—Co-ordinate the handling of freight, without restrictions due to state and municipal boundaries and jurisdiction.

2—Develop the resources of the port to the utmost without local competition.

If a central authority is recommended the most careful study should be given to the financial systems under which it might be operated and the adjustment of present municipal investments.

Third—The development of a railroad system or systems.

To minimize waste in the handling and transshipment of freight. Study should be given to possible—

1—Classification and transfer yards on the New Jersey Meadows, with a complete system of warehouses.

2—Tunnel or tunnels under the Hudson River connecting the New Jersey yards with Manhattan and other points of the city. The need of a tunnel seems to us conclusively shown by the coal shortage in Manhattan last

winter when there was coal in the cars at the New Jersey tidewater.

3—Belt line and crosstown tunnels under Manhattan.

4—Tunnels under the East River connecting Manhattan lines with those of Brooklyn and Queens.

5—Marginal railroad system for Brooklyn and Queens.

6—Connection between Brooklyn and Richmond.

7—Store-door delivery by motor trucks in connection with rail and water service.

Fourth—The Channel Needs of the Port.

A thorough study of the channel needs of the port so as to—

1—Concentrate upon the development of channels in the order of their importance.

2—Relate the scheme of channels to the needs of each part of the port under a zoning system. A practical survey of this entire matter should be made. The channel plan of the port in the past has been almost entirely controlled by the army engineers.

Fifth—Study of a pier, plans and leases.

1—Developing special types of piers for special uses with proper mechanical apparatus.

2—Planning piers as parts of terminals directly connected with warehouses and railroad lines. This would in many cases lead to a reconsideration of the layout and location of marginal and other streets, for example, if warehouses were connected with the docks on West Street it might be necessary to move that highway to the west.

3—Planning piers in such a way to facilitate the sorting and delivery of goods, avoiding so far as possible the present intolerable trucking and sorting delays.

4—Developing the ownership and control of all piers by a central authority so as to make it possible to co-ordinate the uses of all parts of the water-front.

5—Limiting the length of leases. In the Club's opinion these should be short, particularly during the period of the war so as to keep city pier property as mobile as possible. Profiteering through subleasing should be prevented. Leases should be selected not solely on the basis of rent offered. The advantage of its proposed use to the port as a whole should be given serious weight.

6—A policy for the reservation of "open piers" and co-operative use of the largest types of piers should be recommended.

7—The planning of a fish pier such as the one in Boston should be undertaken.

Sixth—Trans-shipment of freight.

A study should be made of the real value to the port and the effect on port congestion of the trans-shipment of goods with the idea of a possible transfer elsewhere of those things that are of least value to the metropolitan district. For example, it might be found advisable to transfer certain freight hauled by the use of barges to outgoing streamers to points further up the Hudson.

Seventh—Lighterage.

To what extent can a complete belt line railroad with connecting tunnels take the place of lighters and car floats? Does the mobility of lighters make their use as part of the water freight yard more economical than that of rail lines on docks?

Eighth—Dry docks.

Consideration should be given to the building of a dry

(Continued on page 37)



# Lexington Avenue Subway to Open Wednesday

## Six Miles Added to Rapid Transit Service—Another Link in "H" System

THE new Lexington Avenue subway will begin running next Wednesday at 2 P. M., between the diagonal station at Forty-second Street north to the Bronx, and thence over the Jerome Avenue branch of the line to 167th Street. The new line will add about six miles to the rapid transit service.

Just when the connection between the new extensions with the old lines at Times Square and at the diagonal station will be made is not yet known, although the commission announces that it will not take more than a few days. For the present, therefore, the spur through Forty-second Street will still serve through trains instead of being used for a shuttle service, which will be the case when the "H" system is in full operation.

The Interborough Rapid Transit Company will operate only local trains on the new line and until through operation is ready. The 125th Street Station on the Lexington Avenue line will be almost as important as the present station at Ninety-sixth Street on the old subway, because it will be the point of transfer to the two branches in the Bronx, the Jerome Avenue Branch, and the Pelham Bay Park Branch. Near this station the track layout provides for the passage of northbound trains on the upper level and the southbound trains on the lower level.

To build this section of the Lexington Avenue line of the dual system has taken seven years and has cost about \$58,000,000, including equipment. For practically the entire distance the line is double decked with the local tracks above and the express tracks below.

One of the big changes will occur on the Jerome Avenue line, which has been running for some time. The service here is now by subway trains to 149th Street, where connection has been made by stairway with Mott Avenue, the old subway and the Kingsbridge Road sta-

tions. North of this point shuttle service is operated to Woodlawn.

This shuttle service will be continued, but instead of subway service between 149th Street and Kingsbridge Road, the Sixth and Ninth Avenue elevated trains will operate to and from Kingsbridge Road. Passengers on the Jerome Avenue branch north of 167th Street desiring to reach points on the Lexington Avenue subway will have to travel by elevated trains and change cars at 167th Street.

When the new line is running it will not be necessary for passengers on the Jerome Avenue line to transfer at 149th Street in order to get downtown, but they will be able to travel without change to the diagonal station. This station is located under the site of the old Grand Union Hotel, in Forty-second Street.

A passenger boarding a train on the old subway south of Times Square and desiring to reach the Lexington Avenue subway will change at the Grand Central station, walk upstairs to the mezzanine level and go through the passageway to the mezzanine of the diagonal station, and so down to his train on the platform level. Passengers will be able to make connection between the two trunk lines by shuttle through Forty-second Street, between Times Square and the Grand Central station.

Stations on the new Lexington Avenue line, north of the Grand Central station, are at Fifty-first, Fifty-ninth, Sixty-eighth Street (Hunter College), Seventy-seventh, Eighty-sixth, Ninety-sixth, 103rd, 110th, 116th, and 125th Streets in Manhattan, and in the Bronx at Mott Avenue and 138th Street. North of Mott Avenue the stations are located at 149th, 161st, 167th, and 170th Streets; Belmont Street, 176th Street, New York University, 183rd Street, Fordham Road, Kingsbridge Road, Bedford Park Boulevard, Moshulu Parkway, and Woodlawn.

## How Soldiers' Moratorium Affects Realty

DEPENDENTS of men in the service are protected in their civil rights by the Federal Civil Rights bills, recently passed by both houses of the National Legislature and approved by the President on March 8. The essential features of the law as applying to real estate are as follows:

### ARTICLE III.

#### RENT, INSTALLMENT CONTRACTS, MORTGAGES.

Sec. 300. (1) That no eviction or distress shall be made during the period of military service in respect of any premises for which the agreed rent does not exceed \$50 per month, occupied chiefly for dwelling purposes by the wife, children, or other dependents of a person in military service, except upon leave of court granted upon application therefor or granted in an action or proceeding affecting the right of possession.

(2) On any such application or in any such action the court may, in its discretion, on its own motion, and shall, on application, unless in the opinion of the court the ability of the tenant to pay the agreed rent is not materially affected by reason of such military service, stay the proceedings for not longer than three months, as provided in this Act, or it may make such other order as may be just.

(3) Any person who shall knowingly take part in any eviction or distress otherwise than as provided in subsection (1) hereof shall be guilty of a misdemeanor, and shall be punishable by imprisonment not to exceed one year or by fine not to exceed \$1,000, or both.

(4) The Secretary of War or the Secretary of the Navy, as the case may be, is hereby empowered, subject to such regulations as he may prescribe, to order an allotment of the pay of a person in military service in reasonable proportion to discharge the rent of premises occupied for dwelling purposes by the wife, children, or other dependents of such person.

Sec. 301. (1) That no person who has received, or whose assignor has received, under a contract for the purchase of real or personal property, or of lease or bailment with a view to purchase of such property, a deposit or in-

stallment of the purchase price from a person or from the assignor of a person who, after the date of payment of such deposit or installment, has entered military service, shall exercise any right or option under such contract to rescind or terminate the contract or resume possession of the property for non-payment of any installment falling due during the period of such military service, except by action in a court of competent jurisdiction.

(1a) Any person who shall knowingly resume possession of property which is the subject of this section otherwise than as provided in subsection (1) hereof shall be guilty of a misdemeanor and shall be punished by imprisonment not to exceed one year or by fine not to exceed \$1,000, or both.

(2) Upon the hearing of such action the court may order the repayment of prior installments or deposits or any part thereof, as a condition of terminating the contract and resuming possession of the property, or may, in its discretion, on its own motion, and shall, on application to it by such person in military service or some person on his behalf, order a stay of proceedings as provided in this Act unless, in the opinion of the court, the ability of the defendant to comply with the terms of the contract is not materially affected by reason of such service; or it may make such other disposition of the case as may be equitable to conserve the interests of all parties.

Sec. 302. (1) That the provisions of this section shall apply only to obligations originating prior to the date of approval of this Act and secured by mortgage, trust deed, or other security in the nature of a mortgage upon real or personal property owned by a person in military service at the commencement of the period of the military service and still so owned by him.

(2) No sale under a power of sale or under a judgment entered upon warrant of attorney to confess judgment contained in any such obligation shall be valid if made during the period of military service or within three months thereafter, unless on order of sale previously granted by the court and return thereto made and approved by the court.



# Wants Seven Cent Fares and Two Cent Transfers

## Brooklyn Rapid Transit Gives Board of Estimate and Apportionment Reasons for Increase

THE Brooklyn Rapid Transit Company has petitioned the Board of Estimate for permission to increase the fare to 7 cents on its surface, elevated, and subway lines.

The company on behalf of the surface lines sets forth that under the franchises granted to the various companies composing the present system they would have a right to charge 5 cents for a ride on each one of the lines that have since been united. This would amount in some instances to 15 or 20 cents for a ride which it now gives for 5 cents.

The petition asks:

1. A unit charge of not exceeding seven cents for one continuous ride upon any line of each petitioner company, except to and from Flushing, North Beach, and Coney Island, where the present fare will prevail.

2. Each passenger paying a cash fare of seven cents to be entitled for an additional two cents to a transfer ticket to any intersecting line, either of the company issuing such ticket or of any of the other undersigned companies. Such transfer to be subject to reasonable rules as to use. No transfers to be required to be issued on a transfer.

"It is evident," the petition says, "and particularly since

the recent rising level of prices of labor and material, that we went too far in the direction of abolishing fares. We have reached a point where justice to our service, to our employees, and to our investors demands greater revenue. We have increased the wages of our conductors and motormen five times within the last five years and should increase them again to keep pace with higher cost of living."

In his petition on behalf of the New York Consolidated Railway Company, Vice-President Meneely says: "There seems to be no reasonable doubt that, upon the completion of the railroads which your petitioner is to operate, the combined system will be earning its full preferentials and yielding revenue to apply on the city's interest and sinking fund.

"From the time that initial operation begins any deficits in meeting these city charges can no longer be added to the cost of construction as at present, but must be raised by taxation.

"Temporarily at least it would not be to the city's interest to shift the burden of this interest cost from the taxpayers to the farepayers by increasing the rate of fare chargeable under the contract. An addition of 2 cents would probably make the revenue sufficient to meet the city's interest immediately after full operation begins."

# Six Cent Fare Granted in Many Upstate Cities

(Special to the Record and Guide.)

ALBANY, July 10.—Buffalo, the second largest traction line city in the State, has consented to an increase in local carfares to six cents and an agreement modifying franchise restrictions is now in process of formulation.

Troy, Watervliet, Cohoes, Green Island and other municipalities in the Capitol District group have indicated their willingness to permit the local traction company to increase the rate of fare to six cents.

Syracuse is considering the six cent fare question and reports reaching Albany indicate that negotiations between the city and the local traction lines for the increase to the six cent rate will be opened in a short time. Similar reports come from Utica.

Developments generally throughout the State as disclosed by petitions to the up-state Public Service Commission indicate that despite the recent Court of Appeals decision to the effect that the five cent fare must prevail where it is fixed by franchise in a municipality, the six cent and higher fares are coming.

The primary cause of the willingness of the big up-state cities to agree to the higher rate is the realization that the enforcement of the rate contracts involved in local franchises is tantamount to confiscation. To hold a traction line to its agreement to transport passengers at the five cent rate while the wages of the car operatives and the cost of materials are rising at an enormous rate means eventually the "scrapping" of the roads. This view has been expressed before the public service commission on several occasions during the argument of applications for increases.

The agreement of the City of Buffalo to an increase in local car fare rates to six cents followed the action of the International Railway Company which operates a number of local and suburban lines in throwing open its books for examination by the representatives of the city. The condition of the company as it had operated under the five cent fare was sufficient proof of the necessity of the higher fare.

The International Company filed a petition with the Public Service Commission this week asking for permission to increase the rate of fare in Lockport, where it operates the car lines.

"The present fare is no longer presumptively fair and

reasonable," says the petition of the company. "Even the six cent fare will only partially compensate the company for losses of income from all sources and unless the additional cent in fare is granted the company will be unable to operate in Lockport, except at great loss and the creation from year to year of an ever-increasing deficit of receipts under expenditures."

In the so-called Capitol District the feverish opposition to the six cent fare project is rapidly giving way to an understanding of the needs of the local car lines. The recent agreement of all the cities in the district, except Albany, where the opposition is maintained more for political purposes, both the Republican and Democratic organs opposing the increase in order to enable them to claim the credit in the event of the negotiations for an increase falling through, is considered significant. It is believed that within a short time the negotiations for an increase in the several municipalities surrounding Albany will be completed and the Public Service Commission asked to pass upon the application finally. At an informal hearing within the last week the only opposition came from Albany and an organization in Rensselaer which lies across the river from the Capital.

In all the municipalities where it is stipulated that the franchise restrictions shall be voided by agreement by the city to the higher rate the Public Service Commission's action will be largely perfunctory. In other cities where franchises restricting the rate do not exist, the proof of the necessity of larger income devolves upon the companies making the application. With wage increases and the jump in material values this burden is not difficult.

The Ithaca Traction Corporation which last fall asked for a seven cent fare increase has filed a supplemental petition with the Public Service Commission asking for an increase to ten cents. There were no restrictions in the franchises of municipalities where this line was operating and the Public Service Commission recently granted a six cent fare increase. Accompanying its supplemental petition is a schedule of prices for materials and labor costs since 1910 and statements showing the operation of the concern at a deficit. The statements and schedules are the most comprehensive ever filed with the up-state Public Service Commission, giving in detail the complete outlays of money made by the company for the past eight years.



# Work of Building Industries Co-ordinated

Association of Builders, Architects, Real Estate Interests and Material Supply Dealers Proves Its Worth

**B**UILDERS, contractors, architects, real estate interests, material supply dealers and manufacturers, banks and financial institutions in New York have manifested so constant and cordial an interest in the work and purposes and organization of Building Industries of New York that the following account of the purposes for which this organization was formed is presented.

The building industry is composed of several hundred different trades, involves the manufacture of a vast variety of different materials, demands the skill of architects, engineers and contractors, seeks the cooperation of bankers and financial institutions, includes real estate interests, shipping and transportation, and in New York City alone in normal times constructs annually over \$200,000,000 worth of permanent property in office buildings, homes and factories.

Each of the separate units of this gigantic industry is organized, such as dealer associations, architects, engineers, lumber, building trades employers, finance, real estate, etc.; each doing an admirable work in its own field but hitherto not coordinated or centralized for united action, mutual cooperation or the interchange of ideas and policies for the general good of the entire industry.

Even before the war, the necessity for some central organization in each city was apparent. The disruption of the building industry resulting from the necessities of war have made the work of a central organization in New York City almost, if not absolutely, imperative.

In the summer and autumn of 1917 this necessity for coordination and closer cooperation of the many different branches of the building industry became so important that several conferences and informal meetings were held, resulting in the formation of a committee of fifty who selected a committee of organization which, on December 14, 1917, issued a call of the Association of Building and Allied Industries of New York for the purpose of carrying out the resolution adopted by the Committee of Fifty for a permanent organization. This call invited New York City organizations and resident representatives of larger organizations to appoint a delegate or delegation to join in a permanent organization.

The best interests of the United States Government as expressed through the Director of the Council of National Defense, the interest of the City of New York and the interest of the building industry of New York, and the millions of dollars it represents can be best served by a well equipped, thoroughly coordinated association repre-

senting all branches of the building industry and all working together in cordial and patriotic cooperation.

Aside from the tremendous value of the work which this association, known as the Building Industries of New York, is accomplishing during the war, its value to the nation, the city and the building industry will be perhaps of equal importance during the reconstruction period when war ceases and peace returns.

The work of Building Industries of New York may be made of untold value at the close of the war in hastening and stabilizing building activities as the period of reconstruction begins. Without a strongly coordinated central organization at the close of the war, the radical changes which it will bring may find the building industry suffering great hardships during the transition period—hardships which may to a considerable extent be avoided or minimized by intelligent foresight and cooperation.

Building Industries of New York, in transmitting constructive suggestions to some of the officials at Washington at their request, concluded its recommendations with a statement that they were made "for the best interest of the Nation in the successful prosecution of this war which should be the first consideration of every patriotic citizen regardless of personal or local interest."

While the war continues, this will continue to be the policy of Building Industries of New York. When war ceases this association with the same ardor and by practical methods will strive with equal earnestness for the rehabilitation of the building industry of New York and of the Nation which represents several billions of fixed capital, includes five thousand architects, two or three hundred building exchanges, one hundred or more national associations and a million and a half workers, and all of these interests day by day are seeing more clearly the value of practical constructive cooperation, intelligent foresight and timely action.

The officers of the association are:

Ronald Taylor, President; Ernest R. Ackerman, Vice-President; Laurence McGuire, Vice-President; Franklin T. Miller, Vice-President; G. Osgood Andrews, Treasurer; Frank H. Quinby, Secretary (architect); W. R. Messenger, Executive Secretary.

Directors: H. H. Murdock, Chairman; Max Baumann, J. E. R. Carpenter, C. J. Curtin, Wright D. Goss, C. A. Jackson, Charles J. Kelly, E. A. MacDougall, George H. Morris, Elliott Smith, Charles S. Wills, Frederick C. Zobel.

## Realty Board Aids Y. M. C. A. Recruiting Drive

**A**N enthusiastic meeting was held at the Real Estate Board of New York on Thursday, July 11, to inaugurate the Board's recruiting campaign for Y. M. C. A. secretaries for foreign service.

The meeting was held under the direction of the Y. M. C. A. Recruiting Committee of the Real Estate Board, John L. Parish, chairman, and the drive for secretaries for foreign service will continue for ten days terminating on the 20th of this month.

The meeting was addressed by Herbert L. Pratt, chairman of the recruiting campaign of the Y. M. C. A., and by Mr. Murvill C. Hutchinson, a Y. M. C. A. worker recently returned from France. Mr. Pratt spoke feelingly of the need for workers in the foreign field and explained the relation of the Y. M. C. A. workers to the army, outlining the business organization of the Y. M. C. A. and other phases of the work. He emphasized the need for capable business men of large calibre to fit into the various business needs of the work and the absolute necessity for other types of workers to tone up the morale of the men at the front.

Mr. Hutchinson spoke of the personal work among the men, explaining the demands made upon workers in canteens and huts and the necessity for close personal

contact with all types of fighting men from home. Both of the speakers emphasized the fact that applicants for places among the secretaries should expect to find the work extremely exacting both physically and mentally, but that all the effort put forth is more than worth while.

As to the method of remunerating those who undertake the work where they cannot finance themselves a reasonable allowance is made for home expenses exclusive of the maintenance of the workers abroad, which is arranged for according to the needs at the post to which he is assigned.

The method of application and the procedure between acceptance and the time of sailing was explained, and numerous questions asked by the audience were answered. The indications were that a number of applications, some from among the audience and others whom those present had interviewed would result from the meeting.

The Real Estate Board's Committee will carry on an active campaign between now and the 20th, and every real estate office will be furnished with literature and posters relating to the work. The Real Estate Board will be the headquarters for its committee's recruiting campaign and all persons interested are requested to call or write for information.



# Plans to Recruit Labor and Make It Effective

## War Labor Policies Board Elaborates Details to Stabilize Distribution of Workers

WITH the gradual development of the labor recruiting plan of the War Labor Policies Board, has come the working out of numerous details, which will contribute toward the more effective stabilization of the general program. The original plan for distribution of workers for industrial war needs was intended to minimize competitive bidding among firms with government contracts and to decrease labor turn over. As long as wages remained uneven, however, certain difficulties would have presented themselves in the actual working out of the idea. Thus it has become an essential matter that proper standards should be fixed and having been determined upon should be maintained by all authority vested in the board. Action in this direction will be taken, however, only after conference with employers and with representatives of labor. Signers of the resolution include Felix Frankfurter, assistant to the Secretary of Labor and chairman of the Policies Board together with representatives of the War, Navy and Agricultural departments, the Shipping and War Industries Boards, and the Food, Fuel and Railroad administrations. The official text is given below:

Whereas the recent uncoordinated activities of Government contractors in the matter of hiring labor for war industry have resulted in competitive bidding by one contractor against another for the available labor at any scale deemed expedient for the occasion which has resulted in producing restlessness and wasteful movement of labor from one industry to another, and whereas it is absolutely essential to the stabilization of industry throughout the United States that all wages for both skilled and unskilled labor engaged in war work after conference with representatives of labor and industrial management, to be standardized; therefore be it resolved, That wages paid by Government departments and contractors engaged in war work should be stabilized by this board, that the Committee on Standardization is hereby instructed to proceed with its work with all possible expedition, and that as soon as such standardized scales are established the full influence and authority of all departments of the Government represented on this board will be exercised to maintain them.

The total success of this plan for the centralization, recruiting and distributing of war labor, which will include skilled as well as unskilled workers, depends in part upon the attitude with which it is regarded by employers, and their ability and willingness to co-operate with it. Although the order does not go into effect until August 1, plans have already been outlined in Baltimore for the apportionment of that labor which will constitute its allotment. As a move toward co-operating with and assisting the Employment Service in its work, the manufacturers of the city have joined together in deciding to deal with it through a single committee. Thus the difficulties of individual representation will be considerably lessened. The fourteen industrial groups which are engaged in war work and are represented in this central committee, include canning and packing, chemicals and fertilizers, clothing, cotton duck, building materials, flour mills and food supplies, metals works, munitions, public utilities, ship building, structural iron and steel, textiles, woodwork and miscellaneous. The committee, which will be known as the Labor Distribution Committee for Baltimore, will follow the same principles which have already been established by the War Industries Board. Industrial needs will be given attention proportionate to the importance of their war production, but the essential character of the committee will permit a certain latitude. Individual emergencies will be taken into consideration and wherever possible assistance will be extended to those firms the nature of whose production would not insure preferential treatment under priority rulings. Such a form of co-operation centralizes government action to an even greater and more efficient degree. At the same time it would seem that the needs of the various industries themselves could be more satisfactorily ascertained and met.

Still other suggestions of a practical nature which show the willingness with which the Federal plans are being

adopted and even made more efficient in their application comes from a report of the action of manufacturers in Waterbury, Connecticut. Recognition of the problems connected with the masterful moving about of labor from one place to another, by which efficiency of production is so greatly reduced, emphasizes the importance of adequate housing. That labor stability and contentment reflect a very direct way the adequacy of housing conditions is not a new idea. The remedial measures planned by the Waterbury manufacturers, however, show an application of these principles, which should net results of a rather satisfactory nature. It is proposed that the committee which has been appointed should make it a duty to interest themselves in the housing conditions of their workers. The city has been canvassed and a file of available rooms kept. Thus manufacturers may be able to discover without loss of time what living accommodations near their works may be procured. Such a scheme will work out beneficially in more than one way. Not only will that labor turnover be reduced which arises from lack of housing facilities in the vicinity of the plants to which the worker has come, but in placing them in the most convenient location to their respective work, much dissatisfaction will be avoided. At the same time difficulties in transportation will be minimized.

Another form of co-operation developing out of the industrial needs of the region concerned is to be found in the project which will first be worked out in twelve western states. Especially imperative at the present time when the spring wheat is about to be harvested is the question of farm labor, and a plan already being tried out in a limited way, provides that the rural telephones of the section shall be called into voluntary service. Through the use of the telephone companies as a medium, farmers will be brought into communication with the nearest representative of the Employment Service, and their needs for help in harvesting will be met from qualified registrants on the list of the service.

Such suggestions are of course mere indications of the way in which co-operation of labor employers with the work of the government boards is being effected. Certain results in the direction of heightened efficiency of labor, together with increased production of war essentials must be reached. Conscription of the necessary labor is not possible. No one would be able to or indeed wish to compel laborers to do designated kinds of work at a fixed rate of wages. All that can be done is to have general government rulings, together with a central Employment Bureau to make possible the changes required. Ultimately it rests with the employer and employees to make these plans 100 per cent. efficient.

### Zoning System for Harbor.

(Continued from page 33)

dock or docks in New York large enough to take vessels of the Leviathan type. If the National Government will not finance such an undertaking it might be backed by bonds of the larger steamship companies.

#### Ninth—Public education.

The Commissions should prepare the public for its final report by a gradual process of education, as did the New York City Zoning Commission by—

1—Publication of a series of preliminary reports.

2—Conferring with organizations and associations; industrial, business and civic.

3—Constantly widening publicity as the plans of the Commission grow.

The City Club is of the opinion that from the beginning of the Commission's work it should issue bulletins which will inform the public of the lines of investigation which the Commission is undertaking. In this way public opinion will be carried along with the work and preparation will be made for intelligent consideration of the final recommendations of the Commission. It may be too, that from time to time citizens and civic organizations will be in a position to offer suggestions of value.



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Cost-Plus and Other Contracts.

There has been considerable criticism during the last year of the contracts between the Government and the builders of cantonments and other Federal construction work. Presumably a great part of the invective and inuendo indulged in by these critics was due to ignorance rather than to positive knowledge of any wrongdoing or undue profiting on the part of those directly concerned.

The same kind of unfounded rumors and biased arguments have prevailed with respect to these Government contracts as the country was surfeited with regarding the Browning gun, the aeroplane and shipping programs, the feeding and clothing of the army, and many other activities of the war administration. The source of a good many of the disconcerting statements that were circulated broadcast is too well known to need recalling. It was ineffective because even if the Kaiser had spent many times the \$30,000,000 he is credited with having placed at Bernstorff's disposal to corrupt America he would not have been able to whitewash to a semblance of purity his ineffacably fatuous and iniquitous record.

It is just as well, however, to have presented to the readers of the Record and Guide the other side of the Government's dealings with the contractors and this has been clearly and ably done by Mr. Paul Starrett, president of the George A. Fuller Company, which has been one of the largest organizations doing Government work, and which built the largest cantonment, Camp Funston at Fort Riley, Kansas, at a cost of \$7,843,000, including a fixed fee of \$250,000.

Mr. Starrett's candid and clarifying presentation of the cost-plus and other forms of Government contracts leaves nothing to be desired and disarms whoever tries longer

to venture unfavorable comment on the patriotic motives of those public-spirited men who have placed their ably-manned and thoroughly-equipped and organized forces at the disposal of the Government at a minimum cost to the people.

Mayor Mitchel's Death.

Once again has this great metropolis shown its splendid spirit and its readiness always to accord honor to whom honor is due. As our people paid their last tribute of respect and affection to Lincoln and Grant, impressively and reverently, so now they have subordinated all else to a fitting tribute to that remarkable young man, Major John Purroy Mitchel.

Only a few months have passed since Mr. Mitchel left the Mayor's office to enter the military service of his country, yet during that short time he had further cemented the affection of his close friends and had gained the genuine respect of many others who then discovered in Major Mitchel fine qualities they had not realized were possessed by Mayor Mitchel.

New York City has had to share with the rest of the country the privilege of unusual honor to this young man who, until the United States entered the war, had been almost wholly a New Yorker in thought and action. When he became Major Mitchel the entire nation, predisposed in his favor by his public career, because interested in his work work. No longer was his fine spirit and his genuine patriotism best known to his intimates in his home city. People in many states and our fighters abroad were keen over his progress in the branch of the service to which he had volunteered, and splendid achievements for him in France were confidently predicted.

With all these hopes shattered by his untimely death, the entire nation has given fine proof of its genuine grief. Here in his home city, where he had won the respect even of those who did not agree with him as to various public matters, John Purroy Mitchel has been sincerely mourned, and his memory has been accorded every mark of respect which a great community could offer.

Never was a finer tribute paid to a New Yorker, and the impressiveness of it all has been accentuated by the fact, now realized by so many more people than before, that the future must have had in store wonderful usefulness for a man capable of having achieved so much as Major Mitchel had crowded into the few years of life allotted to him.

Tax Revision Necessary.

The National City Bank sends out a call for a keener interest on the part of every individual in the community in developing his capacity and usefulness, and in promoting a reciprocal interest in the great organized scheme of industry. After declaring the war has revealed unsuspected resources and unprecedented productive capabilities and that the conclusion is irresistible that if the same energy and spirit can be continued after peace is restored and devoted to construction and production, the entire level of living conditions can be raised above that of the past, it is pointed out that the people must respond to the common interest.

"It is apparent," says the bank, "that an intelligent citizenship, quick to appreciate its responsibility, willing to make sacrifices for the common good, and capable of a high degree of organization, makes for the power and security of the nation."

If the nation is to reach and retain that commanding position in world affairs foreshadowed in its activities since the war began it must not be shackled by obsolete and burdensome regulations of state and local governments



that have a tendency to prevent this full fruition of its industries.

There is no greater brake on industry than unjustly heavy taxation of the property on which and the buildings in which the organization and accomplishment of industry is effected.

### Higher Fares Inevitable.

An application for permission to charge a seven-cent fare on its various lines has been made by the Brooklyn Rapid Transit Company, and this brings to the front once again the urgency of a proper adjustment of this question on all the transportation lines in the metropolis.

Most of the discussion on higher fares has revolved around the six-cent rate, but it may soon be demonstrated

that even that rate will not meet the situation. Over in Boston, the dispatches bring out, it may be found necessary to increase the fares on the elevated lines to seven cents. In Buffalo the street car companies recently have been authorized to charge a six-cent fare, while in Troy and other up-state cities public sentiment is declared ready to sustain an increase to that rate.

These signs of the times from other cities cannot be long ignored. Higher fares on the various lines in the metropolis are inevitable, and the sooner the authorities grant them, just that much sooner will one important public problem be disposed of.

Let those who ride pay. That is the only sensible policy to pursue, and it ought to be adopted without further delay.

### Readers' Comment on Current Topics.

July 11, 1918.

Editor of the Record and Guide,

I read with considerable interest the statement of State Tax Commissioner Merrill published in the last edition of your paper. I was especially interested and gratified in reading the following from the article:

"If every property holder was obligated by law to render a sworn statement of the value of his holdings with a reasonable description thereof to an assessor, and the present inefficient scheme discontinued, much greater values would be found than we know of even in reality, and the values of personalty would prove astounding."

This has been the attitude of this Department ever since the present Commissioners were appointed. It will be remembered that during the last session of the Legislature, I caused to be introduced bills providing for a listing system such as Mr. Merrill suggests, with a reduced rate on personalty. If said bills had passed I am confident that the real estate tax would be greatly reduced, and then we would be able to fix a definite tax on realty. I am glad to know that at the next session of the Legislature I will have the support and co-operation of Mr. Merrill.

JACOB A. CANTOR, President,  
Department of Taxes and Assessments.

New York, July 9, 1918.

Editor of the Record and Guide:

The great increase in maintenance costs of managing and operating buildings in addition to the increased costs of insurance and taxes suggests the question: Why should the owner assume the extra costs without any means of redress? All these additional costs are unknown to him when he signs the lease, and why should he be asked to assume an unknown cost. In other words, why should an owner make a five or ten-year contract to give a tenant the whole or part of a building at a fixed price—which price is, of course, based on investment return, plus the carrying charges, taxes, insurance, and maintenance, all of which carrying charges are not fixed, and without any control of his, have been increased, and may be further increased.

The owner could not make such a contract with his tenant to deliver him goods for five years at a fixed price. The tenant would promptly say that, as he could not make a five-year contract with his labor or with his supply house, he would not assume such an obligation. He might add, that he would make such a contract, based on the present prices of labor and materials, and any additional cost would be an additional charge. Why should not the contract between the owner and the tenant for a building, or even a loft in a building, be on the same basis?

In a twelve-story loft building, where the rent is now \$5,000 a loft, and where the taxes are, say \$8,000 a year, and the insurance and operating costs \$16,000 a year, why not make the rent \$3,000 a year, plus a monthly charge of

one-twelfth of the costs. At the end of the year any difference in costs of these charges, either more or less than estimated, could be adjusted. This would produce two results. The owner would be getting a fair deal, and would know what he was getting from his property, and a second and very important result would be that the tenant would be a direct taxpayer, and would be interested in the tax rate, and also in the management and care of the property. Just think what this would mean if every large buyer of space was interested in the tax rate, and vitally and financially interested in the building he occupies! Every additional point in the tax rate would touch him in a vital point, and every waste that he makes in the carrying on of his business would affect him. Tenants are careful of their light and gas bills, because it affects them directly, and the care of their premises and the many wasteful ways of their employees would equally interest them if they knew they had to pay for them. Think this over, and you will see how fair it is to everyone.

It is unfair and unjust for an owner to be asked to make a contract for his property that not one of his tenants would make for theirs.

In the past such a progressive step would not have been possible, but today and for a long time ahead, when space is in demand, owners can insist on such a change. If a dozen of the large renting agencies would insist on such terms in their leases, it could be made universal. Today the owner with space to rent is sought after, and he can demand terms and conditions that he could not have hoped for a year ago. With the high cost of labor, and materials, and the inability to secure loans and even materials, it will be some time before building operations will be begun, and the owner who has a building and space to rent ought now to see to it that he gets a just and fair lease.

There is nothing unjust or complicated about the arrangement propose, and there is no good reason why it should not be carried out. Tenants may claim that they would not know what their rent would be. Well, they hardly know what the cost of their labor and materials are now from month to month, but they have the opportunity to change their prices, and raise their prices as the cost advances, and if they find their rent plus the carrying charges are increased, they have the remedy of increasing the price of their output—whereas and owner, under the present arrangement, is helpless and finds his net results from his investment decreasing without any remedy. And the tenants would be getting just as good service and accommodation in their buildings as they would be willing to pay for.

They might not be so solicitous about heat and other conveniences, if they knew they were paying for the coal, etc. It is well worth thinking it over, and giving it a try; and now is the time to try it.

JOHN J. RADLEY.



## To Electric Light Users

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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Forfeiture and Rescission.

WHERE the defendants purchased land on installment contract, entitling the vendor to declare a forfeiture for default in payments, and the vendor's agent gave collateral contract entitling the vendees to rescind and be repaid the amounts paid by them at any time after six months from the sale, and the vendees defaulted in payment and the vendor gave notice of forfeiture, the Washington Supreme Court held, *Bock v. Celleyham*, 171 Pac. 525, that the vendees could not then give notice of rescission for dissatisfaction with the land, since, when an election was once made under either of such claims, the contract was for all purposes at an end.

### Exclusive Agency.

Where the owner of property lists it for sale with a broker for a definite period on specified terms and definite commission for making such sale by the broker is specified, the North Dakota Supreme Court holds, *Starks v. Springate*, 167 U. W. 221, that the owner of the property may, during the period of time specified in the agency contract, sell the property through other agents, but cannot do so and relieve himself from liability to pay the agent who had the property listed for a certain time his commission as specified, where such

agent, with no notice of any sale by another agent, and within the time, produces a person ready, able, and willing to buy the property upon the terms stated in the agency contract.

### Right to Broker's Commission.

The North Carolina Supreme Court holds, *Raleigh Real Estate Co. v. Mosser*, 95 S. E. 498, that a writing given to a broker stating "I agree to trade my house, No. 407 Polk Street, for lot No. 6 in Cameron Park, together with \$1,350, difference coming to me," etc., was a mere option, which could be withdrawn at any time, and was not a valid contract to convey. If the broker had procured a bona fide purchaser who was able and willing to take the property upon the owner's terms as stated in the option, and so notified the defendant at the time the defendant undertook to withdraw the property, the broker was entitled to recover.

### Listing Lands With Brokers.

The Iowa Supreme Court holds, *Kiser v. Crawford*, 166 N. W. 576, that a letter closing the correspondence by which an owner authorized brokers to sell his lands stating that commission would be paid on all lands listed in that letter, but also stating that this was only a partial list of lands the owner had to sell, did not preclude recovery of commission for the sale of lands not listed therein.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 19 as against 22 last week and 16 a year ago.

The number of sales south of 59th street was 5 as compared with 8 last week and 6 a year ago.

The sales north of 59th street aggregate 14 as compared with 14 last week and 10 a year ago.

From the Bronx 11 sales at private contract were reported as against 6 last week and 8 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 46 of this issued.

### Building in Three Recent Deals.

It was rumored this week that the Metropolitan apartment house at the southwest corner of Broadway and 88th street has again been sold, this being the third sale within the two weeks. Bing & Bing, the present owners, purchased the property last week from Black, Starr & Frost, who had previously acquired it in a \$2,000,000 trade with the Oceanic Investing Co. for the building at the southwest corner of Fifth avenue and 48th street. The Metropolitan is seven stories high on a plot 100.8x100. It was erected about twenty-five years ago by William J. Merritt.

### Dwelling Figures in Two Sales.

The dwelling at 24 East 64th street figured in both public and private sales this week. First the house was offered in foreclosure proceedings at the stand of Samuel Goldsticker in an action brought by the City Real Estate Co. against Cornelia G. Ford Bruchell to satisfy a judgment of \$47,782 and interest. It was taken by the plaintiff on a bid of \$48,000. The parcel was immediately resold at private sale by the Bond and Mortgage Guarantee Co., the purchaser being announced as Norman L. Zeno. It is a four-story building, on a lot 21 by 100.5, near Madison avenue.

### Parker Sloane Buys Residence.

Parker Sloane, president of the United States Alloys Corporation of New York and Buffalo, manufacturers of aeroplanes, has bought for occupancy

the former home of Warner Van Norden at 8 East 62d street. The house, which has been in the market at \$200,000, was acquired by Mr. Sloane through Pease & Elliman, as brokers, from the Assets Liquidation Co., which took it over a few years ago. It is a five-story American basement dwelling on a lot 25x100. Mr. Sloane plans to make extensive alterations to the house. At present he resides at 347 West 87th street.

### Bronx Apartments in Sale.

The Ulster Court Corporation, Joseph G. Abramson, president, bought from the Taroff Construction Co., Inc., Charles Schlesinger, president, two apartment houses recently completed by the company. The larger one is at 306 East 180th street, southeast corner of Valentine avenue, on plot 68x113. It is a five-story building having twenty-five rooms on a floor. The annual rent is over \$12,500. The other property is at 230 East 173d street, southeast corner of Eastburn avenue. It is a 5½-story and basement house, on plot 47x95, with eighteen rooms on a floor, and having an income of \$9,000 per annum. Both parcels are in the West Bronx, located two blocks east of the Concourse, and were held at \$170,000. The transaction was for all cash. Heller & Sussman were the brokers in the deal.

### Apartment House in Resale.

Louis Chaskin purchased from the Shelby Realty Co., Henry Friedman, president, the five-story apartment house, known as the Massasoit, at 116 to 120 West 129th street, on a plot 75 by 100. Mr. Chaskin promptly resold the property to the Valentine Avenue Realty Co., of which George Heller is president, Philip D. Shapiro represented Mr. Chaskin as attorney in both transactions.

### Manhattan.

#### South of 59th Street.

PEARL ST.—Wm. A. White & Sons have sold 69 Pearl st to O. P. Olsen & Co., dealers in ship supplies.

15TH ST.—Duross Co. sold for Margaret L. Hamilton to Patrick J. Malloy the 3-story dwelling, 18.9x81.3, at 333 West 15th st.

49TH ST.—A. H. Levy sold for the W. & J. Realty Corp. to A. Udow, plumber, for investment, the 6-story new-law tenement, with three stores, on plot 37.6x100, at 345 and 347 East 49th st, between 1st and 2d avs. The buyer will occupy the stores as a plumbing shop.



## REAL ESTATE REVIEW OF THE WEEK

Market Experiences Considerable Activity—  
Important Leases Constitute Prime Features

**D**URING the past week there has been considerable activity in all phases of the real estate market and a number of deals of prime importance were consummated. Generally this is the height of the mid-summer dullness, when business slacks off to a large extent, but the week just closed has been a noteworthy period for the number and character of the deals it has produced.

Activity has not been closely confined to any particular locality or to any single type of transaction. The large deals were well scattered throughout the city and involved private dwellings, apartments and business properties. The demand for private residence properties was particularly marked and was a strong feature of the realty market during the past week.

In the past the principal buyers of residence properties have been home-seekers and investors and although the majority of sales are still being made to these interests, a new factor has entered the situation in the form of the operator. Frederick Brown, well known as a real estate operator purchased from John H. Parker the five-story residence at 24 East 62d street. This property stands on the city assessment rolls at \$80,000.

Apartment house properties also fig-

ured prominently among the sales of the week and a number of these passed into new ownerships. The Upper West Side, Harlem and the Bronx all figures in apartment house deals of considerable magnitude, and with the scarcity of available housing space and the approach of the autumn renting season there is every reason to anticipate continued activity along this line.

From Brooklyn quite a number of sales involving one and two-family dwellings have been reported and brokers who have figured in these transactions state that there is quite an active demand for properties of this class that future sales will undoubtedly grow steadily in volume.

The renting market also has experienced a fair amount of activity during the past week and a number of important properties, including two large hotels, have figured in transactions involving long term leases. Brokers interested in renting apartment properties report a number of early leases for accommodations in structures under their control. A large percentage of these deals are for the continuation of occupancy of present tenants, the scarcity of available space having influenced tenants to remain where they are situated and to pay the generally increased rentals asked for the coming year.

**54TH ST.**—Schindler & Liebler and A. J. Norman sold for the Hoguet Estate 2 5-sty flats, 236 and 238 East 54th st, 50x100.5. John McKeon is the buyer and gives in part payment 2 3-sty single flats at 806-808 Jackson av.

**BOWERY.**—Douglas Robinson, Charles S. Brown Co. sold for Ernest E. Lorrillard 178 and 178½ Bowery, size 25.3x100 ft. a 2-sty building, located on the west side of the Bowery 25 ft. north of Kenmare st (extension of Delancey st). The purchaser is I. Blyn & Son, shoe dealers, who own the corner adjoining, and now control a corner of 50.3x100 ft. At the expiration of the present lease on 178 and 178½ Bowery it is the intention of I. Blyn & Son to improve the entire corner with a new building.

### North of 59th Street.

**HAMILTON TER.**—Stephen and Belden Roach have resold 36 and 38 Hamilton ter, two 3-sty high-scoop dwellings, each on a lot 19x100. The property, which is located between 142d and 143d sts, was acquired by the sellers in foreclosure proceedings several years ago. W. J. Huston & Son were the brokers in the transaction. William Schwartz was the buyer.

**105TH ST.**—The Beth Hamidrash Hagodol of Harlem, a religious organization which owns the property at 108 to 112 East 105th st, has added to its holdings by purchasing, through Henry Bach, the 2 3-sty dwellings adjoining, at 114 and 116, on a plot 37.6x100. The building at 108 is now occupied as a home for aged Hebrews, and the plot at 110 to 112 is improved with a synagogue. After alterations have been made the newly acquired houses will be used in connection with the home.

**109TH ST.**—David Lion purchased from Frederick Brown the 5-sty tenement at 332 East 109th st, on a lot 25x100. The house is assessed at \$18,000.

**109TH ST.**—Walter H. Liebmann bought from J. M. Laroche 308 East 109th st, a 4-sty tenement, 28.6x100.11, located 100 ft. east of 2d av.

**113TH ST.**—Van Vilet & Place sold the dwelling at 244 West 113th st for Martin Dienst to Mary Robinson.

**117TH ST.**—Oscar D. & Herbert V. Dike sold a private house at 367 East 117th st for Harry Aaronson to Wm. J. Overocker.

**119TH ST.**—Mrs. Elizabeth Pickering, the tenant, has purchased from the Bond & Mortgage Guarantee Co. the 3-sty dwelling at 125 West 119th st, on a lot 20x100.

**123D ST.**—The Emigrant Industrial Savings Bank sold 431 East 123d st, a 3-sty and basement house, 16.8x100.11, to Joseph Milano. Thomas J. O'Reilly was the broker.

**130TH ST.**—David Lion and Samuel Kilpatrick bought from the New York Life Insurance and Trust Company the 4-sty dwelling 217 West 130th st, on lot 20.6x100. J. Edgar Leaycraft & Co. negotiated the deal.

**AUDUBON AV.**—Honora Kearney sold the northeast corner of 166th st and Audubon av, 100x95 ft, partly improved by a private residence and held in the market at \$70,000 to a client of Joseph P. Day.

### Bronx.

**FAILE ST.**—C. E. Adler, represented by Walter M. Wechsler, as attorney, sold to an investor for cash 1036 Faile st, a 3-sty 2-fam. dwelling, 20x100, one of a row built by the American Real Estate Co. The seller took the property over last Wednesday in a foreclosure action.

**FOX ST.**—Benenson Realty Co. purchased from David Davis, 881 Fox st, a 5-sty flat, 72.5x100, with rentals aggregating about \$10,000 per annum.

**147TH ST.**—Gilbert Elliott has purchased from Elsie Cohen, 460 East 147th st, a 5-sty apartment house, on a lot 25x100, between Brook and Willis avs. The property has been held at \$90,000. David S. Gerstenfeld was the broker.

**178TH ST.**—The 5-sty apartment covering the block front on the south side of 178th st between Marmion av and Southern blvd was bought by Frederick Brown from Hattie Goldschmidt, represented by M. V. Rich. The house yields more than \$13,000 per annum and was held at \$100,000.

**HOLLAND AV.**—Hudwill Corp., Hudson P. Rose, President, purchased the 2-fam. house at 1827 Holland av. The same company also sold the 4-sty flat at 623 East 134th st. Both were cash deals.

**MURDOCK AV.**—The Benenson Realty Co. sold to a client of Thomas J. Adams two lots, 50x100, on Murdock av. The buyer will build a dwelling and garage.

**PELHAM RD.**—Hudson P. Rose Company sold the dwelling 1731 Pelham rd, on lot 25x100, to Francis Nathan.

**WADSWORTH AV.**—According to reports the 6-sty apartment house on plot 78x100, at 130 Wadsworth av, southwest corner of 180th st, has been purchased by the Charles Galewski Co., Inc. The property is fully rented and has been on the market at \$175,000.

**WASHINGTON AV.**—Cahn & Pittman have purchased the three-4-sty brick and stone flats at 1367, 1371 and 1373 Washington av, each on a plot 27x136. Schwab & Co., negotiated the sale.

**WEBB AV.**—Frederick Brown sold to a client of Brooks & Momand 2436 Webb av, near Fordham rd, a 5-sty apartment house, containing accommodations for 21 families, on plot 48x100. It is fully tenanted, yielding an annual rental of over \$8,000. In part payment Mr. Brown took 348 Madison st, a 16-fam. tenement, with two stores, 23x95, free and clear, between Scammel and Jackson sts. Title to the latter property is now held by Clarence Morgan Coddington. The Webb av. house is the southerly one of two similar buildings acquired by Mr. Brown last month from John C. and P. J. Dwyer.

### Brooklyn.

**AMERSFORT PL.**—Tutino & Cerny have sold for Margaret Peterson to a client for investment the 2-fam. brick dwelling 127 Amersfort pl.

**DECATUR ST.**—Friday & Lehmann report the sale of the two-sty and base, brownstone 2-fam. dwelling at 606 Decatur st for Johanna Gewehr to Thomas E. Burchell for occupancy.

**EAST 25TH ST.**—M. M. Ringler and J. D. O'Connell sold for the Pauline Schmickl estate 315 East 25th st, 20x100, a dwelling, to James Lyall, who will occupy.

**LINCOLN PL.**—Levy Bros. have purchased two buildings at 671 and 675 Lincoln pl, covering a plot 52x127, abutting the northwest corner of Bedford av and Lincoln pl.

**PIERREPONT ST.**—Z. D. Berry sold for the Frederick Construction Co. the 8-sty apartment, 61 to 69 Pierrepont st, between Hicks and Henry st.

**1ST ST.**—E. T. Newman sold the 3-sty and basement brownstone dwelling 365 1st st for Harriet W. Libby to F. R. Hoyt of Stamford, Conn. Also the 2½-sty and basement brownstone dwelling 337 1st st to Henrietta Semple of Brooklyn.

**10TH ST.**—Meister Builders, Inc., have purchased from Britt & Archer, 10 1-family frame houses 116 to 126A 10th st, between 2d and 3d avs.

**41ST ST.**—I. Salzberg sold for T. Rubin to S. Spector the 2-fam. house at 1251 41st st on a plot 40x100.

**53D ST.**—I. Salzberg sold for M. Meyer to N. Rubin the 2-fam. cottage at 1546 53d st on a plot 67.6x80.

**62D ST.**—Alco Building Co., associated with Realty Trust, sold the brick and half-timbered stucco dwelling, with garage, at 2144 62d st, near 22d av, Mapleton Park, to K. Halperin.

**62D ST.**—Realty Trust sold for the Bridgeport-Wilkes-Barre Co. the 1-fam. brick and stucco semi-detached dwelling at 1853 62d st to a client for investment.

**66TH ST.**—Alco Building Co., a subsidiary corporation of Realty Trust, sold the 1-fam. brick dwelling at 2072 66th st to A. Cohen, of Manhattan, for occupancy.

**67TH ST.**—Walter S. Ross and C. C. Gretzinger sold for Henry Mally, Jr., the house on the south side of 67th st, 323 ft. west of 2d av, to a client for occupancy.

**68TH ST.**—Walter S. Ross and C. C. Gretzinger sold for James Ruddiman, Theodore Frost and Boyd Realty Co. the plot 90x35 in the north side of 68th st, 130 ft. west of 5th av.

**70TH ST.**—Meister Builders, Inc., have purchased from the Kings County Trust Co. five 2-fam. brick houses on a plot 20x100 each, at 1826 to 1834 70th st, between 18th and 19th avs.



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75TH ST.—James Watters sold for Grace Jordan the 1-fam. limestone and brick dwelling 445 75th st.

77TH ST.—James Watters sold to Rosina Schmidt the 1-fam. brick dwelling 632 77th st.

79TH ST.—James Watters sold for the Johnson Construction Co. to a client for occupancy and investment the 2-fam. semi-detached brick dwelling, with garage, in the north side of 79th st, 172 ft. west of 6th av.

74TH ST.—John E. Sullivan sold 621 74th st, a 1-fam. brick house, and 1835 69th st, a 2-fam. brick house.

79TH ST.—James Watters sold for the Wilma Construction Co. to a client for occupancy the new 1-fam. detached stucco dwelling 465 79th st.

BEDFORD AV.—Meister Builders, Inc. have sold to an investor for all cash the northwest cor of Bedford av and Prospect pl, 1416 to 1422 Bedford av. This corner is occupied by the Hudson Motor Car Co., Marmon Motor Car Co. and U. S. Tire Co. It was in the market for \$100,000 and held by this company since March, 1917.

CONEY ISLAND AV.—Levy Bros. sold the 1-sty garage recently completed by them at the northwest corner of Coney Island av and Montgomery st, covering the corner plot, 100x100, for which they have taken in part payment 957 and 959 3d av, two 4-sty tenements with stores.

NEW JERSEY AV.—Alco Building Co., associated with Realty Trust, sold the 1-fam. brick dwelling at 712 New Jersey av, East New York, to Bernard Lieberman.

10TH AV.—Frank A. Seaver & Co. sold the 2-fam. brick house 6918 10th av, near Bay Ridge av, to B. Musalo, for occupancy.

#### Queens.

BELLE HARBOR, L. I.—H. Richter & Co., sold for Susan J. Haigney her property on North Montauk av, Belle Harbor, to M. F. Cahill, of Manhattan.

COLLEGE PT., L. I.—The Farmers' Loan & Trust Co. sold to the College Boat Corp. the property on the northeast corner of 3d st and 1st av, College Point.

FLUSHING L. I.—Frederick Emerson Wright purchased from Robert E. Hendrickson the Peck homestead at Parsons and Mitchell avs, Flushing, on plot 137x150.

JAMAICA, L. I.—Sim & Greig sold to F. C. Rohwerder the dwelling on the southwest side of Kingston rd, 185 ft. northwest of Henley rd, Jamaica.

LONG ISLAND CITY.—The six lots measuring 75x180 ft., on the north side of Borden av, 350 ft. east of Hayward st., L. I. City, have been sold by the Schley Realty Co., H. A. Corney, President, to the Greenpoint Fire Brick Co. The site will be used for the erection of a building for the use of the purchaser. M. & L. Hess and Judson A. Harrington negotiated the transaction.

LONG ISLAND CITY.—C. Katz sold to J. F. Hicks the property 50x110 on the west side of Van Alst av, 50 ft. north of Camelia st, Long Island City.

LONG ISLAND CITY, L. I.—Adolph J. Gretschel sold for Joseph H. Ralph the 2-fam. brick dwelling at 457 Boulevard, Long Island City.

#### Richmond.

WEST BRIGHTON, S. I.—Samuel Gineberg sold for Joseph Frank to Michael Darasch the 3-sty dwelling, on plot 50x100, at 81 Greenleaf av, West Brighton, S. I.

#### Nassau.

GREAT NECK, L. I.—Baker Crowell, Inc., in conjunction with M. Hughes, of Douglaston, L. I., sold Mrs. Olive Robertson Ansley's residence in Kensington, Great Neck, Long Island, to Thomas F. Green of Manhattan, who will occupy.

#### Westchester.

YONKERS, N. Y.—The Robert E. Farley Organization sold for the Union & New Haven Trust Co., as trustee, the house at 55 Grandview av, Nepperhan Heights, Yonkers, N. Y., to T. M. Mantilla of New York City.

#### Out of Town.

GARRISON, N. Y.—E. T. Ware sold to a client of Nichols & Hobbie "Singing Frog Farm," the portion of his extensive holding at Garrison-on-Hudson, N. Y., formerly known as the "Toucey" place. This property was built by the late John M. Toucey, vice president of the Hudson River Railroad, and after it came into the possession of Mr. Ware was extensively improved. It comprises 102 acres of land on the east side of the River rd. There is a granite house, greenhouses, garage, gardener's and farmer's cottages, and a set of farm buildings. A mountain stream, known as Philippe Brook, flows through the property. The purchaser will occupy it as his all-year home. It was held at \$150,000.

JERSEY CITY, N. J.—Louis Dorison sold to Henry Perlenfeld a 4-sty apartment, 68x119, at the northwest cor of the Old Bergen rd and Danforth av, Jersey City, for about \$85,000.

JERSEY CITY, N. J.—James W. Greene sold a large frame dwelling, on a plot 100x221, at 37 Duncan av, Jersey City to the Misses Mary S., Josephine D. and Caroline R. Gopsill. The price paid is reported at \$38,000.

NEWARK, N. J.—Louis Schlesinger, Inc., sold two 1-fam. houses at 116 and 116a 4th av, near Summer av, for Joshua D. and Sarah A. Higbie to Harold Gorringer, who resold to Anna B. Bray. The houses are frame, containing 8 rooms and bath, heat and all improvements.

NEWARK, N. J.—Feist & Feist sold to Abraham Rudnewitz the plot 240x105 at the northeast corner of Seymour av and Jeffry pl, in the Clinton Hill section of Newark. The new owner will erect seven 2-fam. houses. The same brokers sold for Mrs. Louise Dunn 97 and 99 Spruce st, southeast corner of Quitman st, a dwelling, 50x100, to Dr. Abraham Rothschild for occupancy; also for Edward O'Neill 37 Shanley av, 37.6x105, to M. D. House, who will erect a dwelling.

SETAUKET, L. I.—Kurz & Uren resold for Charles Richardson the two 3-sty frame buildings and store on Main st, Setauket, L. I., acquired a month ago.

SOUTH ORANGE, N. J.—Louis Schlesinger, Inc., sold for Raymond E. Brooks to Fredk. Axt, the residence at 367 Hartford rd, South Orange. The property consists of a 11-room frame residence with garage and barn, on a plot 100x220. The new owner will occupy as soon as extensive alterations now under way are completed.

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SEMI-ANNUAL REPORT OF THE  
**Lawyers Mortgage Company**

**RICHARD M. HURD, President**  
JULY 1, 1918

The total sales of Guaranteed Mortgages for the first half of 1918, including extensions, amount to \$18,637,782. The total Guaranteed Mortgages outstanding amount to \$144,682,808.

Of chief importance to lenders in New York is the improvement in the fundamentals of the real estate situation. The absence of new building for several years accompanied by steady increase of population and the large amount of new war business which has come to New York have combined to raise rents. Higher rents, even with higher expenses, mean stronger and eventually higher values. The first result, now quite noticeable, is the psychological effect on real estate owners which causes them to hold on to their properties and lessens the number of foreclosures. New York is the largest city in the world and its population must have homes and business buildings. Loans carefully made on this improved real estate form the safest mortgage security in the world.

The Gross Earnings and Net Profits of the Company for the first half of recent years are as follows:

EARNINGS			
	1st Half 1918	1st Half 1917	1st Half 1916
Premiums for Guarantees .....	\$335,635	\$343,428	\$339,019
Interest on Mortgages .....	142,308	152,800	107,749
Fees, etc.....	49,347	70,883	92,698
Gross Earnings.....	\$527,290	\$567,111	\$539,466
EXPENSES			
Operating Expenses, incl. Taxes.....	\$176,734	\$172,026	\$151,597
	350,556	395,085	387,869
Loss on Real Estate.....	99,179	143,740	19,622
Net Earnings .....	\$251,377	\$251,345	\$368,247
ASSETS		LIABILITIES	
N. Y. City Mtges.....	\$6,619,568	Capital .....	\$6,000,000
Accd. Int. Receivable.....	317,631	Surplus .....	2,750,000
Co.'s Bklyn. Bldg. cost.....	175,000	Undivided Profits .....	292,997
Real Estate .....	1,017,560	Mtges. sold, not del.....	264,215
Cash .....	1,319,879	Res. for Preams., etc.....	142,426
	\$9,449,638		\$9,449,638

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of June 30th, 1918, by the Audit Company of New York.

The outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

45 Savings Banks .....	\$15,389,950
242 Charitable Institutions .....	12,542,397
15 Insurance Companies .....	6,998,415
30 Trust Companies .....	8,032,564
1529 Trustees .....	36,165,250
4566 Individuals .....	65,554,232
6427	\$144,682,808

The Company now has under foreclosure 35 mortgages amounting to \$768,600, some of which will probably be settled prior to sale. The foreclosed real estate owned by the Company on Jan. 1, 1918, amounted to \$1,116,792, and since then real estate amounting to \$564,346 has been added, making a total of \$1,681,138. From this, during the past six months, the Company has made sales amounting to \$663,578, so that the amount now stands at \$1,017,560. In addition, the Elemco Realty Company and Lawyers Mortgage Company hold title to real estate on which are outstanding \$183,909 of mortgages held by assignees. And for convenience in perfecting title the Elemco Realty Company holds title temporarily to real estate on which are \$150,600 of mortgages held by the Lawyers Mortgage Company. The foreclosed real estate and mortgages under foreclosure are only one-half the amount at which they stood on January 1, 1916. The amount of interest delinquent for more than one month is \$11,606.

Since December 12, 1894, when the Company began business, 17,840 mortgage loans have been made, aggregating, including extensions, \$528,000,000, without loss of a dollar to any of our investors.

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Brooklyn, N. Y.**RECENT LEASES.****Plot Leased for New Building.**

The Western Union Telegraph Company has secured a ground lease with privileges of renewal aggregating a period of fifty years of the plot 38 to 40 Broad street, running through to 34 to 36 New street, containing approximately 7250 square feet. W. W. Bosworth has been retained as architect and Marc Eidlitz & Sons, Inc., as builders, to erect thereon a six-story building, to be utilized by the company as its principal cable operating terminal and commercial office. The company has found its present cable quarters at 8 to 16 Broad street and 62 Broadway entirely inadequate for handling the large increase in the volume of cable business since 1914 and particularly since the United States entered the War. It is purposed to transfer the cable employees and move the cable terminals from the present offices to the new building as soon as the latter is ready for occupancy. The facilities for handling the cable business will be greatly improved in the new quarters and the location of the commercial office will be accessible and convenient for the public. The property belongs to the owners of the Johnston Building, and this is composed of Mrs. Robert W. De Forest and Mrs. Francis J. Marley. The brokers were the Douglas Robinson, Charles S. Brown Co.

**Globe Wernicke Co., Leases Warehouse.**

The Globe Wernicke Company has leased from the Astor Estate for a long term of years at an aggregate rental of \$200,000, for exclusive warehouse purposes, the building at 134 to 140 Grand street, northeast corner of Crosby street, on a plot 100x125, and containing 90,000 square feet of space. This building is equipped with special elevators, conveyors and all other modern facilities for insuring quick delivery of furniture in the Metropolitan district. The lessee selected this location on account of its close proximity to its main showrooms at 451-453 Broadway, which property it purchased and reconstructed for exclusive office and showroom purposes. This is the largest building exclusively used by one firm in New York for this line of business. Other retail branches operated in New York by the Globe Wernicke Company include 6 East 39th street; the Standard Oil Arcade, 50 Broadway, and 30 Church street. The Charles F. Noyes Company has acted as the broker for the Globe Wernicke Company in all of its transactions.

**Theatre Sites Leased.**

Selwyn & Co. announced that they had concluded negotiations with Sperry & Hutchinson for the leasing of the site at 215 to 223 West 42d street, running through to 228 to 234 West 43d street, with a frontage of 105 feet on 42d street, and 75 feet on 43d street. Two theatres will be erected on the site, which has already been excavated. It is understood that the rental will be \$75,000 a year plus taxes, for a twenty-one-year term, with renewal privileges. Sperry & Hutchinson were represented in the deal by Stoddard & Mark as attorneys, while Ernest & Cane acted for Selwyn & Co. A six-story theatre and office building is now being erected on adjoining property to the west.

**Knott Brothers Add to Hotel Chain.**

Sheriff David H. Knott and his brothers, J. E. and W. J. Knott, who already conduct ten hotels in this city, a number of which are in Washington square section, have negotiations underway for adding another to their chain. They will lease the Hotel Albert, at the southeast corner of University place and 11th street, one of the largest hostels in that section. It is known as 67 to 75 University place and 42 to 50 East 11th street. On the corner is a seven-story structure, and adjoining on the street is one of five stories. The

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latest addition was a twelve-story building on University place. The entire property contains 386 rooms, and is under the management of F. E. Anderson. The Messrs. Knott manage the Holley, Judson and Earle on Washington square; St. Andrew at Broadway and 72d street; Hotel le Marquis, 12 East 31st street; Berkely, 20 Fifth avenue; Van Rensselaer on East 11th street; Madison Square, 37 Madison avenue; Hotel Irving at 26 Gramercy Park, and the Whittier Inn at Sea Gate. This week they had incorporated at Albany the 42 East Eleventh Street Corporation with a capital of \$25,000 to take over the Hotel Albert.

#### Important Hotel Lease.

The Hotel Hamilton Corporation, owner of the hotel in course of construction at 141 to 153 West 73d street, near Broadway, has made a 21-year lease of the property to a corporation being formed, of which I. Fluegelman is to be president. The structure is being erected under the new zoning law and is a model in every detail. It contains three hundred and eleven rooms and two hundred baths, with every modern equipment, and is to be operated as an apartment hotel. The Hotel Hamilton Corporation was represented in the deal by H. B. Davis, its attorney, and Henry Fluegelman acted for the lessee. The aggregate rental will be over \$2,000,000, the rental being at the rate of \$95,000 a year. George B. Corsa negotiated the lease. The property carries a first mortgage from S. W. Strauss & Co., secured under their amortization plan.

#### Lease of Plant for Army Depot.

The War Department has acquired for use as an army depot the ten-story plant of the Merchants Refrigerating Co., occupying the entire block bounded by Tenth avenue and Marginal street, 16th and 17th streets, and covering a plot 197.3x184x285.7x356.8 feet. A railroad spur will connect the structure with the tracks of the New York Central Railroad and will considerably facilitate the transfer of military supplies.

#### One Hundred Per Cent. Rental Increase.

The remarkable strength of real estate in the lower East Side district is emphasized by the fact that the Charles F. Noyes Co., who recently sold 113-115 Broad street and 27 Front street to Carl Platou, and who have exclusive management of all the properties controlled by Mr. Platou, has renewed the lease at 27 Front street for five years at an increase of one hundred per cent. in the rental, and the rents of all stores in the Broad street building have been doubled. Mr. Platou contemplates extensive alterations to the property and will occupy a portion of the building for his own purposes.

#### Milliners Lease on Fifth Avenue.

Space in 570 Fifth avenue now occupied by Pickslay & Co. has been rented to Maison Aubry, wholesale and retail milliners, for a period of ten years from September 1, at an advance rental. The lease was negotiated by Nathan H. Gregory for Mrs. Elizabeth I. Howe, represented by Walter T. Stern, of Coleman, Stern & Gothold. The lease involves the store and basement. The new tenant is now located on 34th street and carries its wholesale business under the name of Germaine, Inc.

#### Addition to Silk Colony.

Horiskoski & Co., dealers in Japanese silks, have leased from the Hapson Estate a three-story building to be erected at 71 Madison avenue. Starrett & Van Vleck are the architects. The property has been taken for a long term of years and the lessee expects to take possession of the new building in October. William A. White & Sons were the brokers in the deal.

(Leases continued on page 54)

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**REAL ESTATE  
STATISTICS**

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1918 July 5 to 11	1917 July 6 to 12
Total No.....	103	155
Assessed Value.....	\$8,305,800	\$15,727,500
No. with consideration.....	11	17
Consideration.....	\$326,050	\$439,717
Assessed Value.....	\$617,500	\$537,600

Jan. 1 to July 11 Jan. 1 to July 12

Total No.....	3,358	4,446
Assessed Value.....	\$195,142,680	\$314,405,325
No. with consideration.....	534	565
Consideration.....	\$25,246,563	\$24,470,551
Assessed Value.....	\$28,698,900	\$33,030,450

**Mortgages.**

	1918 July 5 to 11	1917 July 6 to 12
Total No.....	33	77
Amount.....	\$725,650	\$1,103,172
To Banks & Ins. Cos..	3	7
Amount.....	\$24,500	\$176,000
No. at 6%.....	13	33
Amount.....	\$227,450	\$369,829
No. at 5½%.....	2	6
Amount.....	\$25,500	\$39,000
No. at 5%.....	9	13
Amount.....	\$146,000	\$319,833
No. at 4½%.....	1	3
Amount.....	\$19,000	\$49,000
No. at 4%.....	1	.....
Amount.....	\$1,500	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	8	22
Amount.....	\$325,200	\$325,510

Jan. 1 to July 11 Jan. 1 to July 12

Total No.....	1,333	1,999
Amount.....	\$35,505,941	\$72,954,923
To Banks & Ins. Cos..	236	424
Amount.....	\$18,160,543	\$38,683,050

**Mortgage Extensions.**

	1918 July 5 to 11	1917 July 6 to 12
Total No.....	28	25
Amount.....	\$1,281,417	\$1,271,000
To Banks & Ins. Co....	10	11
Amount.....	\$467,250	\$864,500

Jan. 1 to July 11 Jan. 1 to July 12

Total No.....	700	1,183
Amount.....	\$50,878,949	\$81,197,150
To Banks & Ins. Co....	261	602
Amount.....	\$27,838,107	\$62,122,200

**Building Permits.**

	1918 July 6 to 12	1917 July 7 to 13
New Buildings.....	1	7
Cost.....	\$112,800	\$414,000
Alterations.....	\$167,925	\$168,950

Jan. 1 to July 12 Jan. 1 to July 13

New Buildings.....	109	214
Cost.....	\$6,793,460	\$22,311,000
Alterations.....	\$5,449,467	\$7,462,513

**BRONX.  
Conveyances.**

	1918 July 5 to 11	1917 July 6 to 12
Total No.....	105	200
No. with consideration.....	11	100
Consideration.....	\$38,750	\$185,885

Jan. 1 to July 11 Jan. 1 to July 12

Total No.....	2,484	3,115
No. with consideration.....	323	460
Consideration.....	\$3,085,034	\$4,077,233

**Mortgages.**

	1918 July 5 to 11	1917 July 6 to 12
Total No.....	49	140
Amount.....	\$437,265	\$338,040
To Banks & Ins. Cos..	1	5
Amount.....	\$8,000	\$41,425
No. at 6%.....	23	21
Amount.....	\$56,400	\$68,875
No. at 5½%.....	5	8
Amount.....	\$16,990	\$65,925
No. at 5%.....	12	30
Amount.....	\$85,500	\$46,108
No. at 4½%.....	1	4
Amount.....	\$175	\$2,575
Unusual rates.....	.....	52
Amount.....	.....	\$30,807
Interest not given.....	8	25
Amount.....	\$278,200	\$123,750

Jan. 1 to July 11 Jan. 1 to July 12

Total No.....	1,037	1,400
Amount.....	\$6,329,750	\$9,831,723
To Banks & Ins. Cos..	46	113
Amount.....	\$809,292	\$1,647,675

**Mortgage Extensions.**

	1918 July 5 to 11	1917 July 6 to 12
Total No.....	9	24
Amount.....	\$82,300	\$601,900
To Banks & Ins. Cos..	1	12
Amount.....	\$30,500	\$398,400

Jan. 1 to July 11 Jan. 1 to July 12

Total No.....	210	398
Amount.....	\$4,238,162	\$7,783,849
To Banks & Ins. Cos..	49	111
Amount.....	\$1,269,750	\$2,852,400

**Building Permits.**

	1918 July 4 to 11	1917 July 6 to 13
New Buildings.....	2	7
Cost.....	\$22,500	\$141,500
Alterations.....	\$27,090	\$12,750

Jan. 1 to July 11 Jan. 1 to July 13

New Building.....	361	366
Cost.....	\$5,832,525	\$5,951,525
Alterations.....	\$754,200	\$754,200

**BROOKLYN.**

**Conveyances.**

	1918 July 3 to 10	1917 July 5 to 11
Total No.....	668	514
No. with consideration.....	47	37
Consideration.....	\$307,015	\$277,037

Jan. 1 to July 10 Jan. 1 to July 11

Total No.....	11,922	12,194
No. with consideration.....	869	1,055
Consideration.....	\$6,877,571	\$12,259,509

**Mortgages.**

	1918 July 3 to 10	1917 July 5 to 11
Total No.....	410	332
Amount.....	\$1,202,102	\$994,323
To Banks & Ins. Cos..	33	56
Amount.....	\$138,050	\$253,200
No. at 6%.....	269	196
Amount.....	\$579,704	\$468,543
No. at 5½%.....	71	76
Amount.....	\$352,680	\$331,900
No. at 5%.....	41	32
Amount.....	\$161,343	\$99,330
Unusual rates.....	3	.....
Amount.....	8,300	.....
Interest not given.....	26	28
Amount.....	\$100,075	\$94,550

Jan. 1 to July 10 Jan. 1 to July 11

Total No.....	6,824	7,954
Amount.....	\$23,420,873	\$33,866,269
To Banks & Ins. Cos..	739	1,530
Amount.....	\$3,704,240	\$12,251,816

**Building Permits.**

	1918 July 5 to 11	1917 July 6 to 12
New Buildings.....	63	60
Cost.....	\$461,950	\$1,156,225
Alterations.....	\$136,315	\$206,850

Jan. 1 to July 11 Jan. 1 to July 12

New Buildings.....	1,724	1,699
Cost.....	\$11,860,801	\$16,684,075
Alterations.....	\$2,304,458	\$2,846,654

**QUEENS.**

**Building Permits.**

	1918 July 5 to 11	1917 July 6 to 12
New Buildings.....	53	49
Cost.....	\$133,310	\$302,850
Alterations.....	\$23,463	\$30,237

Jan. 1 to July 11 Jan. 1 to July 12

New Buildings.....	1,331	2,090
Cost.....	\$4,301,944	\$7,547,451
Alterations.....	\$808,338	\$707,645

**RICHMOND.**

**Building Permits.**

	1918 July 5 to 11	1917 July 6 to 12
New Buildings.....	10	16
Cost.....	\$13,305	\$79,610
Alterations.....	\$3,068	\$2,735

Jan. 1 to July 11 Jan. 1 to July 12

New Buildings.....	315	89
Cost.....	\$727,138	\$1,000,555
Alterations.....	\$257,896	\$190,356



# Sixty Acres of Floor Space in One Federal Job

## Great Quantities of Lumber, Asbestos and Other Building Materials Used in Construction of Shell-Making Plant

LATE in December, 1917, a 1,500-acre tract in New Jersey, consisting of about equal parts of scrub timber and clay bank, was selected as the site for the largest of the Government's four artillery shell-loading plants, which are the largest in the world. Today there stands on that site a forest of buildings instead of trees; railroad tracks and hard-surfaced roads wind through the clay banks; empty shells are being filled, varnished and marked—ready for the big guns overseas.

Six months after construction contracts were signed this plant, requiring 2,000 tons of material daily and capable of turning out 52,000 loaded shells a day when in full operation, is nearly complete, except for the installation of about 25 per cent. of the mechanical equipment. Construction is well under way on additional storage buildings.

The problem was not one of construction alone, although 2,494,700 square feet of floor space, or nearly sixty acres, are called for by the plans. A small city with its heating and lighting plants, water and sewerage systems, had to be built to house a part of the employees. There are four restaurants, capable of accommodating 5,000 men at a meal; a hospital, police department, fire department and fire-fighting apparatus had to be provided and extensive equipment was necessary to protect the health of the thousands who will have to work with poisonous explosives. A school for instruction in the loading of artillery ammunition with high explosives was an incident in the requirements.

In May the plans were changed to include greatly increased storage facilities for both loaded and unloaded shells, and the ground then added to the original site gives the plant a total area of approximately 2,500 acres. More than 100 buildings, with a total floor space of 1,300,000 square feet, are going up to provide storage for shells and parts, not only for this plant, but also for the materials and output of several other smaller establishments located nearby.

The shell-loading plant is being built for the Government by a private company, about \$11,000,000 being the maximum which may be expended for construction. The first step in construction work, which started early in January, was to provide housing facilities for about 2,500 of the more than 5,000 men who have been steadily employed in building work. As rapidly as construction is completed, these houses become the homes for the operative labor which is brought in.

Row after row of dormitories sprang up through the heavy snow; dozens of dwellings soon were added. All of these buildings, as well as the offices, hospital, restaurants, club houses, barracks, police and fire houses, laundry and fumigating rooms, are of frame construction. California bungalows, set back from the streets and surrounded by war-garden yards, are the homes of the married members of the administrative staff. It takes twenty dormitories with a total floor space of more than 114,000 square feet to house that portion of the unskilled labor which cannot find accommodations elsewhere in the neighborhood. Nine large dormitories provide quarters for the skilled laborers of the plant; there are four inspectors' quarters; three guard barracks; two buildings for housing the restaurant employees, and quarters for foremen and drivers. Almost 250,000 square feet of floor space is included in the housing buildings alone.

In anticipation of the prolonged winter the heating plants went up with the houses. There are two central heating plants, each with a capacity of 2,500 boiler-horse-power, and each capable of independent operation. Huge overhead mains, covered with wool-felt, line the streets, and, in some places supported by scaffolding, bridge distances of hundreds of yards between houses and operating buildings.

Great crews of laborers worked steadily through rain and snow, and in frozen ground laid pipes to carry water in every building from the 2,000,000-gallon reservoir. Seven wells bring fresh water from 300 feet below

ground, their total capacity being estimated at 1,800,000 gallons daily. In case of fire an automatic supplementary salt-water system will operate to keep the big reservoir full. Fire-fighting arrangements permit the play of twelve streams on any building at one time, with a nozzle pressure of 35 pounds and a capacity of 3,000 gallons a minute.

As a fire protective measure, the main buildings in each unit are located one hundred feet apart, and shells in process of filling are carried from one building to another by means of belt conveyors. More than 30,000 feet of belt conveyors have been installed. A shell leaving the storage rooms to be loaded goes first to a cleaning room, where any dirt is removed. From the cleaning table a belt carries it to shellac machines, and after receiving a coat of shellac it dries for an hour.

There are under construction thirty-three high explosive storage magazines, equipped with bulkheads 12 to 15 feet in height and from 3 to 15 feet in thickness; nineteen warehouses, 50x500 feet, are to provide storage room for loaded shells. There are under construction twenty-seven additional 50x500 feet warehouses to accommodate empty shells, boxes and parts. All of the motors for operating machinery in the shell-loading units are housed in separate buildings to minimize fire danger.

Thirty-five miles of railroad trackage have been laid, requiring at one place a half-mile trestle to bridge a gorge. An interplant railroad system will eventually cover 38 miles.

A fully-equipped hospital with a 16-bed capacity will take care of minor injuries and poisoning cases. The medical staff includes a chief surgeon, two assistants, four internes and nurses. In addition, there is a first-aid room at each shell-loading unit.

A force of from 170 to 200 men is necessary for guarding and police work. Mobile fire apparatus supplements the stationary equipment, and the plant maintains a two-shift corps of fire fighters.

Two well-equipped club houses are at the disposal of the employees. Baseball grounds and tennis courts have been laid out, and a moving picture theatre is under construction. The plant maintains a large laundry, and a fumigating plant to take care of the clothes worn by the operatives in the shell-loading rooms.

In all 350 electric motors are required, power being generated by a plant having a capacity of 3,500 kilowatts. Over 28,000,000 board feet of lumber were used in construction work. For the buildings in the operating units 5,500,000 square feet of asbestos metal covering and 750,000 square feet of asbestos lined lumber were required; 1,000,000 square feet of wall board have been used.

### Concrete Literature.

The Portland Cement Association, 111 West Washington street, Chicago, Ill., and 101 Park avenue, New York City, is conducting an aggressive campaign to promote the interests of concrete construction and the use of Portland cement and is distributing a large number of attractive pamphlets taking up different classes of work adapted to the use of concrete, describing the structures, and illustrating their details and methods of construction that have been found satisfactory. Some of them contain suggestions of value to contractors who are not specialists in the particular lines discussed. These and others can be obtained by application to the Chicago office.

A partial enumeration of these pamphlets includes the following: Bulk Cement, Its Common Sense and Economy; Protecting Concrete Work Done in Warm Weather; Fundamentals of Reinforced Concrete Designs, Standard Specifications and Tests for Portland Cement; Facts Everyone Should Know About Concrete Roads; Concreting in Cold Weather; The Concrete Road; That Alley of Yours; Cement Stave Silos; Concrete Facts About Concrete Roads; The Wayne County Concrete Road System; Concrete Pressure Pipe and Concrete for Housing.



# CURRENT BUILDING OPERATIONS

ACCORDING to current reports from authentic sources in various parts of the country it would seem as though building activity of a private nature was slowly gaining in volume notwithstanding the serious deterrents to the full measure of this type of business. The reports indicate that building conditions have improved materially during recent weeks within the Metropolitan district and considerable new progress is noted in localities in close proximity to this territory.

The recent announcement of the War Industries Board to the effect that whenever possible the construction of private building operations would be permitted to proceed without hindrance has served to dispel considerable of the gloom that has hung over the building industry for some time. This naturally does not mean that all construction will be encouraged but that priorities will be granted for such work as will not interfere with the national program of construction or requisition materials and supplies needed for the erection of some structure or other project that will contribute to the winning of the war. In view of the changed situation there are many now who predict a satisfactory volume of building business in the future.

During the past week a number of entirely new projects were announced, some as merely proposed but others presented to the trades for estimates on construction and there is reason to believe that a fair percentage of this work will be allowed to proceed without undue delay. Included in the activity of the week were a number of important structural contracts placed, that if started at once, will have a tendency to increase the new optimism of the building industry.

Architects, contractors and prospective builders have about arrived at the conclusion that building costs will not recede for a long time and that on the contrary there is every reason to expect a steady increase in the prices of certain commodities. Therefore, a number of interests who have contemplated new structures, have decided to start as soon as possible and to take advantage of the present prices while they last.

Federal building operations remain as the predominating feature of the present situation and according to recent reports from the Capital there is a large

amount of Government work still to be undertaken and for which plans are being prepared. The industrial housing program is rapidly maturing and preliminary allotments from the \$60,000,000 appropriation have been made for a number of industrial housing projects within the Metropolitan district and the territory contiguous.

The building material markets are almost uniformly quiet, with demand slightly improved and prospects of increased business ahead. Prices are firm in all lines and the tendency is almost wholly toward higher levels throughout all branches of trade.

**Common Brick.**—But slight comment is possible upon existing conditions in the wholesale common brick market. Extreme quietude prevails in all phases of the situation and although both manufacturers and dealers anticipate a more active market during the autumn months none are willing at the present time to hazard a guess as to the prospects for the next eight or ten weeks. The demand for Hudson River common brick is extremely light. Barge arrivals from up-river points are correspondingly slow and it is the latter fact that has tended to maintain the wholesale price

at the present high level. Notwithstanding the slow demand there is no large reserve unsold in the wholesale market and with the limited rate of production this season there is no immediate prospect that the wholesale price of Hudson River commons will be materially reduced. The Raritan situation is unchanged. Producers are working at only a low rate of production and what brick is being made is being sent to New Jersey points. None of the brick from this section is at present available for New York delivery.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, July 12, 1918. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$11.50 to \$12 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 15; sales, 14. Distribution: Manhattan, 5; Brooklyn, 6; New Jersey points, 1; Outside points, 2.

**Structural Steel.**—Aside from Government requirements there is little activity in this line owing to the scarcity of private building operations that call for fabricated steel in large tonnages and the difficulties that contractors are experiencing when only moderate supplies are needed. There are quite a number of large projects already planned and which would undoubtedly proceed im-

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$11.50@ \$12.00

Raritan common.....No quotation

Second hand common, per load

of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —

¾ in. ....No quotation

Paving gravel .....No quotation

P. S. C. gravel.....No quotation

Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal) ..\$2.00@ —

Trap rock, ¾ in. (Nominal) .... 1.95@ —

Crushed limestone, 1½ in. .... 1.70@ —

Crushed limestone, ¾ in. .... 1.80@ —

Bluestone flagging, per sq. ft. . .17@ 0.18

Bluestone curbing, 5x16..... .40@ —

**Hollow Tile** (fireproofing, Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

10x12x12 in., per 1,000..... —

12x12x12 in., per 1,000..... —

Interior—

3x12x12 in., per 1,000..... —

4x12x12 in., per 1,000..... —

6x12x12 in., per 1,000..... —

8x12x12 in., per 1,000..... —

**Lime** (standard 300-lb. bbls.):

Eastern common, wholesale

price .....\$2.50@ —

Eastern finishing, wholesale

price .....\$2.70@ —

Hydrated common (per ton) ..15.20@ —

Hydrated finishing (per ton) ..17.20@ —

**Linseed Oil**—

City brands, oiled, 5 bbl. lots..\$1.64@ —

Less than 5 bbls..... 1.65@ —


**Turpentine:**

Spot in yard, N. Y., per gal....\$0.75@ —

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MATERIALS AND SUPPLIES

mediately if the possibility of obtaining structural steel could be assured. There are sufficient other materials for almost any character of building project and the labor market is in a position to supply the required mechanics and laborers. There are signs that under recent ruling of the Priorities Committee of the War Industries Board more material will be made available for ordinary needs and this seems as though the building industry might possibly obtain a slight measure of relief.

**Wire Products.**—The War Department recently placed orders for 300,000 kegs of wire nails for shipment to France, deliveries to run through the next eight months. Mills are generally sold up on wire nails for many months ahead and the stocks in the hands of the jobbers are depleted with no immediate prospect of replenishing. At the present time producers refuse to accept orders for either wire or wire nails except for Federal use unless the applicant is able to show a priority certificate. Government prices, effective until September 30, are as follows: Wire nails, \$3.50 base, per keg, and bright basic wire, \$3.35 a hundred pounds.

**Window Glass.**—Business is very dull in this line and neither manufacturers or jobbers anticipate an early improvement in the situation. Demands from building sources are practically out of the market owing to the scarcity of structural activity throughout the country. Production has practically ceased and it is not expected that the factories will resume operations before late next autumn or early in the winter. The plate and window glass interests are looking forward to the annual convention of the industry that will be held in Atlantic City July 23 to 25 at which important plans for the coming year will be presented. At the present writing the schedule of manufacturers' discounts remains unchanged.

**Cast Iron Pipe.**—Labor scarcity is the prime difficulty of the manufacturers of cast iron pipe and producers are behind in deliveries owing to the trouble involved in getting and holding labor. Business is not particularly active and manufacturers state that they would be unable to handle the usual municipal business if it were presented to them. Current quotations are as follows: 6 in., 8 in., and heavier, \$61.75, New York; 4 in., \$64.75, and 3 in., \$71.75.

**White Lead.**—As a result of the recent advance in price and the possibility of further increases in the near future buyers are anticipating their demands and have ordered with considerable freedom of late. This has brought considerable activity to the market and maintained prices firmly at the present level. Current New York prices are as follows: Basic carbonate in oil, less than 500 pounds, \$13.50 per hundred pounds. American dry, in casks, 9½c. to 10½c. per pound. Red lead is in fair demand but there is less call than for white and jobbers are generally well supplied.

**Linseed Oil.**—The trend of the market for this commodity has been upward for some time past owing to the scarcity of oil. Jobbers' stocks are at a low ebb and the crushers will not be able to deliver new supplies before next autumn. Meanwhile the demand is fairly active in all consuming lines with the exception of the building trade and even from this source business has recently picked up somewhat.

**Face Brick.**—Market conditions are quiet and although actual sales are relatively few there are quite a number of important structural operations pending that will consume face brick in large quantities and which dealers are looking forward to. Prices are fairly stabilized and there is no prospect of a recession from the high levels for a long time.

**Hardware and Tools.**—Manufacturers of these commodities recently announced important advances in their price schedules made necessary because of the steadily increasing production costs. Wages are still climbing and raw materials are high and scarce. This applies particularly to metals.

**Plaster.**—Prices are firm with the current wholesale quotations for Mason's finishing in 250-pound barrels at \$2.85; in 100-pound jute bags at \$23.00 a ton, with \$0.30 rebate for bags; dry mortar is being quoted at \$14.05 a ton with a \$0.30 rebate for returned bags. The demand is not heavy and the market reflects the general quietude in building activity.


**Cut Nails.**—There is extreme difficulty in obtaining new supplies of cut nails both on account of the scarcity of raw materials, including iron and fuel and troubles due to the unsatisfactory labor situation.

IN LOCAL WHOLESALE MARKETS

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft. ....\$44.50@ \$55.00  
14 to 16 ft. .... 63.00@ 75.00  
Hemlock, Pa., f. o. b. N. Y.  
Base price, per M. .... 34.50@ —  
Hemlock, W. Va., base price  
per M. .... 34.50@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00  
Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.  
Lath (Eastern spruce f. o. b. N. Y.):  
Standard slab .....\$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. ....\$70.00@ —  
Cypress shingles, 6x18, No. 1  
Hearts ..... 10.00@ —  
Cypress shingles, 6x18, No. 1  
Prime ..... 8.50@ —  
Quartered oak ..... 95.00@ 107.50  
Plain oak ..... 75.50@ —  
**Flooring:**  
White oak, quartered, select. \$60.00@ \$64.00  
Red oak, quartered, select. .... 60.00@ 64.00  
Maple No. 1 ..... 51.25@ —  
Yellow pine, No. 1, common  
flat ..... 39.50@ —  
N. C. Pine, flooring, Norfolk.. 42.00@ —

**Plaster**—(Basic prices to dealers at yard, Manhattan):  
Mason's finishing in 100 lbs. bags, per ton .....\$23.00@ —  
Dry Mortar, in bags, returnable at 30c. each, per ton.... 14.05@ —  
Block, 2 in. (solid), per sq. ft. ....\$0.08  
Block, 2-in. (hollow), per sq. ft. .... .09  
Boards, ¼ in. x 8 ft. .... .12½  
Boards, ¾ in. x 8 ft. .... .16½  
**Sand**—  
Screened and washed Cow Bay. 500 cu. yds. lots, wholesale..\$1.25@ —  
**Structural Steel** (Plain material at tide-water, cents per lb.):  
Beams & channels up to 14 in. 3.245@ —  
Beams & channels over 14 in. 3.245@ —  
Angles, 3x2 up to 6x8. .... 3.245@ —  
Zees and tees. .... 3.245@ —  
Steel bars, half extras. .... 3.245@ —  
**Window Glass.** Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets ..... 80%  
B grade, single strength, first three brackets. .... 82%  
Grades A and B, larger than the first three brackets, single thick. .... 79%  
Double strength, A quality ..... 80%  
Double strength, B quality ..... 82%


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## Building Projects of the Past Week

Analysis of the Tables of Structural Statistics as  
Compiled Regularly by the F. W. Dodge Company

**N**EW building projects in New York State and northern New Jersey for the week July 1 to 6, inclusive, involves an aggregate expenditure of \$45,693,800, of which Government operations amount to \$43,615,000, according to statistics compiled by the F. W. Dodge Co. The analysis includes the classification of the proposed construction and the number and cost of each group. No duplicate reports are embodied in the tables which follow.

#### New Building Projects, July 1-6.

Projects	Number of Projects	Total Cost.
Apartments .....	2	\$23,000
Banks .....	1	30,000
Barns .....	1	4,000
Churches .....	3	61,500
Clubs .....	1	30,000
Dwellings .....	23	282,000
Factories .....	7	590,000
Garages .....	12	217,000
Gov't mobilization .....	21	43,615,000
Hospitals .....	2	225,000
Hotels .....	2	78,000
Lofts .....	1	10,000
Railroad buildings .....	1	75,000
Schools .....	5	43,000
Stables .....	1	20,000
Stores .....	4	64,500
Storage .....	1	200,000
Street improvement .....	1	50,000
Warehouses .....	1	75,000

Total..... 90 \$45,693,800

During the week estimates were taken on the following operations representing a total expenditure of \$6,930,500, of which \$4,715,000 was direct Federal construction:

#### Projects Figuring.

Projects	Number of Projects	Total Cost.
Apartments .....	9	\$121,500
Banks .....	2	105,000
Bridges .....	2	33,000
Churches .....	1	10,000
Clubs .....	4	46,000
Dwellings .....	8	49,000
Docks .....	1	20,000
Factories .....	8	420,000
Fire houses .....	2	40,000
Garages .....	5	133,000
Gov't mobilization .....	12	4,715,000
Hotels .....	1	75,000
Hospitals .....	2	105,000
Institutions .....	1	10,000
Lofts .....	1	3,000
Post offices .....	1	25,000
Restaurants .....	1	9,500
Railroad buildings .....	1	20,000
Schools .....	16	509,000
Sewers .....	2	15,000
Street improvements .....	15	388,000
Stores .....	4	63,000
Storage buildings .....	1	5,000
Theatres .....	1	10,000

Total ..... 101 \$6,930,500

#### Contracts Awarded.

Projects	Number of Projects	Total Cost.
Apartments .....	5	\$65,500
Barge canal .....	1	10,000
Bridges .....	5	67,000
Churches .....	3	47,000
Clubs .....	1	4,000
Dwellings .....	32	410,000
Factories .....	4	75,000
Garages .....	4	55,000
Gov't mobilization .....	11	1,034,000
Hospitals .....	11	128,000
Hotels .....	1	10,000
Lofts .....	2	27,000
Mausoleums .....	1	10,000
Office buildings .....	4	19,500
Park buildings .....	2	32,000
Schools .....	7	71,500
Sewers .....	2	111,500
Street improvements .....	9	1,228,000
Storage buildings .....	2	22,000
Stores .....	1	3,000
Theatres .....	1	6,000
Warehouses .....	4	150,000
Water supply .....	2	67,000

Total..... 115 \$3,653,000

Contracts actually awarded for the week amount to \$3,653,000, of which Government work was the most important, involving a total of \$1,034,000. Other groups of importance included dwellings, sewers and street improvements.

#### Fay Kellogg, Architect, Dies.

The architectural profession has lost one of its most interesting and talented members by the death of Fay Kellogg, architect, suffragist and farmer, who died at her home, 295 McDonough street, Brooklyn, Wednesday, July 9. Miss Kellogg was born in Milton, Pa., forty-seven years ago, the daughter of Mr. and Mrs. Albert H. Kellogg. She came to Brooklyn with her parents as a young girl and received her early education in the public schools, after which she studied architecture at Pratt Institute. This was followed by lengthy studies abroad, at the Ecole des Beaux Arts, in Paris, and other leading centers of art and culture.

As an architect Miss Kellogg had been closely associated with a number of the leaders in the profession and was conceded by all to be prominent among the foremost women architects of the country. Fay Kellogg worked with Carreré & Hastings and John R. Thomas on the Hall of Records, designed the building for the American News Co. and other important structures.

#### Bids Received for Brooklyn School.

Bids were opened during the week by the Department of Education of the City of New York for the construction of a large school building for Public School No. 29, to be located at Baltic and Henry streets, Brooklyn. The lowest bidder was the James MacArthur Co. of Brooklyn, with a bid of \$494,724. Owing to the conditions now maintaining the cost of building is considerably greater than in ordinary times. It has been claimed that under the system of construction approved by C. B. J. Snyder, superintendent of school buildings, that there will be no difficulty in obtaining necessary materials for the construction of this building. Although construction costs are high at this time it is generally conceded that there is no prospect of a reduction in structural costs within the next few years, rather that there may be an increase in construction costs during the balance of the war and also during the period of reconstruction immediately following.

#### Contract for Fleischman Const. Co.

A general contract has been awarded to the Fleischman Const. Co., 531 Fifth avenue, for the erection of the three-story theatre building, with stores, and offices and apartments above, at the northwest corner of Broadway and 81st street. This structure will occupy a plot 150x200 feet, and will be constructed of brick, with facades of face brick and terra cotta. The owner is the 181st Street Construction Co., Benjamin S. Morse, president, 729 Seventh avenue. The plans and specifications were prepared by De Rosa & Periera, architects, 110 West 40th street. This operation will represent an expenditure of approximately \$500,000.

#### Large Refrigerating Plant Projected.

Armour & Co., 120 Broadway, contemplate the erection of an eight-story refrigerating plant, to be built of reinforced concrete with brick curtain walls, and to occupy the entire block bounded by Tenth avenue, Marginal street, 15th and 16th streets on property recently purchased. The plans will be prepared under the direction of R. C. Clark, engineer for the Armour Co., Chicago, Ill. This project will cost in the neighborhood of \$1,000,000.



### PERSONAL AND TRADE NOTES.

**Benjamin Dreisler**, architect, 153 Remsen street, Brooklyn, desires catalogues and samples of asbestos and asphalt shingles.

**Richard S. Childs** of Brooklyn was recently appointed Associate Housing Director for the War Department. Mr. Childs is an authority on Industrial housing and is the author of a number of books on the subject.

**George A. Fuller Co.** has secured the contract for the construction of an office building at Bethlehem, Pa., for the Bethlehem Shipbuilding Co., from plans prepared by the firm's engineers. Cost approximately \$300,000.

**William J. Yennie & Co., Inc.**, announce that owing to the severe accident sustained early last April by William J. Yennie and which has confined him indoors in the hospital for the past fourteen weeks, the firm will undertake no additional contracts for the time being. The acceptance of new business will be suspended until such time as Mr. Yennie has recovered sufficiently to give building projects his personal supervision. According to recent reports from Mr. Yennie's physician he will not be able to resume activity for at least eight weeks. The office of the firm will be kept open, however, and it is expected that conditions will permit the resumption of active business early next September.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**LONG ISLAND CITY.**—Plans have been completed for a manufacturing plant to be erected in Long Island City on location to be announced later for the U. S. Government, Col. R. C. Marshall, Jr., Washington, D. C., in charge. Advisory architect, Col. F. B. Wheaton; advisory engineer, Col. M. B. Gunby. Cost, \$9,000. Name of general contractor will be announced soon.

**MINEOLA, L. I.**—Additional frame buildings to cost approximately \$400,000 are contemplated for erection at Camp Mills, Mineola, L. I., for the U. S. Government, Col. R. C. Marshall, Jr., Washington, D. C., in charge. Advisory architect, Col. F. B. Wheaton; advisory engineer, Col. M. B. Gunby.

**GOVERNORS ISLAND.**—The U. S. Government, Col. R. C. Marshall, Jr., Washington, D. C., in charge, contemplates enlarging the heating plant and the construction of additional buildings at Governors Island, N. Y., from plans prepared by Col. F. B. Wheaton, advisory architect, and Col. M. B. Gunby, advisory engineer, Washington, D. C. Cost, approximately \$278,500.

**FOX HILLS, S. I.**—U. S. Government, Col. R. C. Marshall, Jr., Washington, D. C., contemplates an addition to the hospital at Fox Hills, S. I., plans for which will be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. M. B. Gunby, advisory engineer. Details will be available later.

**HOBOKEN, N. J.**—The U. S. Government contemplates the construction of a railroad yard to cost approximately \$1,000,000 at Hoboken, N. J., the plans for which will be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. M. B. Gunby, advisory engineer, Washington, D. C.

**MONTAUK, L. I.**—Plans have been prepared privately for 1 and 2-sty frame mess halls, oil storage and recreation buildings at Montauk, L. I., for the U. S. Govt., Navy Dept., C. W. Parks, chief of the Bureau of Yards and Docks, Washington, D. C. Cost, \$33,500.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**POST AV.**—Plans have been prepared privately for four 5-sty brick and stone apartments, 75 x 88 ft each, on the south side of Post av, 175 ft east of Academy st, for owner to be announced later. Fred F. French Co, 299 Madison av, general contractor. Cost, \$50,000 each.

**72D ST.**—A. N. Allen, 2 West 45th st, has completed plans for alterations to the 4-sty brick dwelling, into bachelor apartments, at 117 West 72d st, for Mrs. C. C. Bates, owner, 131 West 66th st. Frank M. Soule, 53 West 72d st, lessee. Cost, \$8,000.

**MADISON AV.**—S. H. Baker, 977 East 14th st, Brooklyn, has prepared plans for alterations to the 13-sty apartment house at 121 Madison av, for the Bank for Savings, Walter Trimble, 280 Fourth av, owner. Cost, \$4,000.

#### BANKS.

**BROADWAY.**—Plans are being prepared by Geo. W. Spitzer, care the Public National Bank, for alterations to the store at 1121 Broadway, for use as banking quarters by the Public National Bank, lessee, Broadway and 26th st. The owner is Elizabeth A. Bond et al. & Stroock, 141 Broadway. Cost, about \$30,000.

**AMSTERDAM AV.**—O. Reissmann, 147 Fourth av, has plans in progress for alterations to the brick and stone bank at the southeast cor of Amsterdam av and 155th st, for E. Mahoney, 437 West 153d st, owner, who will soon take bids on separate contracts. Cost, about \$5,000.

#### CHURCHES.

**CATHERINE ST.**—The Five Points Mission, Dr. Belcher, in charge, 129 Worth st, contemplates alterations to the 3 and 5-sty loft buildings at 39-41 Catherine st, into new quarters for the mission. Details and name of architect will be announced later.

#### DWELLINGS.

**61ST ST.**—Louis Weeks, 101 Park av, has completed plans for alterations to the 3-sty brick and stone dwelling, at 217 East 61st st, for Myron S. Falk, 251 Fourth av, owner. Cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

**13TH ST.**—Plans are being prepared privately for a warehouse and office building to be located at the southeast corner of 13th st and Fourth av, for Hammacher & Schlemmer Co, Hardware, 133 Fourth av, owner. Details will be available later. Alexander List & Sons, Grand Central Terminal Building, will be the contractors.

**21ST ST.**—James E. Mitchell, 332 West 24th st, has completed plans for a brick and steel or reinforced concrete factory building, 5 sty, 50 x 90 ft, at 517 West 21st st, for Anton Lony & Co, 571 West 21st st, owners. Cost, about \$50,000.

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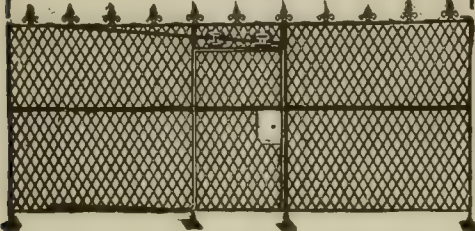
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### HOTELS.

FIFTH AV.—George Provot, 104 West 42d st, has prepared plans for alterations to the 5-sty brick hotel, consisting of interior partitions, 1-sty extension, stairs, and new plumbing, at 11 Fifth av, for the Trustees of Sailors' Snug Harbor, 61 Broadway, owner. Cost, \$40,000. Architect will soon call for estimates on general contract.

### STABLES AND GARAGES.

32D ST.—Plans have been prepared privately for a 5-sty brick garage, 50 x 50 ft, at 112-116 East 32d st, for Amelia A. Mayhorn, owner, 17 East 37th st. Cost, \$100,000.

PARK AV.—J. T. Simpson, 622 Essex Building, Newark, N. J., has finished plans for a 2-sty brick or concrete garage, 92 x 99 ft, on the east side of Park av, 130 to 131st sts, for the J. M. Horton Ice Cream Co, 205 East 24th st, owner. Fountain & Choate, 110 East 23d st, have the general contract. Cost, \$40,000.

FIRST AV.—J. C. Cocker, 2017 Fifth av, has completed plans for a 1-sty brick garage, 100 x 275 ft. x irreg., at 2092 First av, for the estate of John Cullen, Margaret C. Dowling, executor, 724 St. Nicholas av, owner. Cost, \$7,000.

### STORES, OFFICES AND LOFTS.

LEXINGTON AV.—M. Jos. Harrison, 61 Park Row, is preparing plans for a 1-sty reinforced concrete addition to the department store building at the northeast cor of Lexington av and 59th st for Bloomingdale Bros., owners, on premises. Cost, \$50,000.

### Bronx.

### APARTMENTS, FLATS & TENEMENTS.

192D ST.—Irving Margon, 355 East 149th st, has completed plans for a 5-sty brick and stone apartment, 125 x 99 ft., at the northwest cor of 192d st and Aqueduct av west for the Wm. H. Moore Holding Co., W. H. Moore, pres., University av and 192d st, owner and builder. Cost, \$140,000.

192d ST.—Irving Margon, 355 East 149th st, has prepared plans for a 5-sty brick and stone apartment, 64 x 99 ft. in the north side of 192d st, 78 ft east of University av, for the Wm. H. Moore Holding Co., W. H. Moore, pres., 190th st and University av, owner and builder. Cost, \$72,000.

### STABLES AND GARAGES.

INTERVALE AV.—J. J. Dunningan, 391 East 149th st, has completed plans for a 2-sty brick garage, 70x100 ft, to be located on the west side of Intervale av, 152 ft south of 163d st, for Wm. Connell, 1001 Intervale av, owner. Cost, \$30,000.

PROSPECT AV.—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick office and garage, 163x104 ft, on the east side of Prospect av, 231 ft south of Home st, for the Rothbart Garage Co., Inc., 1935 Madison av, owner. Cost, \$22,000.

### Brooklyn.

### APARTMENTS, FLATS & TENEMENTS.

HENRY ST.—W. T. McCarthy, 16 Court st, is preparing plans for alterations to the 4-sty brick residence into bachelor apartments, at 276 Henry st, for the Realty Const. Corp, Pincus Glickman, pres, 1422 Pitkin av, owner and builder. Cost, \$15,000.

### BANKS.

FIFTH AV.—Shampan & Shampan, 772 Broadway, have plans in progress for extension and alterations to the 3-sty banking building, 40x100 ft, at 498 Fifth av, for the Greater New York Savings Bank, C. J. Obermeyer, pres, owner, on premises. Cost, \$10,000. Owner will take bids on construction.

### DWELLINGS.

EAST 4TH ST.—J. C. Wandell, 8525 4th av, has completed plans for seven 2-sty brick dwellings, 20x54 ft, in the east side of East 4th st, 100 ft north of Albermarle rd, for Louis Obermeyer, 319 East 3d st, owner and builder. Total cost, \$20,000.

HUNTINGTON AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 2-sty brick dwelling, 30x55 ft, with garage, on the west side of Huntington av, 150 ft north of Newport av, for Lewis Lapidus, 855 Hopkinson av, owner and builder. Cost, \$6,000.

7TH AV.—J. C. Wandell Co, 8525 Fourth av, has completed plans for two 2-sty two-family dwellings, to be built of brick, 19x58 ft, on the west side of 7th av, 53 ft south of 83d st, for the Worthmore Const. Co, Inc, 672 84th st, owner and builder. Total cost, \$10,000.

ELBERT LANE.—C. H. Pfaff, 673 Eldert la, has completed plans for a 2-sty brick two-family dwelling, 20x48 ft, in the east side of Eldert la, 260 ft south of Sutter av, for Michael Vandezna, 2387 Pitkin av, owner and builder. Cost, \$3,500.

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**WEST 10TH ST.**—Kallich & Lubroth, 1819 85th st, have completed plans for a 2-sty frame residence, with store, 16x40 ft, in West 10th st, 86 ft south of Kings Highway, for Katherine J. Fisher, 204 Av S, owner. Cost, \$4,000.

**48TH ST.**—F. W. Eisenla, 650 68th st, has prepared plans for a 2-sty frame dwelling, 24x48 ft, with store, in the west side of 48th st, 320 ft from 16th av, for the Rabiaz Building Corp., 326 46th st, owner and builder. Cost, \$5,000.

**75TH ST.**—John C. Wandell Co., 8525 4th av, has completed plans for five 2-sty brick dwellings, 20x37 ft, in the south side of 75th st, 100 ft west of Colonial rd, for the Montrose Building Co., 24 Bay Ridge pl, owner and builder. Total cost, \$25,000.

**51ST ST.**—F. W. Eisenla, 650 68th st, has finished plans for a 2-sty frame dwelling, 18x45 ft, in the south side of 51st st, 160 ft east of 16th av, for Harris Wilner, 4706 13th av, owner and builder. Cost, \$5,000.

**72D ST.**—A. G. Carlson and H. G. Wiseman, 226 Henry st, have prepared plans for two 2-sty brick dwellings, 20x62 ft, in the south side of 72d st, 300 ft east of Narrows av, for Julius Omdal, 268 Prospect pl, owner and builder. Cost, \$6,000 each.

**46TH ST.**—F. W. Eisenla, 650 68th st, has completed plans for a 2-sty frame dwelling, 24x48 ft, in the south side of 48th st, 300 ft west of 16th av, for Esther Kornblum, 1323 46th st, owner and builder. Cost, \$8,000.

**HERZEL ST.**—S. Millman & Son, 1780 Pitkin av, have prepared plans for a 2-sty brick two-family dwelling, 20x55 ft, in the west side of Herzel st, 100 ft south of Sutter av, for the Lezborn Building Co., Inc., 2088 Douglass st, owner and builder. Cost, \$5,000.

**47TH ST.**—F. W. Eisenla, 650 68th st, has completed plans for two 2-sty frame dwellings, 24x48 ft, in the north side of 47th st, 180 ft east of 16th av, for the Rabrag Building Corp., 1323 46th st, owner and builder. Cost, \$8,000 each.

#### Factories and Warehouses.

**LIVINGSTON ST.**—Jas. Millman, 26 Court st, is preparing revised plans for a 4-sty reinforced concrete storage building, 125x170 ft, in the south side of Livingston st, 100 ft. east of Smith st, for Recknitz Bros, 44 Court st, owners and builders. Cost, \$200,000.

**DITMAS AV.**—W. Whitehill, 32 Union sq, Manhattan, is preparing preliminary sketches for a 2-sty brick, fireproof, utility building, 42x83 ft, at Ditmas av and 83d st, for the National Aniline & Chemical Co, Wm. Beckers, pres, owner, at site.

#### Schools and Colleges.

**FIFTH AV.**—W. T. McCarthy, 16 Court st, is preparing plans for alterations to the 3-sty brick store and loft building into school at 5105 Fifth av, for the Pulisier Business Institute, 5302 Fifth av, owner. Cost, \$8,000. Owner will take bids on general contract.

**ST. JOHNS PL.**—Helmie & Corbett, 190 Montague st, have finished plans for a 3-sty brick parochial school, 40x135 ft, in the north side of St. Johns pl, 119 ft west of Brooklyn av, for St. Gregory's R. C. Church, Rev. Father M. Fitzgerald, pastor, 1006 Sterling pl, owner. Cost, \$80,000.

**DE KALB AV.**—Shampan & Shampan, 772 Broadway, have plans in progress for alterations to the 3-sty brick school building, 60x100 ft, at 775 De Kalb av, for the Eastern District Business School, owner, on premises. Seating capacity will be increased. Cost, about \$20,000.

#### Stables and Garages.

**JOHNSON AV.**—Morris Perlestein, 49 Fulton av, Middle Village, has prepared plans for a 2-sty brick stable, 25x100 ft, containing 40 stalls with dwelling quarters above, on the south side of Johnson av, 85 ft east of Bogart st, for Fred Hamberger, 381 Vernon av, owner and builder. Cost, \$8,000.

**ST. MARKS AV.**—E. M. Adelsohn, 1776 Pitkin av, has finished plans for a 1-sty brick garage, 150x175 ft, on the south side of St Marks av, 300 ft west of Franklin av, for the Cranford Co, 52 Ninth av, owner and builder. Cost, \$50,000.

**UNION ST.**—John Burke, 319 Baltic st, has prepared plans for a 1-sty brick garage and market, 25x100 ft, in the north side of Union st, 153 ft west of Columbia st, for Cionzo & Sevanelia, on premises, owners. Cost, \$4,000.

**OAKLAND ST.**—Chris Bauer, Jr., 788 Manhattan av, has completed plans for a 1-sty brick garage, 100x100 ft, at the southeast cor of Oakland and Java sts, for S. Rubin and Wm. Eiengarten, 184 Greenpoint av, owners. Cost, \$20,000. Harry Pinson, 15 Bogart st, general contractor.

**CHURCH AV.**—Dunnigan & Crumley, 391 East 149th st, have prepared plans for

alterations and extensions to the stable on the south side of Church av, 71 ft east of Bedford av, into garage, for Henry Bischoff, 2412 Church av, owner. Cost, \$6,000.

#### Stores, Offices and Lofts.

**MONTAGUE ST.**—G. B. Beaumont, 280 5th av, Manhattan, has prepared plans for a 10-sty extension to the office building at 188 Montague st, 225 ft west of Court st, for the Lawyers Title & Trust Co., L. V. Bought, pres., 160 Broadway, Manhattan, owner. Cost, \$70,000.

#### Westchester.

##### Dwellings.

**OSSINING, N. Y.**—Alfred Busselle, 132 Madison av, Manhattan, has been selected to prepare the plans for alterations to the 2½-sty residence, including frame addition, at Ossining, N. Y., for Harry C. Michaels, 404 Fourth av, Manhattan, owner. Details will be available later.

#### New Jersey.

##### Apartment, Flats & Tenements.

**JERSEY CITY, N. J.**—Nathan Welitoff, 76 Montgomery st, Jersey City, has completed plans for a 4-sty and base, apartment, 57x75 ft, for 14 families, on the north side of Kensington av, 100 ft west of Hudson blvd, for Matter Brothers, 154 West 30th st, Bayonne, N. J., owners and builders. Cost, \$50,000.

##### Dwellings.

**NUTLEY, N. J.**—Fred L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for a 2½-sty frame dwelling, 22x28 ft, at the cor of Harrison st and Glass av, for Kazmiers Staniewiez, owner, at site. Cost, \$3,000. Owner takes bids on separate contracts.

**MONTCLAIR, N. J.**—H. M. Fischer, 483 Bloomfield av, Montclair, N. J., has plans in progress for a 2½-sty frame two-family dwelling, 24x42 ft, on Central av, near Chestnut st, for owner to be announced later. Cost, \$8,000.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

##### Apartment, Flats & Tenements.

**MANHATTAN**—David Morrison, 119 West 33d st, has the general contract for alterations to two 4-sty residences at 5-7 East 54th st, into stores and apartments, for Wm. Rockefeller, owner. Frank Goodwillie and Wesley S. Bessell, 56 West 45th st, associated architects. Cost, \$20,000.

**MANHATTAN**—Story & Flickinger, 5 Great Jones st, have the general contract for extensions and alterations to the 5-sty brick dwelling at 428 Lafayette st, into studio apartments, for Fred. T. Hopkins, Jr., Katonah, N. Y., owner, from plans prepared by Lewis C. Patton, architect. Cost, \$35,000.

**MANHATTAN**—Harby, Abrons & Melius, 30 East 42d st, have the general contract for alterations to the 5-sty brick residence, on plot 20x100 ft, at 302 West 78th st, into apartments, for the 302 West 78th Street Corp., Isaac Harby, pres., 15 East 40th st, owner, from plans by Andrew J. Thomas, 137 East 45th st. Work consists of removing high stoop, new windows, interior partitions, plumbing, etc. Cost, about \$16,000.

##### Dwellings.

**MANHATTAN**—Murdock Smith, 207 West 20th st, has the general contract for alterations to the 4-sty brick residence at 302 West 72d st, for A. W. Knauth, owner on premises, from plans by Rich & Mathesius, architects, 320 Fifth av. Cost, \$14,000.

**GREAT NECK, L. I.**—The Whitney Co, 101 Park av, Manhattan, has the general contract for the cottage and farm building group at Great Neck for L. H. Shearman, 7 Hanover sq, Manhattan, owner, from plans by Jas W O'Connor, architect, 3 West 29th st. Buildings will be built of frame and stucco, of various dimensions.

**GREENBURGH, N. Y.**—Watson & Bremner, 58 Douglas st, Yonkers, N. Y., have the general contract for the construction of a 2½-sty frame residence, 25x42 ft with extension, in the Edgemont Estate, Greenburgh, N. Y., for C. F. Bond, Scarsdale, N. Y., owner, from plans prepared by Ernest Greene, 5 Beekman st, Manhattan. Cost, about \$20,000.

##### Schools and Colleges.

**BRONX**—T. J. Murphy Co., 405 Lexington av, has the general contract for alterations, including new elevator shaft, to the Bronx Opera House, in the south side of 149th st, 228 ft east of Bergen av, for Fred Schnauffer, 440 East 149th st, owner. Montgomery & Riggs, architects, 105 West 40th st. Cost, \$6,000.

##### Stables and Garages.

**MANHATTAN**—The Rapid Construction Co., Times Building, has the general contract for alterations to the 4-sty brick garage, 49x100 ft, at 234-236 West 108th st, for Julia Bierman, president, Manchestergarage Co., on premises. Cost, \$8,000. Plans were prepared by C. B. Meyers, 1 Union sq, architect.

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## DEPARTMENTAL RULINGS.

### BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

\*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; \*FE—Fire Escapes; \*FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NoS—No Smoking Signs; \*Spr—Sprinkler System; \*St—Stairways; \*Stp—Standpipes; SA—Structural Alterations; \*Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); \*WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & F—Discontinuances or Removals; \*FISy—Approved Filtering and Distilling Systems; \*OS—Oil Separator; RQ—Reduce Quantities; \*StSys—Storage System; T.H.O.—Tenement House Order.

\*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FISy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending July 13.

#### MANHATTAN ORDERS SERVED.

Bleecker st, 95—American Cord Co.....Rec  
Bleecker st, 95—Lang Mfg Co.....GE-Rec  
Bowery, 193—American Feather Paring Co.  
Bowery, 193—Victor Steinberg.....FA-DC-Rec  
Bowery, 193—Bernard Gliedman.  
Broadway, 599-601—Groton Realty Corp..Stp(R)  
East st, 41-43—Mosson Bros.....FA  
114 st, 221 E—Timothy McCarthy.....DC  
117 st, 205 E—Jacobavitz & Weiss.....Rec  
117 st, 205 E—Jacob Weiss.....DC  
130 st, 123 E—Alexander Sachs.....O

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131 st, 74-8 E—Eastern Parkway Co, Frank B Walker, 220 W 43.....WSS  
1 av, 741-61—Chas Shongood et al, 113 Leonard.....Ex(R)  
Fulton st, 58-60—Schonber Printing Co, DC-EL-Rec  
Hudson st, 40—Moos & Co.....Rec-GE  
Hudson st, 74—Wm Leggat Est, c Jeannie Z, 13 1/2 St Felix pl, Bklyn...DC-WSS(R)-Ex(R)  
Lexington av, 375-77—Robt Goelet Est, 9 W 17.....O  
Murray st, 50—Ernest Greiner, FE(R)-St(R)ExS  
Park av, 815—Trauts Realty Corp, Saml Borchardt, 220 W 98.....Stp(R)  
Pier 27, East River—New England Steamship Co.....A  
Pier 29, East River—Central Vermont R Co, SP(R)  
Riverside dr, 144—Benj School for Girls...FA  
7 av, 355-9—Est Jho Biehn, c Jno J, 355-9 T av.....Ex  
6 av, 414—Jos DeMattharts.....O  
Water st, 442—Max Rosenswig.....GE  
West st, 152—Chas Fichman.....FA  
17 st, 114-18 W—Northam Warren Corp, Rec 20 st, 19 W—Wilhelmina B C Blatchford et al, 70 Grace Church, Rye, N. Y.....FE(R)  
23 st, 106-16 W—Weinstein & Klipstein...EL  
25 st, 152-6 W—Tiger & Sporn.....EL-Rec  
27 st, 102-102 1/2 W—Edw King Est, c Edw J, Jr (e), 7 E 42.....FE(R)-ExS  
29 st, 99-101 W—M Nanlett & Co.....Rec  
29 st, 99-101 W—Tranner & Mager.....DC  
29 st, 99-101 W—David W Kleppel.....DC  
32 st, 30 W—Modorick Bros.....Rec  
44 st, 102 W—Power & Gunzel.....ExS  
45 st, 53 W—Julius Guttman.....Rec  
45 st, 53 W—Keep Shirt Co.....Rec

#### BRONX ORDERS SERVED.

146 st, 535 E—Cong Talmud Torah Beth. ExS-FA  
Melville st, 1631—Leo Farola.....DC

### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF PLATE & WINDOW GLASS MANUFACTURERS will hold its annual convention at the Hotel Dennis, Atlantic City, N. J., July 23 to 25.

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

### CALENDAR

#### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

#### HOURS OF MEETINGS.

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 a. m.

Board of Appeals, Tuesdays, at 1.30 p. m.

Call of Calendar, Tuesdays, at 3 p. m.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, July 16, 1918, at 10 a. m.

Petitions for Variations.  
2056-17-S—417 Lafayette st, Manhattan.  
712-18-S—638-652 West 52d st, Manhattan.  
1169-18-S & 556-18-S—29-37 Furman st, Bklyn.  
1239-18-S—21 Bond st, Manhattan.  
1241-18-S—752-754 2d av, Manhattan.  
1232-18-S—133 West 14th st, Manhattan.  
1235-18-S—41-45 Lafayette st, Manhattan.

Public Hearing at 10.15 a. m.  
1262-18-S—Proposed Rules relating to Smoking in Protected Portion of Factories and in Special Classes of Occupancies.

Public Hearing at 10.45 a. m.  
1279-18-S—Proposed Revision of Rules for the Construction, Maintenance and Operation of Elevators.

#### BOARD OF APPEALS.

Tuesday, July 16, 1918, at 1.30 p. m.

Under Building Zone Resolution.  
1219-18-BZ—1489 Park av, Manhattan.  
1224-18-BZ—1286-92 Bedford av, Brooklyn.  
1227-18-BZ—N. E. corner 108th st & Van Nest av, Bronx.  
1237-18-BZ—6509-11 18th av, e s, 60 ft. south of 65th st, Brooklyn.  
1243-18-BZ—South side 158th st, 58 ft. 5 in. east of N. Y. C. Railroad tracks, Manhattan.  
1238-18-BZ—883 Tinton av, Bronx.  
829-18-BZ—158a 16th st, west of 5th av, Brooklyn.  
1315-18-BZ—South side Gilman av, 300 ft. east of Howe Lawn, Jamaica, Queens.  
Appeals from Administrative Orders.  
1031-18-A—Central and Cornaga avs, Far Rockaway.  
579-18-A—50-52 Pine st, Manhattan.

### LEASES.

(Continued from page 45)

#### Manhattan.

BRETT & GOODE CO. has leased the store at 10 East 16th st to Saul A. Singer and the store at 301 8th av to M. Nisnewitz.

DIROSS CO. leased the store 152 West 14th st to Robert Bartoli; the store 307 7th av to Weinberg Bros.; the store 301 West 40th st to Mr. McKinley; the building 317 East 40th st to the Philadelphia Shippers Local Delivery Co., Inc., for 5 years, and the building 409 West 39th st to Oscar Beljoe and Louis Savitchy.

DOUGLAS L. ELLIMAN & CO. leased the last two remaining apartments, comprising 29 rooms and 8 baths, at 777 Madison av, corner of 66th st, to Mrs. Anson Phelps Stokes.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 555 Park av, cor 62d st, for Mrs. T. W. Bakewell to Mrs. Richard Mortimer of Tuxedo Park, N. Y.; also an apartment at 410 Park av for the Ogden Goulet Estate, Moore & Wyckoff, agents, to Mrs. John A. Hill; also an apartment at 122 East 76th st for John I. Downey to Edward L. Weston, and have renewed the lease of the duplex apartment at 969 Park av to the Misses Tuckerman.

J. B. ENGLISH leased for Adolph Auerbach to McCarthy & Fisher, music publishers, the entire building at 224 West 46th st, for a term of years.

C. L. FERLINGHETTI rented 251 West 38th st, a dwelling, to C. M. Pine.

J. ARTHUR FISCHER leased for Meta Helmecken the westerly store at 200 West 40th st to Philip Levitt for a plumber shop, for a term of years.

J. ARTHUR FISCHER leased apartments in 210 West 109th st to E. W. Sanger and J. W. Karcher.

GOODWIN & GOODWIN have rented the following apartments: In "Albert Court," 309 West 93d st, to Randolph Beardsley; in the "Anredo," 3875 Broadway, to Dr. Clarence Mayer and Miss Rose Bloom; in the Balmoral, 600 West 163d st, to Dr. Edward B. Gretch, Thos. E. Kane and Miss Henrietta Schoenfeld; in the "Briarcliff," 506 West 162d st, to Miss Kathryn A. Palmer and Mrs. E. Kellar; in "Dacona Hall," 620 West 122d st, to Wm. H. Alton; in "Lydia Court," 545 West 162d st, to Henry Sittenberg; in the "Newington," 330 West 95th st, to Ching Tsai Loo, Geo. W. Bonte and D. Van Schaick.

M. & L. HESS, INC., have leased the 4th floor at 138-40 West 14th st to the Service Mailing Co.; also, in conjunction with E. M. Goodman, the 2d floor at 49-53 East 21st st to the C. & M. Dress Co.

HOUGHTON CO. leased the 5-sty American basement dwelling 525 West 113th st for Celia I. Block to Harriet B. Payntar.

HOUGHTON CO. leased for the Moss Estate, Inc., represented by Hubert E. Rogers, the 4-sty and base, dwelling at 279 West End av to William T. Henry.

GORMAN H. LENNEY rented an apartment in 34 West 51st st to J. Bantel.

GORMAN H. LENNEY leased for Marston & Co. the dwelling 208 Central Park South to Julius J. Stanfield, and subleased for Miss B. Ballard 118 West 77th st to Charles Letienne.

PAYSON, McL. MERRILL CO., INC., leased an apartment at 18 East 57th st to Paul Roland Dickson; 63 Washington sq south to Nat F. Roberts, and at 257 West 86th st. to Paolo Martucci.

PAYSON McL. MERRILL CO., INC., have leased an apartment in 112 West 47th st to Christian Djorup; a studio in 140 West 57th st to Miss Linda Agnes Donald, and the 3-sty dwelling at 2044 Madison av for Alfred Herter to John Brown.

CHARLES F. NOYES CO. leased additional space in the Hilliard Building, 55 John st, to the Commercial Union Assurance Co.; a large suite of offices in 170 Broadway to the Pearson Export Corp. and offices in the Fahys Building, 52 and 54 Maiden la, to Roland A. Gsell.

CHARLES F. NOYES CO. leased the store and basement at 533 Broadway for the Ray Estate Corp. to Simon Engler & Sons for a long term of years at an increased rental; also offices in 102 and 104 Fulton st to the Illinois Central Railroad Co., and for E. S. Willard & Co. offices in 35 South William st to Carl Platou Realty Corp.

CHAS. F. NOYES CO. has leased for George W. Loft, the top floor and cupola of 14 and 16 Church st, corner of Cortlandt, to Morris Russell & Co., Inc.; a large portion of the 10th floor of 25 Pine st to Hartman, Levy & Hartman, and for the Campello Corp. four entire lofts at 205 Pearl st to Harry Pyle.

THOMAS J. O'REILLY rented apartments in 503 West 121st st to Samuel J. Leslie, Rowena Spencer and Cora M. Hill; in 526 West 113th st to Rudolph Oblatt, S. C. Sugarman and Moses Hirsch; 510 West 113th st to W. Lay, S. H. Ditchett and Joseph Doyle; 562 West 164th st to Rebecca Wolf, Nathan Jaffa and Herman Meyer and in 99 Claremont av to L. H. La Motte, A. C. Gildersleeve and George C. Lay.

THOMAS J. O'REILLY has leased an apartment in 19 West 130th st to George H. Magrane, and the dwelling at 406 East 124th st to Rocco Delarmy.

PEASE & ELLIMAN have leased for a term of years to the Century Leasing Co., for Ira Bliss Stewart and the United States Trust Co., as trustees of the estate of Abram Baudouine, the 2 4-sty buildings, 26-28 East 61st st, a plot 48 feet on 61st st and 67 feet on Madison av at the southwest cor of 61st st and Madison av. The buildings will be altered to stores and apartments.

PEASE & ELLIMAN have leased for Mrs. Jacob Wendell, who now resides in England, to Miss Georgiana Roberts the 4-sty 17-ft American basement dwelling at 106 East 35th st.

PEASE & ELLIMAN have leased for H. K. Browning of Browning, King & Co., to Edward Keegan the 4-sty and base, 20-ft. dwelling at 768 Madison av, adjoining the southwest cor. of 66th st.



## National Federation of Building Industries

### Conference at Atlantic City of Representatives from Every State Effects Organization and Adopts Constitution

(Special to the Record and Guide.)

**A**TLANTIC CITY, July 16.—As the result of a two-days' conference of leaders in the building industry throughout the United States, a permanent organization known as the National Federation of Building Industries was perfected here today. It represents interests totalling \$3,000,000.

The objects of the new organization are stated in the following declaration, which was adopted enthusiastically:

The National Federation of Building Industries, representing an interest, second only to agriculture, in the numbers who live by it, pledges to those in authority all aid within the power of the industry to accomplish success in the war. We are glad to assume our share of the burdens of the war and cheerfully to sustain, in common with other industries, whatever sacrifices may be essential to its successful prosecution. The Executive Board of this federation shall endeavor to devise means whereby, with the approval of the Government, the resources of the building industry may be best marshaled for direct assistance to the Government in carrying on the war and for the indirect assistance through maintenance of national prosperity and through creation of values upon which the national credit may be enlarged.

Nearly three hundred delegates, representing all of the important branches of the building industry in the nation, attended the convention, which was held at the Marlborough-Blenheim and which lasted two days. The conference was called under the auspices of the United States Chamber of Commerce, and was attended by representatives of fifty-five national associations, fifty-five regional associations covering the supply, engineering and contracting bodies from every state, and fifty-three individual manufacturing concerns.

When the conferees held their first session yesterday morning they selected Allan Walker, of New York, Eastern District Representative of the United States Chamber of Commerce, as temporary chairman; E. A. Roberts, Secretary of the Cleveland Builders' Exchange as temporary secretary, and J. Osgood Andrews, of the Plate Glass Manufacturers Association of America, temporary treasurer. Col. John R. Wiggins, of Philadelphia, was named as chairman of the Committee on Permanent Organization.

One of the first acts of the conference was the adoption amid cheers of the following message to President Wilson:

"Representatives of the various branches of the building industry, gathered from all parts of the country at the summons of the Chamber of Commerce of the United States, send you fervent good wishes for the completion of the task of bestowing upon the world a permanent peace.

"We are glad to bear our share of the burden of the war for the liberty and shall carefully accept whatever

sacrifices and readjustments may be essential to its vigorous prosecution.

"The Government has a perplexing problem in the endeavor to restrict construction activities where necessary, while keeping employed labor and materials not needed for war purposes.

"To solve that problem successfully in an industry of such magnitude, such ramifications and such large influence on general trade and prosperity will immeasurably strengthen the nation for the support of taxation and loans which must continue as long as the war lasts.

"We are assembled to devise an instrumentality through which the building industry may give united and effective aid in solving that problem.

"We pledge you and those officially associated with you the fullest co-operation within our power."

(Signed) E. A. Roberts, Secretary."

Harry A. Wheeler, of Chicago, President of the United States Chamber of Commerce, outlined the need for the conference, declaring that in its study of the industries of the country and their relationship to the war program the Chamber of Commerce had found no single industry of such vast scope and so much disintegrated as the building trades. Continuing, Mr. Wheeler said:

"There are splendid organizations representing the different industries in the building trades. They are working with great efficiency insofar as their respective lines are concerned, with the authorities at Washington; but it is not enough that these unit industries should be organized; for no industry making up a part of the building trades can speak for the building trades as a whole.

"There are conditions developing daily that are becoming distressing in some localities and with some industries that must be properly represented to the Government in order that justice may be done to the industries as well as co-operation of the right kind find its way to the seat of Government to help win the war.

"Your industry, because of its ramifications, presents more problems than any industry we have yet undertaken to counsel with; but problems are solvable in these times and men's minds are working seriously toward a common co-operative end. Differences of opinion and jealousy and suspicions are dropping off like a coat that is discarded and American business is standing forth as a unit as it never has done before in the history of the nation.

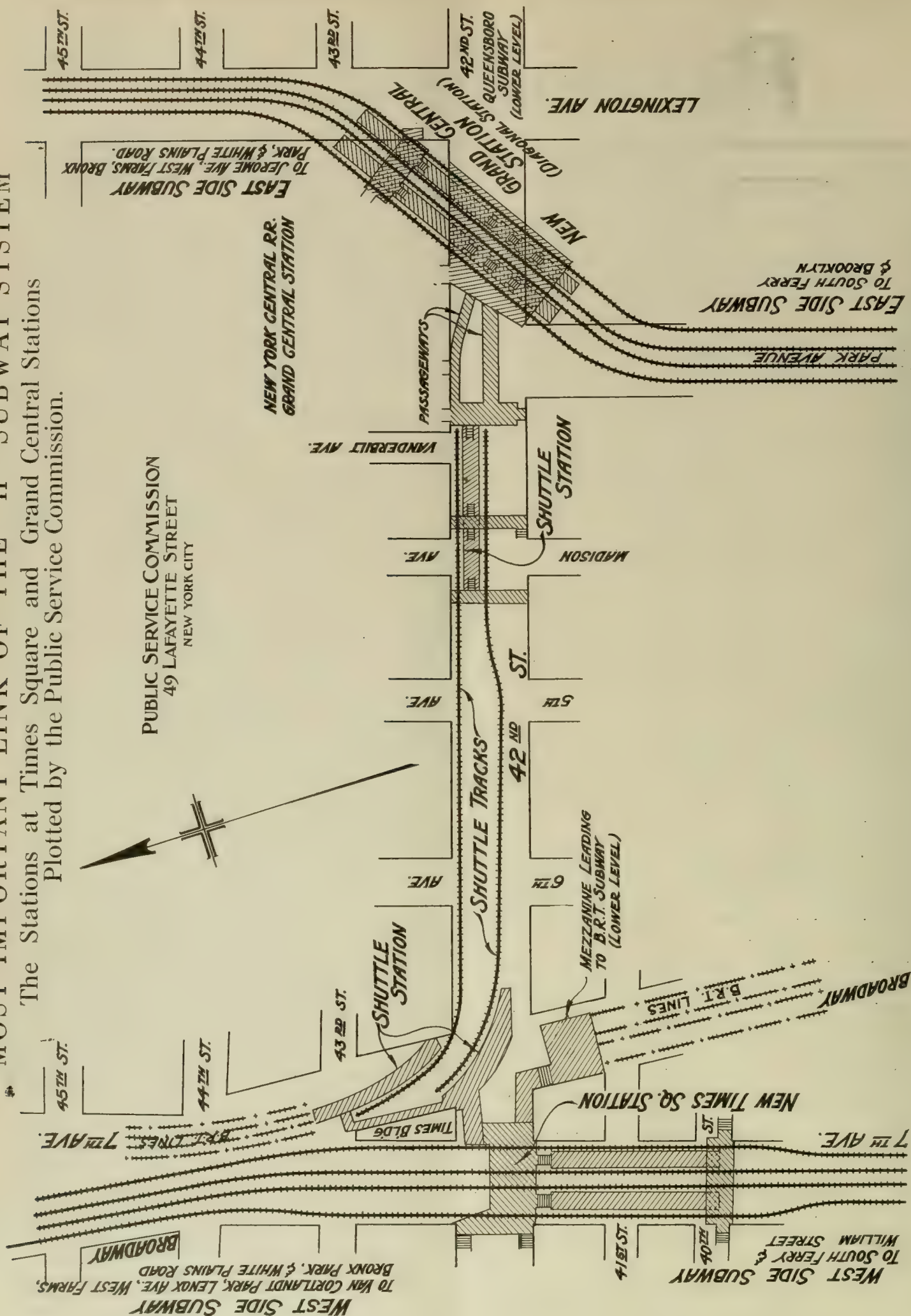
"Now, the Chamber of Commerce of the United States was asked many months ago by the then Council of National Defence to organize the industries of the country, to see that the industries had acceptable and representative War Service Committees, that it might be able to deal with these committees, rather than with the units of an industry. This was when our period in the war was rather new. They foresaw the necessity of dealing with an industry, instead of with a

(Continued on page 64)



# MOST IMPORTANT LINK OF THE "H" SUBWAY SYSTEM

The Stations at Times Square and Grand Central Stations  
Plotted by the Public Service Commission.



WHEN the "H" system begins operation next month with through express trains on the West and East Sides running independently, the greatest change in subway traffic will occur at the two 42d street stations at Times Square. The diagram above is self explanatory, but the reader should especially notice that the express station at Times Square will be from 42d street south to 40th street on Seventh avenue, while

the old local station under Broadway will become merely the end of the shuttle service to Grand Central. Then the Grand Central express station will be under the site of the old Grand Union Hotel and the New Commodore Hotel, while the old express station will be only the shuttle station. There is a connection at Times Square with the B. R. T., Broadway subway but passengers will have to pay an extra fare, when transferring from one line to the other.



# Lexington Ave. Line Open—"H" System Aug. 1

East and West Sides Will Then Have Separate Express and Local Service—Congestion Will Be Reduced

THE Public Service Commission announced at the opening of the Lexington Avenue line this week that the full "H" system will probably be put in operation August 1. This means that the connections between the old subway and the two branches of the new subway recently opened, the Seventh Avenue line running south from 42d Street, and the Lexington Avenue line running north from 42d Street, will be made and the through expresses on the west and east sides of Manhattan started.

The main feature of the "H" system is the station plan for the connections on the 42d Street, and the Record and Guide presents in this issue the first official plan of the connections between the old and new lines at Times Square and Grand Central Station. The accompanying map was made for this publication by the engineering force of the Public Service Commission.

Travis H. Whitney and Charles Bulkley Hubbell, Public Service Commissioners, have been in charge of the Seventh Avenue and Lexington Avenue line completion. Mr. Whitney made this announcement:

"The old subway will be supplemented by the shuttle service which is now in operation in Seventh Avenue and Times Square south, and by the Lexington Avenue service, which together afford considerable relief to the subway. The real relief, however, will come with the operation of the 'H.' It is the hope of Commissioner Hubbell and myself to be able to recommend to the Commission the adoption of the necessary resolutions which will make possible the operation of the 'H' on August 1. This involves the necessity on the part of the interborough to fill out its operating force, for the 'H' operation will take, approximately, one thousand employees in addition to those required for the operation of the old subway."

It was stated that connection between the new and old subway at Times Square and the Grand Central station will have to be done during the night hours when traffic

is at its lowest ebb. It was first planned to have through service begin early on a Sunday morning, but the engineers have so arranged things that trains will not be held up for more than from thirty to forty-five minutes. At a designated hour, of which notice will be given, all traffic on the subway lines will stop. Then the old tracks south of Forty-second Street will be connected with the new Lexington Avenue tracks and the new tracks under Seventh Avenue will be connected at Times Square with the old tracks running north from that point. Then the present tracks through Forty-second Street will be used only for a shuttle service.

The new service through Lexington Avenue which was started this week will be only local until the through service is possible. Because of the narrowness of the avenue the tracks are double decked. Those used for local service are above the express tracks. Stations on the line are at Fifty-first, Fifty-ninth, Sixty-eighth, Seventy-seventh, Eighty-sixth, Ninety-sixth, 103d, 110th, 116th, and 125th Streets in Manhattan. The station at Mott Haven is the only new one opened in the Bronx. North of that point trains began running last year. The new line is six and a quarter miles in length and cost, including equipment, \$58,800,000. Service for the public began at 2 o'clock.

Among those in the official train which opened the line were Oscar S. Straus, Chairman of the Public Service Commission; Commissioners Whitney and Hubbell, composing the commission's special committee on the "H" system; the commission's Secretaries, James Blaine Walker and Frank N. Robinson; Alfred Craven, the commission's consulting engineer; several other engineers, many of the officials of the Interborough Company, Frank Dowling, President of Board of Aldermen; George McAneny, former President of the board; Dock Commissioner Murray Hulbert, and William McCarroll, former Public Service Commissioner, and Mayor Hylan.

## Block on 58th Street Open to Business Purposes

THE Board of Estimate decided this week that the zoning system should be amended so as to include as a business block the district on Fifty-eighth street between Sixth and Seventh avenues. The board held that inasmuch as the entire section except this block and the section in Fifty-eighth street between Madison and Tenth avenues is a business district, the restriction limiting business from entering the block in dispute should be lifted.

The application to change the designation was made by Mrs. Estelle P. Anderson and Mrs. Peachy J. Flagg, owners of 112 and 114 West Fifty-eighth street. The applicants sold their property for business purposes before the zoning system went into effect. The property, assessed at \$71,000, was to have gone to Steinway & Sons, who had purchased property in West Fifty-seventh street in the rear. The title was to have closed in August, 1916, but Steinway & Sons refused to complete the sale because the zoning system apparently prevented them from building.

The lower courts held that the zoning system did not constitute a reason for refusing to take title. This the Appellate Division reversed and was upheld by the Court of Appeals. A new trial is pending.

In the hearing before the Board of Estimate Harold

C. McCollom, Esq., of 34 Nassau street, contended that if the application to remove the restriction was approved no restricted block in the city would be safe.

The block is composed, Mr. Collom said, almost exclusively of high class residence property. On the block are the Alwyn Court Apartments, assessed at \$1,050,000; the Navarro Apartments, assessed at \$750,000; the De La Salle Institute, assessed at \$360,000, and other residential property, the total assessment being \$6,030,000. There is no business building on the block.

George W. Morgan, Esq., No. 32 Liberty street, pointed out that an apartment house and another building in the block were contracted for and the construction begun before the Zoning Law went into effect, and that therefore by removing the restriction the property would simply be returned to the state in which it was before the Zoning Law was passed and in which it was when the building was rejected and started.

Following Mr. Morgan's statement, which was not controverted by the opponents of the relief asked for, the Board of Estimate went into executive session and unanimously decided to remove the restriction and open the block for business purposes.



# Mr. McAdoo Approves Store Door Delivery Here

Plan Outlined by Interstate Commerce Commissioner Harlan to Relieve Freight Congestion Along River Front

**S**HIPPERS and receivers of freight, the greater part of which is handled through the piers along the river fronts were given the Government's plan for relieving the congestion of traffic by the Hon. James S. Harlan of the Inter State Commerce at a meeting of the Merchants' Association this week. Mr. Harlan outlined the general plan of operation and explained the workings of the National Railroad Administration to make it effective.

Commissioner Harlan has opened an office at No. 11 East Thirty-sixth Street and asks that all concerned in the shipment or reception of freight shall write to him making suggestions or for information.

In his talk Commissioner Harlan emphasized the necessity for the cooperation of all in getting freight from piers quickly. He described conditions obtaining last winter as extremely bad and said the Railroad Administration had made up its mind they were not to be repeated again.

One fault of the merchants, said the Commissioner, was that they often broke up shipments into less than carloads, so increasing the costs of transportation. Another fault was shipping by express instead of by freight. The amelioration of these conditions is necessary if the country is to put forth its greatest strength this winter. "This is a service by shippers, not a carriers' service, and in the main it is a war service," declared Mr. Harlan.

He described the success of store door delivery in Britain and Canada. He said the Railroad Administration expects to have the problem worked out by August 15 and arrangements made for freight deliveries that will be much speedier than those in the past and cause immeasurably less congestion.

The following recommendations, the result of the work of a committee of commissioners composed of James S. Harlan, Travis H. Whitney, New York Public Service Commissioner, and W. E. Donges, New Jersey Public Utilities Commissioner, have been approved by Director General McAdoo:

1.—Manhattan south of Fifty-ninth street shall be designated as a drayage district. Team tracks within that area shall not be regarded for the present as being in the drayage district.

2.—No notice hereafter shall be given to the consignee of the arrival of freight at a pier within the drayage district, and no free time shall be allowed. All inbound carload and less-than-carload freight on arrival shall be handled immediately to the store door of the consignee.

3.—A Drayage Director shall be appointed who shall have general supervision and control, for the consignees, of the trucking of freight from pier or freight stations after it has been placed upon the pier or station floor by the carrier.

4.—There shall be a Drayage Supervisor at each pier who, under the control of the Drayage Director, shall have general authority over the removal of inbound freight from the pier floor or platform.

5.—The salary of the Drayage Director and of the several Drayage Supervisors and other necessary assistants, together with their necessary operating expenses, shall be paid out of a fund contributed by the carriers serving the Metropolitan area on a tonnage or other satisfactory basis determined by them and the Drayage Director. The Drayage Director and Drayage Supervisors, however, shall be appointed by the Director General of Railroads, or under his authority, and shall report to and be responsible to him.

6.—The drayage district south of Fifty-ninth Street shall be divided into delivery zones having relations to their proximity to the piers and the density of their traffic.

Inbound freight, as far as possible, shall be distributed by the carriers on the pier platforms or floors by delivery zones; but when practicable shall be delivered immediately from the car to the trucks operating in the zone to which the freight is destined.

Inbound freight shall be delivered to consignees only in trucks registered with the Drayage Director, and all trucks so registered shall be under the full authority of the Drayage Director.

No trucks other than those so registered shall be allowed upon the piers for the removal of inbound traffic except under special permit issued by the Drayage Director.

For good cause shown the Drayage Director may cancel the registration of any truck, and his decision shall be final.

7.—The Drayage Director, as far as possible in the conduct of the drayage service, shall utilize the equipment of existing trucking and teaming organizations and of shippers. Special equipment shall be utilized as far as possible in the handling of the special commodities for which they are designed.

8.—The Drayage Director shall make such rules and establish such regulations as will facilitate the prompt removal of freight, making only such exceptions in the use of equipment as may be in the public interest.

The Drayage Director shall make all necessary rules and regulations for bonding the owners of trucks used in the drayage service and respecting the methods of collecting the freight and drayage charges.

The delivery of freight by the carrier to the consignee will continue to be made on the pier floor or platform and responsibility for loss or damage will remain unaffected by the consignees' drayage service. The Drayage Director will make all necessary rules and regulations defining the responsibility of truck operators for loss of or damage to freight while in their custody.

9.—Delivery of freight shall be made to the consignee at the usual place of delivery at street level, and when a consignment so tendered is refused or when the payment of the legal freight and drayage charges is refused, the freight may be stored in a public warehouse at the cost of the consignee, which cost shall be a lien upon the consignment.

The Drayage Director shall designate the warehouse to be used for this purpose.

10.—The Drayage Director shall make such rules and establish such regulations as will tend to build up the gathering of freight by the registered trucks for outbound movement.

11.—The Drayage Director shall have power to make a schedule of rates and charges for the drayage service, including charges for undue detention of a truck by a consignee at the point of delivery, and to change the same from time to time as conditions may require; he shall also have the power to fix the hours during which consignees must be prepared to receive freight.

12.—The Drayage Director shall have power to extend the drayage service to the docks of such water lines as are parts of the transportation system under the control of the Director-General of Railroads.

In his report to Director-General McAdoo accompanying the suggestions above, Commissioner Harlan says:

"Undoubtedly the ideal method for handling domestic freight on Manhattan Island would be a store-door delivery and pick-up service operated by the carriers as a carrier service under a special drayage charge fixed in their tariffs. Indeed, such a national delivery service conducted as an accessorial carrier service through the country, commencing at the store door of the consignor and ending at the store door of the consignee, with appropriate special charges for drayage, would co-ordinate the drayage with the railroad service and give us a continuous movement under one responsibility and control from the premises of the consignor at the point of origin to the place of business of the consignee at the point of destination. Besides being desirable on general grounds, such an uninterrupted service from store door to store door would eliminate many of the terminal troubles and difficulties now encountered. And ultimately the carriers as a mere matter of efficiency will doubtless wish to undertake such a service. But it would require time to perfect the plans, when in the public interest there must be no delay, at least so far as the Port of New York is concerned. It would also require the expenditure of large sums of money at a time when the investment of new capital should be restricted."



# Pioneers in the Use of Reinforced Concrete

Turner Construction Company, Organized in 1902, Attained National Prominence Through Gigantic Federal Projects

"TURNER for Concrete," the business slogan adopted by the Turner Construction Company, aptly characterizes the firm which, during the past year has rapidly developed from one of the leading firms of engineering contractors in the Middle Atlantic and New England States into an economic organization of national scope and prominence. The war has been largely responsible for the leading position of the firm, but the contributing causes include a readiness on the part of the company to place all of its facilities and organization at the disposal of the Government without question, for whatever use both could be put to. At present this firm has underway many millions of dollars' worth of construction work, of which ninety-four per cent. is directly for the Government and the greater part of the balance indirectly for the Nation's welfare, as the work is for industrial structures that will contribute to winning the war.

The growth and development of this company has not been of the mushroom variety. Rather it has been the consummation of years of preparation and effort in

the erection of a one-story coopeage shop to be built at West Brighton, S. I., for the J. B. King Company, manufacturers of plaster. The building was relatively a small one as compared with the gigantic concrete structures being erected today by this concern. Its ground dimensions were 180 x 60 feet and in height measured 15 feet from floor to ceiling. This project was the forerunner of the general use of reinforced concrete for industrial buildings and assisted materially in proving the success of a structural medium that is now fully vindicated.

During the first nine years of the history of this company progress was materially hindered by the doubts of prospective users of concrete as to its stability and other essential qualities. All of these objections had to be overcome by repeated arguments and facts. Each owner had to be sold individually to the reinforced idea, to the value of this type of construction, the economies possible both in initial cost and maintenance charges, and to the general adaptability of concrete structures to the economic requirements of the day. That the idea was fundamentally right and firmly founded is probably



COMPOSITE VIEW OF COMPLETED BUILDING PROJECTS—1902-1910.

the face of disconcerting odds. The Turner Construction Company was organized at the time when reinforced concrete as a medium of construction was practically in its infancy in this country, and has grown gradually and steadily through the years, along with the development and fuller understanding of the uses of reinforced concrete, until the present, a time when practically all experimentation is past and both the method and the firm have become fully established and operating in harmony.

This firm was organized in 1902, at a period when the theory of reinforced concrete for general building purposes was but slightly understood in this country, although it had been growing in use and popularity in European cities for some years. Furthermore, the start was made despite the conservatism of American engineers, architects and owners, who hesitated about the use of a material of which they knew so little. The Building Code of New York City even prohibited the use of this medium for structural purposes and it was not until some years later that full sanction was given by the city authorities for the utilization of armored concrete for the construction of buildings.

The first contract undertaken by the Turner Construction Company was closed in 1902 and called for

best evidenced by the fact that the start of some of the largest industrial units in the country, namely the Bush Terminal, the Robert Gair Co., and Great Atlantic & Pacific Tea Company plants, were made during this important period in the development of both the industry and the concern, and is further proved by the fact that all of these interests again used reinforced concrete in all subsequent construction necessitated by the expansion of their businesses.

Up to 1916 the growth of the Turner Construction Company had been by a steady annual advancement with each succeeding year demonstrating an enlarging field of activity for the firm and an extended scope of use for the medium in which it operated. In 1916 the firm erected a total of seventy industrial buildings involving a total cost of more than \$9,000,000. The work of the year included the construction of manufacturing and warehouse facilities for sixty-seven different industrial concerns, located in various cities in the Eastern States. Among these structures were buildings designed by some of the leading architects and engineers of the country, and the fact that they specified the use of concrete demonstrated beyond doubt the certainty of its future.

(Continued on page 75)



## Federation of Building Industries.

(Continued from page 59)

unit of the industry, because of the tremendous task that would fall to the governmental authority if it had to deal separately with each unit.

"At that time there was but one program in mind, namely, production, and in order that there might be unity and co-operation in production and in its increase, and in conversion to increase it, these War Service Committees were desired, in order that there might be centers to which the government could apply for its information, and through which it could work back into the industry itself.

"Later on, with the creation of the War Industries Board, and the more radical program which the government must necessarily follow as we find our problems becoming more serious in connection with the conduct of the war, with the creation of bureaus and departments of the government that were not in existence six or eight months ago, the War Industries Board again said to the Chamber of Commerce, 'Proceed with the organization of War Service Committees in the war industries and in the non-war industries.' Why in the non-war industries? Because the problem has expanded until it is no longer a question solely of production or conversion to increase production; but it is a problem that lies at the root of American business and of the successful maintenance or the disintegration of certain lines of business that are so-called non-war.

"There are problems of conversion; there are problems of curtailment; there are problems of substitution of materials and commodities; there are problems of labor; there are problems of fuel; and all of these intricate problems that enter into the industrial life of the nation that affect the non-war industries; so-called, infinitely more than they affect the war industries. And now the vision is that the War Service Committees of the nation will, when finally organized, represent probably as many as a thousand or twelve hundred men chosen because of their intimate knowledge of the affairs of their industry, charged with representing that industry at the seat of government, able to gather statistics and facts speedily and accurately for presentation to the government; able to indicate wherein drastic programs must be modified in order that business may live; able to indicate where business may curtail itself in order that the nation may live; all of these great problems that are coming one by one more prominently into place; in order that the War Service Committees may function as a great factor in the war, and may function for the safety of American business as well as for the safety of the nation.

"There was raised by the Chief of the Building Trades Commodity Division in Washington a few days ago a question as to the necessity for any such conference as this, and the discussion went on as to whether we should abandon a meeting of this kind, inasmuch as it was claimed there were War Service Committees capable of representing the different branches of the industry, and that they in themselves would be quite sufficient for the purpose. Well, here, again, we disagreed, as business men often disagree with those in authority. There are successful War Service Committees, but the Committee of the Lumber Trades, or of the Cement Industry, or of the Steel Industry, or of the Clay Products Industry, cannot speak for the building interests as a whole. (Applause) And if the building interests are to be so far represented that, with a common voice, they can present their needs and can lay their grievances at the feet of government, then they must be represented by a federation that will be of their own choosing and their own making, and by a committee that will be of their own election, and that committee not only charged with responsibilities, but having the united co-operation of every industry in the building trades.

"No greater responsibility has ever rested upon a group of men than rests upon American business men to-day; sacrificing their skilled labor and their unskilled labor, sending into warfare men who have been trained by them and upon whom great dependence has been placed, sacrificing their industries by often being compelled to convert them into purposes for which they were not originally intended, sacrificing materials

which have always run freely to them, and which now must be curbed or stopped altogether, sacrificing their profits, sacrificing their lives. So far as American business is concerned, it will count no sacrifice too great to achieve the result upon which this nation is embarked. So far as American business is concerned, there will be no demands made upon it that will not be cheerfully met wherever those demands can be shown to be necessary and reasonable for the end that is in sight. American business asks of government that it shall be counted in upon every sacrifice, but that where sacrifice is made necessary, that sacrifice reaches down to the very roots of the business life itself, that business shall be counseled with and shown the reasons for the sacrifice, in order that the contribution may be made by voluntary co-operation and not by arbitrary command."

In response to President Wheeler's address, William B. King, Esq., General Counsel of the National Association of Builders' Exchanges, said:

"This discussion of principles brings me to the practical statement of what can be done by our War Service Committee:

"1. We can render aid to the Government by centralizing our resources and consolidating our information.

"2. We can make suggestions in regard to the policy of the Government so as to limit the harm necessarily done and to leave the building industry the largest practicable scope for activity.

"3. We can aid in holding the organization of the entire industry during the war so as to resume work with the least possible delay when peace comes.

"4. We can serve as a center of education and information for all the branches of our entire industry so that all matters of importance may be disseminated throughout the entire trades.

"I shall not undertake to specify what can be done under each of these headings, but may suggest some things from actual occurrences."

The following articles of association were unanimously adopted:

The undersigned organizations, each through its duly authorized representative, hereby agree to and establish the following articles of association:

1. A voluntary association to co-operate with the United States Government in carrying on the war, to co-ordinate industrial activities and to conserve resources, shall be and now is created, to be known as the National Federation of Building Industries, referred to hereinafter as the Federation.

2. The Federation shall be managed and its policies devised and carried out by a body of delegates to be known as the Building Industries War Service Committee, referred to hereinafter as the War Service Committee.

3. Any association of building material manufacturers or dealers, or of contractors engaged in building, or of architects or engineers, or any association of other persons, firms or corporations related to building, may become a member of the Federation and be represented in the War Service Committee upon the following conditions:

(a) Members may be either national associations or regional associations.

(b) A national association is an association composed of members whose places of business are located or whose products are distributed at large over the United States.

(c) A regional association is an association composed of members whose places of business are located and whose products are distributed principally in a single city, district, locality, state or region.

(d) Each national association shall be entitled to three delegates and three votes in the War Service Committee, and each regional association one delegate and one vote in such committee. If less than three delegates are present from a national association they may cast the entire vote of such association.

(e) Each national association shall contribute \$300, and each regional association \$100, to the organization fund, in both cases payable ten days after notice of election and there shall be no dues prior to January 1, 1919.

(f) The admission and classification of any association shall be made by the Committee on Credentials, to be appointed from the War Service Committee by the President. The War Service Committee may review the action of this committee.

(g) At least one delegate from each member association present at any meeting of the War Service Committee shall be some other person than a paid employee of such member association.

4. Any member of a member association firm, individual



or corporation engaged in any business that has no association may become a sustaining member of the Federation upon payment of \$100 a year and may attend the meetings of the War Service Committee, take part in such meetings, and receive all published matter of the association, but shall have no vote as a sustaining member.

5. The War Service Committee shall elect at each annual meeting three members of the Executive Board to serve three years without salary. At the first election, nine members of the Executive Board shall be elected and the tenures so arranged by lot that the terms of three shall expire each year. The Executive Board shall carry on its business under such rules as it may adopt.

Vacancies may be filled by the Executive Board until the next regular or special meeting of the War Service Committee.

Vacancies in the Executive Board may be created by a two-thirds vote of the members of the War Service Committee present at a regular meeting and may be filled by them when created.

6. The Executive Board shall elect annually by majority vote to serve one year, a president of the War Service Committee, who shall be chairman of the Executive Board, and shall also elect a vice president and treasurer of the War Service Committee, and these officers shall serve without salary.

7. The Executive Board shall appoint, to serve during their pleasure, an assistant to the president and fix his compensation. He shall be the staff representative of the president and of the War Service Committee. Subject to the approval of the Executive Board, or of such committee as they may establish for administrative supervision, he shall provide, maintain and conduct offices, facilities and staff and shall cause the Board or its committees to be provided aid in their inquiries and negotiations and to be furnished reports upon subjects with which they are to deal, and staff service in framing and declaring policies. He shall cause members of the federated bodies to be provided with means and advice for prompt consideration of matters which they desire to have considered by the Executive Board, or for prompt action insofar as such matters involve precedents already adopted by the Board, and he shall in general be charged with the promotion of the aims of the organization and the co-ordination of its constituents for results.

8. The War Service Committee shall meet on the first Monday in November, 1918, and quarterly thereafter, and not less than ten days' notice shall be given of the place and hour of each such meeting. One of such meetings shall be designated as the annual meeting and the Executive Board may arrange for such larger attendance of representatives of the member associations as they deem fit, without however, changing the ratio of voting as hereinbefore provided. The Executive Board may call special meetings of the War Service Committee at any time or place upon not less than ten days' notice, and a special meeting of the War Service Committee shall be called on written request of twenty delegates. A quorum of the War Service Committee shall be twenty-five.

9. The Executive Board shall maintain facilities for continuous communication with the individual members of the several trades and occupations through the member associations and shall provide that the Board shall at all times know what are the practical problems and needs in the several regions, that the members of the Federation everywhere may know accurately and promptly what the War Service Committee is doing and prepared to do, and that all concerned may have convenient means of co-operation for the common end.

10. The War Service Committee may pass By-Laws necessary and proper to carry these Articles of Association into effect, including power to fix the dues.

11. These Articles of Association may be amended by the War Service Committee by a two-thirds vote of those present at a regular or special meeting, notice of proposed change being given in writing twenty days before such meeting to every member of the War Service Committee.

The following resolutions were unanimously adopted:

FIRST—That the convention shall now form a Provisional War Service Committee to serve until a permanent War Service Committee is organized in November next.

SECOND—That the provisional War Service Committee as far as applicable be governed by the Articles of Association as approved by the convention.

THIRD—That the chairman of the convention appoint a Nominating Committee of five to retire at once and report at the afternoon session candidates for a Provisional Executive Board of nine.

FOURTH—That the election of the Executive Board shall be by roll call, and that the Credentials Committee shall make up the roll in the following manner:

Three votes may be cast by each national association and one vote by each regional association which has authorized delegates to participate in forming a provisional War Service Committee.

One vote may be cast by each group who are present from an industry but not authorized as delegates by an association to participate in forming a War Service Committee, provided such group register the name of their delegate at the registration desk.

FIFTH—That associations which have not authorized delegates to the provisional War Service Committee shall be requested to name delegates to serve until the permanent organization of the Federation in November next.

SIXTH—That the Provisional Executive Board shall be requested to organize at the close of this convention and

establish immediate contact with the problems with which the Federation is to deal.

William M. Calder, United States Senator from New York, who recently made an appeal on the floor of the Senate for wider latitude in general building, addressed the conference today.

"I have complained more than once," Senator Calder said, "that it was a mistake for the Treasury Department to discourage the building of houses and the financing of building operations. I have pointed out that while in 1915 the total building operations of the country attained the enormous total of \$1,800,000,000, this year, outside of the Government construction, the total would be less than \$300,000,000. I have indicated, too, that in many of the large cities of the country the failure to build homes for the people has brought about a condition whereby rentals have increased in some instances 50 per cent., and that next year unless relief is obtained there will be a dearth of living accommodations for the people.

"In this connection it is well to point out that Congress has already appropriated \$110,000,000 for this purpose and if we are to take the opinion of men who are attached to this housebuilding bureau of the Government, \$1,000,000,000 will be required in the near future. This entire scheme, in my judgment, is conducive to waste, inefficiency and extravagance. I have felt that the best results were to be obtained both for the nation and your industry by disturbing as little as possible the ordinary conduct of your trade."

Hon. Louis A. Post, Assistant Secretary of Labor, was another speaker at today's session. He declared that the soldiers of the mines, the steel mills and the shipyards, the munitions plants and the factories, working with a high sense of patriotism to win the war, are to be ranked just as highly as the soldiers who fight in the trenches abroad.

Mr. Post added that the Government was to issue badges of patriotism to all workers in war industries who labor for four consecutive months in the same position. There will be a new stripe for each additional four months.

As a result of the two-days' conference, a Provisional Executive Board of nine was elected to establish permanent headquarters in Washington. The members of this board are:

B. F. Affleck, Chicago, president Universal Portland Cement Co. and president of the Portland Cement Association.

Colonel John R. Wiggins, of Philadelphia, president of the National Association of Builders' Exchanges.

John H. Kaul, Birmingham, Ala., Southern Pine Association.

A. M. Maddock, Trenton, president Sanitary Potters' Association and member National Committee of Confederated Plumbing Manufacturers and Dealers.

Charles Gompertz, San Francisco, president of the Building Industries' Association of California.

John A. Kling, Cleveland, president Cleveland Builders' Supply Co. and ex-president of the National Builders' Supply Association.

W. L. Clause, Pittsburgh, president of the Plate Glass Association of America and one of the directors of the U. S. Chamber of Commerce.

Walter S. Dickey, Kansas City, clay products.

Rudolph P. Miller, New York, representing the Council of Civil, Electrical and Mechanical Engineers.

This board will meet at Chicago July 31, and elect from its membership the President of the Federation. The next meeting of the Federation will be held early in November.

Among those present were the following from New York City:

Sen. Ernest R. Ackerman of Lawrence Portland Cement Company, Representing Building Industries of New York.

Harry Alexander, Representing Association of Electrical Contractors and Dealers.

Smith E. Allison of Certain-teed Products Corporation.

G. Osgood Andrews, Representing Plate Glass Manufacturers of America.

Max Baumann of The George S. Holmes Company, Representing Building Trades Emp. Association.

Geo. H. Benkhart of Toch Brothers.

Edward Bose of United Cork Companies, Representing American Association of Refrigeration.

(Continued on page 67)



REAL ESTATEBUILDERS

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A Vital Step in the Right Direction

The conference of national leaders in the building industry, held early this week at Atlantic City, proved an unqualified success. Between 200 and 300 of the most influential leaders in the industry were present and these representative men accomplished a vital object.

The organization of the National Federation of Building Industries is a vital step in the right direction. The building interests of the United States are of paramount importance, in war times as well as in peace. The Atlantic City conference made clearer than ever the genuine patriotism of the building leaders, and their readiness to co-operate in every possible way with the government in its successful prosecution of the war.

With the war have come so many big problems that it seems difficult to arrange them in the correct order of their importance. Obviously the raising of a large army, the providing of food, clothing and shelter for these fighters, supplying them with guns and ammunition, and the devising of means to transport men, supplies and ammunition to France come first. Then there is the problem of ships and more ships, of airplanes and hydroplanes, in the government's efforts to supply which all patriotic men are keenly interested.

In addition to the task of meeting the requirements of the hour Over There, the Washington authorities are confronted with the many and varied problems to be met Over Here. It was largely for the purpose of co-operating with the government in meeting these latter problems that the building leaders of the nation have organized the National Federation of Building Industries. With the opening of permanent headquarters in Washington, the experienced and able men who have been named on the Building Industries War Service Committee of the Federation will be able to render invaluable service to the government. Representing as they do an industry of several billions of

dollars, they will be in a position to aid the government immeasurably.

It is to be hoped that the new Federation will speedily obtain for the building industry greater recognition than has been accorded to it during the early stages of America's participation in the war. Through co-ordination of effort many projects which have been dormant for months now ought to go forward. The great building industry of the country should take on new life, and should begin to gather as much as possible of that momentum which will be indispensable to the future welfare of the entire nation the moment the war ends.

Now for the Experiment

As was generally expected, the Board of Aldermen has acted favorably on the request of Dr. Day, the Public Market Commissioner, that the sum of \$300,000 be taken out of the city treasury for supplying ice, food and fuel to the populace under municipal auspices.

But the original scheme has been changed so as to provide that an Emergency Food and Fuel Commission shall share with Dr. Day the responsibility for the experiment. Dr. Day continues on the new commission, of course, but will have as associates the Health Commissioner, a Deputy Comptroller, the City Chamberlain and the Vice-President of the Board of Aldermen. If this commission of five members proves inadequate to carry all of the responsibility, no doubt a way can be found to put on more members later.

Dr. Day, it is announced, is arranging to market in the immediate future some 300,000 tons of coal. Fifteen hundred tons a day, it seems, is the quota of municipal coal expected to reach tidewater beginning on August 1st. This 300,000 tons of coal, many interested taxpayers doubtless will be surprised to read, will not be stored in some park, pier or other city property against the needs of a fuelless day next winter, but will be put into the cellars of consumers without unnecessary delay. What is to be done for the poor people of the city who have no cellars is not yet clear.

So, also, doubt exists as to what Dr. Day's commission will do with its eggs and potatoes and ice, etc.

All of these problems, however, will soon be cleared up, when the experiment of having the city in the food, ice and fuel business gets under way. Those citizens who reap benefit from the scheme, if any such are found later, may be expected to be happy. But, as for the taxpayers whose money is being used to try the experiment, their prospect of being happy at any stage of the proceedings is small indeed.

Sound Reasoning

In a public letter to the Chamber of Commerce, Mr. Theodore P. Shonts, President of the New York Railways Company, gives further convincing proof of the justice of that company's request for temporary relief because of conditions due to the war.

President Shonts calls the attention of the Chamber of Commerce to the petition pending before the Board of Estimate and Apportionment, and reminds the Chamber that this petition is purely an emergency action and that his company is not asking the Board of Estimate to abrogate any of the city's rights or power, nor to alter, except for the temporary emergency, any franchise conditions.

Mr. Shonts brings out the fact that

The wisdom of putting the emergency problem in the hands of commissions has been thoroughly recognized. The municipal authorities of Buffalo, Rochester, Syracuse, Schenectady, Utica, Troy, Watervliet and many



smaller communities in this and other states have taken this course in meeting the emergency of the street railroads, leaving them to be handled by the state commission.

Commissions in Maine, Massachusetts, Pennsylvania, New Jersey, Indiana, California and other states, having complete equipment and technical force to handle quickly the emergency cases, are now following this course.

The emergency confronting this company is extreme. It threatens early bankruptcy. It is a matter of the deepest concern to every civic and business body and to every business man and resident of the city of New York. We believe that when the public knows the facts, its judgments will be fair.

The interest of the public is continuous and adequate service. Such service cannot be rendered by a utility company unless its income will meet operating expenses, maintenance, depreciation and a fair return to the owners of the capital invested. Our income is meeting none of these conditions.

President Shonts also informs the Chamber of Commerce that the New York Railways Company has been able to pay no interest on its second mortgage since June 30, 1916, and that the company at the present time is not earning even the interest on its first mortgage. In fact, there was an actual deficit on January 1, 1918, of \$1,144,731 on its first mortgage. By May 31 that deficit had been increased \$303,632 more.

The basic principle around which the New York Public Service Law is written, as Mr. Shonts properly points out, is that a public utility is entitled to "a fair return upon the fair value of the property used in the public service." For more than fifty years the New York State law said that such a return should be not less than ten per cent., but the stockholders of this company have never had any dividends whatever.

Mr. Shonts makes a strong point in discussing the capitalization of the company. He reminds the Chamber of Commerce that the New York Railways Company arose from the ruins of the Metropolitan and the New York City Railways companies, which were in the hands of receivers. Upon this point Mr. Shonts declares:

There can be no charges made of over-capitalization. The reorganization reduced the capital \$41,883,894.50 and the Public Service Commission, specifically basing its action upon a decision by the Court of Appeals, approved the capitalization as then fixed. The sum total of stock, bonds, and convertible scrip, underlying bonds or other mortgage indebtedness, is \$76,044,234.97. The capitalization of the company is less than the value of its property.

Today, at actual prices, it would cost \$131,000,000 to reproduce the property now used and useful in the public service. This not only excludes any value for any of the franchises (although these alone are taxed by the state on the value of \$13,000,000), but it also excludes any going value.

At normal average prices the value of the company's property invested in the public service, exclusive of franchise and good-will value, is at the lowest estimate \$92,000,000.

At the time of the reorganization the Public Service Commission fixed the valuation of the company's property, for the issuance of securities, at \$85,801,000. This does not include franchise or going value, either of which would have brought this value up to more than \$100,000,000. And more than \$3,199,000 has since been expended in additions and betterments. In other words, instead of being watered, the Company is undercapitalized.

The Company has to pay the security holders of leased lines for rentals about 7.2 per cent. of the par value of \$22,000,717 of such securities now outstanding. But they have no effect on the fare. They must come out of the "fair return" allowed us by the law, and which is strictly limited. If they are too high, it is our own loss.

The situation, therefore, is extremely simple. Owing to war-time increases in our expenses for labor, taxes, all

sorts of materials and supplies, expenses have increased so rapidly as to more than eat up increases in receipts. We are furnishing street car rides at less than cost.

Sound business men will believe Mr. Shonts without reservation when he declares that the pending problem is not a question of dividend or money making, but purely a question of tiding over the city transportation lines in an abnormal war-time emergency. The increased expenses of operation, due to the war, could not have been avoided. Were these lines to be operated by the Federal Government, or under Municipal Ownership, or by the present owners, Mr. Shonts rightly declares these expenses will have to be met.

It is absolutely certain that nothing will meet this new situation except more income, and that means that fares will have to be increased.

## Federation of Building Industries

(Continued from page 65)

B. B. Buckingham of Pratt & Lambert, Inc., Representing National Paint, Oil and Varnish Manufacturers.  
John A. Dale of Dale Lighting & Fixture Company.  
Harry D. Daniel of S. W. Strauss & Company.

Lawrence Dean of Tiffany Studios, Representing Ornamental Bronze and Iron Masters.

J. T. Duryea of Pierce, Butler & Pierce Mfg. Corp., Representing National Association Cast Iron Boiler and Radiator Mfrs.

Thomas Valentine Forster of New York Brass Foundry Company.

C. A. Fullerton of Gorham Company, Representing Architectural Iron and Bronze Mfrs. Association.

D. A. Garber of North Eastern Cons. Company, Representing General Contractors' Association.

Henry B. Gomers, Representing National Association of Master Steam and Hot Water Fitters.

John J. Grace of Hermann & Grace Company, Representing National Association of Mfrs. of Hollow Metal Widows.

Ira G. Hoagland, Representing National Automatic Sprinkler Association.

Noble F. Hoggson of Hoggson Brothers (Builders Construction).

Samuel Kahn of Columbian Hardware Company.

Jos. W. Lantry, of Wm. H. Jackson Company, Representing Tile, Grate & Mantel Association.

Harry A. McLaughlin of The Thew Automatic Shovel Company.

Rudolph P. Miller, Representing Engineering Council.

H. H. Murdock, Representing Building Industries, New York; Representing Brooklyn Chapter, A. I. A.

John A. Murray of John A. Murray & Company, Representing Eastern Supply Association.

Thomas S. Nelson of Rising & Nelson Slate Company.

Ross C. Pack of Ludowici-Celadon Company.

Wm. H. Powell of Atlantic Terra Cotta Company, Representing National Terra Cotta Society.

Corydon J. Purdy of Purdy & Henderson Company, Representing Western Society of Engineers.

Nicholas Roberts of S. W. Straus & Company.

E. W. Rockafellow of Western Electric Company, Representing Electrical Supply Jobbers' Association.

J. E. Rutzler of E. Rutzler Company, Representing National Association Master Steam and Hot Water Fitters.

L. P. Sibley of The Barrett Company, Representing Prepared Roofing and Shingle Manufacturers' Association, and the National Association Master Gravel and Slag Roofers.

Ronald Taylor of Ronald Taylor Company, Representing Building Trades Employers' Association.

E. Donald Tolles of Elec. Supply Jobbers' Association.

B. H. Wait of Portland Cement Association.

J. R. Wemlinger of Wemlinger Steel Piling Company, Representing American Society of Engineering Contractors.

S. S. Wood of Standard Lumber Company, Representing National Wholesalers Lumber Dealers' Association.



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Boffinger Bros., 146 E. 42nd St.	A. Marchand, 34 E. 23rd St.
Chas. S. Borger, 212 Broadway	Albert Marousek, 667 Morris Park Ave.
E. A. Briggs, 133 W. 125th St.	H. Pinkert, 3906 Broadway
Covic Electric Co., 118 E. 28th St.	J. Schildeberg, 1935 Madison Ave.
Crown Motion Picture Sup., 150 W. 46th St.	S. Shearn, 1122 Madison Ave.
S. J. Feingold, 425 Third Ave.	J. Sheman, 423 Sixth Ave.
L. Gabler & Sons, 59 Vesey St.	Simpson Electric Co., 63 W. 30th St.
Max Gabler, 51 Broad St.	Nathan C. Solomon, 405 Lexington Ave.
H. Goldberg, 1373 Third Ave.	E. Ullman & Sons, 47 Murray St.
Julius Gray, 2911 Broadway	Harry Weinstock, 302 Broadway
F. Gretzer Sons, 1055 Third Ave.	A. & A. Electric Co., 1409 Broadway
Hatzell & Buehler, 373 Fourth Ave.	Phillip Adison, 10 Cooper Square
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## REAL ESTATE REVIEW OF THE WEEK

### Realty Situation Quiet — Local Deals Numerous but Unimportant.

REAL estate affairs have been relatively quiet during the past week and the situation has been almost entirely lacking in features of particular prominence. Sales at private treaty have been fairly numerous but almost without exception have been without especially interesting features either as to amount involved or other outstanding factors.

Among the most noteworthy of the deals involving the transfer of properties within the boundaries of Greater New York is included the sale of the recently completed block of apartments occupying the east side of Broadway between 169th and 170th streets. This was sold through Leon Altmayer to Elizabeth F. Buckley for about \$500,000. Frederick Brown sold an apartment house in the Dyckman section, to an investor, and took Brooklyn property in exchange.

Sales generally were well scattered throughout the city and involved properties varying largely in character. The leasing market has been seasonably active, particularly for apartment rent-

als although a number of important business leases were consummated. The outstanding deal involving the lease of property was undoubtedly the deal in which the Gillette Safety Razor Co., obtained the lease on a downtown store, through Edward J. Hogan, at an aggregate rental of \$125,000. This is said to be the highest rental ever obtained for a downtown store.

A number of other downtown transactions were reported and in the midtown section, leases of business properties were in fair volume. In apartment rentals brokers have been able to report quite a large percentage of renewals with a demand for accommodations in modern multi-family houses considerably in excess of the supply. The supply is limited and home seekers are renting early so as to be assured of obtaining the desired space.

Reports of out-of-town deals have been quite numerous and some private estates of unusual interest have figured in the transactions. The leasing of country and suburban residences, furnished, for the season, also was an active branch of the business although the season is well advanced.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 27 as against 19 last week and 13 a year ago.

The number of sales south of 59th street was 8 as compared with 5 last week and 5 a year ago.

The sales north of 59th street aggregate 19 as compared with 14 last week and 8 a year ago.

From the Bronx 14 sales at private contract were reported as against 11 last week and 7 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 74 of this issue.

### Block Front Sold for Half Million.

Leon S. Altmayer has sold to Elizabeth F. Buckley for the 169th Street Realty Company, Jacob Axelrod, president, the new building occupying the block front on the east side of Broadway, between 169th and 170th streets, improved with a modern elevator apartment house containing fifty apartments and twelve stores. The property is fully rented, and has recently been completed and shows a gross rental of more than \$60,000 a year. The size of the property is 176 x 100. Among the store tenants are included the United Cigar Stores, Gristede Brothers, Buxbaum Market and others of equal responsibility. The building is built on land purchased from Alexander Walker, president of the Colonial Bank. The building is known as "Woodrow Court." All of the tenancies are rented on long graduating leases. Stoddard & Mark represented the sellers and John J. Buckley the buyer.

### Investor Buys Residence Property.

A client of Pease & Elliman early in the week purchased from the Gunsirrah Corporation, represented by Clinton S. Harris, as attorney, the four-story private house at 56 West 48th street, on a lot 18.9 x 100. This property is in the block bounded by Fifth and Sixth avenues, Forty-seventh and Forty-eighth streets, formerly owned by the trustees of Columbia University and sold by them about nine years ago to the leaseholders, subject to restrictions prohibiting business use until January, 1919.

### Dyckman Apartment in Exchange.

A Dyckman apartment house early this week figured in an exchange for Brooklyn flats. Frederick Brown sold to Gustav Reuss the five-story building

at 29 Arden street, near the Dyckman street subway station. The structure covers a plot 27 x 100, and accommodates twenty families. In part payment the buyer gave 681 and 683 Sackman street, near Newport avenue, Brooklyn, two three-story flats, on a plot 40 x 80, free and clear. The Nehring Company negotiated the transaction.

### Important Westchester Deal.

A syndicate headed by G. Maurice Heckscher and Lawrence Donahue has purchased from Walter C. Noyes and Alfred E. Marling, receivers of the American Real Estate Company, all of the south part of Park Hill, Yonkers, including the old hotel site, about 250 city lots, for about \$500,000. It is understood that the syndicate will rebuild the hotel, which was destroyed by fire. The property is bounded by South Broadway and McLean and Van Cortlandt Park avenues. W. Albert Pease, Jr., was the broker.

### Nassau Waterfront Property Sold.

August Janssen, operator, sold to Albert Keller, General Manager of the Ritz Carlton Hotel Company, a plot of land in Pine Island Park, Bayville, L. I., fronting 165 feet on the Sound; 484 feet on Jackson avenue, 504 feet on Quincy avenue, and 200 feet on Bayville avenue. Also, a triangular plot of land fronting eighty-five feet on Bayville avenue, 137 feet on Ludlam avenue, and 135 feet on Jackson avenue. The plot is situated at the junction of Oyster Bay Boulevard and the road to Centre Island and is considered one of the finest beach properties in that section. Mr. Keller purchased for future development.

### Front Street Property Again Sold.

A client of the Charles F. Noyes Company bought from the Preferred City Real Estate Company, for cash, 65 Front street, a five-story building, occupying lot 20.7 x 87.6. The building is leased to Schweitzer, Spitzer & Co. for a long term of years. The sellers a few years ago spent \$10,000 on alterations. The property, which was valued at \$30,000, has been sold four times by the Noyes Company.

### Heights Apartment Sold.

The Normar Real Estate Corporation, Max N. Natanson, president, sold to the Flow Realty Company, Henry L. Wolff, president, the Northdale, a six-story elevator apartment 92 x 100, located at the southeast corner of 179th street and Northern avenue. The building contains sixty apartments all rented and yields in the neighborhood of \$23,000 a



year. The property stands assessed for \$145,000. In exchange for this apartment the Normar Realty Corporation took cash and 1883 Third avenue, northeast corner of 104th street, a five-story double flat with stores, 20x100, assessed for \$33,000. The transaction aggregating in the neighborhood of \$225,000, was negotiated by J. C. Hough & Co.

#### Manhattan.

##### South of 59th Street.

MERCER ST.—L. Tanenbaum, Strauss & Co. sold for the New York Eye & Ear Infirmary, in conjunction with Carstein & Linnekin, the 5-sty building at 121 Mercer st to a client.

PEARL ST.—Charles F. Noyes Co. sold for the Preferred City Real Estate Co. 215 Pearl st, a 6-sty and basement store and loft building covering plot about 30x130 and located near Maiden la. The building was recently altered and complies with all regulations; has an electric elevator, contains 25,000 sq. ft. of space and is one of the largest buildings in the neighborhood. The existing leases expire May 1, 1919. Samuel T. Carter, Jr., attorney, represented the purchaser, and the property has been bought because possession can be secured next May and on account of the big demand for buildings by tenants where possession can be secured, and for space in the neighborhood. The building has been placed exclusively in the charge of the Noyes Co. for resale and management. About a week ago the Charles F. Noyes Co. announced the sale of 12 Platt st for the Ronalds Estate, and quite recently sold to Sigbee Graham, 205 Pearl st, 207 Pearl st and 4 & 6 Gold st, located in the same block.

19TH ST.—Colin M. Eadie, of James N. Wells' Sons, sold for the Christman Estate 527-9 West 19th st to a Mr. Nugent, who will erect a building for ship repairs in connection with 531-533 West 19th st, recently purchased by him through the same broker from the Ogden Estate and Mrs. M. M. Sherman.

23D ST.—Mrs. A. Scott Cameron has sold 100 feet of the plot which she owns at 409 to 437 East 23d st, between 1st av and Av A, to the Thomas Cusack Co. of Chicago, outdoor advertising. The plot purchased by the Cusack Co., 100x100, will be improved. Last year the same firm took a twenty-one-year lease of the Stephenson property at 5th av, Broadway, and 25th st, for improvement with an 8-sty office building.

50TH ST.—The 514 West Fiftieth Street Corp., Charles L. Lawrence, president, sold 514 West 50th st, a 5-sty tenement, 25x100.5, to I. Abrahams.

52D ST.—James J. McCarren purchased for \$40,000 from Mrs. Louis A. Ripley, through Pease & Elliman, the 3-sty garage, 25x100, at 123 West 52d st, adjoining the garage at 121 which he recently acquired and for which he also paid \$40,000. The combined properties, covering a plot 50x100, have been leased by Mr. McCarren to Best & Co. for five years at a rental of \$5,000 a year.

##### North of 59th Street.

62D ST.—Frederick Brown purchased a dwelling in the 5th av section which the city assesses at a valuation of \$80,000, being the 5-sty and basement house, 18.6x100.5, at 24 East 62d st. The property is 40 ft west of Madison av and was sold by W. W. Miller for John H. Parker.

78TH ST.—George P. Hall sold to an investor 254 West 78th st, a 4-sty dwelling, on a lot 16x102.2, located between Broadway and West End av.

80TH ST.—Dr. Edwin S. Robinson sold 118 West 80th st, a 4-sty dwelling, on lot 17.6x102.2, between Columbus and Amsterdam avs, through Pease & Elliman. The property was held at \$25,000.

109TH ST.—Charles Schram sold to James H. Cruikshank the 5-sty double flat at 73 East 109th st, on plot 29x100.11, assessed at \$20,000. Leon S. Altmayer was the broker.

113TH ST.—Salverio Robertisa sold to A. Caroli, 343 East 113th st, a 4-sty tenement and a 3-sty rear building, 16.8x100.11.

115TH ST.—Mercy M. Plum sold to James H. Cruikshank the 5-sty double flat at 9 East 115th st, 25x100.11, and assessed at \$23,000. Harry Sugarman was the broker.

117TH ST.—Harry Aronson, operator, resold 365 and 367 West 117th st, two 3-sty private dwellings, each on a lot 16.8x100.11; also, to James L. Van Sant, represented by John R. Davidson, the 3-sty and basement dwelling at 512 West 149th st, 15x100, between Broadway and Amsterdam av.

137TH ST.—Harry Sugarman sold for a client of Frederick De Puyster Foster the 4-sty American basement dwelling, 18.6x99.11, at 228 West 137th st, near 8th av, to the Merit Realty Corp., Marcus L. Osk, president.

137TH ST.—Frederick Brown sold to Joseph Hearn 121 and 123 West 137th st, two 5-sty double flats, each on a lot 25x100, between Lenox and 7th avs. The properties have been held at \$75,000.

166TH ST.—Joseph P. Day sold for Honora Kearney the property on the northeast corner of 166th and Audubon av, comprising a site 100x95 ft. The property is partly improved by a private residence and was held in the market at \$70,000 and has not changed hands in forty years. It was an all cash transaction.

215TH ST.—Commissioner Thomas F. McAvoy sold the block front of eight lots, 200x100, improved with stone barn, on the south side of West 215th st, extending from Seaman av to Park Terrace West, to a client of David Stewart.

AMSTERDAM AV.—Emil Stohn of Jersey City sold to the Woodward Realty Co., Morris Boyarsky, president, the vacant plot, 100x99.11, at the southwest corner of Amsterdam av and

189th st, assessed by the city at \$38,000. The corner was given in part payment for the Windsor apartment house, a 4-sty 24-family building at 305 and 307 Academy st, Jersey City. Morris Eichman negotiated the deal.

PLEASANT AV.—G. Astaria purchased from M. J. Ryan the 3-sty flat 357 Pleasant av, on a lot 16.8x75.

VERMILYEA AV.—Ellen E. Wall purchased from Frederick Brown, operator, 64 Vermilyea av, a 5-sty apartment, on a plot 60x100xirreg. The property was held at \$70,000. O'Reilly & Dahn negotiated the sale.

WASHINGTON AV.—James F. Donnelly bought from the Lawyers' Mortgage Co. the 3-sty dwelling, on plot 29x140x irreg., at 1451 Washington av. Mr. Donnelly owns adjoining property.

1ST AV.—Porter & Co. sold to the Menard at 2430 and 2432 1st av. Property at Westbrook, Conn., was given in part payment. Realty Co. the two 4-sty tenements, with stores,

#### Bronx.

DAWSON ST.—Frederick Brown, operator, purchased from Mary Kirsch 820 Dawson st, a 5-sty apartment, on a plot 50x100, located near Longwood av. O'Reilly & Dahn were the brokers.

FAILE ST.—Samuel Cowen Agency sold 632 Faile st, a 2-fam, brick dwelling, to Patrick Mitchell, for occupancy.

KELLY ST.—Cahn & Pittman, operators, purchased from Charles Wynne 1044 Kelly st, a 4-sty double flat, on lot 25x100, held at \$20,000. In exchange the buyers gave the dwelling at 14 and 15 Thomas st, Yonkers, N. Y., on a plot 125x100, held at \$7,000. The Nehring Co. and Harry Sugarman negotiated the deal.

SIMPSON ST.—Frederick Brown sold to Mark Reardon, 3d, the two 5-sty tenements, 82x105, at 1003 and 1007 Simpson st, taking in exchange the 5-sty tenements at 512 East 11th st and 332 East 109th st, free and clear. The latter was resold by Mr. Brown to David Lyon. The exchange was negotiated by David Chenkin.

137TH ST.—Samuel Cowen Agency sold for Chester J. Byrns, 376 East 137th st, a 4-sty double flat, on lot 25x100. In part payment the buyer took a residence at Monmouth Beach, N. J.

167TH ST.—Samuel Cowen Agency sold for a Mr. Thorsen 853 East 167th st, a 3-sty house, to a Mr. Wilson for investment.

BOSTON RD.—The Lawyers' Mortgage Co. sold to a client of George J. McCaffrey the 3-sty tenement, on lot 16.8x63, at 2027 Boston rd, near 178th st.

CITY ISLAND.—Kurz & Uren, Inc., sold for Mr. & Mrs. Henry Guion of Brooklyn, the vacant plot located on the southwest cor of John and Bowne sts, having a frontage of 121.79 ft, by a depth of 265 ft., running out into Long Island Sound.

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**COMMERCE AV.**—De Forest Radio Telephone & Telegraph Co. has acquired from the New York Homeopathic Medical College and Flower Hospital the plot of five lots on the east side of Commerce av, 100 ft. south of 171st st, abutting its plant on Sedgwick av. This is the second recent acquisition for the plant's expansion. About a month ago the company bought the 2-story building at 1415 Sedgwick av from Elsie B. McNutt.

**CONCORD AV.**—Meister Builders, Inc., have resold 504 Concord av, which was recently purchased from the Harlem Savings Bank, a 3-sty, 2-fam. brick house on a plot 20x100, to a client for occupancy.

**INTERVALE AV.**—R. H. Machlett sold to Frederick Brown, operator, 1335 and 1339 Intervale av, two 5-sty apartment houses occupying a plot 100x105, located near Freeman st. The property was held at \$120,000.

**PARK AV.**—Richard H. Scobie sold for the Concourse Estates Co. (Ely Maran and Irving Lewine) 4551 and 4553 Park av, n w cor 183d st, a 5-sty apartment house, with stores, to the Muir-Allen Realty Co. (Hugh A. Muirhead, president), who gave in part payment the 5-sty double flat with stores at 399 Willis av, 25x100. The n w cor of 183d st and Park av was recently purchased by the Concourse Estates Co. from John J. Tully.

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**PLEASANT AV.**—Ralph Russo sold a private house at 357 Pleasant av for M. J. Ryan of Cedarhurst, L. I., to G. Astaria and Emanuela De Stefano.

**WASHINGTON AV.**—The Lawyers' Mortgage Co. sold the premises 1451 Washington av to James F. Donnelly, who owns adjoining property.

### Brooklyn.

**EAST 3D ST.**—J. D. Ranck sold for Barbara Silkworth two lots on East 3d st, near Av J, to a client.

**MADISON ST.**—R. A. Schlesinger sold for Louis Weber the 6-fam. brick house at 1880 Madison st, on lot 27½x100, to Niculai and Katie Marcus and Charles Popowitz for investment.

**45TH ST.**—Tutino & Cerny sold for Sarah McCauley, to Stephen J. Lipinski, for occupancy, the 2-sty and adjacent 2-fam. brownstone dwelling, 448 45th st.

**46TH ST.**—I. Salzberg sold for P. Fiebigler to H. Barnett the corner plot, 80x100, on the southeast corner of 46th st and 12th av.

**49TH ST.**—I. Salzberg sold for Chas. J. Fox to I. Birnbaum the 1-fam. 12-room cottage, on plot 60x100, on the north side of 49th st, 280 ft. west of 14th av, known as 1349 49th st.

**55TH ST.**—FRANK A. Seaver & Co. sold the 1-fam. frame house 125 55th st for C. Broscher to an investor.

**60TH ST.**—B. J. Sforza sold for Otto and Cecilia Schlicht, the 2-sty, 2-fam. brick dwelling, on lot 20x100, at 1429 60th st.

**61ST ST.**—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling 2021 61st st to Abraham Schwartz of Manhattan, for occupancy.

**62D ST.**—Frank A. Seaver & Co. sold the 1-fam. brick house, 1941 62d st, for G. Danforth, to a client for occupancy.

**66TH ST.**—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling 2080 66th st to A. Cohen for occupancy.

**73D ST.**—Walter S. Ross and C. C. Gretsinger sold the 2-fam. house on the north side of 73d st, 442 ft. west of 4th av, to a client for occupancy.

**74TH ST.**—Walter S. Ross and C. C. Gretsinger sold for Charles Herrschaft the 2-fam. house at 273 74th st to a client for occupancy.

**79TH ST.**—E. J. Hollahan, Inc., sold the 1-fam. cottage 461 79th st for Wilma Construction Co., to a client for occupancy. Also resold the 2-fam. brick house 157 Bay Ridge av for A. R. Stone to a client.

**82D ST.**—Frank H. Malone sold for the H. J. Wolf Construction Co. the 2-fam. semi-detached brick dwelling, with garage, now in course of construction in the north side of 82d st, 270 ft. east of 4th av, to a client for occupancy, when completed.

**82D ST.**—Walter S. Ross and C. C. Gretsinger sold for Lucy Braun the 2-fam. house at 357 82d st to a client for occupancy.

**83D ST.**—Meister Builders, Inc., have purchased 1647 83d st, a 2½-sty, 2-fam. brick house on a plot 20x100.

**AV J.**—Samuel Galitzka has sold for G. J. Woolstein the 3-sty brick store property at 1407 Av J, on a plot 20x100, to a client for investment.

**AV L.**—J. D. Ranck, as broker, sold for Frederick Holmes a 2-fam. brick house, on lot 20x100, on Av L to a client, for occupancy.

**BAY PARKWAY.**—J. D. Ranck has sold for the Economy Homes Co. a 1-fam. house at 2703 Bay Pkway to a client for occupancy; also for Barnara Silkworth two lots on East 3d st, near Av J.

**BROOKLYN AV.**—Henry Pierson & Co. sold the semi-detached dwelling at 194 Brooklyn av, at the corner of Park pl, on a plot 47x125, for Flora Lazelle.

**CLINTON AV.**—The Sisters of St. Joseph bought 245 Clinton av, a 3-sty dwelling 100x150, formerly the residence of George D. Pratt. On December 12, 1916, the property was auctioned for \$69,000.

**MARLBOROUGH RD.**—J. D. O'Connell, Jr., has sold dwellings at 165 Marlborough rd, on a plot 50x130, for Clara E. Rosen; 74 Lincoln rd, 50x105, for Henrietta Halbert; 136 Midwood st, 200x100, for John J. Maloney, and on the east side of Kenmore pl, 360 ft. south of Glenwood rd, to A. Lonergan.

**6TH AV.**—John Pullman Real Estate Co. sold 197 6th av, a 3-sty and basement brownstone dwelling, on lot 20x100, for Carol C. Doepker to Samuel Juskowitz, for occupancy.

### Queens.

**COLLEGE POINT, L. I.**—Farmers' Loan & Trust Co. sold to the College Boat Corp. the northeast corner of 3d st and 1st av.

**EDGEHURST, L. I.**—B. Ludwig sold to the Congregation Sharre Zedek of Edgemere a plot 135x176 ft., on the west side of Beach av, 760 ft. north of Spray av.

**ELMHURST.**—Queensboro Corp. sold to M. C. Donovan the dwelling at 12 Forley st.

**FAR ROCKAWAY, L. I.**—Lewis H. May Co. resold for Armin H. Mittleman to Bella Levy the block front on Cedar st, running from Atlantic av to Franklin av, Far Rockaway, L. I., known as the Lichtenstein property, consisting of a colonial dwelling on a plot 100x200. The purchaser will occupy same as an all-year home after completing extensive alterations.

**FLUSHING, L. I.**—C. Abmeier sold to W. Stoff three plots on Flushing Alley, one acre adjacent to the land of C. Bates, one acre adjacent to the property of M. Hendrickson, and seven acres adjacent to the Peterson property.

**FLUSHING, L. I.**—F. C. Lemmerman sold to the W. R. Gibson Co. 64x100 ft., west cor of Cherry av and 156th st.

**JAMAICA, L. I.**—F. Hague sold to M. A. Renson the dwelling on the northwest corner of Gheradi av and Fulton st.

**JAMAICA.**—E. Gress sold to J. Kurlander a plot, 40x100, on the northwest corner of Spritz st and Whitelaw av, and a plot, 80x100, on the northeast corner of the same streets.

**KEW GARDENS, L. I.**—I. W. Brown sold to B. T. Allen the dwelling, on plot 60x100, on the west side of Grenfell av, 339 ft. north of Audley st.

**LONG ISLAND CITY, L. I.**—J. Serio sold to B. M. Braun 55x100 ft., south cor of Washington pl. and Van Alst av.

**LONG ISLAND CITY.**—Adolph J. Gretscher sold for Joseph H. Ralph the 2-fam. brick dwelling 457 Boulevard.

**RIDGEWOOD, L. I.**—A. Mangialetti sold to Island Holding Corp., 100x100, south side of Madison st, 130 ft. east of Prospect av.

**RIDGEWOOD, L. I.**—Ridgewood Democratic Club sold to the German Evangelical Church of St. Peter of Brooklyn the dwelling on the east side of St. Nicholas av, 60 ft. south of Ralph st.

**RIDGEWOOD, L. I.**—The Spaeth & Senger Building Co. sold to H. Page the dwelling on Grove st, St. John's pl and Fairview av.

**ROCKAWAY BEACH, L. I.**—W. L. Karle sold to J. Huber the dwelling and plot, 68x100, on the southeast corner of Holland and Railroad avs.

**WOODHAVEN, L. I.**—G. H. Kinsey sold to H. Sheptner the dwelling at 276 Manor av.

### Richmond.

**HART PARK, S. I.**—Cornelius G. Kolff sold for Stafford C. Edwards to Minnie Schwebel, of Bayonne, N. J., the frame cottage, with plot, 125x40, at 343 Sharon av, for immediate possession.

**STAPLETON, S. I.**—Moffat & Schwab, Tompkinsville, S. I., sold for Mrs. Justine Hartung the dwelling at 272 Targee st to Jacob J. Schweitzer, who will occupy.

### Nassau.

**GREAT NECK, L. I.**—Bonnie Manse, the residence of Charles E. Finlay at Kensington, Great Neck, L. I., has been sold to Dr. George H. Dowsey for occupancy. Surrounding the house, which is of pure Colonial design, are three acres of parked land with numerous outbuildings. The property was held at \$125,000. Mr. Finlay, who developed Kensington, will begin the erection of a new home for himself in that section.

### Westchester.

**BRONXVILLE, N. Y.**—Fish & Marvin sold for A. J. Flugal his 2-fam. house on Front av, Brownsville, to W. P. Zeltner, of Mount Vernon; also a plot of ground at Cedar Knolls, Bronxville, to Mrs. A. W. Lewis, of New York City.

**BRONXVILLE, N. Y.**—Burke Stone, Inc., for James Brite, his residence on Gramatan av, to Eugene C. Miles, of New York City.

**BRONXVILLE, N. Y.**—Fish & Marvin sold for A. J. Flugal the 2-fam. house on Front av to W. P. Zeltner of Mt. Vernon; also a plot of ground at Cedar Knolls to Mrs. A. W. Lewis of Manhattan.

**KATONAH, N. Y.**—Julia Beverley Higgins sold for Mrs. Frank Potter her estate at Katonah, known as "Aratoma Farm," consisting of about 60 acres of land, a beautiful Italian stucco house, sunken gardens, cottage and outbuildings, to James J. Hoyt, of Kenosha, Wis. This property adjoins the estates of Wm. Fahnestock, Grenville Emmet and George Nichols.

**LARCHMONT, N. Y.**—Fish & Marvin, through their Pelham office, sold for the Pelenta Co., its property on Myrtle Blvd, Larchmont Gardens, comprising a large plot of ground with semi-bungalow of stucco construction. The buyer is N. S. Nesbit of this city.

**MT. VERNON, N. Y.**—Benjamin Harris & Nasonowitz sold for a client of Freidus & Co. to E. Sharum eight 2-fam. houses at 135 to 149 West 4th st, taking in part payment 15 lots, free and clear, at Lakewood, N. J.

**PELHAMWOOD, N. Y.**—Fish & Marvin sold for the Pelenta Co., the frame residence containing twelve rooms and three baths, on a large plot on Benedict pl, to Mrs. Grimes of Manhattan. The property was held at \$18,000.

**PLEASANTVILLE, N. Y.**—Griffen, Prince & Ripley and H. H. Ristley sold the dwelling owned by Mrs. Reba Rosebury at the corner of Crawford st and Pleasant av to Jennie and Marion B. Briggs, who will occupy.

**SCARSDALE, N. Y.**—David Stewart and R. K. MacLea sold for the Quaker Realty Co. three acres on the Heathcote rd to Mrs. L. B. Mausolf.

**YONKERS, N. Y.**—Thomas S. Burke sold for the John Nelson Construction Co. the dwelling and garage at the northeast cor. of Marshall rd and Park Hill av, and adjoining the homes of Alexander Stolz and William V. Campbell.

### Out of Town.

**GREENWICH, CONN.**—Nivivin Island, lying off Meads Point, Greenwich, Conn., has been sold by E. G. Dieckerhoff to Mrs. John Hemming Fry for \$80,000. The property consists of several acres of land and a large dwelling. It is connected with the mainland by a stone causeway.

**JERSEY CITY, N. J.**—Dr. Otto H. Albanesi sold to Ferdinand Schaub the 4-sty brick 16-fam. apartment house, on a plot 74x64, at the southwest corner of the Boulevard and Harrison av. The buyer gave in part payment two dwellings, 251 Jewett av, 25x71, and 32 Carlton av. The trade involved \$75,000.

**NEWARK, N. J.**—Louis Schlesinger, Inc., sold for Catharine A. Hahn, executor of the estate of George S. Hahn, to Matthew J. Brady the vacant plot at 254 Clifton av, south of Bloomfield av. The purchaser will improve the plot.



## RECENT LEASES.

**Important Lease in John Street.**

Charles F. Noyes Company leased 38 John street and 17 Platt street for James A. Glover to the New York Color & Chemical Company for a long term of years at an aggregate rental of about \$50,000. This lease is another indication of the strength of property in the immediate vicinity and shows the rapid growth of firms in the color and chemical business. The New York Color & Chemical Company, a leading firm in its line, is now occupying three comparatively small floors at 212 Pearl street, and after extensive improvements have been made to their new premises will use the entire building just leased, containing about 15,000 square feet. The lease is also of interest because this and the adjoining building were originally leased to Madero Brothers, who failed a few months ago, and out of the renting season both buildings have been quickly leased to new tenants at increased rentals. 100 John street was leased by the Noyes Company to Dabol & Co.

**Lease Home Club at High Rental.**

Pierre & Borgo, restaurateurs and hotel men, have taken a lease on the Home Club property at 11 to 17 East 45th street for a term of twenty-one years, from August 1, 1918, at an aggregate rental of about \$1,100,000. It is planned to change the first and second floors to restaurant and banquet rooms. The plans, according to James Clark Udall, architect and builder, call for an expenditure of \$50,000. The upper floors will not be altered, but remain as originally planned. The Home Club Company, the landlords, were represented by Simpson, Thatcher & Bartlett. Norman & Kernwood represented the tenants.

**New Concern Leases Loft Building.**

The Broome Street Warehouse, recently incorporated at Albany, with H. C. Mullener, M. V. Reilly and R. H. Forster as directors, has leased for a term of years the five-story loft building, on lot 25 x 100, at 456 Broome street from the Amsel Construction Company of Brooklyn, which purchased the property some time ago from Felix M. Warburg. The structure is being altered into a warehouse by the owner.

**Rubber Company Leases Building.**

The Ajax Rubber Company, Inc., leased for a term of years the four-story building owned by the American Society of Civil Engineers, located in the south side of West 57th street, just east of Broadway. The property has a frontage of 75 feet and a depth of 104 feet. For many years it was the home of the pioneer engineering society, which removed three years ago to the allied engineering societies' building at 29 West 39th street. For the last year the building has been occupied by the Federal Food Commission. Cross & Brown negotiated the lease.

**Canadian Capitalists Lease.**

The Simcoe Realty Company, a newly formed organization, representing Canadian capital, has entered the local realty field and has secured a long lease of the four-story and basement dwelling at 22 East 48th street, for which it will pay rentals aggregating about \$100,000. The dwelling adjoins the southwest corner of Madison avenue, and is to be extensively altered, converting it into stores and two and three-room apartments. Harris & Vaughan, with G. M. Pearson & Co., negotiated the rental, the latter having been appointed agent by the lessees.

**High Rental for Store Space.**

A rental that ranks among the highest ever obtained for store space in lower Broadway is involved in a lease closed by Edward J. Hogan for the United States Railroad Administration and the

Baltimore and Ohio Railroad Company, covering the store at 172 Broadway, southeast corner of Maiden Lane, now occupied as a railroad ticket office. The lease was made with the Gillette Safety

Razor Company. The rent to be paid over the term is approximately \$125,000, which the broker reports, is at the rate of \$40 per square foot. This will be the Gillette Company's first New York store.

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## PROPOSALS

SEALED PROPOSALS will be received by the Trustees of the State Hospital of Coaldale, Coaldale, Schuylkill County, Pa., by noon, Thursday, July 26th, for the following work: Contract "B"—Plain and reinforced concrete and fireproofing beams, columns, girders, etc. Contract "C"—Masonry, ornamental iron, etc. Contract "D"—Carpentry, mill work, etc. Contract "E"—Steel sash and doors. Contract "G"—Sheet metal roofing, skylights, etc. Contract "H"—High pressure power plant, pumps and piping. Contract "I"—Plumbing, etc. Contract "J"—Electric work, etc. Specifications and plans may be had by calling on or addressing Dr. E. E. Shifferstine, Superintendent State Hospital of Coaldale, Coaldale, Schuylkill County, Pa. A deposit of five dollars (\$5.00) will be required for the safe return of specifications and plans. Bids should be delivered in sealed envelopes and marked contract as estimated upon, to Dr. E. E. Shifferstine. The Board reserves the right to accept or reject any or all bids or portions of bids.

J. R. BOYLE, Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for Sanitary Work—Underground Service Connections; Laundry Equipment, Laundry Building, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Friday, July 26th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract, and in accordance with the terms of Specification No. 2959 and Addenda No. 1, dated June 25, 1918. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher.

E. S. ELWOOD,  
Secretary, State Hospital Commission.  
Dated: July 5, 1918.

## HELP WANTED

### Experienced Renting Man

in real estate office. This is a position offering an exceptional opportunity, and will be permanent. Address RENTING, P. O. Box 372, City Hall Station, N. Y.

WANTED—Capable and tactful man to assist in repair department of established office; salary \$20. Box 507, Record and Guide.

## SITUATION WANTED

REAL ESTATE manager, 20 years' experience, maintenance and operation, apartment and mercantile buildings, instruct janitors how to burn all grades of coal efficiently. Box 508, Record & Guide.

### Manhattan.

AMES & CO. leased for the Larkin Lumber Co. to John N. Knauff the first loft at 630 1st av, northwest corner of 36th st and 1st av.

JAMES S. ANDERSON & CO. rented the 4-story dwelling at 42 West 36th st to Miss Minerva S. Wilson.

ALBERT B. ASHFORTH, INC. has leased the private residence 804 St. Nicholas av for the American Indian Heye Foundation to Richard D. Schmidt; the store at 19 Rector st to Ameen Bardwill; space in the Tilden Building, 105 West 40th st, to Fanning & Quinn, Inc., A. E. Norton & Co. and the Publicity Clock Co.; space in the Acker, Merrill & Condit Building, 366 5th av, to Samuel C. Theis, Cassiel A. Kaver, Dr. Sol. Cohen, Grant S. Kelly and Whiting & Davis Co.

ALBERT H. ASHFORTH, INC., leased space in the St. Paul Building, 220 Broadway, to Albert Bowen, Jr., and Emanuel M. Kaplan; in the Tilden Building, 105 West 40th st, additional space to W. H. S. Lloyd & Co., Irving Drucker and Walter J. Meyer, Isaac Hartshorne, John D. Williams; space in 50 Broad st to Garfield A. Force; space in the Frances Building, southeast corner 5th av and 53d st, to Harry Horwitz and Albert H. Balcom; space in the Unokaw Building, Broadway and 42d st, to the United Motor Transportation Co. and Wharton Releasing Co.; and in conjunction with Len Consens the 3d floor of 32 West 32d st to William Haig and Edward Maher.

AARON BACHARACH leased in 33 West 125th st lofts to Davis Manufacturing Co. and Rosenberg & Silverberg.

BASTINE & CO., INC., leased room 703, 112 East 19th st, to Steinberger & Kalisher; also leased the rear of the fourth floor at 15 West 26th st to Morris Roth for a term of years; also the basement store at 42 Lexington av to A. F. Goldsmith.

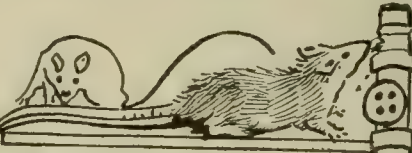
## FOR SALE OR TO RENT

FOR SALE—mighty reasonable, corner and adjoining lots, corner Baldwin Drive and Mohawk Ave., Brightwaters, at Bay Shore, L. I. Address for particulars C. DORR, Summit, N. J.

FOR SALE—Bargain; three acres, improved with 10-room cottage; 300 feet front on the beautiful Lake Fairview, Pike County, Pa.; 3 miles from Blooming-grove, 5 miles from Hawley, Pa.; further particulars sent on request. Address J. E. BRINK, owner, care Exchange Hotel, Dunmore, Pa.

FOR SALE—26-inch Bethlehem beams, 42.6 long, 9c. per pound. Telephone 1081 Cortlandt.

FOR SALE—South Brooklyn, a one-family frame house, nine rooms and bath, two blocks from the Ninth St. Subway station of Fourth Ave. Subway; asking price \$4,000; easy terms. R. MURPHY, 210 Eleventh St., Brooklyn.



**RATS—**

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Branch: Corner Third Ave. and 68th St.

Entire Charge of Property  
D. Y. Swainson A. H. Carpenter C. L. Carpenter



JAMES M. COUPER leased for a term of years for John A. Bingham the 7-sty stable at 678 Water st, 50x100, to the A. L. Gosselin Corp., importers and exporters, who will occupy the building after extensive alterations have been made.

CROSS & BROWN CO. leased the store and basement, 170 West Broadway, 23-25 Worth st, to Brocklehurst & Potter Co., as a long-distance automobile trucking depot; also the 1st loft to the Atlas Specialty Co. These leases complete the renting of this building; at 474 Broadway, 1st loft, to the West End Lace & Embroidery Co.; the entire building, 619-31 East 16th st, to the Neptune Forwarding Co., in conjunction with G. P. Butterly, for a long term of years; at 30 East 42d st, space on the 3d floor, to Albert C. Frost; at 247-9 West 36th st, 4th floor, to Jacob Monsky at a rental of \$8,000 for a term of years; at 1838 Broadway, store, to Westcott Motor Car Co.; at 208 West 77th st, entire building, to Frank Barber; at 108-10 Duane st, store, basement and sub-basement, 15,000 ft, to Tavares-Kalb Co., at \$6,000; at 532-4 Broadway, 10th loft, to N. P. Trabulsi, and at 126 Chambers st, 3d loft, to Harding & Co.

CUSHMAN & WAKEFIELD, INC. leased a large suite of offices in 101 Park av to the Dorr Co., engineers. Ewing, Bacon & Henry represented the lessors in the transaction.

CUSHMAN & WAKEFIELD, INC., leased offices in 50 East 42d st to the Advisory Committee on Tank Cars. This committee, controlled by the United States Government, has been formed to expedite the transit of tank cars.

CUSHMAN & WAKEFIELD, INC. have leased offices in 50 East 42d to Charles C. Lean.

MRS. H. DINGLEMAN leased apartments in 166 West 72d st to J. Griffin; 166 West 72d st to H. Olsen; 105 West 72d st to Miss H. Brice; 106 Central Park West to L. Cacicedo; in the Apthorpe, 79th st and Broadway, to Henry Scholtz; 514 West 114th st to R. W. Norrington; 611 West 112th st to Frank Burnham, and in the Belnord to Robert Young.

DUFF & BROWN CO. leased for Allan C. Hoffman to Dr. Chas. A. Barnes 453 West 144th st, a 4-sty dwelling.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 18 rooms and 5 baths at 907 5th av, corner 72d st, for Henry Sanderson of Charles D. Barney & Co. to Henry J. Duveen of Duveen Bros., for a long term of years.

DOUGLAS L. ELLIMAN & CO. renewed the lease of 171 East 70th st, a 5-sty American basement dwelling, on a lot 16.8x100, for Mrs. Richard T. Stevens to Duncan D. Sutphen.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for J. A. Wigmore to H. E. Verran; also a duplex apartment at 830 Park av, cor 76th st, to William Farson of Chicago; also an apartment at 116 East 58th st to Daniel E. Moran, and an apartment at 24 East 49th st for Col. S. F. Jackson to William A. Manges.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 555 Park av, corner 62d st, for Mrs. T. W. Bakewell to Mrs. Richard Mortimer, of Tuxedo Park, N. Y.; apartment at 410 Park av, for the Ogden Goelet Estate, Moore & Wyckoff, agents, to Mrs. John A. Hill, and apartment at 122 East 76th St., for John I. Downey to Edward L. Weston.

DOUGLAS L. ELLIMAN & CO., in conjunction with W. Albert Pease, leased a large apartment of 16 rooms and 5 baths at 640 Park av, for Stephen C. Millett, to Arthur A. Houghton, pres. of the Corning Glass Works, Corning, N. Y.; also an apartment in 116 East 58th st, to Mrs. Ellis M. Treat; and an apartment in 108 East 82d st, for Henry R. Kuhnhardt, Jr., to Miss Eva Buckingham; and an apartment in 27 East 62d st, for Harris & Vaughan, to Mrs. R. W. Hakesworth.

J. ARTHUR FISCHER leased to B. Rabinstein the dwelling at 244 East 34th st.

J. ARTHUR FISCHER leased for American Education Press space in 223 West 36th st to A. Catelan.

J. ARTHUR FISCHER rented apartments in 231 East 50th st to Edward Wozniak and John McCormick.

M. FORMAN & CO. have leased space in 7 and 9 West 30th st to the Y. K. Waist Co., the Pedinoff Smith Co. and the David Weill Co.; in 6 and 8 West 32d st, to Louis Magidorf; in 115 and 117 East 29th st to Weiss & Greenberg; in 158 and 164 West 27th st to the National Waist Mfg. Co.; in 141 and 143 West 29th st to Sachs & Fogel, and in 114 to 120 West 26th st to the Victoria Undergarment Co.

GOODWIN & GOODWIN rented the following apartments: 309 West 93d st, three apartments to Helen M. Ferree; 330 West 96th st, to David S. Skaats and Geo. A. Priest; 55 East 76th st, to Miss Jessie T. Smith and Mrs. Louise Cleaveland; 3915 Broadway, to Samuel Sioman and Thos. F. O'Rourke; 3875 Broadway, to Herman D. Silleck; 620 West 122d st, to David V. Stratton and David E. Feldenheimer; 330 West 95th st, to Harry B. Logan; 371 West 116th st, to Daniel C. Beerman; 523 West 187th st, to Moses Adels; 61 Hamilton pl, to Henry G. Dallwig; at 716 West 180th st, to James W. Larkin; at 149 Lenox av, to Samuel Rubin; at 488 St. Nicholas av, to Mrs. Alice M. Balchen.

GOODWIN & GOODWIN have rented the following apartments: at 3916 Broadway to Edgar C. Kramer, Jacob C. Neuberger and Leon J. Joslyn; at 330 West 95th st to Miss Cora Eaton, Mrs. Lillian Edwards, Earl L. Hammond; in La Casa Blanca, 55 East 76th st, to Sinclair Hamilton and Wm. A. Francis; at 3875 Broadway to John Heaney; at 600 West 163d st to Mrs. R. E. Little, Mrs. Celia Becher; at 317 West 93d st to Mrs. Rosalia Wiener and Miss Marie McManus; at 145 Lenox av to Aaron Teitelbaum and I. Polansky; at 1 West 127th st to Miss Lizzie Graves; at 23 East 125th st to Frederick Falkenberg.

M. & L. HESS, INC., leased the store and basement at 25 to 29 West 31st st for a term of years to the Federal Snap Fastener Co. at a rental aggregating \$50,000; also, in conjunction with Hell & Stern, the store and basement at 50 to 54 West 17th st to Baruch Wolff & Co., woolens.

M. & L. HESS, INC., leased a floor at 138-40 West 14th st to the Service Mailing Corp.; also, with E. M. Goodman, floor at 49-53 East 21st st, to the C. & M. Dress Co.

# Window Shades

Shades manufactured according to standardized specifications---insuring shades that are perfect in all details.

Our name and the identification number appear on every shade sold by us.

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COLLECTING, RENTING

AND MANAGEMENT OF ESTATES

HOUGHTON CO. leased for Elizabeth J. Cushier the 5-sty American basement dwelling at 315 West 71st st to Helen Curtis.

HOUGHTON CO., in conjunction with Jones Sullivan, have leased for Carl Callman the 4-sty and basement dwelling 140 West 86th st to Ann McDermott.

HOUGHTON CO. leased for the Waunegan Realty Co. the 4-sty American basement dwelling at 119 West 88th st to Grace Farrington Homsted.

GEORGE KEAN, as broker, rented to the Woolf Laboratories, Inc., 4,800 sq. ft. in 67 and 69 Park pl from S. Charles Welsh.

CHAS. G. KELLER leased to M. Geller, dyer and finisher, the top loft at 224 and 226 East 22d st, containing 15,000 sq. ft., for a term at an aggregate rental of \$50,000.

LAKIN & DINKELSPEIL have leased for a term the second floor at 106 West 46th st to Charles L. Gill, artists' representative, and C. C. Phillips, photographer.

A. H. LEAVY leased for the Audubon-Amsterdam Realty Co. to Morris Insel, three 5-sty flats, 404 to 412 Audubon av, southwest cor. of 186th st, for five years for more than \$100,000 total rent.

SAMUEL H. MARTIN has leased in conjunction with Earle & Calhoun the 4-sty and base-Real Estate Co. to C. H. & B. Jenkins.

ment dwelling 269 West 71st st for the City PAYSON McL. MERRILL CO., INC., leased an apartment in 112 West 47th st to Edwin H. Unger; a furnished apartment in 140 West 57th st for H. Coleman Bigelow to Mrs. Frank H. Britton, and a duplex studio apartment in the Rodin Studios, 200 West 57th st to Miss Content A. Johnson.

CHAS. F. NOYES CO. leased for the Caledonian Insurance Co. the ground floor of its building at 50 and 52 Pine st to the National Surety Co. The premises will be occupied by the lessee as their Metropolitan Underwriting office to serve the many brokers in the district. The National Surety Co. are moving to these new quarters from 71 William st, space recently taken over by the Mutual Life.

CHAS. F. NOYES CO. leased the entire 3d floor of 375 5th av for Joseph Fahys & Co. to Samuel H. Camp for a term of years and space in 15 John st to Albert H. Riblet.

(Continued on page 82)

REAL ESTATE  
STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

## MANHATTAN.

## Conveyances.

	1918 July 12 to 18	1917 July 13 to 19
Total No.	106	127
Assessed Value	\$4,999,700	\$13,088,700
No. with consideration	24	21
Consideration	\$469,675	\$637,600
Assessed Value	\$613,700	\$683,700

Jan. 1 to July 18 Jan. 1 to July 19

Total No.	3,464	4,573
Assessed Value	\$200,142,380	\$327,494,025
No. with consideration	558	586
Consideration	\$25,716,238	\$25,108,151
Assessed Value	\$29,312,600	\$33,714,150

## Mortgages.

	1918 July 12 to 18	1917 July 13 to 19
Total No.	62	60
Amount	\$913,825	\$1,379,826
To Banks & Ins. Cos.	13	4
Amount	\$317,100	\$298,000
No. at 6%	24	19
Amount	\$206,200	\$79,256
No. at 5½%	11	2
Amount	\$219,250	\$210,720
No. at 5%	13	20
Amount	\$146,875	\$477,650
No. at 4½%	4	1
Amount	.....	\$200,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	14	18
Amount	\$341,500	\$412,200

Jan. 1 to July 18 Jan. 1 to July 19

Total No.	1,395	2,059
Amount	\$36,419,766	\$74,334,749
To Banks & Ins. Cos.	249	428
Amount	\$18,477,643	\$38,981,050

## Mortgage Extensions.

	1918 July 12 to 18	1917 July 13 to 19
Total No.	20	39
Amount	\$566,350	\$4,067,750
To Banks & Ins. Cos.	10	20
Amount	\$436,100	\$3,653,000

Jan. 1 to July 18 Jan. 1 to July 19

Total No.	720	1,222
Amount	\$51,445,299	\$85,264,900
To Banks & Ins. Cos.	281	622
Amount	\$28,274,207	\$65,775,200

## Building Permits.

	1918 July 13 to 19	1917 July 14 to 20
New Buildings	5	5
Cost	\$170,000	\$370,000
Alterations	\$314,685	\$259,030

Jan. 1 to July 19 Jan. 1 to July 20

New Buildings	114	219
Cost	\$6,963,450	\$22,681,000
Alterations	\$5,764,152	\$7,721,543

## BRONX.

## Conveyances.

	1918 July 12 to 18	1917 July 13 to 19
Total No.	71	233
No. with consideration	9	95
Consideration	\$126,900	\$214,500

Jan. 1 to July 18 Jan. 1 to July 19

Total No.	2,555	3,348
No. with consideration	332	555
Consideration	\$3,211,934	\$4,291,733

## Mortgages.

	1918 July 12 to 18	1917 July 13 to 19
Total No.	37	163
Amount	\$178,750	\$405,357
To Banks & Ins. Cos.	6	6
Amount	\$29,850	\$29,340
No. at 6%	17	19
Amount	\$52,300	\$121,804
No. at 5½%	4	.....
Amount	\$9,850	.....
No. at 5%	2	56
Amount	\$12,750	\$152,675
No. at 4½%	.....	2
Amount	.....	\$1,155
Unusual rates	.....	71
Amount	.....	\$45,441
Interest not given	14	15
Amount	\$103,850	\$84,282

Jan. 1 to July 18 Jan. 1 to July 19

Total No.	1,074	1,563
Amount	\$6,508,500	\$10,237,080
To Banks & Ins. Cos.	52	119
Amount	\$839,142	\$1,677,015

## Mortgage Extensions.

	1918 July 12 to 18	1917 July 13 to 19
Total No.	9	9
Amount	\$136,500	\$168,750
To Banks & Ins. Cos.	2	3
Amount	\$32,500	\$64,000

Jan. 1 to July 18 Jan. 1 to July 19

Total No.	219	407
Amount	\$4,374,662	\$7,952,599
To Banks & Ins. Cos.	51	114
Amount	\$1,302,250	\$2,916,400

## Building Permits.

	1918 July 12 to 18	1917 July 13 to 19
New Buildings	9	6
Cost	\$180,200	\$38,000
Alterations	\$1,325	\$52,400

Jan. 1 to July 18 Jan. 1 to July 19

New Building	370	372
Cost	\$6,012,725	\$5,989,525
Alterations	\$755,525	\$806,600

## BROOKLYN.

## Conveyances.

	1918 July 11 to 17	1917 July 12 to 18
Total No.	549	400
No. with consideration	29	38
Consideration	\$277,190	\$210,435

Jan. 1 to July 17 Jan. 1 to July 18

Total No.	12,471	12,594
No. with consideration	898	1,093
Consideration	\$7,154,761	\$12,469,944

## Mortgages.

	1918 July 11 to 17	1917 July 12 to 18
Total No.	330	271
Amount	\$896,606	\$1,073,593
To Banks & Ins. Cos.	20	61
Amount	\$119,550	\$473,710
No. at 6%	250	143
Amount	\$656,451	\$375,187
No. at 5½%	48	80
Amount	\$156,880	\$480,050
No. at 5%	21	24
Amount	\$62,800	\$147,450
Unusual rates	1	2
Amount	300	\$7,000
Interest not given	10	22
Amount	\$20,175	63,906

Jan. 1 to July 17 Jan. 1 to July 18

Total No.	7,154	8,225
Amount	\$24,317,479	\$34,939,862
To Banks & Ins. Cos.	759	1,591
Amount	\$3,823,790	\$12,725,526

## Building Permits.

	1918 July 12 to 17	1917 July 13 to 19
New Buildings	78	39
Cost	\$272,500	\$283,540
Alterations	\$88,660	\$75,525

Jan. 1 to July 17 Jan. 1 to July 19

New Buildings	1,802	1,738
Cost	\$12,133,301	\$16,967,615
Alterations	\$2,393,118	\$2,922,179

## QUEENS.

## Building Permits.

	1918 July 11 to 18	1917 July 13 to 19
New Buildings	50	49
Cost	\$110,745	\$193,805
Alterations	\$41,529	\$370,831

Jan. 1 to July 18 Jan. 1 to July 19

New Buildings	1,381	2,139
Cost	\$4,412,689	\$7,741,256
Alterations	\$849,867	\$1,078,476

## RICHMOND.

## Building Permits.

	1918 July 12 to 17	1917 July 13 to 19
New Buildings	7	15
Cost	\$2,525	\$30,715
Alterations	\$7,000	\$5,790

Jan. 1 to July 17 Jan. 1 to July 19

New Buildings	322	104
Cost	\$729,663	\$1,031,270
Alterations	\$264,896	\$196,146



# Pioneers in the Use of Reinforced Concrete

(Continued from page 63)

The work of 1916 provided for an aggregate floor area of 4,376,000 square feet, used 359,732 barrels of Portland cement and 12,503 tons of steel reinforcement. The lumber used in the construction of forms was more than 8,500,000 feet, board measure.

Prior to 1917 almost the whole of the work undertaken by the Turner Construction Company involved industrial buildings for private interests. Early last year, and even before the entrance of the United States into the world war, the Federal authorities had prepared tentative plans for increasing the facilities of the army and navy and had scheduled the required buildings and arranged for their construction. The Turner City for 1917 indicates the part this concern took in the early preparations for the war, as it shows some of the first structures authorized by the Government. During last year, in addition to the large amount of private undertakings, the Turner Construction Company contracted to erect a number of large buildings for direct Government occupancy, including the eleven-story warehouse at the Brooklyn Navy Yard, the buildings for the Bureau of Standards at Washington, D. C., and cantonments at all of the five forts in New York Harbor. All of these are shown in the accompanying illustration.

Considerable interest is attached to the construction of the naval warehouse in the Brooklyn Navy Yard. War was declared April 6, 1917, and less than one week later the United States Navy Department, recognizing the economic value of reinforced concrete and the rapidity with which buildings could be erected by the use of this medium, negotiated with the Turner company for the construction of the large warehouse required at the Brooklyn base. A contract was drawn, calling for a ten-story building with ground dimensions of 180 x 360 feet and to cost nearly \$1,500,000. The contract was signed April 28, stipulating that work be completed by December 13. On May 1 work was commenced, and operations were pushed with all speed possible compatible with sound and safe construction. Meanwhile the Navy Department decided to add an extra story to the height of the building, but even with this additional 10 per cent. building operations were finished and the structure turned over ready for occupancy November 1, or six weeks before the expiration of the contract time.

During the past year Federal demands upon the organization have grown more and more exacting until at the present time 94 per cent. of the work under construction, not-

withstanding the greatly enlarged organization and facilities of this company, is for Government account, with the major portion of the remaining 6 per cent. for industrial buildings being erected for firms which have important contracts to supply munitions and foodstuffs to the army and navy.

At the present time the Turner Construction Company has under construction some of the largest structural operations ever undertaken, and they are all for the use of the United States in winning the war for world democracy. At Washington, D. C., work is progressing rapidly on the office buildings for the Army and Navy Departments. These structures involve a total floor area of 1,885,000 square feet, and will require for their completion about 107,299 barrels of Portland cement, 4,500 concrete piles, 38,100 tons of sand, 81,500 tons of gravel, 4,507 tons of reinforcing steel, 3,395,000 board feet of lumber for forms and provide employment for a maximum average of 3,200 workmen.

The large Navy Supply Base that is under construction just north of the Bush Terminal in Brooklyn is another mammoth undertaking considering the speed with which the construction has been pushed and the gratifying results obtained. This operation involved the mixing and placing of 140,000 cubic yards of concrete, which requires 250,000 barrels of cement and 6,000 tons of steel reinforcement. About 7,500,000 board feet of lumber has been required in form construction and nearly ten miles of railroad track will be laid to handle the traffic that will enter and depart from these buildings after they are completed. The total floor area of all four buildings is 2,275,635 square feet, which is more than three times the amount in the new warehouse built at the Brooklyn Navy Yard in 1917. Progress on this job has been notable and now three of the big buildings are under roof and partially occupied. The work will probably be completed several weeks ahead of contract time.

Overtopping in both sizes and cost all other structures ever undertaken by the Turner Construction Company, as well as being by long odds the largest Federal project within the boundaries of the metropolitan district, is the new Army Supply Base, recently started just south of the Bush Terminal in Brooklyn. This operation will involve the expenditure of more than \$40,000,000. The project includes the construction of buildings which provide for more than 4,000,000 square feet of fireproof floor space in a structure, nearly 1,000 feet square, nine stories in height.

The Turner Construction Company now employs more than 10,000 workmen on all operations and in about six weeks will have in the neighborhood of 14,000 men at work.



COMPOSITE VIEW OF BUILDINGS ERECTED IN 1917, SHOWING EARLY FEDERAL WORK.



# CURRENT BUILDING OPERATIONS

**L**OCALLY there have been no marked developments in the building situation during the past week. A number of large and important structural projects are held in abeyance owing to the impossibility of obtaining fabricated steel for their construction, but there is an excellent volume of small operations under way and projected that are maintaining life in the building industry.

The construction of new garages has recently developed into one of the most prominent features of the building situation with Manhattan and Brooklyn both figuring largely in activity of this character. Alteration projects also are quite numerous and from the plans in preparation in the offices of the architects business of this type should continue for some time. The bulk of the alteration jobs are for the remodeling of dilapidated business properties for new occupancies and the alteration of old-fashioned dwellings into small apartments. This phase of activity has been exceptionally noticeable and will be of material assistance in housing the rapidly growing population.

During the week some Federal operations of gigantic size were announced and it is expected that the plans for these projects will be finished soon and contracts awarded. Government work naturally remains as the dominating factor in the building situation and undoubtedly will remain so as long as the war lasts. Probably the most important general contract for Government work placed this week was the one obtained by Post & McCord, 101 Park avenue, for the construction of barracks, mess halls and dispensaries, along the Shore Road from 65th street to Fort Hamilton, in Brooklyn, and which is said to involve the expenditure of more than \$1,250,000.

The building material markets are not particularly active and while some branches are reporting a good demand for materials, particularly those supplying contractors for Federal work or the Government direct, others are slow due to the lack of general large construction work. Prices are well-sustained, however, and what movement is noticeable has an upward trend.

Traffic conditions have improved somewhat during the past week or so in this territory under the Federal control of the transportation facilities. The rail congestion has been relieved to a great extent and water transportation is considerably better than it has been.

**Common Brick.**—Actual market conditions are about the same as they have been for three or four weeks past but beneath the surface there is a feeling that increased activity will come with the early autumn. This is due no doubt to the increasing number of inquiries that have been manifest during the week. Prices for Hudson River common brick are firm at \$11.50 to \$12 a thousand, to dealers in cargo lots and it would not be surprising if the latter figure shortly became the ruling price on all sales. There is no great amount of brick in reserve in the wholesale market and the arrivals from up-river points are relatively light owing to the scarcity of labor needed to load brick barges. At the present time the sales are about equaling the arrivals. The situation along the river is extremely quiet. Producers who started their yards are yet operating but at a very low rate of production and from all accounts the season will close early and will end with only a small proportion of the amount of brick usually held

over, under cover. Conditions in the Raritan district are practically unchanged and at this writing it is difficult to predict the future. Raritan brick are still out of the New York market and will be until both building and manufacturing conditions are radically improved.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, July 19, 1918. Condition of market: Demand fair. Prices firm. Quotations: Hudson Rivers, \$11.50 to \$12 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 8; sales, 14. Distribution: Manhattan, 2; Brooklyn, 6; New Jersey points, 5; outside, 1.

**Hollow Tile.**—A committee representing the principal manufacturers of hollow tile in the United States recently appeared before the War Industries Board at Washington, for a hearing regarding securing priority orders for the shipment of their product and securing raw materials required to operate their plants. The hearing brought out that a considerable quantity of hollow tile was required in connection with Federal structural operations, that it was

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$11.50@ \$12.00

Raritan common.....No quotation

Second hand common, per load

of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —

¾ in. ....No quotation

Paving gravel .....No quotation

P. S. C. gravel .....No quotation

Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

City brands, oiled, 5 bbl. lots..\$1.82@ —

Less than 5 bbls..... 1.83@ —

**Turpentine:**

Spot in yard, N. Y., per gal....\$0.73@ \$0.75

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 28 ft.....\$44.50@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 34.50@ —

Hemlock, W. Va., base price

per M..... 34.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

Wide cargoes ..... 52.00@ 56.00

Add \$1.00 per M. for each inch in width

over 12 ins. Add \$1.00 per M. for every 2

ft. over 20 ft. in length. Add \$1.00 per M.

for dressing.

**Lath** (Eastern spruce f. o. b. N. Y.):

Standard slab .....\$5.00@ \$5.25

Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....\$70.00@ —

Cypress shingles, 6x18, No. 1

Hearts .....10.00@ —

Cypress shingles, 6x18, No. 1

Prime ..... 8.50@ —

Quartered oak .....95.00@ 107.50

Plain oak ..... 75.50@ —

**Flooring:**

White oak, quartered, select.\$60.00@ \$64.00

Red oak, quartered, select.... 60.00@ 64.00

Maple No. 1..... 51.25@ —

Yellow pine, No. 1, common

flat ..... 39.50@ —

N. C. Pine, flooring, Norfolk.. 42.00@ —

**Sand—**


Screened and washed Cow Bay.

500 cu. yds. lots, wholesale..\$1.25@ —

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# MATERIALS AND SUPPLIES

used by war industries and also for the construction of silos and other essential farm buildings. The conclusion was reached that the industry should be accorded preferential treatment to the extent necessary to produce the tile required by the Government and no more.

**Structural Steel.**—Continued Government demand for steel both for building operations and for the manufacture of munitions is the prominent feature of the present situation and according to the present outlook there will be no change for some time to come. Although fabricators are now permitted to fill a limited number of small orders without priority certificates there is but slight disposition to do so owing to the large volume of priority business on hand. There is no great amount of steel available other than that destined for Federal consumption. Business in fabricated material is almost entirely confined to direct Government projects and a number of large private operations are being held in abeyance pending a change in the situation that will permit the delivery of required steel for their construction.

**Lumber.**—The market for lumber continues fairly active in both wholesale and retail branches. Consumers, with the exception of building interests, are ordering heavily, and the Government requirements seem to grow steadily in volume. Prices are strong and advancing with regularity, and at the present writing there is no prediction of a recession for a long time to come. The matter of deliveries is now of paramount importance, as stocks are almost uniformly low and broken, and the price is generally predicated upon ability to deliver. The transportation situation has improved somewhat during the past few weeks, and lumber is coming into the local markets in better volume, but there still remains plenty of room for betterments in the traffic facilities, which, if they were further improved, would hearten the lumber industry as would no other single factor.

**Portland Cement.**—Both manufacturers and dealers are satisfied with the situation as far as this commodity is concerned. Producers are busy as possible considering the scarcity of labor to operate their plants, and the report comes from the Lehigh Valley that

practically every plant in the district is now in operation, with some working both day and night shifts. This is said to be the first time in a number of years that such a high percentage of plants were working. The demand for Portland cement continues firm, and with the governmental requirements steadily growing in volume the industry will have about all the business that it can possibly handle for many months to come. Prices are firm and will undoubtedly remain at their present levels for some time.

**Wire Products.**—The Government recently placed an order for 51,000 tons of barb wire for shipment to France and additional quantities are likely to be ordered at almost any time. The scarcity of steel has materially reduced the output of wire products and it is said that the mills are only operating at the rate of sixty to seventy per cent of their normal capacity. Almost the total output is being diverted to direct or indirect Federal requirements. Prices are firm and unchanged at \$3.50 base per keg for wire nails and \$3.75 per hundred pounds for bright basic wire.

**Linseed Oil.**—The oil market is strong despite the decreased demand for the commodity from both building interests and manufacturing consumers and prices have sharply advanced with current quotations at \$1.82 a gallon for raw city brands in lots of five barrels or more. Owing to the scarcity of flaxseed several of the largest crushers have withdrawn from the market and this factor has operated to strengthen the situation.

**Cut Nails.**—There is considerable scarcity of this product as Government departments have taken over large supplies of cut nails in carload lots for military construction. Jobbers' stocks are extremely low and the mills are not producing much in excess of fifty per cent of normal capacity on account of the lack of steel. Prices are firm with quotations for carload or larger lots \$4 base per keg, f.o.b. Pittsburgh.

**Cast Iron Pipe.**—Municipal business is almost entirely out of the market, a fact that is said to be due to the inability of city governments to finance new improvements at this time. Private demands are light and manufacturers are for the most part concerned with Federal requirements. Prices are unchanged.

## IN LOCAL WHOLESALE MARKETS

<b>Plaster</b> —(Basic prices to dealers at yard, Manhattan):		<b>Hollow Tile</b> (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Mason's finishing in 100 lbs. bags, per ton.....\$23.00@ —		<b>Exterior</b> —	
Dry Mortar, in bags, returnable at 30c. each per ton.. 14.05@ —		4x12x12 in., per 1,000..... —	
Block, 2 in. (solid), per sq. ft.....\$0.08		6x12x12 in., per 1,000..... —	
Block, 2-in. (hollow), per sq. ft.... .09		8x12x12 in., per 1,000..... —	
Boards, ¼ in. x 8 ft......12½		10x12x12 in., per 1,000..... —	
Boards, ¾ in. x 8 ft......15½		12x12x12 in., per 1,000..... —	
<b>Structural Steel</b> (Plain material at tide-water, cents per lb.):		<b>Interior</b> —	
Beams & channels up to 14 in.3.245@ —		3x12x12 in., per 1,000..... —	
Beams & channels over 14 in.3.245@ —		4x12x12 in., per 1,000..... —	
Angles, 3x2 up to 6x8.....3.245@ —		6x12x12 in., per 1,000..... —	
Zeas and tees.....3.245@ —		8x12x12 in., per 1,000..... —	
Steel bars, half extras.....3.245@ —		Trap rock, 1½ in. (Nominal)....\$2.00@ —	
<b>Building Stone</b> —		Trap rock, ¾ in. (Nominal).... 1.95@ —	
Indiana limestone, per cu. ft.....\$1.14		Crushed limestone, 1½ in..... 1.70@ —	
Kentucky limestone, per cu. ft..... 1.50		Crushed limestone, ¾ in..... 1.80@ —	
Brier Hill sandstone, per cu. ft..... 1.50		<b>Lime</b> (standard 300-lb. bbls.):	
Gray Canyon sandstone, per cu. ft... .95		Eastern common, wholesale price.....\$2.50@ —	
Buff Wakeman per cu. ft..... 1.50		Eastern finishing, wholesale price.....\$2.70@ —	
Buff Mountain, per cu. ft..... 1.50		Hydrated common (per ton)...15.20@ —	
North River bluestone, per cu. ft.... 1.05		Hydrated finishing (per ton)...17.20@ —	
Seam face granite, per sq. ft..... 1.00		<b>Window Glass.</b> Official discounts from manufacturers' lists:	
S. Dover marble (promiscuous mill blocks), per cu. ft..... 2.00		Single strength, A quality, first three brackets.....80%	
White Vermont marble (sawed), New York, per cu. ft..... 3.00		B grade, single strength, first three brackets.....82%	
		Grades A and B, larger than the first three brackets, single thick.....79%	
		Double strength, A quality.....80%	
		Double strength, B quality.....82%	



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### Rules Adopted.

The Board of Standards and Appeals this week adopted twenty of the proposed forty-three Rules for the Construction, Maintenance and Operation of Elevators and set Tuesday morning, July 30, for a public hearing and action on the remaining twenty-three rules. The method of revision adopted by the chairman, Capt. John P. Leo, apparently proved quite satisfactory to the building and elevator interests which were represented at the hearing. The revision of the rules had been prepared by a committee consisting of the building superintendents of the five boroughs, assisted by Edward F. Hammel, engineer of the board, and Patrick Foley, elevator expert of the Manhattan Bureau of Buildings. This tentative revision was published and typewritten suggestions and criticisms were invited. These were examined by the committee and the engineers prior to the public hearing and as each rule was taken up the committee recommended, where it thought it advisable, changes in accordance with suggestions received. In this way the first twenty rules were perfected with comparatively little discussion. The appended printed sheets show the first twenty rules as amended and adopted and the other twenty-three rules with amendments suggested by the public incorporated therein. The hearing on July 30 will be on Rules 21 to 43 inclusive.

### PERSONAL AND TRADE NOTES.

**Maximilian Zipkes**, architect, announces that he has moved his office from 405 Lexington avenue to 3291 Broadway.

**Cuban Portland Cement Co.** announces its change of name to the Cuban Portland Cement Corporation, with offices at 347 Madison avenue.

**Robert F. Atkins**, eastern credit manager, Universal Portland Cement Co., recently resigned to become credit manager of the Emergency Fleet Corporation.

**D. H. Canfield**, architect, has recently been commissioned Captain in the Engineers Reserve Corps, U. S. A., and is stationed at Washington, D. C., in the office of the Quartermaster General.

**DeRose & Cavalieri**, architects, formerly at 148th street and Third avenue, the Bronx, have discontinued their offices for the period of the war and have entered the service of the Government.

**A. Pearson Hoover**, of the firm of Goodrich, Hoover & Bennett, consulting engineers, has been commissioned as major in the quartermaster corps, National Army, and assigned to duty in the construction division.

**George A. Johnson**, consulting sanitary engineer, New York City, has been commissioned major in the Quartermaster Corps, National Army, and will be attached to the construction division, maintenance and repair branch, with headquarters at Washington.

**Crane Packing Co.**, Chicago, Ill., has moved its New York office to larger quarters in the Park Row Building and has appointed Julian N. Walton as New York manager. A. W. Payne, formerly manager of the local district, has been appointed sales manager for the United States and Canada, with headquarters in the home office in Chicago.

**F. G. Randall**, vice-president of the Queensboro Corporation, who is now serving as a Y. M. C. A. secretary in France, has written an interesting letter about his work to Mr. Howe, which states in part:

"The Y. M. C. A. is very well thought of by the French civil population except that portion of it that runs cafes and other resorts, and, needless to say, it is very unpopular with these people. The athletics, movies, concerts and other wholesome amusements are a fine substitute for the other things that have filled the leisure hours of other armies."

**F. Ray Howe**, secretary of the Queensboro Corporation, who is a member of

the War Industries Committee and chairman of the Committee on Sewers of the Chamber of Commerce of the Borough of Queens, has accepted a position with the Department of Labor in Washington as assistant to Allen Robinson, who will have charge of the management of all the houses throughout the United States erected by the Government for the employees of industrial establishments engaged in war work. Mr. Howe had charge of the construction and management of the large apartments at Jackson Heights erected by the Queensboro Corporation. He commenced his new duties in Washington on July 15.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**BROOKLYN, N. Y.**—Plans will be prepared privately for improvements to the central power plant at the Brooklyn Navy Yard for the U. S. Government, Navy Department, Bureau of Yards and Docks. Appropriation of \$750,000 granted. Plans will be prepared privately.

**BROOKLYN, N. Y.**—Appropriation has been granted for the construction of hospital buildings at Brooklyn for the U. S. Government, Navy Department, to cost about \$1,400,000. Private plans.

**TOMPKINSVILLE, S. I.**—U. S. Government, Jos. T. Yates, lighthouse inspector, contemplates an addition to the machine shop at Tompkinsville, S. I., to cost about \$30,000, for which plans will be prepared privately.

**WEST POINT, N. Y.**—The U. S. Government, War Department, has obtained an appropriation for the construction of a cadets' barracks and quarters at West Point Military Academy, for which plans will be prepared privately. Cost, \$500,000.

**WEST POINT, N. Y.**—Private plans will be prepared for a garage to cost about \$10,000 to be erected at the West Point Military Academy for the U. S. Government. Appropriation has been granted.

**PELHAM, N. Y.**—An appropriation of \$900,000 has been granted for the erection of hospital buildings at Pelham Bay Park Naval Training Station for the U. S. Government, Navy Department. Plans will be prepared privately.

**LAKE DENMARK, N. J.**—Plans have been prepared privately for 2-sty frame extensions to the marine barracks at Lake Denmark, N. J., for the U. S. Government, Navy Dept., C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C., owner. Cost, approximately \$60,000.

### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

**MANHATTAN.**—The U. S. Government, Hon. A. S. Burleson, Postmaster General, Washington, D. C., is taking bids, to close 3 p. m., July 31, for the construction of a 4-sty brick and stone Assay Office at the corner of Wall and Nassau sts, from plans by James A. Wetmore, acting supervising architect, Treasury Dept., and York & Sawyer, 50 East 41st st, architects. John Hollis Wells, 32 Nassau st, consulting engineer. Cost, about \$800,000.

**OVERBROOK, N. J.**—The Board of Chosen Freeholders of Essex County, N. J., Thomas W. Smith, Chairman, Court House, Newark, N. J., will take bids until 2 p. m., Aug. 7, upon the construction of coal pockets, coal conveyors and equipment at the Essex County Hospital, from plans by Kunyon & Carey, 845 Broad st, Newark, engineers. Construction will be of reinforced concrete.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS & TENEMENTS.

**MADISON AV.**—C. B. Brun, 405 Lexington av, has plans in progress for alterations to the 4-sty brick and stone residence at 514 Madison av into stores, apartments, and studios for Joseph Villari, owner, on premises. Cost, about \$10,000.

**10TH ST.**—Ferdinand Savignano, 6005 14th av, Brooklyn, has completed plans for alterations to the 3-sty brick store and tenement at 126 West 10th st for Maud I. Marshall, 47 St. Johns pl, Brooklyn, owner. Cost, \$4,000. Architect is ready for estimates on general contract.



## DWELLINGS.

58TH ST.—W. Williams, 2 West 33d st, has completed plans for alterations to the 3½-sty brick dwelling at 227 East 58th st for T. S. Tailer, 11 East 61st st, owner. Work consists of removing wall and partitions, new stairs, and fireproofing. Cost, \$3,500.

## STABLES AND GARAGES.

25TH ST.—Edward L. Larkin, 259 West 34th st, has completed plans for a 1-sty brick garage at 417 West 25th st for the Hencken Realty Co., H. Hencken, president, 543 West 28th st, owner and builder. Cost, \$5,000.

52D ST.—S. Cohen, 32 Union sq, has prepared plans for alterations to the 4-sty brick garage at 112 West 52d st for Ruth Wallace, 112 West 52d st, owner. Cost, \$4,000.

45TH ST.—Louis Sheinart, 192 Bowery, has completed plans for a 1-sty brick garage, 50x100 ft, at 240-242 East 45th st, for Harry Aaronson, Inc., 200 5th av, owner. Cost, \$10,000. Architect will soon call for bids on general contract.

## STORES, OFFICES AND LOFTS.

THIRD AV.—M. J. Harrison, 63 Park Row, has completed plans for alterations to the department store at 1008 Third av for Bloomingdale Bros., Third av and 59th st, owners. Cost, \$20,000. Owner will take bids on general contract.

BROADWAY.—B. H. & N. C. Whinston, 148th st and Third av, have completed plans for alterations to the 3-sty brick store and office building, consisting of new front, stairs, and installing new stores, at 1612 Broadway for H. Brash, owner. Cost, \$9,500. Architect will soon take bids on general contract.

31ST ST.—C. H. Gillespie, 1123 Broadway, has completed plans for alterations to the residence at 11 West 31st st into stores and lofts, 5-sty, 25x52, for Henry A. Collins, Jr., 254 West 20th st, owner. Cost, \$5,000.

## THEATRES.

AMSTERDAM AV.—Thomas W. Lamb, 644 8th av, has finished plans for alterations to the 3-sty brick theatre to increase the seating capacity at 1801 Amsterdam av for Edward Morrison, 53 Exchange pl, owner. Cost, \$25,000.

## Bronx.

## DWELLINGS.

GREYSTONE AV.—W. O. Tait, 476 Rossmore av, Bronxville, N. Y., has completed plans for a 2-sty hollow tile and stucco dwelling, 25x46 ft, at the northwest cor of Greystone av and Waldo av, for Cornelius M. Breen, 485 East 180th st, owner. Cost, \$8,000.

## STABLES AND GARAGES.

EAGLE AV.—Dunnigan & Crumley, 3d av and 149th st, have prepared plans for a 1-sty brick and stone garage, 110x100 ft, on the east side of Eagle av, 102 ft south of 158th st, for John O'Leary, 991 East 157th st, owner and builder. Cost, \$20,000.

## STORES, OFFICES AND LOFTS.

MORRIS AV.—J. P. Boyland, 4780 Third av, has completed plans for five 1-sty brick stores, 40x93 ft, at the northeast cor of Morris av and Fordham rd, for the Fordham Holding Co., M. K. Kelly, president, 182 Broadway, owner. Patrick Murphy, 371 East 144th st, has the general contract. Total cost, \$12,000.

163D ST.—Frank S. Parker, 101 Park av, has completed plans for ten 1-sty brick stores on plot 150x200 ft, at the northwest cor of 163d st and Southern blvd, for the D. & D. Realty Co., 148th st and Willis av, owner. Patrick Murphy, 371 East 144th st, has the general contract, and work will be started at once. Total cost, \$60,000.

## Brooklyn.

## DWELLINGS.

76TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty brick dwelling, 28x44 ft, in the south side of 76th st, 240 ft west of Ridge blvd, for Bernard Reens, 134 Broad st, Manhattan, owner and builder. Cost, \$15,000.

51ST ST.—F. W. Eisenla, 650 68th st, has prepared plans for a 2-sty frame dwelling, 18x45 ft, in the south side of 51st st, 80 ft east of 16th av, for Harris Wilner, 4706 13th av, owner and builder. Cost, \$5,000.

MERMAID AV.—Geo. H. Suess, 2920 Railroad av, has completed plans for two 2-sty brick dwellings, 20x27 ft, at the southwest cor of Mermaid av and West 29th st, for Jennie Abelson, 20 Bay 23d st, owner and builder. Cost, \$7,000.

ROCKAWAY AV.—H. A. Weinstein, 30 Court st, has prepared plans for alterations and extension to the 2-sty frame dwelling at 990 Rockaway av, for Julius Taft, 1002 Rockaway av, owner. Cost, \$4,000.

ROCKAWAY AV.—Cohn Bros., 361 Stone av, have completed plans for a 2-sty brick dwelling, 25x90 ft, with store on the east side of Rockaway av, 125 ft north of Pitkin av, for Morris Smirling, 408 Rockaway av, owner. Cost, about \$12,000.

5TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 3-sty brick dwelling, 21x55 ft, with store, on the west side of 5th av, 107 ft north of 80th st, for the Beverly Building Co., 44 Court st, owner and builder. Cost, \$9,000.

EAST 43D ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 1½-sty brick two-family dwelling, 20x53 ft, in the east side of East 43d st, 380 ft north of Suydam av, for the Brody Constn Co., 1143 Fulton st, owner and builder. Cost, \$9,000.

81ST ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame residence, 32x37 ft, in the south side of 81st st, near Colonial rd, for the Curtin Hill Improvement Co., owner, c/o architect. Cost, about \$10,000. Architects will soon be ready for estimates on general contract.

WEST 24TH ST.—A. D. Hinsdale, 3001 Surf av, has completed plans for four 2-sty brick two-family dwellings, 20x55 ft each, in the west side of West 24th st, 150 ft north of Surf av, for Emil Heneberger, 3005 Surf av, owner and builder. Total cost, \$20,000.

78TH ST.—F. W. Eisenla, 650 68th st, has completed plans for a 2-sty brick dwelling, 17x46 ft, in the south side of 78th st, 209 ft east of 6th av, for Patrick J. Carley, 480 72d st, owner and builder. Cost, \$5,000.

DE KALB AV.—Voss & Lauritzen, 65 De Kalb av, have completed plans for alterations and extension to the 3-sty brick dwelling and office at the northeast cor of De Kalb and Vanderbilt avs, for Frank Dalton, 54 S. Elliott pl, owner. Cost, \$3,500.

STILLWELL AV.—C. P. Canella, 1163 Herkimer st, has prepared plans for a 2-sty brick dwelling, 20x52 ft, on the west side of Stillwell av, 55 ft north of Bay 50th st, for O. Restuecia, 120 Bay 46th st, owner, who will soon take bids on general contract. Cost, \$5,000.

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# FACTORIES AND WAREHOUSES.

N. 9TH ST.—E. A. Fichter, 19 Medina pl, Elmhurst, L. I., has completed plan for a 1-sty brick factory and storage building, 81x75x200 ft, in the north side of N. 9th st, 55 ft west of Roebling st, for Mary I. Gallagher, 215 N. 8th st, owner. Cost, about \$20,000.

PARK AV.—Max Hirsch, 215 Montague st, has prepared plans for a 4-sty brick, mill construction, factory, 50x67 ft, on the south side of Park av, 20 ft east of Navy st, for Alfonzo Menaco, 71 Navy st, owner, who will take bids on general and separate contracts. Cost, \$25,000.

# SCHOOLS AND COLLEGES.

DE KALB AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 2-sty brick school building, to be located on the north side of De Kalb av, 36 ft east of Tompkins av, for the Eastern District Business School, owner.

# STABLES AND GARAGES.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty brick and concrete garage, 110x100 ft, to cost about \$28,000. Exact location and name of owner will be available later.

HAVEMEYER ST.—Jas. McKillop, 154 India st, has prepared plans for a 1-sty brick garage, 53x45 ft, in the east side of Havemeyer st, 46 ft west of 6th st, for Marie Barbella, 265 West 6th st, owner. Cost, \$2,500.

RAYMOND ST.—W. H. Ludwig, 801 Eastern Parkway, has finished plans for a 1-sty extension to the brick garage at 82-88 Raymond st, 40 ft west of Myrtle av, for H. Schaefer & Geo. Leaver, owners, on premises. Cost, \$12,000.

GRAND AV.—Cohn Bros., 361 Stone av, have prepared plans for a 1-sty brick garage, 100x100 ft, on the west side of Grand av, 92 ft south of Park av, for Jessie Kestenbaum, 229 6th av, owner and builder. Cost, \$20,000.

RALPH AV.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 100x100 ft, at the southeast cor of Ralph av and St. Johns pl, for David Scrota, 1359 Eastern Parkway, owner and builder. Cost, \$20,000.

SHORE RD.—Chas. Werner, 316 Flatbush av, has prepared plans for a 1-sty brick garage, 20x35 ft, at the northeast cor of Shore rd and 95th st, for John Moran, 9 2d pl, owner. Cost, \$3,000.

EAST 17TH ST.—Shampan & Shampan, 772 Broadway, have completed plans for two 1-sty brick garages, 18x22 ft, in the west side of East 17th st, 16 ft north of Cedar st, for Louis Montaltine, 1320 East 17th st, owner and builder. Total cost, \$3,000.

POWERS ST.—H. J. Nurick, 957 Broadway, has finished plans for alterations to the 1-sty brick and stone stable into garage, in the south side of Powers st, 94 ft east of Union av, for Benjamin Bender, 517 Grand st, owner and builder. Cost, \$5,000.

GERRY ST.—C. P. Canella, 1163 Herkimer st, has finished plans for a 1-sty brick garage, 100x100 ft, in the north side of Gerry st, 150 ft east of Harrison av, for Kalmen Rens, 77 Gerry st, owner, who will take bids on general contract. Cost, about \$20,000.

4TH AV.—M. A. Cantor, 371 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, at the northwest cor of 4th av and 5th st, for the Martin Garage Co., Martin Bloom, president, 4815 3d av, owner. Cost, about \$40,000.

CLIFFORD PL.—Gustave Erda, 826 Manhattan av, has prepared plans for a 1-sty brick garage, 25x34 ft, at the southwest cor of Clifford pl and Calyer st, for Thomas Anderson, owner, on premises. Cost, \$2,500.

# STORES, OFFICES AND LOFTS.

MONTAGUE ST.—G. B. Beaumont, 286 5th av, Manhattan, has completed plans for a 3-sty brick extension, 22x100 ft, with limestone front, to the office building at 188 Montague st, 225 ft west of Court st, for the Lawyers Title & Trust Co., 160 Broadway, Manhattan, owner. Cost, about \$70,000.

# THEATRES.

GRAND ST.—Thomas W. Lamb, 644 8th av, Manhattan, has completed plans for alterations to the 2-sty brick theatre in the south side of Grand st, 192 ft east of Bedford av, for the Comedy Amusement Co., Jacob Loeb, pres., 126 West 46th st, Manhattan, owner. Cost, \$15,000.

# MISCELLANEOUS.

FRESH POND ROAD.—A. W. Brunner, 101 Park av, Manhattan, has prepared plans for a mausoleum to be erected in Beth Olom Field Cemetery, for M. J. Stroock, owner, care architect.

# Queens.

# APARTMENTS, FLATS & TENEMENTS.

JAMAICA, L. I.—Plans have been prepared privately for three 3-sty brick tenements, 25x57 ft, on the west side of Flushing av, 125 ft north of Willett st, for I. Wohl, 111 Flushing av, Jamaica, L. I., owner and builder. Total cost, \$27,000.

# DWELLINGS.

ARVERNE, L. I.—S. S. Pollick, 137 Beach 65th st, Arverne, has prepared plans for a 2-sty frame dwelling, 20x26 ft, in the west side of Beach 68th st, 320 ft south of Amstel blvd, for Paul C. Carew, 60 Ridge rd, Orange, N. J., owner. Cost, \$4,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, has prepared plans for a 2½-sty frame dwelling, 18x63 ft, at the southeast corner of Tilly st and Clinton av, for the Spartan Realty Co, 66 Orange st, Brooklyn, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—W. Welgan, 45 West 34th st, Manhattan, has completed plans for a 2-sty brick dwelling, 8x41 ft, in the east side of Orchard st, 140 ft north of Oceanview av, for the First Ward Building Co, 221 Alsop st, Jamaica, owner and builder. Cost, \$4,500.

HOLLIS, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plans for a 2½-sty frame dwelling, 22x36 ft, at the northeast corner of Chichester and Catskill avs, for Wilmot D. Losee, 1726 Hotel av, Woodhaven, L. I., owner and builder. Cost, \$5,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 2-sty frame 2-family dwelling, 17x55 ft, on the east side of 11th av, 250 ft north of Ditmar av, for P. Vecchiarelli, owner and builder, on premises. Cost, \$3,500.

QUEENS, L. I.—Cowden Henry, Vaughn av, Jamaica, L. I., has completed plans for a 2½-sty frame dwelling 27x30 ft, on the east side of Springfield blvd, 220 ft south of Walnut st, for Thomas A. Thompson, Dunton, L. I., owner. Cost, \$10,500.

RIDGEWOOD, L. I.—William Von Selde, 2188 Metropolitan av, has completed plans for a 2-sty brick dwelling, 26x64 ft, with store, in the west side of Decatur st, 325 ft East of Forest av, for I. Goodzeit, 9 Wayne st, Middle Village, L. I., owner and builder. Cost, \$15,000.

RICHMOND HILL, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, has finished plans for ten 2-sty frame dwellings, 20x30 ft, in the east side of Edisto st, 200 ft south of Roanoke av, for Wm. R. Gibson Co., 766 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$25,000.

WOODHAVEN, L. I.—G. E. Crane, Richmond Hill, L. I., has prepared plans for a 2-sty frame dwelling, 16x39 ft, on the west side of Lott av 200 ft south of Syosset st, for the Chevron Realty Co., Jamaica av and Rector st, Woodhaven, L. I., owner and builder. Cost, \$3,000.

HILLSIDE PARK, L. I.—B. Dreisler, 153 Remsen st, Brooklyn, is preparing plans for a 2½-sty frame and stucco residence with garage at Hillside park, for Mrs. Florence P. Smith, owner, care architect. Cost, \$10,000. Architect will take estimates.

# Richmond.

# DWELLINGS.

NEW BRIGHTON, S. I.—Jos. Kenan, 400 Jersey st, New Brighton, has completed plans for alterations to the 3-sty frame dwelling with store, including an extension in the west side of Jersey st, 90 ft west of Center st, for Ida Goodman, owner, on premises. Cost, \$7,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, to be built on the north side of Rice av, 100 ft west of Fairview av, for J. F. Bowle, 29 Clinton av, Port Richmond, owner. Cost, \$5,500. E. K. Whitford, 1457 Castleton av, Port Richmond, general contractor.

CLIFTON, S. I.—The American Red Cross Association, 44 East 23d st, Manhattan, has had plans prepared privately for two 2-sty frame dwellings for officers, 30x35 and 26x100, at Fox Hills, Clifton, S. I. Owners will take bids.

WEST BRIGHTON, S. I.—F. B. Steiner, 64 Livingston av, West Brighton, has completed plans for a 2-sty frame dwelling on Peton av, 105 ft north of Henderson av, for A. Seaton, 143 Bodine st, West Brighton, owner. Cost, \$5,000.

# Nassau.

# BANKS.

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have completed plans for a 1-sty brick bank building on Audrey av, for the Oyster Bay Bank, E. M. Griffin, president.

# Westchester.

# DWELLINGS.

YONKERS, N. Y.—A. J. Benline, 401 Tremont av, New York City, has completed plans for alterations to the shop at 4 Edgewood st, into 2-family dwelling, 20x50 ft, for Wm. P. Smith, Mt. Vernon av, Mt. Vernon, N. Y., owner and builder. Cost, \$2,500.

MT. VERNON, N. Y.—A. J. Benline, 401 Tremont av, New York City, has completed plans for a 2-sty brick dwelling, 30x55 ft, with store, in the south side of West 6th st, 50 ft west of S 5th av, for Nick Radogna, 40 West 6th st, Mt. Vernon, owner. Cost, \$12,000.

SOUTH YONKERS, N. Y.—Bates & How, 33 West 39th st, Manhattan, have been retained as architects for the housing development to be located near Park Hill, South Yonkers, N. Y., for the Garden Residence Corp., W. A. Pease, pres., 50 East 42d st, Manhattan, owners. About 40 dwellings will be erected, to cost about \$6,500 each.

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**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**EAST ORANGE, N. J.**—Wm. Garrabrants, 343 Main st, East Orange, has prepared plans for a 2-sty frame, 4-family flat, 31x60 ft, at 71 Telford st, for Frank Leprate, 75 Telford st, owner, who is ready for estimates on separate contracts. Cost, \$8,000.

**BAYONNE, N. J.**—Eugene Reilly, 63 West 34th st, Bayonne, has completed plans for a 2-sty brick tenement, to accommodate ten families, at 41 to 47 West 4th st, for P. J. Fitzpatrick, Av C, near 5th st, Bayonne, owner and builder. Cost, \$16,000.

**DWELLINGS.**

**ELIZABETH, N. J.**—Chas. W. Oakley, 1259 Clinton st, Elizabeth, has been selected as the architect for the Government housing development at Elizabeth, for the U. S. Government, Committee on Industrial Housing, Otto M. Eidlitz, director. About \$3,500,000 will be expended. Details will be available later.

**NEWARK, N. J.**—R. Calabrese, North Arlington, N. J., has finished plans for a 2-sty frame, 2-family dwelling, at 691 N 8th st, for Biase Lombardi, 400 Chester av, Newark, N. J., owner and builder. Cost, \$4,000.

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, has prepared plans for two 2½-sty frame dwellings, 2-family, at 302-306 Seymour av, for Abram Rudnevitz, 737 South 13th st, owner and builder. Cost, \$7,000 each.

**NEWARK, N. J.**—E. V. Warren, 31 Clinton st, is finishing plans for a 2½-sty face brick and limestone residence, 26x26 ft, with extension 10x16 ft, in Leslie st, south of Clinton av, for Harry Kruvant, 189 Bloomfield av, owner and builder. Cost, about \$10,000.

**PHILIPSBURG, N. J.**—Plans have been prepared privately for ten 2-sty brick dwellings in Morris Park, Phillipsburg, for Lewis Morganstern, 837 Northampton st, Easton, Pa., owner and builder.

**HIGH BRIDGE, N. J.**—E. H. Wenzelberger, Reeder Bldg, Easton, Pa., has plans in progress for a 2½-sty brick and stone rooming house, 41x28 ft, at High Bridge, N. J., for the Taylor-Wharton Iron & Steel Co., owners, at site.

**BLOOMFIELD, N. J.**—Fred L. Pierson, 160 Bloomfield av, is preparing revised plans for a 2½-sty frame dwelling, 31x24 ft, on Williamson av, for Joseph Garrabrants, Williamson av, owner. Cost, about \$7,000.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—Strombach & Mertens, 1091 Clinton av, have plans in progress for a 3-sty brick factory, 35x100 ft, on Wilson av, for owner and lessee to be announced later. Cost, \$22,000.

**ELIZABETH, N. J.**—The Superior Novelty Manufacturing Co., 420 High st, contemplates the reconstruction of the brick factory building recently destroyed by fire in High st, and for which details will be available later.

**NEWARK, N. J.**—Percy B. Taylor, 31 Clinton st, is preparing revised plans for a 1 or 2-sty brick warehouse, 60x300 ft, on Wilson av, near Syockton st, for the American Oil & Supply Co., 52 Lafayette st, owner. Engineer will soon call for bids on revised plans.

**SCHOOLS AND COLLEGES.**

**NEWARK, N. J.**—Louis Sontag, City Hall, Newark, N. J., has plans in progress for a 3 and 4-sty brick and reinforced concrete industrial school for boys, 225x170 ft, on Sussex av, for the Board of Education of Newark, R. D. Argue, secretary, City Hall, owner. Further details will be available later.

**STABLES AND GARAGES.**

**EAST ORANGE, N. J.**—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for 24 individual 1-sty garages, 19x24 ft, at the northwest corner of Park av and Prospect st, for Morris R. Lamb, 61 Amherst st, East Orange, owner, who is ready for estimates on separate contracts. Cost, \$10,000.

**HIGH BRIDGE, N. J.**—E. H. Wenzelberger, Reeder Bldg, Easton, Pa., has plans in progress for a 1-sty hollow tile garage, 35x21 ft, at High Bridge, N. J., for the Taylor-Wharton Iron & Steel Co., owner, at site.

**Other Cities.**

**DWELLINGS.**

**NIAGARA FALLS, N. Y.**—Dean & Dean, 137 LaSalle st, Chicago, have been selected to prepare the plans for the housing development to provide homes for Federal workmen under the U. S. Government plan of industrial housing, Otto M. Eidlitz, director. Town. Planner, John Nolan, Cambridge, Mass. Cost, \$6,000,000. Details will be available later.

**CONTRACTS AWARDED.**

All items following refer to general contracts, except those marked "sub."

**THEATRES.**

**BROOKLYN.**—Brooklyn Central Building Corp., 38 Ashland pl, has the general

contract, and Shapiro & Son, at site, the mason contract for the construction of the 2-sty brick, steel and terra cotta moving picture theatre, with roof garden, 100x141 ft, at the northeast corner of Fulton st and Rockwell pl, for the Freel Trust Co., 44 Court st, owner, from plans by Thomas W. Lamb, 644 Eighth av, Manhattan. Cost, \$250,000.

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## The Semi-annual

# INDEX

to the

## Record and Guide

For the Boroughs of Manhattan and Bronx

VOL. CI

JANUARY TO JUNE, 1918

Ready for mailing Wednesday, July 24

This index gives the page numbers of all Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings for the past six months.

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RECORD AND GUIDE CO.



## CHURCHES.

**BROOKLYN.**—Jardin Co., 507 5th av, Manhattan, has the general contract for the construction of a 2-sty brick synagogue, 60x95 ft, at the southeast corner of East 13th st and Av I, for the Jewish Community Center, 80 Broadway, Manhattan, from plans prepared by Louis Allen Abramson, 220 5th av, Manhattan. Cost, \$30,000.

**EDGEMERE, L. I.**—E. G. Vail, Jr., 189 Montague st, Brooklyn, has the general contract for the construction of a 1-sty frame and stucco synagogue, at Edgemere av and 36th st, for the Congregation Shaare Zadek, Putnam av near Reid av, Brooklyn, owner, from plans prepared by Schwartz & Gross, 347 Fifth av, Manhattan. Cost, \$15,000.

## DWELLINGS.

**CLIFTON, S. I.**—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for the construction of a 2-sty frame dwelling for officers, 26x100 ft, at Fox Hills, Clifton, S. I., for the American National Red Cross, 44 East 23d st, Manhattan, owner, from privately prepared plans.

## FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Bernard Robinson, 1368 Broadway, Manhattan, has the general contract for the construction of a 1-sty addition, 50x75 ft, of concrete, to the 1-sty factory building on the south side of Thompson st, between Orton and Manley sts, for the National Carbon Co., owner, on premises, from plans prepared by Maynicke & Franke, 25 East 26th st, Manhattan. Cost, \$10,000.

**NEWARK, N. J.**—Fredk. Fatzler Co., Inc., 810 Broad st, Newark, N. J., has the general contract for the construction of a 1-sty brick, steel and concrete factory building, 50x100 ft, in Marshall st, near Washington st, for J. A. Coe & Co., 106 Mulberry st, owner, from plans by Hughes & Horton, 31 Clinton st, architects. Cost, \$14,000.

## HOTELS.

**MANHATTAN.**—J. C. Udall, 29 West 34th st, has the general contract for alterations to the 10-sty brick restaurant and hotel building on plot 100x100, at 11-17 East 45th st, for the Home Club, Pierre & Borgo, lessees, plans for which were prepared privately. Cost, \$30,000.

## SCHOOLS AND COLLEGES.

**BROOKLYN.**—James MacArthur Co., 22 Ormond pl, has obtained the general contract for the construction of the building for Public School No. 29, in the east side of Henry st, between Baltic and Harrison

sts, for the Board of Education of the City of New York, from plans prepared by C. B. J. Synder, Municipal Building, Manhattan, architect. Cost, approximately \$300,000.

**ARVERNE, L. I.**—Silberman-Schampain Co., 104 West 42d st, Manhattan, has the general contract for the construction of a 1-sty brick school, 45x78 ft, containing 8 rooms, for the Congregation Derock Emunch I. Unterberg, president, from plans prepared by Louis Allen Abramson, 220 Fifth av, Manhattan. Cost, \$10,000.

## STABLES AND GARAGES.

**MANHATTAN.**—The Butler Co., 18 West 34th st, has the general contract for the construction of a 1-sty brick and steel garage, 140x100 ft, in the south side of South st, 150 ft east of Gouverneur slip, for Jackson Bros., 101 Chambers st, owners, from plans prepared by W. B. Wills, 1181 Myrtle av, Brooklyn. Cost, \$50,000.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**NATIONAL ASSOCIATION OF PLATE & WINDOW GLASS MANUFACTURERS** will hold its annual convention at the Hotel Dennis, Atlantic City, N. J., July 23 to 25.

**NATIONAL SAFETY COUNCIL** will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

**BRONX CHAMBER OF COMMERCE** holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

**BRONX BOARD OF TRADE** holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

## CALENDAR

## CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

## HOURS OF MEETINGS.

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 a. m.  
Board of Appeals, Tuesdays, at 1.30 p. m.  
Call of Calendar, Tuesdays, at 3 p. m.

## BOARD OF STANDARDS AND APPEALS.

Tuesday, July 23, 1918, at 10 a. m.

## Petitions for Variations.

1258-18-S—311 West 40th st, Manhattan.  
1259-18-S—161-5 Perry st, Manhattan.  
925-18-S—217 East 38th st, Manhattan.  
1244-18-S—79-81 Rutgers slip, Manhattan.  
1272-18-S—41 South st, Manhattan.  
1317-17-S—174 North 4th st & 624-628 Driggs av, Brooklyn.

2336-17-S—622 640 West 57th st, Manhattan.  
2468-17-S—622-640 West 57th st, Manhattan.  
964-18-A—300-304 West 124th st, Manhattan.  
655-18-S—361-368 Thatford av.  
122-16-S—150 William st, Manhattan.  
1271-17-S—14-16 Hall st, Brooklyn.  
1525-17-S—154-156 Grand st & 173-177 Lafayette st, Manhattan. (Request to reopen.)

1225-18-S—107-109 North 1st st, Brooklyn.  
284-18-S—150 Nassau st, Manhattan.  
1085-17-S—2-10 Church st & 105-109 Liberty st, Manhattan.

1244-18-S—79-81 Rutgers slip, Manhattan.  
687-18-S—35-37 West 3d st, Manhattan.  
2056-17-S—417 Lafayette st, Manhattan.

## BOARD OF APPEALS.

Tuesday, July 23, 1918, at 1.30 p. m.

## (NO BUILDING ZONE CASES).

## Appeals from Administrative Orders.

1255-18-A—185 137th av, Queens.  
1256-18-A—1961-77 Broadway, Manhattan.  
1257-18-A—Pier ft of 30th st, Brooklyn.  
1260-18-A—2394-2400 Pitkin av, Brooklyn.  
1263-18-A—401-5 East 124th st & 2420-26 1st av, Manhattan.  
1266-18-A—22 West 60th st, Manhattan.  
1274-18-A—218 West 42d st, Manhattan.  
1275-18-A—230 Broadway, Manhattan.  
1277-18-A—315-323 Lexington av, Brooklyn.  
1278-18-A—198 Maujer st, Brooklyn.  
18-17-A—12-14 West 21st st, Manhattan.

## LEASES.

(Continued from page 74)

**CHAS. F. NOYES CO.** leased the store 128-132 White st for P. C. Wilson to the Wynkoop-Hallenbeck-Crawford Co. at an annual rental of \$4,000; space in 61 Beekman st to B. Y. Jacobson, and a suite of offices in the Lorsch Building, 37-39 Maiden la, to Isidore Holober.

**CHAS. F. NOYES CO.** leased the second floor of 261-263 Front st for a long term for Edward T. Ward's Sons to Fitzpatrick & Draper; for Cammann, Voorhees & Floyd, agents, space in 7 Pine st to E. Speiser; additional space in 27-29 Pine st to the Andrew Co. to Salomon Bros. & Hutzler, and a suite of offices on the 19th floor of the Madison Square Building for Jacob Ruppert Realty Co. to Hoffman & Berkowitz.

**THOMAS J. O'REILLY** has rented the following apartments: for Norman Realty Co. 503 West 121st st to Carrie C. Brown and Sarah V. Chollar; for Memphis Realty Co. 526 West 113th st to Laura M. & Katherine Kerr, E. V. Thomas, Bertha Strauss and Charles B. Searle; for Imperial Property Co., Inc., 490 Riverside dr to William Croxton and Lena Huston; for M. Bayard Brown 561 West 163d st to Jacob Bab and John Jacobs; for M. Mayard Brown 562 West 164th st to Charles Giden, Norman Schloss and Rebecca Wolf; for Imperial Property Co., Inc., 99 Clarmont av to Norman Henley, Nathan Hasberg, Robert Fuller and Walter Cassell.

**A. Q. ORZA** rented for A. Sermolino the 4-sty studio building at 4 Charlton st for a term of years. This building has recently been altered to meet the new situation created by the alteration of a number of houses in the block.

**A. Q. ORZA** rented store and basement at 122 Christopher st to J. Mariano; store at 11 6th av to U. La Penna, and store at 17 6th av to L. Rice & J. Obrentz.

**PEASE & ELLIMAN** rented apartments at 24 West 59th st to Lieut. Koons; 839 Park av to C. L. Alexander; 11 East 68th st to Clay A. Pierce; 149 East 40th st to J. A. Richards; 876 Park av to Charlotte R. Stillman; 49 West 57th st to Lawrence Priddy; 100 West 59th st to Esther S. Miller; 353 West 118th st to Arthur Weiser; 417 Riverside dr for Mrs. Maude Hollaway to the Rev. Dr. Lishman; 315 West 79th st for N. D. Stern to Miss Caroline S. Cummins; 350 West 71st st for the Cruikshank Co., as agents, to Moritz Rothenberger, and in 611 West 113th st to Lansing P. Wood.

**PEASE & ELLIMAN** leased for the Estate of George Maculloch Miller, which was represented by Cross & Brown as agents, to Mrs. Hunter Wilson, E. Lane Lofgren and Caroline M. Rush for a term of years the 4-sty and basement 25-ft dwelling at 270 Madison av. The building will be altered into stores and apartments.

**PEASE & ELLIMAN** have renewed the lease of the 4½-sty American basement dwelling at 318 West 91st st held by Frank I. Hecht.

**PEASE & ELLIMAN** leased for a long term of years for H. H. Landon the 5-sty, 22-ft. American basement dwelling at 40 East 51st st, between Park and Madison avs, to the Club Operating Co., to whom the same brokers leased, last week, 49 East 51st st, opposite. These houses will be furnished and small apartments will be offered for rent in them.

**PEASE & ELLIMAN** leased an apartment in 353 West 118th st to Arthur Weiser; one in 417 Riverside dr for Mrs. Maude Hollaway to the Rev. Dr. Lishman; one in 315 West 79th st for N. D. Stern to Miss Caroline S. Cummins; one in 350 West 71st st for the Cruikshank Co., as agents, to Moritz Rothenberger, and one in 611 West 113th st for Crystal & Crystal to Lansing P. Wood.

**PEASE & ELLIMAN** leased a loft, 50x100, in 31-33 East 32d st to S. L. Gellis.

**L. J. PHILLIPS & CO** leased for F. Ambrose Clark to Albert Rosenfield the dwelling at 22 West 74th st, on lot 25x102.

**RALPH RUSSO** leased a 5-sty tenement at 507 East 118th st for M. Lagone to D. Fattore for the term of 3 years.

**B. SCHECHTER** leased to a client of J. B. Wood the 6-sty apartment, 206 West 141st st, between 7th and 8th avs, for five years, at an aggregate rental of \$24,600.

**LOUIS SCHRAG** leased for the Arras Estate the store and basement in the building at 108 and 110 West 16th st to the Spear Furniture Co.; for Ida and Alice Greenleaf the 1st loft in the building at 163 West 23d st to the Apollo Embroidery Co., and for Vincent Astor a loft in the building at 55 West 25th st to Barnett Spiro.

**SHAW & CO.** leased for the estate of J. H. Horton 237 Lenox av the 4-sty and basement brownstone dwelling, 19x85, to Mrs. McNally.

**FREDK. SOUTHACK & ALWYN BALL, JR.** leased in conjunction with Douglas Robinson & Chas. S. Brown, the first loft at 80 5th av, s w cor of 14th st, to Lears, Prinz & Mandel; also with Daniel Birdsall & Co., the store and basement at 297 Church st, to Delphi Mills.

**FREDK. SOUTHACK & ALWYN BALL, JR.** leased the entire building at 456 Broome st, containing about 15,000 sq. ft., for Amsel Construction Co. of Brooklyn to Messrs. Reilly, Mullener & Co. This building was recently purchased and is being altered to meet the requirements of the tenant.

**M. H. TROPAUER** leased a loft in 1717 Broadway for the Stern's Tire & Tube Co. to the Shirt Hospital.

**CHARLES B. WALKER** has leased for the Estate of John R. Graham space in 210-212 Canal st to A. Salamon & Co.; for Charles Burkelman the two upper floors of building 24 Grand st to M. J. Foss, and space in 209 Centre st to Louis Potemken.

**JAMES N. WELLS SONS** leased for the Orden Estate the building at 517 to 519 West 19th st to Edward Gardner for a term of 21 years. The building will be altered and used for warehouse purposes.

**WM. A. WHITE & SONS** leased for Rae Wilner Sundelson to the Greenwich Cheese Co. for a term of years the building 142 Reade st.

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## What Will Ocean Delivery Service Mean to You?

Part New Tonnage Will Play in World's Commerce After War  
Described by Head of U. S. Shipping Board

By EDWARD N. HURLEY,  
*Chairman United States Shipping Board.*

AMERICAN business has the best delivery service in the world—for customers at home. The department store not only delivers a spool of thread to a remote suburb on schedule, but delivers it through an interlocking system of motor trucks, light vehicles, branch distributing stations and wagon routes, which speed up service and cut costs. The manufacturer and jobber reach their customers by flexible railroad service extending from the loaded freight car to the emergency express shipment to fill out missing stock numbers—and if these do not suffice they get closer to the customer with branches. This typical American delivery service has been extended to soil products, like California oranges, Colorado cantaloupes, Northwestern red apples, Florida grapefruit, Georgia peaches. By means of the refrigerator car and modern grading and packages, new trade has been built by serving new customers in new ways.

But all this delivery development is for our home trade. No country in the world hauls a ton of freight on the railroads as cheaply as we do. No country in the world has linked up such vast territory as ours on a modern delivery basis. Almost anything we raise or manufacture anywhere in the United States can be hauled profitably, quickly, right side up, in good order—at home. We are not daunted by distance, bulk, expense, or difficulties. If one delivery method won't work, we invent another.

But always for ourselves.

When we have prime American products to deliver to a foreign customer, it has been our practice thus far to call in the rusty ocean tramp steamer, turn the job over to a foreigner, and forget about it.

Imagine a great factory or department store with no delivery system for its customers. When goods are packed, the shipping clerk steps to the door, whistles for any old expressman or teamster, and hands the goods over to him. That is what we have been doing in foreign trade. The more dilapidated the expressman's rig, and the cheaper his bid on the job, the better we thought it.

Meanwhile, the Briton and the German have been reaching some of the best trade in the world by the best ocean-delivery service. We started our jobbing teamster to South America with our goods and forgot all about him. He promised to get there as soon as he could. While he was on the road, the Briton and the German sped past him with fast delivery trucks of the latest type.

But the war is going to change all this. When we get done with our job of making the world safe for democracy, we will have 25,000,000 tons of merchant ships, or the equivalent of England's mercantile marine, which is the largest. To-day, we are building ships for war. But each improvement in war shipping brings its corresponding improvement in merchant shipping. A year ago we

would have been glad to get our hands on ships of any size or type, and our hopes were centered on a large fleet of wooden steamers of moderate capacity. To-day, while still keeping all our wooden shipyards busy, we have increased the size to 5,000 tons, and now know that most of this wooden tonnage will be kept in coastwise trade, releasing the steel ships for the war zone. Where we were glad to get steel ships of 5,000 to 7,000 tons a year ago, now we are building them in 8,000 and 10,000 ton types, and planning troop ships of 12,000 and 15,000 and even 20,000 tons, with speeds of 16 to 20 knots an hour.

It is none too early for the American business man to begin thinking of these ships in terms of modern delivery service to foreign customers. And not the business man alone, but the farmer, the consumer, the community—the whole American Nation. We must get ships into our thinking, and planning, and work, just as we have got railroads into the American consciousness.

When the war ends, there will be work for ships all over the world. Peace will soon make the British mercantile marine as strong as ever. The Norwegians and Japanese are building ships. The Germans will undoubtedly rebuild their mercantile marine. So it is possible to look ahead and see times coming when we must compete with these nations. And we shall never hold our own unless both our ships and our foreign trade are organized along the efficient delivery lines that facilitate business at home.

We must have ships running to all our customers in Latin America, the Pacific, and Europe on regular delivery schedules. Germany had the greatest international department-store delivery system in the world before the war. See how her merchant marine was tied up in foreign harbors. The Hamburg-American line had in 1913 a total of 192 ships, and with these ships it covered 74 regular steamship routes. The North German Lloyd had 133 ships, and its regular routes covered practically the whole world. British shipping is on the same basis of regular routes and regular deliveries. We would not undertake to give service to customers at home without our fast freight lines, express facilities, and special cars for special goods. We cannot hope to get close to foreign customers, and keep close, and give service, unless we organize our new ships to run on regular routes and embody the idea of regular service into the new foreign trade which we must build.

Regular service on regular steamship routes will be vitally necessary if we are to hold our own either in shipping or export trade.

The other day a steamship man in my office painted a somewhat gloomy picture of after-war shipping rivalry.

*(Continued on page 88)*



# Would Not Pay Fire Losses Caused by Neglect

Companies Advocate Change in Policies So That Losses Could Not Be Recovered If Negligence Is Proved

By WILLIAM B. ELLISON

**F**IRE insurance offers about the only medium that I know of, through which a man may benefit by his own negligence, or by the negligence of his employees for whose acts he is otherwise responsible.

In every other sphere of human activity that I now can think of, a man is barred from profiting by his own want of reasonable care, and I know of no other condition under which a man is not held responsible for the negligence of his representatives.

If this anomalous situation can be remedied, I have not the least doubt that our fire losses would immediately decrease to an astounding degree.

There should be legislation under which the standard form of policy should be amended so as to bar a recovery of a loss sustained by fire, under circumstances clearly showing that the fire in question was the result of negligence on the part of the assured or his employees. Such a provision would immediately result in the exercise of greater diligence on the part of property owners, real and personal, to avoid a fire, and such diligence is nothing more than is expected of one who seeks indemnity.

In my opinion, it is not sufficient that the insured should be unable to recover a loss growing out of his own want of care or negligence on the part of his employees, but he should, in addition thereto, be held for such damages as innocent third parties may suffer from the same cause.

There is nothing unfair in holding that a property owner

who neglects his duty and thereby causes damage to his neighbor, should be held liable therefor. On the contrary, in every other line of activity, such consequential damage is clearly recognized and approved.

The economy that would necessarily grow out of such a situation would warrant and permit the insurer to extend its system of inspection to such a degree that over-insurance—that greater tempter to negligence if not incendiarism—would be substantially eliminated.

Everything that tends to conserve the financial strength of the insurer, tends equally to serve the welfare of the insured; and it should be a matter of public interest that our great indemnitors against loss by fire should be protected against a compulsory distribution of their funds among unworthy loss claimants.

Under the conditions that now exist, the honest, careful and painstaking property owner is unjustly called upon to pay the loss of his less careful and less scrupulous neighbor. This offers no inducement to property owners to take any extraordinary precautions against fire, because the careful and the careless seem to be equally protected under the law.

The question is a large one and should be made the subject of more mature consideration; but the principle involved is a simple one, and that is, that no man should be permitted to recover the fruits of his own sins whether of omission or commission.

## What Will Ocean Delivery Mean to You?

(Continued from page 87)

Our war wages and higher costs would make it impossible to compete with British, Japanese, Norwegian, and German ships, he feared.

"Suppose we run our ships on regular lines to all foreign countries where trade can be built," I suggested. "Suppose that instead of keeping the traffic on a basis of cheapness and irregular sailings, we extend our fast railroad freight service to the ocean, and afford American business men and the same facilities for reaching customers abroad. Suppose we also carry passengers on combination cargo and passenger ships, and make it easy for those customers to visit our markets, just as the southern and western merchants visit Chicago and New York. Would that overcome the disadvantages of cheap ocean competition?"

"That is our only salvation," was his reply.

It is not only our big opportunity for holding our own in shipping competition, but it is the only businesslike way to build up foreign trade. You may take past statistics of our foreign trade to different countries and see regular delivery service and export trade growing together. Because steamship service to Europe was on daily schedule we were able to deliver our goods to customers there as regularly as we sent them over the border to Canada by our railroad service. Because West Indian and Central American countries could be served by our coastwise ships on regular schedules we built lasting and growing trade with these neighboring nations. And on the same principle, because our steamship service to South America, Australia and the Orient was irregular, when it existed at all, and in the control of competitors reaching those countries by regular lines, our sales were spasmodic and unbalanced by return shipments of raw materials.

Now we are rapidly building the mechanical equipment for regular steamship lines all over the world. The fast troop ship can be converted for combined passenger and cargo service and placed on regular lines, reaching the whole of Central America, South America, the Pacific, and the British Colonies. We shall undoubtedly have our own liners to Great Britain, European, and Mediterranean ports. Our refrigerator ships, now carrying meat and dairy products to feed the allies, will carry meat, fruit, butter, eggs, and perishables to other countries. Our cargo ships can be organized on the triangular system, which has made British and German shipping profitable. That is, a British ship left Wales with a cargo of coal for South America, picked up a cargo of nitrates for the United States, and returned with a cargo of wheat to England. Thus British export and import trade were both facilitated, and on the third leg of the triangle the British ship did a delivery job for a foreign nation, thus adding to tonnage and revenue. If 25,000,000 tons of American shipping can be kept busy in our own export and import trade, then the development of this third leg in the triangle will keep 30,000,000 to 35,000,000 tons of American shipping employed. That is the tonnage which I estimate will be needed by the United States after the war.

To keep this great new merchant marine busy we must have a radical change in American business thinking. Every manufacturer and trader in the United States, every banker, farmer, miner, and consumer must begin to think now about American merchant ships as a great modern international delivery service. No longer must we be content to let our railroads stop at the ocean—they must be extended to reach clear around the globe.



# Government Moves To Insure Coal Supplies

## Harbor Facilities Surveyed, State Fuel Administrator Appointed and Supervision of Mines Instituted

THREE acts of the Federal Government have paved the way for the intelligent and, it is hoped, successful handling of New York's coal supply during the coming winter.

The first of these is the survey of the dock and terminal facilities of the port by the Federal Fuel Administration, Dr. Harry A. Garfield, which was made early in the week.

The second is the appointment of D. W. Cooke, Vice-President of the Erie Railroad and chairman of the Traffic Executives of the Allies, as State Fuel Administrator, to succeed A. H. Wiggin, resigned, with Charles E. Robertson and Reeves Schley, as assistants.

And the third move is the taking over of the supervision and control of labor conditions in the coal fields as a war measure by Dr. Garfield on behalf of the Federal Fuel Administration. His action followed an agreement between himself and Secretary of Labor Wilson.

The Bureau of Labor of the Fuel Administration was created by Dr. Garfield immediately after the agreement was entered into. Rembrandt Peale, a coal man of New York City, and John P. White, former president of the United Mine Workers of America, were chosen as heads of the new bureau. The purpose of the arrangement is to put an end to labor unrest and disturbance in the coal fields and increase the output of the mines to the highest possible point.

Conferences were held by Dr. Garfield with Frank J. Hayes, president, and other officials of the United Mine Workers of America before the agreement was reached and a statement of principles arranged.

The chief points in the agreement which will govern work in the mines are:

That no strike shall take place pending the settlement of any controversy until the dispute has been reviewed and decided by him and that recognition of the unions shall not be exacted during the continuance of the war except where now recognized by collective bargaining.

That where, by joint contract between employer and employed, machinery is provided for the settlement of controversies the United States Fuel Administrator shall not be required to intervene or to mediate until such means have been invoked and the remedy exhausted without reaching adjustment.

That the United States Fuel Administrator will continue to insist that any adjustment of the labor questions in the coal mining industry, whether by joint agreement between operators and mine workers or by agreements severally made with the United States Fuel Administrator, shall embody wherever applicable the principles laid down in the Maryland and Upper Potomac settlement of May 6, 1918, and recognizes the authority of the International Union of Mine Workers in the organized fields and their jurisdiction over controversies arising in said fields.

That employers will be required to relinquish the right to discharge employees because of affiliation with labor unions.

That employers will be required to recognize the right of their employees to organize by peaceful methods that do not interrupt production.

That where the union shop now exists the same shall continue and where union and non-union men work to-

gether the continuance of such conditions shall not be deemed a grievance.

The principles set forth for recognition of basic working days and the protection of union and non-union miners are the same as were announced by President Wilson in his labor proclamation of April 8 in creating the War Labor Board.

The new bureau is an initial step toward granting priority distribution of labor to coal mines under the plan which will be in operation by the War Labor Administration on August 1. Railroads, shipyards, munition plants and certain lines of agriculture are expected to share with coal mines in the allotment of the common labor supply of the country.

The new bureau will have as one of its tasks preventing the spread of the epidemic of strikes to the coal fields.

So that he might with an understanding of local conditions formulate plans for coal transportation and storage which will prevent a repetition of last winter's fuel shortage in the metropolis, Dr. Harry A. Garfield, United States Fuel Administrator, made an inspection of the harbor and its coal handling facilities.

Alfred H. Smith, Eastern Director of Railroads, took personal charge of the party, which was made up of over a score of the leading officials of both the Fuel and Railroad administrations, including C. H. Markum, Railway Director of the Allegheny region, with headquarters in Philadelphia.

The party was taken in a tug to the big coal terminal at Undercliff. Then it skirted the coal terminals along the Jersey shore as far as Bayonne. The officials were taken through the Kill von Kull and the Arthur Kills, inspecting all the points where the coal roads make deliveries at tidewater, including Elizabeth, Perth Amboy and South Amboy.

From the latter point the party passed through Raritan Bay, circling Staten Island by the Narrows to St. George, where are the Baltimore and Ohio coal terminals. The tug then went up the East River and landed its passengers.

Mr. Smith explained to Dr. Garfield the problems in the handling of coal for bunkering large numbers of ocean steamships and for supplying the needs of the metropolis. Dr. Garfield went into the matter in great detail and the discussion with the coal experts in the party was continuous and covered a wide range.

In addition to Dr. Garfield and Mr. Smith, the party included: Rembrandt Peale, bituminous adviser; F. M. Whitaker, manager of inland traffic; G. M. Snider, transportation adviser; J. D. A. Morrow, general director of distribution; S. L. Yerkes, assistant director of distribution; H. A. Cochran, manager of tidewater distribution; A. S. Learoid, director of anthracite; J. W. Searles, manager of the tidewater exchange; Andrew K. Morris, director of docks; J. E. Persons, managers of steamship fuel for New York harbor; Joseph B. Dickson, chairman of the anthracite committee of Philadelphia; J. P. Cameron, fiscal representative of Pennsylvania.

Others in the party were: C. H. Markum of Philadelphia; D. W. Cooke, vice-president, Erie Railroad; George D. Coburn, chairman freight traffic committee, North Atlantic ports; Walter B. Pollock, deputy marine

(Continued on page 91)



# Property Owners Criticise Board of Estimate

## Claim Action in Changing Block on 58th Street from Residence to Business Purposes Threatens Zoning Law

THE action of the Board of Estimate on July 12 in granting a change which placed 58th Street between Sixth and Seventh Avenues from a residence to a business district has created considerable adverse comment among real estate owners. The feeling is the more acute because of the fact that most of those at the hearing were opposed to the change and declared they saw no justification for it.

The following statement, issued by the Real Estate Board, is declared to be representative of the opinion of the majority of owners of property affected who were opposed to the change:

On July 12 the Board of Estimate and Apportionment adopted a resolution changing the block of West 58th Street between Sixth and Seventh Avenues from a residence district to a business district. This action was absolutely without justification and in defiance of the wishes of a large majority of the owners of property affected. It really constituted a direct attack upon the Zoning regulation, and should cause the gravest concern to every one interested in restricted real estate.

The block in question is improved with high-grade apartments and residences and could not possibly have a clearer residential character. On the north side are the "Navarro" Apartments, "No. 135," the "Milano" Apartments, and the "Hotel Sevilla"; on the south side are the "Alwyn Court," "No. 158," "No. 152," "No. 140"—all high-class apartment houses—assessed from \$190,000 to \$1,050,000. With the exception of one small brownstone house, remodeled several years ago into a store front with apartments above, there is not a single business building upon this block. When the use districts were adopted pursuant to the "Building Zone Resolution" of July 25, 1916, this block was included as a matter of course in a residence district. There could have been no other sane way to treat it.

The action of the Board in making the change was taken upon the application of the owners of Nos. 112 and 114, two brownstone private houses on the south side, near the Sixth Avenue corner. Such owners, in July, 1915, contracted to sell their properties to Steinway & Sons who at the same time contracted to purchase the property on West 57th Street, immediately in the rear. Title was to close on August 1, 1916, but Steinway & Sons refused to take title because the adoption of the Building Zone Resolution on July 25, and the inclusion of the West 58th Street properties in a residence district made it impossible to build over the entire plot their proposed piano warerooms and lofts.

The Courts upheld this refusal to take title. The present applications were then brought to do away with the residence restriction. As the situation was well described the other day by a prominent real estate expert, the applications were no more than "an attempt to clear title through the Board of Estimate."

The applicants apparently had not the temerity to ask for a change in character of the whole block; but only asked that the Zoning regulation be changed so as to include their particular properties in a business rather than a residence district. It is the general custom, however, not to make changes in an area less than a whole block, so the Board changed the whole block in order to grant the applications.

First: The attitude of the Board President at the preliminary hearing in May was such as to leave no doubt that before hearing any argument he had determined to grant the applications. Instead of requiring the applicants to show some good reason for the change, he placed the burden on those opposing the applications.

Second: The applications were made by the owners of less than two per cent. of the assessed valuation of property upon the block. They were opposed by about seventy-five per cent. of the property on the south side and about ninety-one per cent. of that on the north side—or about eighty-three per cent. of the entire block, and were favored by considerably less than ten per cent. No consideration whatever was given to the views of the owners, of \$5,060,000 out of the \$6,030,000 total

assessed valuation, upon the block.

Third: No serious ground for the change has ever been urged. The report of the Committee on City Plans stated that no very good reason was apparent for including the block originally in a residence district. No reason could possibly be given for including a high-class residence block such as this is anything other than a residence district. The report further stated that this was the only block on Fifty-eighth Street "between Madison and Tenth Avenues" made residential, and the only residential block in this vicinity except Fifty-ninth Street between Fifth and Eighth Avenues. The fact seems to have been overlooked that Fifty-eighth Street between Madison and Park Avenues is residential; that many other more or less detached blocks all over the city were advisedly left residential, among them West 57th Street between Columbus and Amsterdam Avenues, West 56th Street between Eighth and Ninth Avenues, West 30th Street between Eighth and Ninth Avenues, East 52nd Street between First and Second Avenues, and various others, including several blocks in the Washington Square section; that this very Board last year created a residence block in the heart of an unrestricted district, viz., the south side of West 16th Street and the north side of West 15th Street between Sixth and Seventh Avenues; and that the zoning plan was based upon "a frank acceptance of existing conditions."

Fourth: The effect upon property values in this block was totally disregarded. It was pointed out by speaker after speaker that high-grade apartment houses could not survive on the same street with back entrances of Fifty-seventh Street stores and it was said that the apartments, being already there, could not be moved, and that the result would be immediate and certain loss in values and a heavy resultant loss to the city in taxes. It has been estimated that the removal of this restriction will depreciate the value of such properties at least twenty per cent. Inasmuch as these arguments bore closely on the merits, they naturally received no consideration.

Fifth: No reason whatever appeared for altering the character of the use of the block at this time. Assuming that at some future time conditions might so change as to justify the admission of business to the block, this is not the case today. No different situation exists now than at the time of the original districting. It was suggested that the Steinway building, consisting, on West Fifty-eighth Street, of a back entrance for the delivery of goods, the loading of trucks, etc., might be an immediate "improvement"; but this reason for removing the restriction could not have been very potent, when the Board apparently had not the slightest assurance that the proposed building would be built. Steinway & Sons did not appear in favor of the application; and it is reported that because of the delay, they are not willing to take the title. The effect is, therefore, that the Board has thrown down the restriction, opened the block to the usual small business eyesores, lowered property values, overridden eighty-three per cent. of the property owners—all with no justification of immediate necessity or benefit and for reasons not apparent. The property owners would like to know, and hope to find out, what induced the Board to take this action.

The zoning legislation was adopted to give a stability to real estate uses and consequently values not possible under private restrictive covenants: It was the embodiment of a well-conceived and well-executed public policy. The residence districts thus created were not intended to be altered except for good cause—particularly against the objection of twenty per cent. or more of the property affected (Building Zone Resolution, Sec. 23). In the case of No. 140 West 58th Street, an apartment house assessed at \$330,000, the land was acquired and the building constructed in express reliance upon the zoning restrictions, which was then being framed. The change of such a district without cause amounts to municipal bad faith.



# Staten Island's Shipbuilders To Be Housed

Government to Build Homes on Land Given by the Company—  
The First Appropriation of \$400,000 Made

FOR the purpose of selecting sites for the location of homes for workers employed at the shipbuilding plants on Staten Island, George Van Pelt, architect, Walter Green, engineer, and William Clunt, realty expert of the United States Shipping Board's Housing Commission, inspected several sites suggested by borough officials, the Staten Island Civic League and the Staten Island Shipbuilding Company, on the north shore of Staten Island. The three Federal representatives were piloted by Borough President Calvin D. Van Name and looked over tracts in the Arlington, Bloomfield, Chelsea, Graniteville, Linoleumville and Bulls Head sections.

The commission representatives remarked favorably upon several of the sites but declined to state definitely which had been selected, but Borough President Van Name is authority for the statement that the visitors told him that houses capable of accommodating 30,000 persons, which would include the families of workmen, would be built, the construction to start at once and that many of the buildings will be ready for occupancy before late fall.

The original offer of the Federal government to furnish eighty per cent. of the money necessary to construct the houses if the people of Staten Island would furnish the remaining twenty per cent. was not met and it was believed for a time that the housing problem on Staten Island would fail of solution. But when the Staten Island Shipbuilding Company, which operates three of the largest yards, offered to donate the land upon which to build the houses the matter took on a different aspect.

When this offer was made by the shipbuilding company an appropriation of \$400,000 was made to defray the cost of the preliminary work and it is understood that at least \$5,000,000 will be expended on the project.

The site offered to the Government is at Mariners Harbor, and is bounded by Richmond Terrace, Holland and Western avenues and the tracks of the Staten Island Rapid Transit Railway. While it is thought the

shipbuilding company may be permitted to offer some suggestions it will have nothing to do with the improvement. Delano & Aldrich, architects, of 126 East Thirty-eight street, Manhattan, of which firm Mr. Carl F. Grieshaber of Staten Island is a member, will have entire charge of the actual construction and the financing. Just what character of buildings will be erected cannot be decided upon until the site and conditions on Staten Island are definitely fixed. The Staten Island Civic League has urged the erection of small houses of a permanent character.

Anning S. Prall, a member of the Board of Education of the City of New York, is chairman of the Civic League Housing Committee and made several trips to Washington accompanied by Mr. E. R. Moody, also a member of the committee, to take up the matter with the Shipping Board. Mr. Prall said yesterday: "Staten Island is in for a long era of shipbuilding and it will undoubtedly be the leading industry of the borough for many years to come. Aside from that it means the development of a great labor market for Staten Island and that in itself will insure a wonderful commercial development along the north shore of Staten Island and also along the lines of the Baltimore & Ohio R. R."

The Staten Island Shipbuilding Company employs 1,811 Staten Island men in its two plants and foundry. At the Mariners Harbor yard 1,080 are employed and at the Port Richmond yard 731. These employees reside in all parts of Staten Island, some of them coming from Tottenville, a distance of twelve miles from their work.

At the Mariners Harbor yard 352 of the force reside in Manhattan and the Bronx, and 123 reside in Brooklyn, nine residents of the latter borough are employed at the Port Richmond yard. Two residents of Port Chester are employed at the Port Richmond yard and an even dozen from Long Island outside of Brooklyn are employed in the two yards of the company, and from New Jersey 259 men journey daily to and from the two yards.

## Government Moves To Insure Coal Supplies

(Continued from page 89)

director for railroads in New York harbor; F. E. Harri-man, coal adviser, Eastern region; E. M. Rine, general manager, Lackawanna Railroad, and F. L. Blendinger, general manager of the Lehigh Valley Railroad.

In making the announcement of the appointment of Mr. Cooke as administrator Dr. Garfield called attention to the fact that, notwithstanding the regrettable and unavoidable delay in the appointment of Mr. Wiggin's successor, the work of the Fuel Administrator in New York has been proceeding in regular course, and New York has been receiving its full allotment of coal. Under the present distribution plan each State will receive a fixed part of the available supply as determined by Washington, and New York, accordingly, is bound to receive its full part in any event, whether delivered now or later.

The decision not to divide the State into sections and to name one man who should have full authority was made by Dr. Garfield after his visit to New York when he was in conference with Mr. Cooke and went with him on the inspection tour of the harbor facilities of New York.

It is understood Mr. Cooke will resign his traffic chairmanship, but will remain a member of the organization of executives and will represent it on the exports control committee.

He said that on the inspection trip he was satisfied with the manner in which the railroads were preparing to meet the situation. They are enlarging steam heating plants for thawing out coal, he added.

Mr. Cooke admitted that he had little acquaintance with his duties as Fuel Administrator.

"I know I will have the co-operation of all the people

of New York," he said. "I pledge them my best efforts in a task which, if I may be pardoned for saying it, has been 'wished' on me."

"I believe we have learned much from our experiences last year that will be of service to us to prevent a repetition of such conditions. I cannot say now whether any increased transportation facilities over the barge canal can be installed for getting the coal into the city. We must bend all our efforts in the direction of improving the service."

Mr. Cooke declined to predict another series of heatless days.

"Don't let's assume that such a necessity will arise," he said. "We all know that there must be a lot of coal bunkered here and that the task is especially of importance in view of war shipping. There is a scarcity of labor in the mines—but don't let's borrow trouble."

"Let us all pray for a mild winter and work together to prevent trouble."

In accordance with the order issued by the Fuel Administration during the succeeding weeks, Monday, Tuesday, Wednesday, and Thursday will be lightless.

The order for four lightless nights a week applies to this State, New England, Pennsylvania, New Jersey, Delaware, Maryland, and the District of Columbia, other sections of the country only being compelled to go without excess illumination two nights a week.

According to statistics prepared in Washington, each lightless night saves more than 1,000 tons of coal. The Bureau of Statistics of the Department of Commerce has advised the Fuel Administration that about 500,000 tons of coal are consumed by the country in a year in advertising by electric signs.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Important State Problems.

In this issue the Record and Guide begins publication of the proposed Amendments to the State Constitution submitted to the voters this year by the Legislature.

These matters, to publish which the Record and Guide has been officially designated, are of great importance to the people of the entire state. Every voter, and particularly every voter who is a taxpayer, should study them with the utmost care.

The Record and Guide is an official publication for legal notices, and in many matters, especially those affecting the interests of taxpayers, it is recognized as a most desirable medium. This fact is shown by its designation by Secretary of State Hugo to print the Constitutional Amendments this year.

## New York's Opportunity.

Edward N. Hurley, Chairman of the United States Shipping Board, opens up a fascinating prospect for the after-the-war activities of business men in the first of a series of articles which he is preparing and which the Record and Guide will publish from time to time on the future development of the commerce of this country as affected by war conditions.

Mr. Hurley is first and foremost a commercial man. He came into prominence successively as a manufacturer, then as President of the Illinois Manufacturers Association and then of the United States Chamber of Commerce. He headed a party of business men which made a personal and thorough study of South America and its trade possibilities and the banking, shipping and other necessities for carrying on of foreign business.

Mr. Hurley's belief that the United States, with its augmented commercial fleet equal to that of Great Britain, which has heretofore held a preponderance of the shipping of the world, will take a prominent place in the "store door delivery" of American goods to our neighbors in

every part of the world is based not on theory but on knowledge of the actual requirements of foreign trade.

What is of prime importance to New Yorkers is that the larger part of this rich trade in our own ships will naturally centre in the chief seaport of the country. The first consideration for us to think of is that this port shall be put in prime condition to handle this immense foreign trade. This means better docking facilities, deeper channels, greater warehouses, more elaborate railway terminals, larger coal pockets and dry docks and bigger tow boats—and more of each of these facilities.

There must be more and better office and living accommodations for the vastly-increased army of foreign traders and their following. The Record and Guide recently called attention to the remarkable activity in real estate transactions in that quarter of the city for many years largely devoted to the export and import trade. There will be increased demands in other sections as soon as the headway of this movement becomes accelerated, as it surely will. The residence districts as well as the business quarters will feel the impetus of this revived business which naturally finds in the congenial atmosphere of New York its greatest fruition.

Knickerbocker days are here again. The period when the traders of the early period of New York's existence coined money by bringing shipload after shipload into port and sending cargo after cargo abroad in American bottoms will have its counterpart in the coming days of more efficient, far-reaching and richer commerce on the high seas in the ships that Mr. Hurley's board is building.

As he succinctly points out, our big opportunity has come, and it depends on our preparedness and our ability to grasp it whether or not we secure all the advantages that may be ours if we will have them.

## Is Relief in Sight?

Last winter New York City had heatless and heart-breaking and unproductive Mondays; it had half-electrified streets and at night the Great White Way looked more like the dank thoroughfare to a darkened, half-deserted and badly-warmed hereafter than its accustomed aspect of the road to the abodes of frivolity and mirth; icicled offices took on the appearance of the area that Peary presumably liked and became publicity agent for but which nobody else seems to care for, and homes became so chill that they invited the use of fur garments and fleece-lined sleeping-bags. Pemmican and seals' blubber were almost at a premium.

Early in the year, after the frosts had melted away and the clocks had been set forward an hour so as to give Old Sol a greater chance to work miracles with mundane things, the people of Manhattan, who grouch not neither do they whine (provided always there's something doing), waited patiently for the coal miners and heavers and haulers and handlers generally to get together and dump enough coal into New York or its vicinity, or to make satisfactory arrangements for doing it before the iceberg period again came round, so that a recurrence of the shivering stagnation of last winter might not again take place.

Up to this week, with half the summer passed, and the dread, if steamless, days approaching at an all-too-rapid pace, nothing seemed to have been done towards solving the question of keeping the headquarters of the nation, the big tent in which the world's greatest acts are now staged, in condition for functioning with celerity and ease.

A great Union admiral, running the defenses of the lower Mississippi during the War of the Rebellion, used to feed his men heartily just before they went into battle. If he had been making war in the North he might have



provided each of them with a pocket heater. Men cannot fight well nor plan and execute the great stratagems back of the firing line unless they are well fed and warm.

But now, at almost the last moment when the apparent inactivity of those to whom we looked for relief and their noxious indifference to New York's necessities can perhaps be remedied, the Federal authorities have made a survey of the port and its facilities for handling coal, have appointed a Fuel Administrator and given him assistants, and have taken over the supervision of mining with the idea of increasing production.

Perhaps New York's patience and growlless days are to

be rewarded. We sincerely hope so. Mr. Cooke, the new Fuel Administrator, a man of experience and executive ability, modestly takes office and asks for public support and co-operation and lays his ear to the earth for any tips from anybody about how to do what he's got to do.

Mr. Cooke can count on the cordial support and co-operation of the Record and Guide, and of its readers we have no doubt, if he proves equal to his big job. As for the latter part of his request, we can perhaps do best by recalling that old saying that if there is anything to do the best way to get it done is to get out the old saw horse and the trusty buck saw and "saw wood!"

## Readers' Comment on Current Subjects

July 25, 1918.

Editor of the Record and Guide:

The suggestion of State Tax Commissioner Merrill in a recent issue of the Record and Guide is an excellent one.

All forms of indirect taxation should be abolished.

The taking by the State of a part of inheritances, both direct and collateral, should be continued because the State was a partner with the creator of the wealth and is as a matter of fact entitled to the share it takes.

This contribution to the community should, however, be used only to reduce the principal of the State or municipal debt. The expense of all government should be met by a direct tax not exceeding five mills or one-half of one per cent. on all property, real or personal, located in the State, this tax to be collected where the property is located. For the purposes of levy and collection the State should be divided into tax districts, each county being a district, except where a city comprises an entire county or more than one county. In such a case the tax district should be the city. There should be a county or city board of tax commissioners of not more than three for each tax district appointed by the governing body of the district; by the Board of Supervisors if it be a county or by the Board of Estimate or common council if it be a city. The assessments or appraisals made by such boards to be subject to review by the State Board of Tax Commissioners and the commissioners themselves to be subject to removal by the Governor on the recommendation of the State Board of Tax Commissioners.

Each tax district to have a tax collector to be appointed by the local governing body or elected by the people as the Legislature may determine. His or her compensation, and number of subordinates and their compensation, to be determined by the local governing body.

The tax collector to be subject to removal by the Governor, after a hearing, on charges made either by the State Treasurer, the State Board of Tax Commissioners, the local governing body or any citizen having knowledge of official misconduct.

No property except national, State or municipal, rural and railway, to be exempt from taxation. Every person of legal age to make a report, in writing, verified, on or before the 30th day of July, in each year, of all property, both real and personal, owned by such person on the 1st day of July in the year in which such report is made. The report should contain the owner's estimate of the value of the property owned by him or her and such estimate should be verified. Immediately after the 31st day of July the Board of Tax Commissioners of each tax district should examine and verify by strict and thorough investigation each report filed with them and should make and determine their appraisal and assessment at the full value of the property,

and have such final appraisal and assessment ready for inspection by December 1st of the same year in which the reports are filed. In each tax district the commissioners should sit to hear complaints and redress grievances from December 15th to February 1st and should have the same power to make such changes and alterations as they now possess..

On the 15th day of February in each year, the several tax district boards should certify to the State Tax Commissioner and to the local governing bodies the total assessed valuations of the real and personal property in their districts.

On or before the 1st day of March in each year the Governor of the State and the local governing bodies should certify to the State Tax Commissioners and to the local district tax commissioners the estimated amounts required for purposes of State or local government. The State Board of Tax Commissioners should then certify on or before the 15th day of March to each local tax district commission the amount necessary to be levied for the support of the State government, which should include the entire expense for educational purposes throughout the State, and that amount, with the amount necessary for local government, should be levied and assessed by the local tax district boards on or before the 1st day of April in each year. The tax list complete should be handed the collector of taxes on May 1st and should half be payable on or before June 1st and the second half should be due and payable between November 1st and December 1st. There should be discounts for payments in advance as at present.

There should be serious penalties for not filing returns and for false returns. The amounts due the State should be paid June 1st and December 1st and the amounts due the local governing bodies should be paid as soon as available.

The entire amount raised, in this State, last year for all purposes was about \$400,000,000. The value of real estate, with no exemptions, would be about \$15,000,000,000. The value of personal property is estimated as \$100,000,000,000. A five mill or one-half of one per cent. tax on \$115,000,000,000 would produce \$575,000,000. If the entire personal property of any person is below \$500 it should be exempted for economic reasons.

Indirect taxes are the greatest possible incentive to extravagance. In 20 years the indirect taxes collected yearly in this state have increased \$50,000,000, and yet each dollar has been taken for new functions of government. With a direct tax every person would know and could require an explanation for any new function of administration. A fixed tax limit would stabilize values.

A man with \$1,000 personal property would know that his yearly tax could not exceed \$5, and the man owning a \$1,000 home would know the same.

EDWARD P. DOYLE.



## To Electric Light Users

The New York Edison and United Light & Power Companies have announced that they will no longer supply lamps without charge after July 1st.

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Chas. S. Berger, 212 Broadway	Albert Marousek, 667 Morris Park Ave.
E. A. Briggs, 133 W. 125th St.	H. Pinkert, 3906 Broadway
Coylo Electric Co., 118 E. 28th St.	J. Schmidberg, 1935 Madison Ave.
Crown Motion Picture Sup., 150 W. 48th St.	S. Shearn, 1122 Madison Ave.
S. J. Feingold, 425 Third Ave.	J. Sheman, 423 Sixth Ave.
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Max Gabler, 51 Broad St.	Nathan C. Solomon, 405 Lexington Ave.
H. Goldberg, 1373 Third Ave.	E. Ullman & Sons, 47 Murray St.
Julius Gray, 2911 Broadway	Harry Weinstein, 302 Broadway
F. Gretzer's Sons, 1055 Third Ave.	A. & A. Electric Co., 1409 Broadway
Hatzell & Buehler, 373 Fourth Ave.	Philip Adison, 10 Cooper Square
Indesco Lighting Fixture Co., 45 Warren St.	Enell Chandelier Co., 250 W. 108th St.
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## REAL ESTATE REVIEW OF THE WEEK

Active Market Despite Intense Heat and Usually Dull Period—Several Big Deals Consummated and Leasing is Good

THE last week of July is always productive of increased activity in realty circles for it heralds the approach of the worst month of the year, August, when brokers like others go on their vacations, and the week just ended has been a fairly active one and some very important deals consummated.

The largest and most important transaction of the week as well as of the year in the midtown loft zone section was closed on Wednesday, when the twenty-story Victoria Building on the southwest corner of Fifth avenue and Twenty-seventh street, extending through to Broadway, was sold to Bing & Bing, realty operators, by the 230 Fifth Avenue Company, George F. Johnson, President.

It has been held at \$4,500,000. Last year it was assessed by the city for taxation purposes at \$3,150,000.

The building, which occupies the site of the old Victoria Hotel, measures 254 feet on the south side of Twenty-seventh street, 105.9 feet on Broadway, and 62.4 feet on Fifth Avenue. It is fully leased and yields an annual rental of about \$400,000. Bing & Bing paid all cash above the mortgage.

Byrne & Baumann negotiated the sale. Important in the sales of the week was the purchase by J. Adolph Mollenhauer of the group of four five-story flats at the southwest corner of Broadway and Eighty-fifth street from the Japanese Fan Company, Carl J. Deutsch, president, by the payment of cash and the transfer of two dwellings on large plots at Bay Shore, Long Island. The cash value of the properties involved in the deal aggregates approximately \$800,000.

Another transaction of interest not so much because of the amount involved but because of the long ownership of the property by one family is that of a block front in the West Bronx held by the Burton family for over fifty years. The buyer is John Massamino. Contracts for the transfer of this property have also been drawn.

The Arlington Court Apartment house, a six-story elevator structure, at 540 and 542 West 157th street east of Broad-

way, also figured in the sales of the week. The purchaser is the Charles Galewski Company, Inc., and the seller William N. Carpenter, of Winterhaven, Florida. The house shows an annual rent roll of over \$20,000, and has been held at \$150,000.

In the old "chemical" section where there has been considerable activity of late particularly in trading, David Lion and William D. Kilpatrick, operators, purchased from George H. Richardson and others the four story loft building at 107 John street, between Cliff and Pearl streets. This is the first sale of the property in fifty-three years. This property was at once resold to Sigsbee Graham, who has been very active of late in the purchase of lower east side property.

Confirming the statement made in the Record & Guide a few weeks ago by Mr. Charles F. Noyes that downtown property is providing the greatest activity in realty circles is the sale of 520 and 522 Water street, a seven-story building, to M. Berman and Brother, woolen rag dealers, the tenants who purchased from Thomas B. Hurst, from whom they also purchased two adjoining seven-story structures 61 and 63 Rutgers street, at the southeast corner of Cherry street. After the expiration of the leases of the buildings the new owners will erect a fourteen-story structure for their own business. These properties were held at \$115,000.

Frederick Brown, operator, sold at a profit his contract on the nine-story apartment house at 3 East Eighty-fifth street, adjoining the northeast corner of Fifth avenue. The buyer is B. Rush Stoddard, president of the West India Steamship Company, which he plans to hold for an investment. The property is assessed by the city at \$250,000.

Leasing continued good all week and one of the important leases reported was that of the southerly store at 723 Fifth avenue, northeast corner of Fifty-sixth street, the former home of William Waldorf Astor to Pickslay & Company, jewelers. The lease was made by the Plaza Leasehold Corporation, which recently took under lease the Astor property and five adjoining buildings and converting them for business purposes.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 33 as against 27 last week and 14 a year ago.

The number of sales south of 59th street was 11 as compared with 8 last week and 5 a year ago.

The sales north of 59th street aggregate 22 as compared with 19 last week and 9 a year ago.

From the Bronx 8 sales at private contract were reported as against 14 last week and 5 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 100 of this issue.

### Operators Buy Victoria Building.

The Victoria Building, a twenty-story store, loft and office structure, erected about seven years ago upon the block front on the southerly side of 27th street from Fifth avenue to Broadway, where formerly stood the historic Victoria hotel, was sold Wednesday in a cash transaction to Bing & Bing, real estate operators. They contracted to pay all cash above a substantial mortgage held by the Metropolitan Life Insurance Company which made the loan for the erection of the structure in 1911 shortly after the property was acquired from Mrs. Almeric S. (Lady) Paget and John S. Melchor. The improvement was made by the Johnson-Kahn Company which bought the old hotel shortly after

completing the twenty-story commercial structure which occupies the 26th street block between Fifth avenue and Broadway which Delmonico's and the Café Martin made famous as a landmark. The company transferred the Victoria property in 1914 to the 230 Fifth Avenue Company which sold to Bing & Bing in a deal which Byrne & Baumann negotiated upon an asking price basis of \$4,500,000. The Victoria property, one of the largest of its kind in the city's new commercial district, just south of the shopping zone, has a frontage of 254 feet on 27th street, 105.9 feet on Broadway and 62.4 feet on Fifth avenue, the building having on each floor an area of 20,000 square feet, all of which is occupied at rentals aggregating close to \$400,000. The U. S. Internal Revenue and the Workmen's Compensation Commission occupy large quarters, other tenants including Strawbridge & Clothier, dry goods merchants of Philadelphia; Syndicate Trading Company, Trustees of Public Buildings; Muser Brothers, lace importers; Graupner, Lové & Lamprecht, and the Decorative Plant Company. The new property of the Bings, rated as one of the largest realty operating and construction firms in the city, holds a unique position, having permanent protection of its light and air through the zoning law, gaining additional value thereby, as structures of that height are prohibited in this section. This advantage came to the property unexpectedly to the former owners who acquired the hotel site in an exchange transaction with considerations aggregating \$8,000,000 and involving the



Chatsworth Apartments, which still remain in the ownership of Lady Paget.

#### Record Sale Downtown.

Charles F. Noyes Company arranged one of the quickest downtown resales on record, by reselling for William D. Kilpatrick and David Lyon to Sigsbee Graham, No. 107 John street, a four-story loft building covering lot about 20x66 and valued at \$24,000. Mr. Kilpatrick actually closed the deal within ten minutes from the time he offered the property to the Noyes Company. Mr. Graham, the purchaser, is one of the most active of the recent buyers of property in the lower east side section, and in addition to owning real estate in other parts of the city, has many downtown properties including the new "Thurston & Braidrich Building" at 27 Cliff street; 60 Cliff street; Nos. 22 & 28 Platt street and 15 Gold street; 205 Pearl street; 207 Pearl street; 4 and 6 Gold street; 12 and 14 Cliff street, and 239 Pearl street, all of which properties he has bought through the Noyes Company. In commenting on his most recent purchase Mr. Graham stated: "I quickly bought No. 107 John street when it was offered because by acquiring this property I have secured an outlet on John street for 239 Pearl street owned by my company and thus I have increased my plottage at this point to nearly 5,000 square feet, which will be put in the market for resale." With this purchase Mr. Graham now has a plot suitable for improvement at this point with frontages of 20 feet on John street and 27 feet on Pearl street.

#### Acquires Valuable Broadway Corner.

In a deal involving approximately \$800,000 and some twenty-three parcels of land scattered throughout Brooklyn and Long Island, J. Adolph Mollenhauer, prominent in the sugar industry in this country, acquired another Broadway corner as a permanent investment. Through Nassoit & Lanning, Mr. Mollenhauer has purchased the group of four five-story flats at the southwest corner of Broadway and Eighty-fifth street, facing Euclid Hall and Breton Hall, two Broadway residential landmarks. The properties are known as 2333 to 2339 Broadway and cover a plot 100x100 and were acquired from the Japanese Fan Company, Carl J. Deutsch, president, through a payment of cash and the transfer of two dwellings on large plots being part of the Mollenhauer properties at Bay Shore, Long Island. The new owner has made a deal with the Jardin Company whereby the latter will take several of the Mollenhauer properties in payment for the cost of altering the Broadway flats, which are to be converted into smaller suites, and on the Broadway frontage stores will be installed.

Louis C. Wills represented Mr. Mollenhauer as attorney in the transactions while M. & S. Meyers acted for the sellers. The Roman-Callman Company were co-brokers with Nassoit & Lanning.

#### Operator Takes Quick Profit.

B. Rush Stoddard, president of the West India Steamship Company to-day paid Frederick Brown a profit for his contract on the nine-story apartment house at 3 East Eighty-fifth street, adjoining the northeast corner of Fifth avenue, acquired by the seller about five weeks ago. This house was erected by S. Fullerton Weaver, now a tenant in the building, about five years ago and was sold two years later to Susanna S. Minturn, from whom Mr. Brown made his purchase. It is arranged in small apartments, accommodating nine families on a floor and occupies a plot 50x102.2. The yearly rent roll is reported at \$29,000. Mr. Stoddard plans to hold the property, which the city assesses at \$250,000 for investment. Simon J. Bloom negotiated the transaction, in which Charles H. Bellows represented the buyer as attorney. Last May Mr. Stoddard purchased the twelve-story San Domingo apartment house at 947 West End avenue, near 106th street, valued at \$550,000.

#### Sale of Arlington Court.

Charles Galewski Company, Inc., has purchased from William N. Carpenter, of Winterhaven, Fla., the Arlington Court apartment house, a six-story elevator structure, at 540 and 542 West 157th street, on plot 75x100, located 200 feet east of Broadway. C. J. Elgar was the broker. The house is fully tenanted, showing an annual return of over \$20,000 per annum. It has been held at \$150,000. Marks & Marks, as attorneys, represented the purchaser and Melvin G. Palliser acted for the seller. Mr. Carpenter, as plaintiff, took the property over in foreclosure proceedings last January in an action against the Columbia Heights Realty Company and others. The auction price was \$132,821.

#### Record Sale Downtown.

M. Berman & Brother, woolen rags, tenants of Nos. 520 and 522 Water street, running through to Nos. 265 and 267 Cherry street, 50x135, a seven story building, bought that property from Thomas B. Hurst, from whom they purchased also two adjoining seven-story structures, Nos. 61 and 63 Rutgers street, 50x70, at the southeast corner of Cherry street, through Samuel Wacht, Jr., attorney. After the expiration of leases of the buildings the buyers will erect on the combined sites a fourteen story structure for their business. The properties were held at \$115,000.

#### First Sale in Fifty Years.

Operators to-day made a purchase of a long-held parcel in the old "chemical" section, where there has been considerable trading recently. From George H. Richardson and others David Lion and William D. Kilpatrick bought the four-story and loft building at 107 John street on lot 20.9x66x irregular, located between Cliff and Pearl streets. This is the first sale of the property in fifty-three years. E. A. Tredwell was the broker.

#### Sale of Block Front in Bronx.

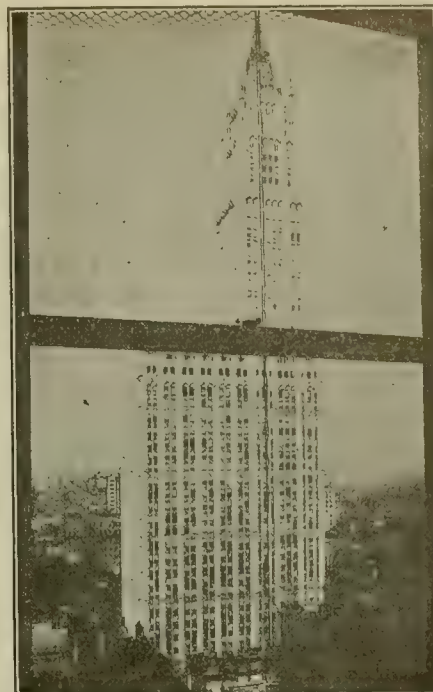
Contracts have been drawn for the sale of a block front in the West Bronx which has been held by the Burton family of New York City for the past fifty years. It is understood that the buyer, John Massamino, a builder and real estate operator, will improve the site at once with a garage from plans by Starrett and Van Vleck. The transaction involves the block front on the north side of 162d street, between Grant and Sherman avenues. It has a frontage of 200 feet on the street and 115 feet on each avenue. At present it is partly occupied by frame buildings.

#### Successful Auction Sale.

A total of \$42,000 was realized by Joseph P. Day last Saturday at the auction sale of seventy-five lots at Belle Harbor. The highest price was \$2,250 for the plot 60x100, on Rehan avenue, between the Ocean and Rockaway Beach Boulevard. Five lots at the northeast corner of the boulevard and Orienta avenue sold for \$675 each. On Orienta avenue between the Boulevard and Newport avenue lots brought from \$400 to \$525 each. The southwest corner of Newport and Orienta avenue, five lots brought \$2,375, while the opposite northwest corner, of similar size, was sold for \$2,625.

#### Buys Midtown Property.

Frederick Brown, operator, acquired a desirable midtown investment property on Thursday in a cash transaction. He bought from the Lintner Corporation, of which George A. Shearer is vice president, the twelve-story loft building at 20 to 26 West Thirty-sixth street, on a plot 65 by 100, between Fifth and Sixth avenues. The entire building is occupied by the Flint & Horner Company, furniture and sug dealers, who are holding the property on a net rental basis under a twenty-one-year lease, which has about ten more years to run. The property has been held at \$650,000. William A. White & Sons were the brokers in the transaction.



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## Manhattan.

### South of 59th Street.

BRIDGE ST.—Wm. A. White & Sons closed another downtown transaction, selling for Britannia Realty Co. 24 Bridge st. running through to 35 Pearl st., a 5-sty building. The plot has a frontage on both streets of about 35 ft. and a depth of 86 ft. The property was held at \$90,000. It is located on the short line block between Whitehall and Broad sts., on which stands the low office building of the Bush Terminal Co.

CHAMBERS ST.—Burnett Brothers, in the seed business, purchased through Cross & Brown Co. and J. N. Kalley & Son, the building at 92 Chambers st., together with the Grace Church leasehold.

FRONT ST.—Wm. A. White & Sons sold for Jacob Kottek and others the building at 31 Front st., on plot 28x116, to West Beach Realty Co.

5TH ST.—Eva Satran bought from Mr. Simon the 4-sty tenement at 222 East 5th st., on lot 20.9x100.6. Peter Tisch was the broker in the deal.

58TH ST.—Clark T. Chambers sold for James Hazen Hyde of Paris his private stable at 216 West 58th st., a 3-sty building, on lot 25x100, to Three States Realty Co., a holding company for Frank J. Gould.

9TH AV.—National Biscuit Co. purchased from Joseph Beck the 6-sty loft building at 85 9th av., corner of 16th st., the only parcel on the avenue in this block not owned by the company.

### North of 59th Street.

ARDEN ST.—Frederick Brown bought, through Louis B. Ginsburg 17 Arden st., a 5-sty flat, with accommodations for fifteen families, on lot 27x110, near Dyckman st subway station.

73D ST.—Ennis & Sinnott purchased through John R. Davidson the 4-sty private dwelling at 273 West 73d st., on plot 18x100.

76TH ST.—Lipshutz & Weber, builders, purchased from James H. Cruikshank the 4-sty dwelling at 247 West 76th st., on plot 19x102. Assessed at \$26,500. The purchasers will alter the above premises into small apartments at a cost of \$10,000.

78TH ST.—George P. Hall sold 254 West 78th st., a 4-sty dwelling, on plot 16x102.2, between Broadway and West End av.

80TH ST.—Cyril Holding Corp. sold, through Freidus & Co., the 6-sty tenement house with stores at 228 East 80th st., on plot 26.4x102.2.

96TH ST.—Pease & Elliman sold for Thomas L. Somers, 12 West 96th st., a 5-sty dwelling, 25x100, which was built to order for the seller, who held it at \$55,000.

97TH ST.—Charles Blair purchased from Joseph Powers 535A East 97th st., a 5-sty flat, on plot 25x100, adjoining the northwest corner of 2d av. The property is subject to a mortgage of \$20,500.

100T HST.—Pease & Elliman sold the 5-sty American basement residence, on lot 18x100, at 309 West 100th st. for the 137 West 89th Street Corp. It had been held at \$32,000 and will be occupied by the new owner.

109TH ST.—Max Frommer purchased from James H. Cruikshank the 5-sty double flat, with two stores, at 73 East 109th st., on plot 29x100, assessed by the city at \$20,000. Harry Sugarman and Louis Rapaport were the brokers.

113TH ST.—Congregation Beth David Anshel Wilna purchased from Congregation Shearith B'nai Israel Corp. the synagogue, 20x100.11, at 22 East 113th st.

113TH ST.—Harry Houdini, well known in theatrical circles as a magician, presented to his wife, Beatrice Houdini, the 3-sty dwelling at 278 West 113th st., on lot 18.6x100.11, near 8th av. The house, which is assessed at \$11,500, is subject to a mortgage of \$5,000.

115TH ST.—Ennis & Sinnott purchased from James Baird the 5-sty flat, on plot 18.9x100, at 225 West 115th st.

117TH ST.—Harry Aronson, operator, resold 365 and 367 West 117th st., two 3-sty dwellings, on plot 16.8x100.11, through A. A. Hageman and Edsall Olsen.

128TH ST.—Lawyers' Mortgage Co. sold to Sarah Smith 11 West 128th st., a 2-sty dwelling, on lot 18.9x99.11, just west of 5th av.

134TH ST.—I. Lester Wood purchased for all cash above a first mortgage of \$33,000 the 5-sty tenement at 510 West 134th st., on plot 40x100. The house is fully tenanted at an annual rental of about \$5,800. Benjamin Cohen was the seller. The brokers in the deal were Harry Levy and Otto G. Manass.

139TH ST.—Fitz Herbert Howell sold for Emma Lovin 225 West 139th st., 18.2x99.11, a 3-sty dwelling, to Thomas H. Marsh for occupancy.

143D ST.—Williamson & Bryan sold for estate of Siegfried Gruner 419 East 143d st., a 4-sty dwelling, on lot 15x100, near Willis av., to Nora Eagan, the tenant.

149TH ST.—James L. Van Sant, represented by John R. Davidson, bought from Harry Aronson 512 West 149th st., a dwelling, 15x100, between Broadway and Amsterdam av.

MORNINGSIDE AV.—Ennis & Sinnott, real estate operators, resold the two 5-sty apartment houses at 8 Morningside av East and 352 West 115th st., on plot 75x100, which have been held at \$80,000. John R. Davidson negotiated the transaction.

PARK AV.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Mrs. Edward Leverich 878 Park av., northwest corner 78th st., a 2-sty business building, on lot 75x20, occupied by Acker, Merrill & Condit Co. H. S. Leverich represented the seller.

## Bronx.

FAILE ST.—Frederick Brown purchased from Louis Schultz, 941-9 Faile st., near Aldus st., three 5-sty apartments, 48x100 each, accommodating 60 families, with an annual rental of \$21,000. The properties, each held at \$55,000, were bought through Jacob A. Vlanov, broker.

FOX ST.—Benenson Realty Co. purchased from Freida Samplers 1038 and 1040 Fox st., a 5-sty new-law tenement. The property was held at \$55,000.

183D ST.—Anna Wildersich sold to Jacques Realty Co. (Grace Shapiro) 741 East 183d st., a frame dwelling, 24x75, near Prospect av.

203D ST.—Anthony Avenue Realty Co. sold to Gustave Rashky 235 East 203d st., a 3-sty frame building, 25x100, adjoining the corner of Valentine av.

JEROME AV.—Frederick Brown purchased from Nathan Wolf the 5-sty apartment house, 63x121, at 2615 Jerome av., opposite St. James Park. The building accommodates 25 families, and yields an annual return of \$10,000. Samuel Steiniger & Co. were the brokers.

WILLIS AV.—Isaac Lowenfeld Realty Corp. bought from Fisher & Irving L. Lewine 393 Willis av., a 5-sty flat, 20x107, near Willis av., in an all-cash deal. The property was held at \$35,000 and was sold through Edward Warren.

## Brooklyn.

PARK PL.—Chas. E. Rickerson sold 391 Park pl., between Underhill and Washington ays., a 3-sty & basement brownstone dwelling, for Mrs. Eleanor L. Edge to George P. Magovern.

PINE ST.—Meister Builders, Inc., purchased from D. & W. Realty Co., nine 2-fam. brick dwellings, 481 to 505 inclusive, Pine st., in the East New York section.

SENATOR ST.—Walter S. Ross and C. C. Gretsinger sold for James Boyd, Jr., the 1-fam. semi-detached house, with garage, at 434 Senator st.

18TH ST.—J. D. Ranck sold for Webster Building Co. in East 18th st., near Av. N., a 1-fam. bungalow, with garage, on a plot 36x100.

20TH AV.—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling, 60x5 20th av., Mapleton Park, to Nathan Saslov.

61ST ST.—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling with garage at 2015 61st st. to Barnett Kantor, of Manhattan.

66TH ST.—Alco Building Co. sold for Lorraine Realty Co. the adjoining 1-fam. brick and stucco dwellings 1953 and 1955 66th st. to Clara Bernstein and Bessie Horn, of Manhattan.

65TH ST.—Frank A. Seaver & Co. sold the 6-fam. brick flat at 817 65th st. for McEvany estate to an investor.

80TH ST.—Frank A. Seaver sold for J. K. Dowling the 1-fam. frame detached house at 151 80th st.

75TH ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 922 75th st. for Ethel Norton.

83D ST.—Walter S. Ross and C. C. Gretsinger, as brokers, sold for Herman H. Lucke the 2-fam. semi-detached house, with garage, on plot 25x100, at 344 83d st.

75TH ST.—John E. Sullivan, builder, sold the 2-sty brick house at 625 75th st. to May Paris.

BATH AV.—Meister Builders, Inc., sold 1731 Bath av., a 2-sty business building.

19TH AV.—Newmann Leavy sold for Louis Weill 6118 19th av., a 1-fam. brick house, on lot 25x100, to Lena Jacobs.

## Queens.

BELLAIRE.—G. H. Stewart sold to E. M. Ferster a plot 60x100 on the west side of Albany av., 332 ft. south of Hollis av., and to W. G. Carr a plot 40x100 on the west side of Albany av., 162 ft. south of Hollis av.

BELLE HARBOR.—A. Veldhuisen sold to W. P. Anderson a plot, 76x100, in the west side of 128th st., 774 ft. south of Rockaway Beach Blvd.

GLEN MORRIS.—J. J. Spelman sold to F. E. Sullivan the dwelling and plot 32x97, on the west side of Church st., 196 ft. south of Sutter av.

JAMAICA.—Sanitol Realty Co. sold to J. Messik the dwelling on the east side of Glove av., 48 ft. north of Brown pl.

JAMAICA.—D. Mazzei sold to V. Avenue the dwelling and plot, 50x100, at the northwest corner of Atlantic st. and Brown av.

RIDGEWOOD.—Shetland Co. sold to J. Schmidt a plot 135x202 in the northwest side of Covert st., 148 ft. southwest of Wyckoff av.

ROCKAWAY.—Norman Real Estate Corp. sold to P. Orda a plot 100x100, at the southeast corner of Ocean and Vernam ays.

ROCKAWAY.—A. H. Mittleman sold to P. Rosenfeld a plot 100x199, at the southwest corner of Cedar and Franklin ays.

ROCKAWAY.—S. J. Mitchell sold to L. J. Hunt a plot 60x100 ft. at the northwest corner of Newport av. and 10th av.

ROCKAWAY.—R. Wynn sold to M. E. Hines a plot, 90x200, on the north side of Grand View av., 120 ft. east of Private la.

## Richmond.

ST. GEORGE.—C. G. Kolff sold part of the August Stump property on Sherman and Fort pl., St. George, to Carl F. Grieshaber. The property has a frontage of 150 ft. on Sherman av. and a depth of 112 ft. along the private la which leads to Mr. Grieshaber's house in the rear of the property just purchased.

SOUTH BEACH.—Meister Builders, Inc., sold to Josephine Schwiager a plot of five lots on Washington av., upon which will be erected several bungalows.

## Nassau.

GREAT NECK.—Baker Crowell, Inc., of 47 West 34th st., in conjunction with I. G. Wolf, sold the residence recently constructed by Great Neck Building Co. to Mrs. Irene R. Yeager of Manhattan.



HEWLETT.—Captain F. R. Mayer purchased a plot of 8½ acres of land from Hewlett Bay Co. E. S. and F. S. Voss negotiated the sale.

LAWRENCE.—Henry P. Chilton sold to Isidore Silverberg a two-acre estate with dwelling and outbuildings on Central av. Seligsberg, Lewis & Strouse represented the purchaser, and Simpson, Thacher & Bartlett represented the seller.

**Westchester.**

BEDFORD HILLS.—Julia Beverley Higgins sold for Mrs. Henry C. Hopkins her place consisting of 11 acres of land, dwelling, cottage, and outbuildings to E. Kellogg Trowbridge, of New York.

TARRYTOWN.—Robert E. Farley Organization sold for Estates of Tappan Zee a plot facing on Broadway in the bungalow section of Philipse Manor to Russell K. Lockwood of Tarrytown.

TARRYTOWN.—Robert E. Farley Organization sold for the Estates of Tappan Zee a plot facing on Broadway, in the bungalow section of Philipse Manor, to W. W. Lee of Tarrytown.

**Out of Town.**

EAST ORANGE.—William H. Pettes sold the 1-fam. residence 16 North 17th st to Howard E. Crump of East Orange. Louis Schlesinger, Inc., were the brokers.

NEWARK, N. J.—Franklin Canfield sold to Harry Murphy the 1-fam. residence at 50 Scherer av. The property has a frontage of 50 ft. on Scherer av and a depth of 100 ft.

NEWARK, N. J.—Feist & Feist, Inc., leased to Liberty Dextrine Co., Inc., of New York City, the lower portion of the 4-sty brick building at 35 Bruen st for George T. Hatt of Flanders, N. J. Liberty Dextrine Co. were represented in this transaction by A. Hartod, president, and John Bogard, attorney for the company, both of New York City.

SOUTH ORANGE, N. J.—E. P. Hamilton & Co. sold for G. W. S. Whitney his residence and grounds at the corner of Prospect st and Oakview av.

**RECENT LEASES.**

**Jewelers Lease on Fifth Avenue.**

Picksley & Company, jewelers, for many years in business at 570 Fifth Avenue, have rented the southerly store in 723 Fifth avenue, northeast corner of 56th street, the former home of William Waldorf Astor, for a period of about ten years. The lease was made by the Plaza Leasehold Corporation, which recently took under lease the Astor home and five adjoining dwellings abutting the Huntington mansion and converted them for business use. The transaction was negotiated by N. H. Gregory, who recently leased the former establishment of Picksley & Company to Maison Aubry.

**Manhattan.**

BASTINE & CO., INC., agents, rented apartments at 839 West End av to the following: Dr. R. C. Howard, Mr. Joel Greenbaum, Dr. Emily Lewi, Mr. Louis Rothschild, Dr. Alexander Smith, Mr. Alexander Weil, Mr. Lipman Picard, Miss Maud Benner, and at 317 West 95th st to Arthur Alysworth, Orville Hylin, Clara Lawrence, Lila Ross, George Mansfield, Tobias Kepler, Mary Thurston, Norman Anthony, John B. Wells.

HENRY BRADY leased the 6-sty building at 221 West Broadway to Adriatic Warehouse Corp.

CROSS & BROWN leased 9 East 59th st, 2d floor, to Barney, Inc.; 47 and 49 Maiden la, 9th floor, to Sobel & Kaleko; 111 Reade st, store and basement, to Schneider & Goldstein; 1600 Broadway, space on 4th floor to E. Rastisbonne; 620 Broadway, 3d loft for William A. White & Sons, to Levine & Orland; 117 Mercer st, 4th loft to Nick Dele & Erba; 3d loft to Meyer Barish.

JAMES H. CRUIKSHANK leased to Ridley's Candy Manufacturing Co. the 8-sty fireproof loft building at 345-349 West 40th st, size 45x100, for four years and nine months at an annual rental of \$13,500.

CUSHMAN & WAKEFIELD, INC., leased for Newell & Dudley the top floor at 3 West 56th st to Edward I. Farmer, who will occupy it.

DUROSS CO. leased for Benjamin B. Kirtland for 21 years from Mrs. Jennine H. Leonard the 5-sty dwelling at 38 West 72d st, between Central Park West and Columbus av, and will remodel the house for studio apartments.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment at 823 Park av for Alphonso P. Villa, who recently bought the house at 18 East 62d st, to Lieutenant-Commander Orson D. Munn, of Newport, R. I.; also an apartment at 515 Park av for Mrs. J. M. Rutherford to Mrs. J. DeSilva; also an apartment at 42 East 66th st for Jackson Realty Co. to Arthur K. Bourne, and an apartment at 116 East 63d st for Mrs. James Lenox Banks, Jr., to Mrs. Lyman Rhoades.

DOUGLAS L. ELLIMAN & CO. leased 141 East 32d st, a 3-sty private house, on lot 17x100, for S. J. Tyler to Miss Augusta Wolf; a large apartment at 340 Park av, cor. 51st st, to Mrs. William G. Rockefeller for her daughter-in-law, Mrs. William A. Rockefeller; also an apartment at 969 Park av to F. Huntington Babcock, and an apartment in 116 East 58th st to Mrs. George Stevens.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment at 521 Park av, northeast corner of 80th st, to Spottswood E. Bowers; also an apartment at 471 Park av, corner 58th st, to Louis Block; also an apartment in 383 Park av

for John King Hodges to Mrs. Shepherd Krech; also an apartment at 399 Park av for Capt. William C. Cox to Mrs. E. B. Bruch.

LAKIN & DINKELSPIEL leased the store at 757 6th av to Siegel & Okuneff.

J. ARTHUR FISCHER leased for Post & Reese as agents for Walter Brooks & Yorkville Realty Co., the property at 226 to 230 West 35th st, on plot 75x100, to Klaw & Erlanger, for storage of theatrical scenery.

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GOODWIN & GOODWIN rented for Sila M. Blandy to Dr. Thomas A. Gonzales the 3-sty private dwelling at 148 West 121st st.

HELVETIA REALTY CO. leased to Brown's Buffet Lunch, Inc., represented by Abraham J. Halprin as attorney, the building at 115 West 3d st, for 21 years. The present structure on the site will be demolished and a taxpayer erected.

M. & L. HESS, INC., leased for Jackson Square Realty Co. (Ralph Stout, president) the 7-sty fireproof building at 245-53 West 12th st, extending through to 10-14 Jane st, containing about 70,000 sq. ft. The lessee is Manufacturers Transit Co., Inc., who will occupy the building for use as a storage warehouse.

HENRY HOF leased for Charles Hoenninger the store and basement at 531 3d av to George Alex.

HOUGHTON CO. leased for Anna Vorwack the 4-sty dwelling 135 West 97th st. to Baldomero Nieto.

HOUGHTON CO. leased for Dr. Henry D. Chapin the 4-sty and basement dwelling 161 West 85th st to Adele Laurent.

S. H. KRESS & CO. leased from Arthur H. Ely of Greenwich, Conn., through William C. Walkers Sons, 6-sty buildings at 212, 214, 216 and 218 Wooster st, having a frontage of 92 ft., a depth of 100 ft. and 157 ft. wide in rear. After extensive improvements have been made the Kress Co. will occupy the buildings as warehouses for distributing merchandise to their retail mail order stores throughout the country.

MISSSES MacVEADY, milliners, taken a lease from William H. Wickham of the 4-sty dwelling at 10 East 56th st, between 5th and Madison avs, which will be altered and made ready for occupancy by Sept. 1. De Witt, Lockman & De Witt represented the owner as attorneys.

SAMUEL H. MARTIN leased for Posada Realty Co., John E. Ludin, agent, the store floor and basement at 225 West 52d st to American Rubber Corp., to be occupied as a salesroom.

SAMUEL H. MARTIN leased the 4-sty and basement dwelling at 148 West 65th st for Bolton Hall to Hiro Ozasa.

SAMUEL H. MARTIN leased for West 60th Street Realty Co. the 4-sty dwelling at 31 West 60th st to Anna Journal.

CHARLES F. NOYES CO. leased for George W. Loft the 4th loft at 54 Barclay st to Siegfried H. Friedlander; also leased additional space at 52-54 Maiden la to North American Accident Ins. Co., and additional space at 1162 Broadway for W. R. Appleby to M. Forman & Co.

CHARLES F. NOYES CO. leased for Sarah E. Parker et al space at 303 Canal st to Harry Grossman, and subleased for Elevator Efficiency Appliance Co. space at 51 Maiden la to Kilbourne & Clark Mfg. Co., and for W. L. Henderson Ink Co. a portion of the second floor at 28 White st to John W. Banker.

THOMAS J. O'REILLY rented the following apartments; for Norman Realty Co., 503 West 121st st to Nathalie Swan, Eva Noe and Anna Bernkopf; for Memphis Realty Co., 526 West 113th st, to Louis Koop, Elias Woolf and Charles F. Wright; for Edgar B. Newman, 227 Riverside dr, to Charles Seymour, H. L. Simpson, J. I. Bernitz, Joseph Mendelsohn and Josephine Vila; for M. Bayard Brown, 561 West 163d st, to Joseph Schulz, Sigmund Rosenberg, Dr. L. S. Manson and Louis Weinberg.

PEASE & ELLIMAN leased for Paterno Brothers to Mrs. M. J. Martin the 3-sty dwelling at 884 West End av, between 103d and 104th sts.

PEASE & ELLIMAN leased for M. J. & W. A. O'Connor to Michael E. Loughman the 5-sty dwelling at 24 West 86th st, between Central Park West and Columbus av.

PEASE & ELLIMAN leased for 10 and 12 Maiden Lane Co. the 4th floor at 31 Maiden la to American Cotton Oil Co.

PEASE & ELLIMAN leased for William E. Hall of the Department of Labor at Washington, to Henry M. Post of Post Brothers the 4-sty modern residence at 29 East 61st st, between Madison and Park avs.

PEPE & BROTHER, in connection with Horace S. Ely & Co., leased the 3-sty private dwelling at 58 West 12th st to Mr. and Mrs. Gardiner H. Miller of Riverdale-on-the-Hudson, to be used as their private dwelling.

L. J. PHILLIPS & CO., with Forbes & Co., leased for Manhattan Life Insurance So. 402 West 154th st, the southwest corner of St. Nicholas av, a 4-sty dwelling; for Allen C. Hill the dwelling at 637 West 142d st to John T. Sturdevant; and to Victor Gaertner an apartment at 385 Edgecombe av.

L. J. PHILLIPS & CO. leased at 625 West 156th st apartments to Edward L. Wolf, Anthony M. Gilligan, Albert Lassuer, Thos. L. Foulkes, Jacob Rapoport, M. Frankfurter and Chas. J. Eglar.

L. J. PHILLIPS & CO. leased the store at 3807 Broadway to Norman Denzer for a real estate office; store at 3809-11 Broadway to Caroline Lackenbach, and store at 1152 St. Nicholas av to Mme. Matilde.

L. J. PHILLIPS & CO. leased at 135 Central Park West an apartment to C. B. Segar, vice-president Union Pacific Railroad; also apartments at 456 Riverside dr to A. C. Smith; 270 West End av, Philip Frank; 120 West 70th st, G. F. Harriman; 255 West End av, Raymond Tullis; 35 West 75th st, Mr. Menken; 40 West 84th st, E. H. Zimmerman; 102 West 75th st, Mr. Torres; 67 Riverside, furnished apartment for J. Jackson to Emma Haig, and sub-leased, at West 98th st, an apartment for Mrs. M. H. Regensburger to Henry Blumenthal; also leased the private dwellings at 311 West 84th st to A. D. Iemenofsky, 303 West 103d st to Dr. N. J. Lebbhar, 23 West 70th st to I. Newburg, 129 West 72d st to Mrs. Jousviver.

SHAW & CO. rented for John Haydock 37 West 128th st, the 3-sty frame dwelling, on plot 18.9x100, to Morningside Athletic and Social Club; also for Mrs. Sass 68 West 128th st, the 3-sty dwelling, on lot 18x100, to M. Lewis.

## Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

### PROPOSALS

SEALED PROPOSALS will be received by the Trustees of the State Hospital of Coaldale, Coaldale, Schuylkill County, Pa., by noon, Thursday, July 25th, for the following work: Contract "B"—Plain and reinforced concrete and fireproofing beams, columns, girders, etc. Contract "C"—Masonry, ornamental iron, etc. Contract "D"—Carpentry, mill work, etc. Contract "E"—Steel sash and doors. Contract "G"—Sheet metal roofing, skylights, etc. Contract "H"—High pressure power plant, pumps and piping. Contract "I"—Plumbing, etc. Contract "J"—Electric work, etc. Specifications and plans may be had by calling on or addressing Dr. E. E. Shifferstine, Superintendent Stat. Hospital of Coaldale, Coaldale, Schuylkill County, Pa. A deposit of five dollars (\$5.00) will be required for the safe return of specifications and plans. Bids should be delivered in sealed envelopes and marked contract as estimated upon, to Dr. E. E. Shifferstine. The Board reserves the right to accept or reject any or all bids or portions of bids.

J. R. BOYLE, Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for Construction Work—New Toilet and Bathrooms for Kitchen and Laundry Building and South Dormitory at the Quarantine Station, Hoffman Island, N. Y., will be received by Dr. L. E. Cofer, Health Officer, Port of New York, Rosebank, Staten Island, N. Y., until 12 o'clock noon, Wednesday, August 7th, 1918, when they will be publicly opened and read. Proposals will be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract, within thirty (30) days from date of official notice of award of contract and in accordance with the terms of Specification

No. 3078. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of Dr. L. E. Cofer, Health Officer, Port of New York, Rosebank, Staten Island, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: July 23, 1918.

### WANTS AND OFFERS

#### FARM FOR SALE.

Fine opportunity to establish great stock or dairy farm.

720 acres all under cultivation in great American bottoms, Madison County, Illinois, 1 mile from railroad station and but 12 miles from St. Louis, on six railroads and two interurbans and on good wagon road.

Good houses and outbuildings, fine drainage, 400 acres in wheat with probable yield 40 bushels per acre; 100 acres in alfalfa, four crops per season; balance in corn, oats, etc. Can sell with or without equipment.

This splendid opportunity will not be available long. Address F. R. SULLIVAN, Wood River, Ill.

COLLECTOR to help on bookkeeping; splendid opportunity, growing office, permanent position. Write Mr. Blog, Room 2502, 110 W 40th St.

WE WILL pay 15 cents each for the Brooklyn Edition of Record & Guide for April 20, 1918. This offer will expire on Aug. 3, 1918. Record & Guide.

WANTED—Map cabinet, either metal or wood; state particulars. PORTER & CO., 159 West 125th St.

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### Brooklyn Real Estate

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Mortgage Loans Expert Appraising  
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SHAW & CO. rented for John Shields the parlor store at 315 Lenox av to Eckel Dental Supply Co. and for Toch Realty Co. the 3-sty brownstone dwelling, 18.4x100, 30 West 120th st to Dr. J. C. Vonder Linden, who will occupy it as a residence and office.

FREDERICK SOUT HACK and Alwyn Ball, Jr., leased, in conjunction with Daniel Birdsall & Co., the store and basement at 297 Church st to Delphi Mills.

WM. A. WHITE & SONS leased to William R. Meyers an apartment at 200 West 52d st, and at 139 East 30th st, an apartment to Georgi A. Ffoulkes.

WM. A. WHITE & SONS leased apartments at 44 West 10th st to Anna Ward Sage and Jesse Knight.

WHITE-GOODMAN leased, in conjunction with Brett & Goode, the store and basement at 146 Wooster st to Joseph Freedman; also leased to Chain Store Shop, Inc., a floor at 213 4th av. With Camman, Voorhees & Floyd, the 1st floor at 870 Broadway to Barney Bennett; all for a term of years.

#### Brooklyn.

CROSS & BROWN CO. leased the entire building Dumont av and Hendrix st, to Sunbeam Chemical Co., and the building at 1255-61 Clason av to the Duane Shoe Co.

SCHULTE CIGAR STORES CO. have taken a long term lease on the ground floor store in the building at the cor. of Fulton and Court st. After extensive alterations they will occupy the premises as an additional branch establishment.

#### Queens.

FAR ROCKAWAY, L. I.—Lewis H. May Co. leased the following at Far Rockaway: for John Cooney, cottage in Crescent st to Bernard Goldstein; for F. W. Elder, cottage in Clinton st to Stern & Brozner; for Louis Meyer, cottage on Channel av to M. Kashowitz. At Cedarhurst, L. I., for Fred Wiley, cottage on Washington av to I. Rabinowitz; for P. Ward, cottage in Grove st to H. Nealy; for James R. Rowe, cottage on Mulry la to S. E. Block; for M. Reilly, cottage on Locust av to Edward A. Carter; for M. O'Meara, cottage on Washington av to F. F. Fitzsimmons.

ADOLPH J. GRETSCHER leased the marble plant of Kemlein & Leahy, Inc., to Norwalk Vault Co., Inc., at the corner of Vernon av and 13th st. The property, consisting of four buildings, is situated adjacent to the barge canal terminal and the Long Island City Bush Terminal. The new tenant will use it for the manufacture of concrete burial vaults.

#### Westchester.

DOUGLAS L. ELLIMAN & CO., in conjunction with Blakeman Q. Meyer, leased a place at Rye to former Police Commissioner Frederick H. Bugher.

BRONXVILLE, N. Y.—Fish & Marvin rented for Mrs. Herman Suter her property at Lawrence Park, furnished for the summer, to Capt. Cletus Keating, of the Shipping Control Committee; also for C. Linn Seiler his house at Sagamore, Bronxville, furnished for the summer, to J. H. Schoolfield, of this city.

BRONXVILLE, N. Y.—Fish & Marvin rented Henry D. Buell's Lawrence Park residence to C. B. Glaenger and an apartment in Alger ct to A. Whitehill.

#### REAL ESTATE NOTES.

HENRY HOF has been appointed agent for the premises 335 East 50th st.

DAVID LION is the buyer of 332 East 109th st, a 5-sty tenement on a lot 25x100.

J. ARTHUR FISCHER has been appointed agent for the properties at 262 to 266 West 38th st.

C. F. WATERBURY is the buyer of the 5-sty American basement residence at 84 Riverside dr, near 80th st, sold recently.

GUSTAVE A. HERZ is the buyer of the block front on the south side of 215th st, between Seaman av and Park ter.

L. J. PHILLIPS & CO., in connection with J. F. Bottomley, have placed a mortgage for Estate of Fannie Arubelm on 244 and 246 Bowery.

PHILIP JESELSON was the broker in the sale of the two apartment houses, 1335 and 1339 Intervale av, on plot 100x105, for Robert H. Machlett to Frederick Brown.

PEASE & ELLIMAN have been appointed by Reed House Corp. managing agents of the 6-sty elevator apartment house at 537 West 121st st, at the northeast corner of Broadway.

DENISON REALTY CORP. is the buyer of 65 Front st, and also co-buyer with George Richter of 215 Pearl st, both properties sold recently by Preferred City Real Estate Co. through Charles F. Noyes Co.

WORTHINGTON WHITEHOUSE, INC., represented Mrs. William A. Read in the purchase of the estate known as the Stone Leigh Farm at Purchase, N. Y., last Saturday. Mrs. Read paid \$28,750 for the property at the auction sale.

PEASE & ELLIMAN have been appointed by Charles E. Rushmore managers of the property at 44 East 60th st, adjoining his holding at the southwest corner of Park av and 60th st, both of which he bought through the same brokers.

BOTAN REALTY CO. formed last week, with W. Lowenthal, M. Hyman and C. A. Weldon as directors, is the purchasers of the loft building at 132 to 136 Greene st, the sale of which by the Greenwich Savings Bank was reported on June 21. The sale was made by L. Tanenbaum, Strauss & Co.

THE REPUBLIC STORAGE CO. is the lessee of 142-156 East 31st st, the 6-sty and basement building recently reported leased by Ames & Co. for William H. Sealeh. The transaction involved the purchase of the lease of the Thirty-first Street Garage Corp. The new tenants will operate the building as a free and bonded warehouse.

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SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

C. CLAYTON BOURNE and Edward Ward McMahon were on Tuesday appointed receivers for the Mohuken Building Material Co., Meserole st and Varick av, Brooklyn, by Judge Garvin, in the United States District Court, Brooklyn. They were directed to continue the business, and filed a joint bond of \$20,000. Assets of \$268,543 were listed, and claims amounting to \$18,420 were filed by three creditors.

FRED T. LEY & CO. acquired title to the Chatham Court apartment house at the northwest corner of Central Park West and 67th st. reported sold last month by Malcolm E. Smith and Rudolph C. Culver for Strauss Building and Realty Co. The building will be altered into small suites and operated on the co-operative plan. In the announcement of the sale Walter Russell and Penrhyn Stanlaws were mentioned as members of the new owning syndicate.

OLIVER A. ROBERTSON, who has been connected with Wm. A. White & Sons during his entire business career, has been admitted to the directorate of that company. He entered its employ in 1900 as an office boy, and after a short period became identified with its renting department. Subsequently he was placed in charge of that department and his elevation to the Board of Directors is the result of its successful management.

PERSHING SQUARE is the name suggested for the Grand Central Terminal zone in honor of Gen. John J. Pershing, commander of the American Expeditionary Forces in France by John McE. Bowman, president of the companies operating the five largest hotels in the terminal zone—Biltmore, Manhattan, Belmont, Murray Hill, and the new Commodore—in letter to Mayor Hylan, Alfred E. Smith, president of the Board of Aldermen, and Bruce M. Falconer, Alderman from the Twenty-third District, which includes the Grand Central zone.

STATE ENGINEER AND SURVEYOR of the State Canal Board has approved plans for repairing bulkhead on the East River and construction of a freight house at the Rogers Street, Long Island City, Barge Canal terminal, north of the Queensborough Bridge. It is expected that the improvement will begin at once and be completed this fall so that shippers will have available the facilities of the cheaper transportation rates on this \$150,000,000 State Barge Canal. This is the first of three terminals that were acquired by the State of New York in 1915 on the waterfront of Queens through the efforts of the Queens Chamber of Commerce.

REAL ESTATE  
STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

## MANHATTAN.

## Conveyances.

	1918	1917
July 19 to 25	July 20 to 26	
Total No.....	95	129
Assessed Value.....	\$3,765,300	\$4,956,800
No. with consideration.....	16	24
Consideration.....	\$338,800	\$662,575
Assessed Value.....	\$383,500	\$675,000

Jan 1 to July 25 Jan. 1 to July 26

Total No.....	3,559	4,700
Assessed Value.....	\$203,907,680	\$332,450,822
No. with consideration.....	574	615
Consideration.....	\$26,055,038	\$25,770,720
Assessed Value.....	\$29,696,100	\$34,389,156

## Mortgages.

	1918	1917
July 19 to 25	July 20 to 26	
Total No.....	37	54
Amount.....	\$340,475	\$10,699,250
To Banks & Ins. Cos.....	5	13
Amount.....	\$49,000	\$9,633,000
No. at 6%.....	13	14
Amount.....	\$50,900	\$207,250
No. at 5½%.....	2	3
Amount.....	\$20,500	\$4,506,500
No. at 5%.....	9	11
Amount.....	\$153,000	\$4,613,400
No. at 4½%.....	1	3
Amount.....	\$62,500	\$567,000
No. at 4%.....	.....	2
Amount.....	.....	\$590,000
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	12	21
Amount.....	\$53,575	\$215,100

Jan. 1 to July 25 Jan. 1 to July 26

Total No.....	1,432	2,113
Amount.....	\$36,760,241	\$85,033,996
To Banks & Ins. Cos.....	254	441
Amount.....	\$18,526,643	\$48,614,050

## Mortgage Extensions.

	1918	1917
July 19 to 25	July 20 to 26	
Total No.....	4	4
Amount.....	\$347,250	\$433,600
To Banks & Ins. Cos.....	7	6
Amount.....	\$227,750	\$97,500

Jan 1 to July 25 Jan. 1 to July 26

Total No.....	735	1,246
Amount.....	\$51,792,549	\$85,698,500
To Banks & Ins. Cos.....	238	628
Amount.....	\$28,501,957	\$65,872,700

## Building Permits.

	1918	1917
July 20 to 26	July 21 to 27	
New Buildings.....	.....	5
Cost.....	\$200,000	\$150,000
Alterations.....	\$484,300	\$226,705

Jan. 1 to July 26 Jan. 1 to July 27

New Buildings.....	115	224
Cost.....	\$7,163,450	\$22,831,000
Alterations.....	\$6,248,452	\$7,948,248

## BRONX.

## Conveyances.

	1918	1917
July 19 to 25	July 20 to 26	
Total No.....	68	197
No. with consideration.....	5	11
Consideration.....	\$23,900	\$380,375

Jan. 1 to July 25 Jan. 1 to July 26

Total No.....	2,623	3,545
No. with consideration.....	337	671
Consideration.....	\$3,235,834	\$4,672,108

## Mortgages.

	1918	1917
July 19 to 25	July 20 to 26	
Total No.....	29	149
Amount.....	\$137,185	\$284,136
To Banks & Ins. Cos.....	.....	5
Amount.....	.....	\$57,700
No. at 6%.....	14	15
Amount.....	\$84,265	\$53,550
No. at 5½%.....	4	4
Amount.....	\$17,000	\$45,950
No. at 5%.....	4	46
Amount.....	\$10,890	\$36,191
No. at 4½%.....	.....	5
Amount.....	.....	\$4,755
Unusual rates.....	.....	62
Amount.....	.....	\$46,840
Interest not given.....	7	17
Amount.....	\$25,030	\$96,850

Jan. 1 to July 25 Jan. 1 to July 26

Total No.....	11,003	1,712
Amount.....	\$6,645,685	\$10,521,216
To Banks & Ins. Cos.....	52	124
Amount.....	\$339,142	\$1,734,715

## Mortgage Extensions.

	1918	1917
July 19 to 25	July 20 to 26	
Total No.....	11	20
Amount.....	\$235,050	\$279,075
To Banks & Ins. Cos.....	5	3
Amount.....	177,500	\$80,000

Jan. 1 to July 25 Jan. 1 to July 26

Total No.....	230	427
Amount.....	\$4,609,712	\$3,231,674
To Banks & Ins. Cos.....	56	117
Amount.....	\$1,479,750	\$2,996,400

## Building Permits.

	1918	1917
July 19 to 25	July 20 to 26	
New Buildings.....	2	7
Cost.....	\$463,000	\$573,750
Alterations.....	\$4,025	\$4,650

Jan. 1 to July 25 Jan. 1 to July 26

New Building.....	372	379
Cost.....	\$6,475,725	\$6,563,275
Alterations.....	\$759,550	\$311,250

## BROOKLYN.

## Conveyances.

	1918	1917
July 18 to 24	July 19 to 25	
Total No.....	490	389
No. with consideration.....	31	40
Consideration.....	\$276,906	\$267,375

Jan. 1 to July 24 Jan. 1 to July 25

Total No.....	12,961	12,983
No. with consideration.....	929	1,133
Consideration.....	\$7,431,667	\$12,737,319

## Mortgages.

	1918	1917
July 18 to 24	July 19 to 25	
Total No.....	304	279
Amount.....	\$1,000,318	\$989,287
To Banks & Ins. Cos.....	29	46
Amount.....	\$198,400	\$431,150
No. at 6%.....	210	162
Amount.....	\$627,618	\$522,112
No. at 5½%.....	50	62
Amount.....	\$201,000	\$278,850
No. at 5%.....	14	23
Amount.....	\$103,075	\$85,240
Unusual rates.....	2	1
Amount.....	2,500	\$1,000
Interest not given.....	23	31
Amount.....	\$66,125	\$102,085

Jan. 1 to July 24 Jan. 1 to July 25

Total No.....	7,458	8,504
Amount.....	\$25,317,797	\$35,929,149
To Banks & Ins. Cos.....	788	1,637
Amount.....	\$4,022,190	\$13,156,676

## Building Permits.

	1918	1917
July 18 to 24	July 19 to 25	
New Buildings.....	65	29
Cost.....	\$244,225	\$170,450
Alterations.....	\$103,400	\$303,920

Jan. 1 to July 24 Jan. 1 to July 25

New Buildings.....	1,867	1,767
Cost.....	\$12,377,526	\$17,138,065
Alterations.....	\$2,496,518	\$3,226,099

## QUEENS.

## Building Permits.

	1918	1917
July 19 to 25	July 20 to 26	
New Buildings.....	43	44
Cost.....	\$80,275	\$71,255
Alterations.....	\$70,354	\$52,296

Jan. 1 to July 25 Jan. 1 to July 26

New Buildings.....	1,424	2,183
Cost.....	\$4,492,964	\$7,812,511
Alterations.....	\$920,221	\$1,130,772

## RICHMOND.

## Building Permits.

	1918	1917
July 19 to 25	July 20 to 25	
New Buildings.....	7	12
Cost.....	\$6,810	\$14,210
Alterations.....	\$650	\$2,475

Jan. 1 to July 25 Jan. 1 to July 25

New Buildings.....	329	341
Cost.....	\$736,473	\$1,045,496
Alterations.....	\$265,546	\$198,616



# Building Throughout East Shows Upward Trend

## Government Work Predominates, Large Private Estates Making the Next Best Showing—The Labor Question

THE recent tremendous expansion of direct Government construction has overwhelmed in value all other types of building. But the actual record from month to month have shown the situation and outlook in civilian departments to be far from hopeless. Moreover, if the trend is regarded from the standpoint of the long swing and is reviewed over the entire period a more accurate and at the same time, a still more encouraging verdict will be possible. In view of the volume of building comprised in the Eastern and Central Western sections the gradual upward trend of manufacturing types of building from the 1914 level follows along as the natural sequence of the war. Mammoth munition works and factories of all descriptions for supplying the increased needs of the allies were gradually built up. Later with the entrance of the United States into the conflict, an unprecedented increase is reflected in factory construction. Munitions, uniforms, equipment for war needs of every description—all factored in bringing the total value of industrial building up to a level never before reached.

In the period prior to our entrance into the war, residential building, normally of larger value than manufacturing building, shows even more marked preponderance. Generally rising prices in the building materials market together with increased labor costs, showed up in the considerably augmented value of residential building. In character this took the form of rather large and expensive estates, a tendency traceable to the marked prosperity of the period. Thus the value indicated during this period represents a comparatively small number of undertakings. The inevitable depression in residential building as a whole which followed the entrance of the United States into the war, has given place to a steep rise which lends a distinctly more favorable aspect to the general trend. The content of the increased value of this building, however, has been largely altered. With the sudden multiplication of factories, entailing the necessity of a vast number of workers in the vicinity of the plants, came the necessity for greatly expanded housing accommodations. These housing facilities have very naturally taken form in a great number of small structures suitable for workmen. Any decrease in the figures for residential construction from now on may not indicate any lessening of total activity along this line. Government action in starting building of the type necessary in these congested factory districts, will doubtless lessen the degree of similar private enterprise. Thus while housing projects will probably continue for some time at an ever increasing rate, yet they will be largely government controlled, and will be included in the figure for government work.

The condition of the nation's crops may have both a direct and an indirect effect upon business, and upon the building trade in particular. The decidedly favorable outlook for this year's crops will not fail to have a beneficial influence on the activity of the trade. Over-production, especially when considered in the light of transportation difficulties, will imply increased storage accommodations and elevators. Farmers who do not themselves realize the importance of providing adequate granary space for the crops, will be obliged to do so. In instances where delay might result from lack of funds on hand, the Food Administration will extend financial aid. It is believed that a large proportion of the crops will remain on the farms for some time before they are able to be moved, and this will entail considerable building of the storage type. In the agricultural sections the prosperity resulting from the increased value of the crops will enable improvements to be made on farm property and building associated with more efficient production. Indirectly throughout the country, many industrial plants will receive benefit through the better feeling in general business. Thus both from the quantitative standpoint and the financial point of view, the crop reports are of decided interest and may be interpreted as a distinctly favorable factor.

It is estimated that the corn crop of the present year will even exceed that of the year before, which was itself an unusually favorable year. The estimated yield for 1918 amounts to 3,160,000,000 bushels with a probable value of \$4,819,000,000. Spring and winter wheat together are estimated to yield a production of 891,000,000 bushels with a total value of \$1,782,000,000. This represents an improvement over 1917, where the

yield amounted to 650,000,000 bushels with an actual value of \$1,207,000,000.

As far as may be at present ascertained, reports would indicate that the total value of this year's corn, wheat, oats and cotton crop will have a value of approximately \$9,800,000,000 as compared with \$7,900,000,000 for 1917 and about \$3,600,000,000 as the average for normal years before the war.

The gradual withdrawing of our national labor resources into various channels of military service together with the urgent requirements for production greater even than in normal times, is an anomaly which is becoming more and more evident as time goes on. It is true that the first few months of this movement of labor away from industry did not apparently have a widespread or extensively detrimental effect. This, however, was only because the normal unemployment figures were able to be reduced almost in direct ratio with the number of those who were leaving. For some time it has been recognized, and in many cases it has been painfully forced upon the knowledge of employers through inability to secure the amount of labor needed, that the shortage was reaching serious proportions. More and more importance therefore is being accorded steps in every direction which tend toward the conservation of labor.

Already an improvement in the situation has been effected through the pressure brought to bear by the Government toward utilizing all the country's available working strength, which was remaining idle for any reason. Men whose income was sufficient for their support without working, men who had been perhaps working spasmodically in periods just long enough to maintain the standard of living required, or those dependent on others—all these classes have been affected by the recent ruling. Less direct in operation, but of substantial results is the method used in transferring labor from non-essential industries to those concerns which may be considered as necessary to the nation's welfare. This plan, which originated in Connecticut, is first to be put into practice in the same state. A conference was recently held in Waterbury by the manufacturers to learn the Federal Service policy and also to ascertain the needs for skilled labor. It was decided that a committee composed of two "non-essential" manufacturers together with one "essential" manufacturer should be appointed to work with the Federal Service in the work of withdrawal. The conference further took measures against labor turnover by requesting each employer to turn in to the office the name and address of every employee leaving with a statement of the reasons therefor. It is said that during the short time that this plan has been in action a considerable improvement in rate of labor turnover has been recognized.

With the continually increased strain upon industry as a whole brought by the ever expanding limits of the war program there has appeared the necessity for still further provisions against a more serious labor shortage. Where this shortage is unavoidable an effort is made to reduce the difficulties resulting from enforced cutting down of labor. One such remedial measure is being employed which may counteract to a certain degree the present car shortage due to insufficient labor in the equipment industry as well as lack of necessary materials. The development which may be expected in the use of motor trucks for aid in relieving this condition is based on actual experience of satisfactory performance. Trucks with trailers of 15-ton capacity are already in constant use on a 70-mile run between two large cities in the Middle West. They have been reported as having obviated many of the difficulties heretofore encountered in transportation facilities. Arrangements are already in process of preparation for the more extensive use of these truck routes. There is little doubt but that the plan will be carried out before long on a larger scale so as to constitute a rather potent factor in the solving of this important question.

Similarly renewed attention is being given to the various labor and coal saving mechanisms and other devices already in existence, but brought into the foreground by the recent development of fuel and labor problems. Within the mill, conveyors for different materials such as cement, brick, etc., where the handling otherwise constitutes a heavy item; ef-

(Continued on page 104)



# CURRENT BUILDING OPERATIONS

**DIRECTLY** in line with the centralization in organization of several of the other building material concerns have come certain developments in the brick industry. Under the auspices of the War Industries Board a plan for mobilizing the resources of the trade will be carried through. Although the details of the program are as yet not specifically known, it is suggested that they may include some system of dividing the control and responsibility. Men acting in the capacity of directors will be chosen only by reason of familiarity with the problems of the industry, and capabilities of broadminded and fair judgment both in the interests of the country and of the trade. It is expected that co-ordination with the authorities in the questions of coal, transportation and raw materials will give favorable consideration to all brick manufacturers will give assurance of their product going to supply government needs, or to moderate or essential civilian uses. Co-ordination along such lines in the brick industry is regarded favorably by other trade as well. The lumber industry has put itself on record as welcoming the new competition resulting from this new move, as "intelligent" and therefore satisfactory. Moreover, such co-operation among the different branches of the brick industry, will building the foundations of an organization that may continue and be of considerable benefit even after the war.

Better satisfaction exists in the lumber trade since it has become known that the lumber prices fixed by the Government will have application only to the shipments made during the remainder of that quarter. This ruling will have a generally beneficial effect. It will make it impossible to submerge mills with orders at the current prices that cannot be shipped until the next period. Moreover, uncertainty as to the price will tend to make customers more careful about placing orders. If it seems likely that a certain mill in question will in all probability, place their contracts where delivery at current prices will be assured. Thus an equalizing movement in allotment of orders among the mills will be initiated, which will have a distinctly favorable influence upon the industry as a whole.

**SUMMARY**—Transactions in the North River brick market for week ending Friday, July 26, 1918. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers,

\$12.50 to \$13 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 14. Distribution: Manhattan, 4; Brooklyn, 6; New Jersey points, 1; outside points, 2.

**Structural Steel.** Production of all kinds of finished steel is reported to be practically normal, and deliveries are being made in a more satisfactory manner than has been possible for a long time. Output of shapes and plates has been particularly large during the past few months, and it is expected that some relief will be afforded ordinary consumers, since the new priority rulings will allow fairly free distribution. Important contracts recently reported outside direct government requirements include 10,000 tons for the new Chicago plant of the Baldwin Locomotive Works, 350 tons for the General Chemical Co. at Baltimore, 500 tons for the Staten Island Rapid Transit Railway. Demand continues on a large scale, and orders are being booked in advance of production. Official prices for beams and channels up to 15 inches are quoted for the third quarter at 3c. at mill, Pittsburgh.

**Wire Product.** Altho present output of wire products mills does not amount to more than two-thirds of normal, yet Government requirements are not absorbing the entire production. The surplus is being distributed to those customers who are provided with priority certificates. Demands continue heavy, and the main difficulty lies in procuring raw materials and in determining the apportionment of the limited supply. Prices are quoted \$3.50 base per keg for wire nails; bright basic wire, \$3.35 per 100 lb.

**Lumber.** There has been comparatively slight activity in the Southern Pine market of late, resulting in part from doubt as to the precise method of application of the maximum government prices. Although the manufacturers state that they do not object to the \$28 base, yet item prices are not yet satisfactorily arranged and it is probable that a hearing will be held before long to reconsider the matter. In the interim, however, shipments are below a production which is subnormal, being slowed up by lack of necessary labor.

## BUILDING COMMODITY PRICES

**CURRENT** wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

**Note.**—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$12.50@**\$13.00**  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —  
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,  
wood or duck bags.....\$1.15@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in..... 1.70@ —  
Crushed limestone, ¾ in..... 1.80@ —

**Building Stone.**

Indiana limestone, per cu. ft.....\$1.14  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks), per cu. ft..... 2.00  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil.**

City brands, oilled, 5 bbl. lots..\$1.82@ —  
Less than 5 bbls..... 1.83@ —

**Turpentines:**

Spot in yard, N. Y., per gal....\$0.68@**\$0.72**

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 23 ft....\$44.50@**\$55.00**  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M..... 34.50@ —


Hemlock, W. Va., base price  
per M..... 34.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

# LEHIGH CEMENT

## NATIONAL



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# MATERIALS AND SUPPLIES

The hardwood market on the other hand, continues active. Demands for government use remain heavy and steady, and prices are showing a somewhat upward tendency. Beyond government requirements the greatest demand comes from manufacturers of farm equipment, an industry which finds even further stimulation in the idea possibly of exportation after the war. The supply at present is large enough to meet all demands made upon it, but the expansion of the airplane program will mean an ever increasing need for these hardwood products. Shipments are being made with no great difficulty and it is expected that with the increased demand in the West where there is less congestion, that they will become even more satisfactory. Total demand for spruce continues fully equal to present output and plans to increase production to 30,000,000 ft. a month especially in the Western Region are soon to show results. For the present, prices in the market remain firm.

**Linseed Oil.** The recent government embargo on the importation of flaxseed

has played havoc with the linseed oil market. The supply of oil now on hand is reported to be wholly insufficient to meet the demands made upon it, until the new crop comes into the market. Moreover, this year's crop estimate, while put at a figure doubling that of last year's actual yield, is slightly below the corresponding estimate, and unfavorable conditions since the report give a slightly less favorable aspect. Under prevailing conditions producers are holding back and appear unwilling to fill any except small orders. Some producers have been obliged to close down their plants. At the same time demand for consumers is limited to small supplies which they consider absolutely essential. The condition of the market is one without precedent in the trade. Prices, where they have been quoted, show a rise of 20c. in two weeks, and at the latest report were given as \$1.82 to \$1.83.

**Portland Cement.** One of the most interesting contracts which has lately been reported pertains to the reconstruction work in Halifax in which Can-

ada, England and the United States are each to have a part. One thousand concrete houses are to be built immediately, orders having been already placed for thirty thousand barrels of cement. It is intimated that the successful carrying out of these plans may have an influence in the forming of housing projects here in the United States. Demand for Portland Cement remains heavy. At the same time production is becoming more and more limited, and the supply on hand is greatly below normal. Additionally the possibility of large government demands at any time must be considered. In some cases the mills are reported to be entirely sold up. The price for domestic cement is quoted at \$2.60.

**Common brick.** While production of common brick is curtailed by government restriction of fuel, and in some cases plants have closed down, in some sections demand is becoming heavier. Housing requirements, school houses, additions to factories, silos and construction of manufacturing plants are all bringing increased need of brick. One of the largest deals reported is concerning the Greater New York Brick Co., New York, half of whose total product this year is contemplated for use by the government. Increased demand in some regions is leading to the use of wood, oil, gas and peat to make up in part for lack of coal, and even to the building of new brick plants in these locations. Prices for Hudson River brick are quoted at \$12.50.

The Raritan situation remains unchanged and no quotations are being made at the present time.

**Window Glass.**—Manufacturers and jobbers both report business extremely quiet and with but a slight possibility of improvement for some months to come. The production of window glass for 1918-1919 is likely to be further restricted and with a continuation of the war might be forced to close down entirely, except at isolated plants, where the labor and transportation difficulties are not so acute. The glass industry are waiting for an announcement from the Priority Board, outlining the policy for the coming year, so that it can make its plans accordingly. There is every indication that existing high glass prices will continue owing to the scarcity of the commodity in the hands of the jobbers and the lack of reserve at the plants.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):  
Standard slab ..... \$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. .... \$70.00@ —  
Cypress shingles, 6x18, No. 1  
Hearts ..... 10.00@ —  
Cypress shingles, 6x18, No. 1  
Prime ..... 8.50@ —  
Quartered oak ..... 95.00@ 107.50  
Plain oak ..... 75.50@ —

**Flooring:**  
White oak, quartered, select. \$60.00@ \$64.00  
Red oak, quartered, select. .... 60.00@ 64.00  
Maple No. 1. .... 51.25@ —  
Yellow pine, No. 1, common  
flat ..... 39.50@ —  
N. C. Pine, flooring, Norfolk. .... 42.00@ —

**Sand—**  
Screened and washed Cow Bay.  
500 cu. yds. lots, wholesale. .... \$1.25@ —

**Lime** (standard 300-lb. bbls.):  
Eastern common, wholesale  
price ..... \$2.50@ —  
Eastern finishing, wholesale  
price ..... \$2.70@ —  
Hydrated common (per ton) .... 15.20@ —  
Hydrated finishing (per ton) .... 17.20@ —

**Window Glass.** Official discounts from manufacturers' lists:  
Single strength, A quality, first three  
brackets ..... 80%

B grade, single strength, first three  
brackets. .... 82%  
Grades A and B, larger than the first  
three brackets, single thick. .... 79%  
Double strength, A quality. .... 80%  
Double strength, B quality. .... 82%

**Plaster.**—(Basic prices to dealers at yard, Manhattan):

Mason's finishing in 100 lbs.  
bags, per ton. .... \$23.00@ —  
Dry Mortar, in bags, return-  
able at 30c. each per ton. .... 14.05@ —

Block, 2 in. (solid), per sq. ft. .... \$0.08  
Block, 2-in. (hollow), per sq. ft. .... .09  
Boards, 1/4 in. x 8 ft. .... .12 1/2  
Boards, 3/4 in. x 8 ft. .... .16 1/2

**Structural Steel** (Plain material at tide-  
water, cents per lb.):

Beams & channels up to 14 in. 3.245@ —  
Beams & channels over 14 in. 3.245@ —  
Angles, 3x2 up to 6x8. .... 3.245@ —  
Zees and tees. .... 3.245@ —  
Steel bars, half extras. .... 3.245@ —

**Hollow Tile** (fireproofing. Prices f. o. b.  
factory, Perth Amboy, N. J.):

**Exterior—**  
4x12x12 in., per 1,000. .... —  
6x12x12 in., per 1,000. .... —  
8x12x12 in., per 1,000. .... —  
10x12x12 in., per 1,000. .... —  
12x12x12 in., per 1,000. .... —

**Interior—**  
3x12x12 in., per 1,000. .... —  
4x12x12 in., per 1,000. .... —  
6x12x12 in., per 1,000. .... —  
8x12x12 in., per 1,000. .... —



## THE PROBLEMS—



involved in reinforced concrete construction call for expert knowledge and wide experience. Twenty years have given us these qualifications.

The high cost of structural steel and timber has caused many owners to realize the value and economy of concrete construction.

Here are a few who have realized the value of our Organization: Swift & Co.—Julius Kayser & Co.—Chevrolet Motor Co.—United States Government (35 buildings).

General Contractors for  
Concrete Industrial Buildings

**White**  
Fireproof Construction Company  
NEW YORK



## Building Throughout East Shows Upward Trend

(Continued from page 101)

ficient mechanical methods of handling coal, both in the removal from the car, loading into the teams, and unloading; mechanical and gravity methods of stoking boilers in manufacturing plants, and facilities for elevating and removing ashes—all these labor substitutes and many others are being constantly put on a working basis. As the scarcity of labor assumes more and more difficult proportions, mechanical aids will be sought by an increasing number of manufacturers. Both the producer and the manufacturer will not fail to profit by the use of all such appliances to conserve and more easily handle coal and other essential commodities. Both should benefit in having this added resource in keeping the plants open and running to satisfactory capacity. Especially will the possibility of quick transportation and more economical use of coal be appreciated, since it is the fundamental of almost every industry.

The introduction of women into industry in different capacities has been much discussed of late and has been regarded with all possible varying degrees of satisfaction and the reverse. That in the eventual continuance of the war, women will necessarily take a more definite stand in the industrial world is indisputable. One has only to look at the part that is being taken by the women in France and England to realize their capabilities. Moreover, much as one may deplore certain aspects of the movement, yet one must at the same time recognize that it was absolutely necessary. The same degree of necessity has not been reached here as yet. But enough pressure has been exerted both through actual labor shortage already experienced, increased living costs which compel more women to work, and certain patriotic impulses, so that much of this type of labor is being employed.

Women are already working in many kinds of clerical and office work. But beyond this they are doing manual work of the most strenuous kinds. They are employed in munition factories, in lumber works as operators of machines or carriers of slabs; in steel works; in automobile factories; on street cars and as drivers of factory trucks used for the transporting of materials. Up to the present time, the employing of women has been more or less a question of private policy. Recently, however, the Government has expressed its attitude on the question. The statement of the War Labor Policies Board recognizes the necessity of the situation and limits itself chiefly to various provisions for the safety of the workers. In the same statement is suggested the possibility of utilizing men who under normal conditions would be regarded as too old to be considered. It is

emphasized that their experience and skill will make up in part for their possible slowness or inefficiency on account of their age.

All such possibilities of reducing labor shortage are, of course, of a somewhat general nature. They have to do with the state of the industrial world as a whole. At the same time it is evident that anything which affects industry as a whole or in any part, has a certain effect on the building trades. Encouraging features in the control of the labor situation in general mean that particular industries may profit even if not directly affected. Not only may it have an effect in making necessary commodities available, but there will be to that extent fewer demands on the building trades for their labor, less risk of losing indispensable workers.

The other side of the question still remains. After all available labor and supplementary mechanical devices have been secured there still obtains the problem of labor turnover. The question of suitable housing is one which has been much agitated and which is now in the process of being remedied. Private concerns are carrying on plans for housing. The advance in the residential building as shown by the chart in this issue is possibly quite largely of this character. Government projects will be soon under way. But more houses, however necessary in dealing with this problem, do not tell the whole story. After the workers are housed one temptation to move is done away with. At the same time such building will not have the most steadying influence possible unless the housing scheme contains certain other important features. Large wages, schemes for bonuses, insurance provisions, all this will doubtless do much toward making the worker contented. Yet until there exists a certain socializing atmosphere of community life, there will be an element lacking. Good schools both for the children of the worker and evening classes for the elder ones as well, churches whose influence extends outside the church itself, different opportunities for simple entertainments and amusement, all help to make the worker feel that this is his home, from which he will not easily be taken away to any uncertainty.

It is encouraging to note that while the total number of strikes recorded in the past two weeks remains on a scale nearly as large as for the past few months, yet strikes in the building trade have been greatly reduced in number. While the strikes in the trade totaled 22 for June, the strikes reported for the first two weeks of July amounted to only 4. They may be enumerated as follows: Holyoke, Mass., and Salt Lake City, Utah, carpenters; Lewiston, Maine, plumbers; Montana, plumbers and electricians.

### PERSONAL AND TRADE NOTES.

**R. T. Turner** of the New York office of the Shepard Electric Crane & Hoist Co. has joined the National Army.

**L. G. Henderson**, secretary and treasurer of Russell, Holbrook & Henderson, Inc., 30 Church St., New York, has recently gone into the United States Army, Coast Artillery.

**Lewis Russell**, president and general manager of Russell, Holbrook & Henderson, Inc., 30 Church St., New York, has resigned as general manager to go into the United States Army, Ordnance Department.

**N. B. Payne & Co.** is the name of the firm organized to take over the business in cranes of all types formerly conducted by N. P. Payne at 25 Church St., New York. No change has been made in the organization.

**G. E. Schultz**, formerly with the industrial department of the Westinghouse Electric and Manufacturing Co., has become manager of Russell, Holbrook & Henderson, Inc., 30 Church St., New York.

### Board of Appeals to Decide.

Among the building zone applications to be considered by the Board of Appeals next Tuesday, July 30, is one from Herbert Krapp, architect, for permission to erect a theater building and stores on the block bounded by Broadway, Fort Washington avenue and 160th street, located partly in a business and partly in a residence district. This block was

taken under lease recently by Edward Margolies and Max J. Kraemer, for a term of twenty-one years with renewals. Mr. Margolies in the past has represented J. J. & Lee Shubert in all of their real estate transactions, and it was reported recently that the above mentioned lease has been taken in the interest of the Shuberts, for their first Heights playhouse. According to Mr. Margolies, however, the proposed project is the personal venture of the lessees. Plans for the improvement were filed early in June, but the Building Department rejected them and now the Board of Appeals must render the final decision. If the application to build over the entire site is denied, it is planned by the lessees to erect the theater over the unrestricted portion of the plot.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**BROOKLYN, N. Y.**—Post & McCord, Manhattan builders, have obtained the general contract for the erection of more than 100 frame barracks for the Navy Department. They will be built along the waterfront, from 69th to 86th st. in the Bay Ridge section of Brooklyn, at a cost of \$1,349,000, and will be located north and south of the property of the Crescent Athletic Club.

### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

**APARTMENTS, FLATS & TENEMENTS.**  
**MANHATTAN**—Plans are in progress by Schwartz & Gross, architects, at 345 5th av. for alterations to Apartment Hotel northeast cor 7th av and 55th st, brick

and stone, 6-sty, lot 50x100, for James P. Dymock, owner, of 430 West 43d st. Apartments being altered to 1 and 2-room non-housekeeping apartments.

### FACTORIES AND WAREHOUSES.

**MANHATTAN**—Chas. A. Cowen Co., 30 East 47th st, has plans in progress for a department store of brick, limestone and terra cotta, 4 stys, 20x100, at 48-54 West 35th st, for Oppenheim & Collins, 35 West 34th st, from plans by Buchman & Kahn, 56 West 45th st, architects.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**MANHATTAN**—Plans have been completed for alterations to tenement at 147 West 82d st, 5-sty brick, owned by Estate of E R Marcus (trustee A. Salomon, of Saloman Bros & Co., importers, 200 5th av.) Plans by M. J. Harrison, World Bldg, architect. Cost, \$12,000.

#### FACTORIES AND WAREHOUSES.

**MANHATTAN**—Plans are completed for factory, either brick and steel or reinforced concrete, 5 stys, 50x90, at 517 West 21st st, Manhattan, owner being Anton Louy Co., of 511 West 21st st. Plans being laid by James E. Mitchell, 332 West 24th st, architect. Cost, \$50,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN**—Plans are completed for alterations to 4-sty brick store and office at 82 2d av, Estate Geo. Roll, G. J. Roll, trustee, of 9 Riverview terrace, North Plainfield, N. J., from plans by Otto Reissmann, 147 4th av, architect. Cost, \$5,000.

**MANHATTAN**—Plans have been completed for store and loft, 5 stys, 28x130, of brick and concrete, address being 1991 Broadway, the owner and builder being The 1991 Broadway Corp, J. L. Miller,



pres., of 1947 Broadway, from plans by Frank Hausle, of 81 East 125th st, architect. Cost, \$40,000.

#### Bronx.

##### STABLES AND GARAGES.

TREMONT AV.—H. G. Steinmetz, 1007 East 180th st, has completed plans for a 1-sty brick garage, 49x97 ft, at the southwest cor of Tremont av and St. Lawrence av, for the Tiebout Av. Co., Inc., 1419 Parker av, owner. Cost, \$10,000.

151ST ST.—S. J. Kessler, 529 Courtlandt av, has completed plans for a 2-sty brick garage, 123x256 ft, at the northeast cor of 151st st and Walton av, for A. J. Schwartzwalder, 369 East 167th st, owner and builder. Cost, \$30,000.

#### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

14TH AV.—Ferdinand Savignano, 6003 14th av, has completed plans for two 4-sty brick tenements, 20x90 and 20x89 ft, at the southwest cor of 14th av and Ovington av, for J. Bova and P. Guarnieri, owners and builders, c/o architect. Total cost, \$50,000.

#### BANKS.

GATES AV.—Henry Vollweiler, 696 Bushwick av, has completed plans for a 2-sty brick extension to the banking building on the south side of Gates av, west of Broadway, for Leopold Block, 83, Manhattan av, owner. Cost, \$12,000.

#### DWELLINGS.

7TH AV.—J. C. Wandell, 8525 4th av, has completed plans for four 2-sty frame dwellings, 18x44 ft, on the east side of 7th av, 42 ft south of 83d st, for Frank Schule, owner and builder, on premises. Cost, \$9,000 each.

WEST 36TH ST.—G. H. Suess, 2920 Railroad av, has plans in progress for sixteen 1-sty frame dwellings, 13x28 ft, in the east side of West 36th st, 370 ft north of Neptune av, for Frank Hellmund, 2776 West 36th st, owner and builder. Total cost, \$8,000.

49TH ST.—S. Millman & Sons, 26 Court st, have completed plans for a 2-sty frame dwelling, 18x46 ft, in the south side of 49th st, 140 ft west of 14th av, for the W. R. Realty Co., 4403 15th av, owner and builder. Cost, \$20,000.

79TH ST.—Philip Caplan, 16 Court st, has completed plans for two 2-sty frame dwellings, 18x43 ft, in the west side of 79th st, 220 ft east of Bay Parkway, for the Globe Construction Co., 215 Montague st, owner and builder. Total cost, \$10,000.

STILLWELL AV.—C. P. Cannella, 1163 Herkimer st, has completed plans for a 2-sty brick dwelling, 26x52 ft, on the west side of Stillwell av, 55 ft north of Bay 50th st, for O. Ristuccia, 120 Bay 46th st, owner and builder. Cost, \$5,000.

EAST 12TH ST.—W. A. Parfitt, 26 Court st, has prepared plans for a 2-sty frame dwelling, 21x60 ft, in the east side of East 12th st, 280 ft north of Av R, for Walter Hallanan, 1761 East 12th st, owner. Cost, \$4,500. N. Starrone, 1761 East 12th st, general contractor.

WEST 37TH ST.—G. A. Suess, 2920 Railroad av, has completed plans for two 2-sty brick dwellings, 16x39 ft, in the west side of West 37th st, 430 ft north of Mermaid av, for Mrs. Minnie Feinberg, owner and builder, on premises. Total cost, \$7,500.

EAST 12TH ST.—G. A. Murtagh, 315 18th av, has prepared plans for a 2-sty frame dwelling, 20x68 ft, with garage, in the west side of East 12th st, 340 ft south of Av I, for the East Midwood Corporation, 614 West st, owner and builder. Cost, \$15,000.

WEST 37TH ST.—S. Millman & Sons, 26 Court st, have completed plans for six 2-sty frame dwellings, 16x47 ft, in the east side of 37th st, 230 ft west of Neptune av, for the Harvard Investing Co., 361 Stone av, owner and builder. Total cost, \$24,000.

76TH ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty brick dwelling, 28x47 ft, in 76th st, bet Ridge blvd and Colonial rd, for Bernard Reens, 134 Broad st, Manhattan, owner. Cost, \$16,000. Owner builds.

WEST 11TH ST.—Plans have been prepared privately for a 2½-sty frame dwelling, 17x45 ft, in the west side of West 11th st, 154 ft south of Ave Q, for Jno. F. Churlo, 1778 West 11th st, owner and builder. Cost, \$4,500.

BAY 49TH ST.—A. P. Cannella, 1163 Herkimer st, has prepared plans for a 3-sty brick dwelling, 19x50 ft, with store, at the southwest cor of Bay 49th st and Cropsey av, for Giovanni Iacono, 47 Fourth pl, owner and builder. Cost, \$5,500.

47TH ST.—Private plans have been completed for two 2-sty frame dwellings, 22x

45 ft each, in the south side of 47th st, 480 ft east of 16th av, for the Elco Corp., Pasquale De Rose, pres., 5316 16th av, owner and builder. Cost, \$9,000 each.

WEST 29TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., is preparing plans for five 2-sty brick dwellings, 20x55, at the southeast cor of West 29th st and Mermaid av, for the Island Building Corp., Harry Schwartz, pres., 136 Blake av, owner and builder. Total cost, \$27,500.

##### FACTORIES AND WAREHOUSES.

JUNIAN ST.—Cohn Bros., 361 Stone av, have plans in progress for a 1-sty and basement brick factory, 100x150 ft, in Junian st, for owner, to be announced later. Cost, about \$25,000.

JUNIAN ST.—Cohn Bros., 361 Stone av, have prepared plans for a 1-sty brick factory, 96x150 ft, at the southwest cor of Junian st and Riverdale av, for the Modern Toy Co., 171 Belmont av, owner, who will take bids on general contract. Cost, about \$20,000.

MORGAN AV.—Koch & Wagner, 26 Court st, have prepared plans for a 1-sty brick factory and garage, 80x220 ft, at

the northeast cor of Morgan av and Jackson st, for W. H. Buckley, 472 18th st, owner. Cost, \$38,000.

SANFORD ST.—Plans will be prepared privately for a warehouse to be erected for the American Tobacco Co., 111 Fifth av, Manhattan, at 84-88 Sanford st, upon property recently purchased. Details will be available later. Plot, 50x100 ft.

POPLAR ST.—Plans have been prepared privately for a 1-sty brick shop, 62x119 ft, in the north side of Poplar st, 159 ft west of Henry st, for James A. Cameron, 61 Poplar st, owner. Cost, \$10,000.

##### STABLES AND GARAGES.

BEDFORD AV.—H. J. Krapp, 114 East 16th st, Manhattan, has prepared preliminary plans for a 2-sty brick and concrete garage, 195x230x105x239 ft, at the northwest cor of Bedford av and Atlantic av, for owner to be announced later.

66TH ST.—M. A. Cantor, 373 Fulton st, has plans completed for a 1-sty brick garage, 100x133 ft, at the northwest cor of 66th st and 18th av, for the Grand Building Co., Louis Gold, pres., 44 Court st, owner and builder. Cost, \$40,000.

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ROCKAWAY AV.—Max Hirsch, 215 Montague st, has prepared plans for a 1-sty brick garage, 100x75 ft, on the west side of Rockaway av, 200 ft south of Newport av, for Harry Rosenthal, 1387 St. Marks av, owner and builder. Cost, \$25,000.

NORTH ELLIOTT PL.—John Buss, 245 President st, has prepared plans for a 1-sty brick extension to garage in the east side of North Elliott pl, 217 ft south of Park av, for the Estate of Rose Bracken, 146 Rutland rd, owner. Cost, \$12,000.

BAY 37TH ST.—Plans have been prepared privately for six 1-sty brick garages, 7x17 ft, in the west side of Bay 37th st, 90 ft south of Benson av, for the Vaughn Properties Co., 441 Washington av, owner and builder. Total cost, \$15,000.

BEDFORD AV.—Max Hirsch, 215 Montague st, has finished plans for a 1-sty brick garage, 100x200 ft, at the southeast cor Bedford av and Cortelyou rd, for the Safe Const. Co., Louis Goldberg, pres., 125 Bristol st, owner and builder. Cost, \$50,000.

38TH ST.—J. C. Cocker, 2017 Fifth av, Manhattan, has completed plans for a 2-sty brick stable, 27x100 ft, in the north side of 38th st, 260 ft west of 4th av, for Adam Schuman, 106 82d st, owner. Cost, \$20,000.

RODNEY ST.—B. W. Dorfman, 26 Court st, is revising plans for a 1-sty brick garage, 22x200 ft, in Rodney st. Cost, \$30,000. Exact location and name of owner will be available later. Architect will take bids on general contract.

ADELPHI ST.—Boyle & Kelly, 367 Fulton st, have completed plans for a 1-sty brick garage, 55x100 ft, to be built in the east side of Adelphi st, 100 ft south of Park av, for W. J. Smith, 63 Adelphi st, owner. Cost, \$12,000.

46TH ST.—Wm. T. McCarthy, 16 Court st, has prepared plans for a 1-sty brick garage, 100x100 ft, in the south side of 46th st, 200 ft west of Third av, for the Realty Supply Co., 26 Court st, owner and builder. Cost, \$20,000.

### Queens.

#### DWELLINGS.

MIDDLE VILLAGE, L. I.—Plans have been prepared privately for four 2-sty brick dwellings, 40x50 ft, in the west side of Hinman st, 224 ft south of Pulaski st, for the Cooper Heights Building Co., 3036 Pulaski st, owner and builder. Total cost, \$18,000.

FLUSHING HEIGHTS, L. I.—R. Lukowski, 477 14th av, Long Island City, has completed plans for two 2-sty frame dwellings, 20x22 ft, in the east side of 29th st, 160 ft north of Avondale av, for Louis Sabon, Norwood av, Flushing Heights, owner and builder. Total cost, \$6,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 39x60 ft, on the east side of Hamilton av, 155 ft south of Liberty st, for Frank J. Horsch, 930 Chichester av, Richmond Hill, owner and builder. Total cost, \$16,000.

#### FACTORIES AND WAREHOUSES.

MASPETH, L. I.—H. J. Krapp, 114 East 16th st, Manhattan, has plans in progress for two 1-sty brick and reinforced concrete warehouses, 175x200 and 100x720, in Grand st, for owner to be announced later.

### Nassau.

#### BANKS.

LYNBROOK, L. I.—The Lynbrook National Bank, J. F. Felton, pres., contemplates the construction of a banking building on the Merrick rd, for which no architect has been selected or details decided. Further information will be available later.

### New Jersey.

APARTMENTS, FLATS & TENEMENTS.  
NEWARK, N. J.—There are plans in progress for six-family flat, face brick and limestone trim, 3 sty, 25x64, owned by Carmelo Longo (laborer), c/o architect, building at 145 Palm st, Newark, the plans being formed by R. Bottelli, of 207 Market st, Newark, architect, who will soon be ready for bids on general contract. Cost, \$10,000.

#### DWELLINGS.

SOUTH ORANGE, N. J.—Herman Fritz, News Bldg, Passaic, N. J., is preparing plans for a 2½-sty tapestry brick and stucco dwelling, 38x50 ft, on Montrose av, for the Montrose Estates, of Newark, N. J., owner. Cost, about \$13,000.

EAST ORANGE, N. J.—Wm. E. Garbrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 23x40 ft, at the southwest cor of Maple av and Maple st, for Charles Morel, 93 North Munn av, owner and builder. Cost, \$7,000.

### Other Cities.

#### DWELLINGS.

NIAGARA FALLS, N. Y.—Dean & Dean, 137 La Salle st, Chicago, Ill., have been selected as architects for the housing development at Niagara Falls, N. Y., for the U. S. Government Committee on Industrial Housing, Otto M. Eidlitz, director, Washington, D. C. Cost, \$1,000,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

### CHURCHES.

CLIFTON, S. I.—Albert H. Barlow, 25 Huntington av, Boston, Mass., has the general contract for the 1-sty brick church at Clifton, S. I., for the First Church of Christ, Scientist, 67 Stuyvesant pl, New Brighton, S. I., owner, from plans by Wm. Edgar Moran, architect, 15 East 38th st, Manhattan. Cost, \$10,000.

#### DWELLINGS.

MANHATTAN.—J. W. Bishop Co., 101 Park av, has general contract and plans are in progress for the alteration of brick 5-sty residence bldg, 25x83, for John E. Berwind, vice-pres. Brewing White Coal Co., 1 Broadway, Manhattan. Plans made by Walter Lund, 101 Park av, architect. Cost, \$75,000.

HUNTINGTON, L. I.—Ralph Lewis, New York av, Huntington, L. I., has the general contract for a brick and terra cotta residence, garage and outbuildings at Huntington, for E. Nutting, owner, from plans by C. B. Brun, architect, 405 Lexington av, Manhattan. Cost, \$100,000.

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MANHATTAN—Samuel I. Acken, Jr., 507 5th av, has the general contract for new front and interior alterations to the 5-sty brick and stone dwelling, 20x60 ft, at 148 East 78th st, for Harris R. Childs, 149 East 78th st, owner, from plans by A. C. Nast, architect, 345 5th av. Cost, \$12,000.

MANHATTAN.—Plans are completed for alterations to dwelling at 23 Christopher st, being the property of Switzer Institution and Home, Miss F. Switzer, on premises, of brick, 3 stys, altered to consist of new entrance and canopy, partitions and general repairs. The architect is F. E. Vitola, 56 West 45th st, who will soon take bids on general contract.

APARTMENTS, FLATS & TENEMENTS. MANHATTAN.—B. & C. Building Co., 101 Park av, has the general contract for alterations to the 4-sty brick residence, 25x60 ft, at 55 East 60th st, into apartments, for J. B. Wertheim, 870 Park av, owner, from plans by R. B. Bowler, 101 Park av, architect. Cost, \$20,000.

MANHATTAN.—Nathan Janckowitz, 3 East 17th st, has general contract for extension and alterations to the 4-sty brick office and tenements, 20x65 ft, at 114 West 116th st, consisting of removing wall, new glass fronts, beams, 5-sty brick extension, altering partitions and new store front, for A. Farber, 1746 Pitkin av, Brooklyn, owner and architect. Cost, \$5,500. Previous owner, J. C. F. Jacoby, and architect, E. C. Holmgren.

FACTORIES AND WAREHOUSES. MANHATTAN.—H. H. Vought & Co., Grand Central Terminal Bldg, has the general contract for alterations to the 7-sty brick warehouse at 515 10th av, cor of 40th st, for the David Stevenson Brewing Co., 551 West 39th st, owner, from plans by P. J. Murray, 141 40th st, architect. Cost, \$50,000.

MANHATTAN.—J. Gescheidt, 142 East 43d st, has general contract for alterations to 5-sty brick factory building at 213-15 East 44th st, for Etageac Holding Co., Wm. Benjamin, pres., of 50 Beekman st., from private plans. Lessee, Beyer Dyeing & Printing Co., Herbert Fuller, on premises. Cost, \$4,000.

BROOKLYN.—F. H. Wakeham Co., 2 West 47th st, Manhattan, has the general contract for a 1-sty frame and terra cotta block storehouse, at Page av and Brant st, Newtown Creek, for the British War Mission, 120 Broadway, Manhattan, owner. Plans prepared privately.

TARRYTOWN, N. Y.—White Fireproofing Co., 286 5th av, Manhattan, has the general contract for a 4-sty reinforced concrete and brick factory at Tarrytown, N. Y., for the Chevrolet Motor Co., owner, on premises, plans for which were prepared privately.

SCHOOLS AND COLLEGES.

HEMPSTEAD, L. I.—J. J. Newman, 92 Bedell st, has the general contract for alterations and additions to Public School No. 1, at the cor of Prospect and South Maine sts, for the Board of Education of Hempstead, Dr. C. H. Ludmun, pres. Plans were prepared by F. W. McCullough, 4 East 33d st, Manhattan, and Edw. Kahn, Astoria, L. I., associate architects. Cost, \$40,000.

STABLES AND GARAGES.

MANHATTAN.—Aktieri Const. Co., 101 Park av, has general contract for alterations to the garage, 4-sty brick, 49x100, at 234-6 West 108th st, for Julia Bierman, pres. Manchester Garage Co., owner, from plans by Chas. B. Meyers, of 1 Union sq, architect. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—E. E. Paul Co., of 101 Park av, New York City, has general contract for alterations, and plans are in progress, to stores and offices at northeast cor Greenwich and Dey sts, Manhattan, a 3-sty brick building, 47x47 ft, the owner being Bret Good Estate, 45 Murray st, New York City. The plans are being made by Wm. K. Benedict, of 527 5th av, architect. Cost, \$20,000.

NEWARK, N. J.—E. H. Harrison & Bros., Inc., 71 Front st, Newark, has general contract for alterations to brick 1-sty and basement store, 16x66, at 881 Broad st, Newark, for Union News Co., J. J. Blisson, supt., 105-7 Reade st, New York City, from plans laid by C. E. Murray, 20 Clinton st, Newark, architect. Cost, \$4,000.

MISCELLANEOUS.

MANHATTAN.—Lorraine Contracting Co., 299 Broadway, has the general contract for alterations to 90-92 Greenwich st, for Patrick McCarthy, owner, from plans by P. J. Murray, 141 East 40th st, architect.

MANHATTAN.—Gillies-Campbell Co., 101 Park av, has the general contract for alterations to the 5-sty brick restaurant, storage and factory bldg, 27x96, at 86 Broad st, for S. M. Robins, 54 Broad st,

owner, from plans by Townsend, Steinle & Haskell, Inc., 1328 Broadway, architects. Cost, \$10,000.

PLAINFIELD, N. J.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for a terra cotta block and concrete domestic trade station, including a garage, 46x84; warehouse, 41x51, and office addition, 21x40, for the Standard Oil Co. of New Jersey, 26 Broadway, Manhattan, owner, from privately prepared plans.

IRVINGTON, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract for a 1-sty brick and steel machine shop, 80x100, at Grove st and 9th av, for the Liberty Machine & Tool Co., A. W. Wenzel, manager, in charge, 692 South 11th st, Newark, owner, from plans

by Austin Co., 1319 Filbert st, Philadelphia, Pa., architects.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA. Regular meeting, second Friday of each month. Oscar S. Teale, secretary, 35 Broadway, New York City.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting, second Tuesday. Calvin W. Rice, secretary, 29 West 39th st, New York City.

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In these times, manufacturers are apt to overlook the necessity of constantly maintaining this value, on account of their inability to keep up normal conditions, and their failure to consider the high rate of depreciation that occurs due to the forgetfulness of the public in all matters that are not vital to their own interests.

The following emphasizes the same point in another way:

"One of the best things that has come to my attention recently was the statement that Henry Ford, a rather well-known and comfortably-fixed citizen of Detroit—now that he is embarking in the Tractor business—finds himself legally restrained from calling it the 'Ford Tractor' because a small municipal concern was smart enough to copyright that name."

The Record and Guide

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

MONDAY AND TUESDAY, Sept. 16 and 17, have been set aside as "Hardware Dealers' Days" at the National Exposition of Trucks, Tractors and Accessories, to be held at the Municipal Pier, Chicago, Sept. 14-21.

## Noted Architect Dead.

Mr. Albert F. D'Oench, sixty-five years old, one of the best known architects in the country, died Saturday night at his country estate at Manhasset, L. I., after a long illness. He was as widely known socially as professionally. Mr. D'Oench married Mrs. Alice Grace Holloway, a daughter of the late Mayor William R. Grace. He designed a number of the large office buildings in Manhattan, including the old Germania Life Insurance Building. Mr. D'Oench was educated in the Polytechnic School in Brooklyn and abroad. In 1876 he began the practice of his profession in New York, which he continued without interruption until his retirement two years ago. His town residence was at 35 East 72d street. He was Building Commissioner under Mayor Grace. Besides his wife, Mr. D'Oench leaves one son, Russell Gilchrist D'Oench. Mr. William Grace Holloway, who married Miss Hilda Holmes last Thursday at the Crossroads, the residence of W. Russell Grace, is a stepson of Mr. D'Oench.

## DEPARTMENTAL RULINGS.

### BUREAU OF FIRE PREVENTION.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order.

\*A—Interior Alarm System; DL—Locked Doors; EL—Electrical Equipment; EX—Exit; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; \*FE—Fire Escapes; \*FP—Fireproofing; RofSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; EXS—Exit Signs; NOS—No Smoking Signs; \*Spr—Sprinkler System; \*St—Stairways; \*Stp—Standpipes; SA—Structures; Alterations; \*Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); \*WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; \*FHSy—Approved Filtering and Distilling Systems; \*OS—Oil Separator; RQ—Reduce Quantities; \*StSys—Storage System; T.H.O.—Tenement House Order.

\*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

### MANHATTAN ORDERS SERVED.

Bowery, 197—Alice Flynn.....Rec  
Broome st, 320—Lawyers' Mtg Co.....DC  
Broome st, 442-444—Abraham Brody.....Rec  
Broome st, 442-444—Samuel Rosen.....Rec  
Houston st, 505 E—Harry Stockman.....FA  
33 st, 14-16 E—Lisle Realty Co.....A  
33 st, 14-16 E—Lisle Realty Co.....FD  
42 st, 148-150 E—William Volk.....A  
42 st, 148-150 E—William Volk.....FD  
113 st, 69 E—Est Gilbert F Cosland.....DC  
117 st, 200 E, & 3 av, 2141—Feldman & Brandwein.....DC  
117 st, 200 E, & 3 av, 2141—Feldman & Brandwein.....Rec  
117 st, 200 E, & 3 av, 2141—Philip Pezzella.....DC  
1 av, 899—May L Murray.....DC  
4 av, 116-118—Jacob Winter.....Rec  
Franklin st, 70-72—Amer Cotton Mill Co.....Rec  
Lenox av, 148—R B Investing Co.....DC  
Park av, 925-925 Park Av Corp.....Stp  
Park av, 929—John C O'Neill.....Stp  
Pearl st, 192—A F Meillillo, Inc.....FA  
Pearl st, 192—A F Meillillo, Inc.....Rec  
Pearl st, 284-6—Mitchell & Lieberman.....El  
Pearl st, 284-6—Mitchell & Lieberman.....Rec  
Pearl st, 296—Nathan Hutkoff.....WSS  
Prince st, 140-142—Yankee Hat Co.....FA  
6 av, 160—Frank Migdalsky.....DC  
6 av, 164—Est David W Bishop.....GE  
25 st, 41-43 W—Geo E Coleman et al.....Stp(R)  
28 st, 114 W—Metzger Press Co.....FA-El  
47 st, 18-20 W—Gustave Blumenthal.....St(R)

47 st, 18-20 W—Gustave Blumenthal.ExS-Ex(R)  
51 st, 438-42 W—Jane Stewart et al.....ExS  
63 st, 228 W—Agnes Johnson.....DC  
63 st, 228 W—Bertha Rappaport.....DC  
72 st, 201 W—Fairfax Hotel Corp.....Rec  
83 st, 165 W—Georgianna Brower.....Stp  
86 st, 257 W—W 86th St Studios.....Stp  
86 st, 309 W—Waitt Investing Co.....Stp  
87 st, 150 W—Princeton Constn Co.....Stp(R)-Stp  
87 st, 166 W—Adelaide M McGeath.....Stp  
87 st, 320 W—Henrietta P Stromberg.....Stp(R)-Stp  
89 st, 251 W—Morewood Realty Holding Co.....Stp  
103 st, 203 W—Henry Heitman & Herman Rohrs.....FA  
161 st, 508-10 W—Washington Heights Congregation.....Ex-FA  
Williamsburg Bridge—Dept of Plants & Structures.....Stp  
59 st, 15 E—Groton Realty Corp.....Rec  
75 st, 103 E—75th St Co, East, 15 Wall.....Stp  
77 st, 70 E—70 East 77th St Co, 35 W 81.....Stp  
92 st, 307 E—Paul Faulhaber.....WSS(R)-FE-Ex(R)  
8 av, 412—Heibeler & Hennrich.....Rec  
8 av, 2662—Daniel Engleson.....FA  
Franklin st, 153—Edwin S Popper, 143 Franklin.....St(R)-FE-ExS-Ex(R)  
Greene st, 80-2—Bank for Savings, 280 4 av.....WSS(R)-FE(R)-ExS-FP(R)-Ex(R)  
Hudson st, 74—Nathan Bros.....FA-Rec  
Mulberry st, 255—Malvina Keteltas Est, c Alice, 9 E 79.....DC  
Park av, 1473—Est Peter A H Jackson, c S H, 106 Lexington av.....St(R)-Ex(R)-ExS-FP(R)  
Pier 70 East River—New England Steamship Co, Pier 14, North River.....TD  
3 av, 1651-3—Jacob and George E Ruppert, 1639 3 av.....FA-Rec  
Walker st, 39-41—John R Ford Est, c James B, c U S Rubber Co, 58 st and Bway.....DC  
Warren st, 34—Schermerhorn Est, c Fred A, 25 Liberty.....A  
Water st, 204—Est Carsten H Meyer, c Anna, 123 Hancock, Bklyn.....WSS  
Water st, 268—Est Lefferts Strebeigh, 149 Bway.....WSS  
Waverly pl, 20-2—Est Simor G Goldenberg, c A S Gottlieb, 303 5 av.....Stp  
3 st, 5 W—Emma D Dickie.....FE(R)-St(R)-ExS-Ex(R)  
23 st, 204 W—Solomon Goldstein.....GE-DC-Rec  
25 st, 57 W—Henry Suckno.....DC-Rec  
25 st, 57 W—Benj Spigelmann.....DC-Rec  
31 st, 406-26 W—Charles P Fox, 193 Sherman av, Jersey City, N J.....Stp-ExS-Ex(R)  
43 st, 113 W—Societies Realty Co.....DC

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46 st, 16-8 W—William Ziegler, Jr, 527-5 av, ExS  
 46 st, 77 W—Thomas H Kelly, ExS-Ex-FE(R)-St(R)  
 47 st, 232-6 W—John P Morgan, .....A  
 64 st, 249-51 W—Est Thomas F Devine, 83  
 West End av, .....FP(R)-FE(R)-Ex(R)  
 127 st, 15 W—Jenny Hunter, .....FA-GE-ExS

#### BROOKLYN ORDERS SERVED.

Atlantic av, 1083-5—J R Ready, .....D&R  
 Conklin av, 132—Emma Kler, .....Rub  
 11 av, 1614—Sophia B Sieborn, .....Rub  
 Flatbush av, 1238—George W Brush, .....Rub  
 Lorimer st, 638—Caroline Riggio, .....DC  
 Marcy av, 142—David H Goodrich, .....D&R  
 Morrell st, 35-41—Jacob Stander, .....WSS(R)  
 70 st, 234—John Heinlin, .....Rub

#### QUEENS ORDERS SERVED.

Sunswick st, 81-5 (L I C)—Owner, .....WSS

#### BRONX ORDERS SERVED.

141 st, 825 E—Great Atlantic & Pacific Tea Co, Inc, .....WSS  
 148 st, 438 E—Samuel Levy, .....Rub

### CALENDAR

#### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, July 30, at 10 a. m.  
 Petitions for Variations.

1376-17-S—114 5th av, Manhattan.  
 1450-17-S—185-187 Canal st, Manhattan.  
 1280-18-S—814 Broadway, Manhattan.  
 1281-18-S—330 Wythe av, Brooklyn.  
 1282-18-S—68 Barclay st, Manhattan.

Public Hearing at 10.15 a. m.

1262-18-S—Proposed Rules relating to Smoking in Protected Portion of Factories and in Special Classes of Occupancies.

Public Hearing at 10.45 a. m.

1279-18-S—Proposed Revision of Rules for the Construction, Maintenance and operation of Elevators. Hearing on Rules 21 to 43, inclusive.

#### Elevator Cases.

1059-18-S—64-68 Fulton st, Brooklyn.  
 1068-18-S—107-9 Bleecker st, Manhattan.  
 1069-18-S—58 West 15th st, Manhattan.  
 1070-18-S—45-51 Lispenard st, Manhattan.  
 1071-18-S—74 Leonard st, Manhattan.  
 1072-18-S—51-3 Maiden la, Manhattan.  
 1073-18-S—139-41 Spring st, Manhattan.  
 1074-18-S—159 West 25th st, Manhattan.  
 1076-18-S—48 Leonard st, Manhattan.  
 1077-18-S—56 East 13th st, Manhattan.  
 1078-18-S—58 East 11th st, Manhattan.  
 1079-18-S—28-30 Waverly pl, Manhattan.  
 1080-18-S—17-19 Washington pl, Manhattan.  
 1081-18-S—32-4 West 20th st, Manhattan.  
 1082-18-S—60 West 15th st, Manhattan.  
 1083-18-S—17-19 White st, Manhattan.  
 1084-18-S—27-9 West 4th st, Manhattan.  
 1085-18-S—41 Worth st, Manhattan.  
 1086-18-S—74 Leonard st, Manhattan.  
 1087-18-S—23-5 Lispenard st, Manhattan.  
 1088-18-S—514-16 Broadway and 60-4 Crosby st, Manhattan.  
 1089-18-S—60-2 Lispenard st, Manhattan.  
 1090-18-S—18 East 14th st, Manhattan.  
 1091-18-S—35-7 White st, Manhattan.  
 1092-18-S—345-9 West 40th st, Manhattan.  
 1093-18-S—133-37 E 16th st, Manhattan.  
 1097-18-S—654 Broadway, Manhattan.  
 1098-18-S—6-10 East 32d st, Manhattan.  
 1099-18-S—32-4 East 31st st, Manhattan.

#### BOARD OF APPEALS.

Tuesday, July 30, 1918, at 1.30 p. m.

Under Building Zone Resolution.

909-18-BZ—2019 Grove st, Ridgewood, Queens.  
 1278-18-BZ—315-323 Lexington av, Brooklyn.  
 1269-18-BZ—524-528 St Marks av, Brooklyn.  
 1260-18-BZ—West side Broadway, 160th st & Ft. Washington av, Manhattan.  
 1006-18-BZ—81 India st, Brooklyn.  
 1321-18-BZ—480-494 Hancock st, Queens.  
 1324-18-BZ—1001 Intervale av, Bronx.  
 Appeals From Administrative Orders.  
 1248-18-A—461-467 Broadway, and 114 Grand st, Manhattan.  
 1250-18-A—2400-2406 7th av, Manhattan.  
 1251-18-A—205-209 West 103d st, Manhattan.  
 1252-18-A—241-243 West 101st st, Manhattan.  
 887-17-A—318-320 East 23d st, Manhattan.  
 890-17-A—324-326 East 23d st, Manhattan.  
 892-17-A—462-464 Broadway, Manhattan.  
 1213-18-A—1507 Bushwick av, Brooklyn.  
 1882-17-A—2019 Grove st, Ridgewood, Queens.  
 1007-18-A—81 India st, Brooklyn.  
 1277-18-A—315-323 Lexington av, Brooklyn.

### CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
 ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
 Secretary of State.

#### AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such] No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest, and pay and discharge the principal of such debt when it shall become due and payable.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until

the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.

2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

#### STATE OF NEW YORK, IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,  
 EDWARD SCHOENECK,  
 President.

#### STATE OF NEW YORK, IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
 THADDEUS C. SWEET,  
 Speaker.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
 Secretary of State.

#### FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual instalments by direct tax or legislative appropriation," be approved?

#### TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
 ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
 Secretary of State.

#### AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven or article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed in terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme



court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

#### STATE OF NEW YORK, IN SENATE

March 26, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 11, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

#### THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

#### STATE OF NEW YORK, IN SENATE

March 1, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

March 22, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE

"Shall section eight of Article seven of the

Constitution prohibiting the sale and leasing or the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

#### FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands.

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, or by a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK,

IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed, wholly or partly, against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK,

IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### SIX

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof shall be deprived of his vote by reason

of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That



the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY,

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

SEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the

[L. s.] City of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

EIGHT

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 1, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

NINE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTMENT OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of article two of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining [ ] by proper proofs [ ] the [citizens] electors who shall be entitled to the right of suffrage hereby established [ ] and for [the] their annual registration [of voters]; which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the county during each of the regular days of registration on account of their occupation. [ ] but voters] Electors not residing in such cities or villages shall not be required to apply in person, or registration at the first meeting of the officers having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

TEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

ELEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on



the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empaneling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidence of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

### TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of the senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

### AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE

CONSTITUTION, RELATING TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands.

Granting any state lands, or any interest therein.

Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empaneling grand or petit jurors.

Regulating the rate of interest on money.

The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

### THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

### AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO

ENABLE THE LEGISLATURE TO GIVE GREATER

CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (if the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation, assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient. [the] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] in counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (if the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

### FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

### AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Assembly concur), That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil



divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war.

2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK, {ss.:  
OFFICE OF THE SECRETARY OF STATE,  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur),

That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

April 5, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 9, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, {ss.: OFFICE OF THE SECRETARY OF STATE,

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### SIXTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Senate concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

March 28, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

May 8, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, {ss.: OFFICE OF THE SECRETARY OF STATE,

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### SEVENTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (if the Senate concur), That section seven of article seven of the constitution be amended to read as follows:

Forest preserve. § 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and, in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

April 10, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

April 12, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, {ss.: OFFICE OF THE SECRETARY OF STATE,

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### EIGHTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.



## AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. Contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization theretofore heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual installments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested and neither of them shall be appropriated or used in any manner other than for [the specific purpose for which it shall have been provided] such payment and extinguishment as herein-after provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if there-after annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal in amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state.

The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellation, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contributions to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof.] The legislature shall annually provide by appropriation for the payment of the interest upon and installments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenues thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, installments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

§ 12. Debts hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

[A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least two per centum per annum to discharge the principal at maturity shall be provided by general laws whose force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highway within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.]

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next gen-

eral election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 10, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## NINETEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby

given that the following proposed amendment to the Constitution of the State of New York, by inserting therein a new article, in relation to taxation, is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER NINETEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO THE CONSTITUTION BY INSERTING THEREIN A NEW ARTICLE, IN RELATION TO TAXATION.

Section 1. Resolved (if the Assembly concur), That the constitution be amended by inserting therein a new article, to be article seven-a, to read as follows:

## ARTICLE VII-A.

§ 1. For the assessment of real property, heretofore locally assessed, the legislature may establish tax districts, none of which, unless it be a city, shall embrace more than one town. The assessors therein shall be elected by the electors of such districts. The legislature may provide that the assessment-roll of a town shall serve for all the civil divisions or parts thereof within its boundaries. No such tax district embracing a town shall be established until a proposition providing therefor shall have been adopted by a vote of a majority of the electors voting thereon in such proposed district at an election for which provision shall be made by law.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

May 10, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## PROPOSITION NUMBER ONE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section four of article seven of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, and of section two of chapter six hundred and twenty-six of the laws of nineteen hundred and eighteen, no-



## New Subway Lines Will Make New York Greater

### Opening of the Dual System Marked by Predictions of Increased Development of the City

WITH the opening of express service on the east and west lines of the "H" subway the Dual Rapid Transit System may be said to be practically completed, although some of the outlying sections are not quite ready for operation and the tunnels under the East River are not finished. But whatever is left to be accomplished will be ready and added to the main system before the end of the year, and there will not be any further ceremony when these units in the general scheme of rapid transit for the whole city are ready.

The lines of the system now completely operated by the beginning of express service this week are:

The new Seventh avenue subway, comprising the section of the original subway north of Times Square and the new extension to the south, forming one side of a huge "H" to which may be likened the Interborough's part of the new dual system now in operation. The old express and local tracks of the old subway between the Grand Central Station and Times Square form the crossbar of the "H" and the new Lexington avenue tube comprises the opposite side of the letter.

The Lexington avenue line is a composite of that part of the original subway south of Forty-second street and a new tube which follows Lexington avenue to and under the Harlem River, on the Bronx side of which it branches into two three-track lines, one running eastward under Southern Boulevard and emerging as an elevated road at Whitlock avenue, where it crosses the Bronx River on a bridge and continues over Westchester avenue to Pelham Bay Park. The second fork runs under Mott and River avenues to 157th street, where it comes out of the ground, and, as an elevated road, continues up Jerome avenue to Woodlawn. From this branch a connection is made at 148th street with the old subway, so that some of the West Farms trains may be diverted from the old route across Harlem to Ninety-sixth street and Broadway, and be sent more directly to the lower east side of Manhattan by the new Lexington avenue line.

The Jerome avenue branch of the new line is already connected with the Ninth Avenue elevated line and a connection is under construction between the Third avenue elevated line and the White Plains Road extension of the old subway, now one of the northern ends of the Seventh avenue subway. The Jerome avenue line is in operation to its end and the White Plains Road extension to within one station of its terminus, but the eastern end of the Pelham Bay Park line has been held back by lack of structural steel and cannot be opened for perhaps a year or more.

New York has now the most extensive and most elaborately equipped subway in the world and one which has the greatest capacity. There are actually about 150 miles of roadway in the whole system, with something like 620 miles of trackage. The cost of the

entire system, including the old subway and elevated lines is approximately \$600,000,00 of which about \$160,000,000 remains to be expended.

As the backbone of the system are the two 4-track lines on the east and west sides of Manhattan, formed partly by the old subway and partly by the new lines. Then there is the new 4-track Broadway line to 57th street, which forms the loop of the lines running into Brooklyn. These three 4-track roads, with the McAdoo and Queensboro tubes, come closest together at 42nd street, at Broadway and Lexington avenues. The 4-track roads branch off in almost every direction so that any part of the city can easily be reached. There is only one fare of five cents with transfers at every point, except that the Broadway line does not transfer to the east and west side lines.

Many points which will become important places of transfer have not been designated, nor can they be until operation of the new system discloses the need for them.

Existing transfer points are maintained as they have been operated, this, of course, including the Brooklyn as well as the Manhattan stations of the old lines and the new transfer stations of the B. R. T. Broadway line at Fourteenth street and Canal street.

In addition to Times Square and the old junctions of the original subway, the chief transfer station on the Seventh avenue is at Park Place, where trains will branch off for Brooklyn. There is a connection at the Pennsylvania Station, by a passageway running under the avenue, with the new Pennsylvania Hotel, and there already is another at Cortlandt street with the Hudson Terminal Building, so that it is possible to change from the subway to the McAdoo tubes without mounting to the street.

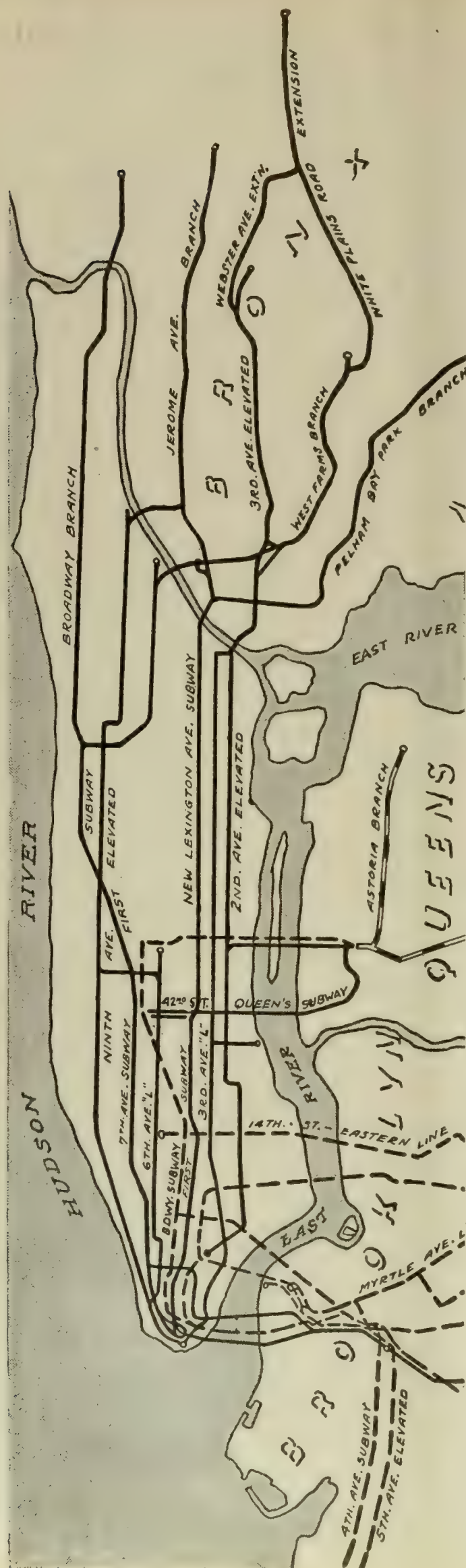
The most important transfer point on the new part of the Lexington avenue subway is at 125th street, which might be called the "Ninety-sixth street of the East Side Line." There change may be made from or to Jerome avenue, White Plains Road, or Pelham Bay Park trains. The actual division of the tracks occurs on the north side of the Harlem River at about 138th street, but the 125th street Station has been so designed that the trains will be sorted there and passengers transferred from one to the other.

Ground was broken for the old subway at City Hall on March 24, 1900, by Mayor Robert A. Van Wyck. Previous to this the voters of the city, at a general election on Nov. 6, 1894, had declared for municipal construction by a vote of 132,647 to 42,916. Bids were prepared by the new Rapid Transit Commission, which had been created by the Legislature in 1894 to take the place of the former board, and which was headed by Alexander E. Orr, President of the New York Chamber of Commerce.

Selection of a route was begun at once, but, after



Map Showing the New and Old Lines of the Dual Rapid Transit System.



much litigation over the rights of property owners, the Appellate Division of the Supreme Court refused to sanction the route, and it was not until 1897 that the route, as later followed, met the approval of the court.

Many legal and financial difficulties were encountered, but bids were advertised for, opened on Jan. 15, 1900, and the contract awarded to John B. McDonald, whose bid of \$35,000,000 was \$4,300,000 below that of Andrew Onderdonk, their bids being the only two received in the form prescribed by the board.

August Belmont became the financial backer of McDonald, and organized the Rapid Transit Subway Construction Company, which, under McDonald's direction, completed the original interborough subway on Oct. 27, 1904. Meantime Mr. Belmont and his associates had organized the Interborough Rapid Transit Company in 1902 to operate the line, and on Jan. 1, 1903, the new corporation had leased for 999 years the Manhattan Elevated Railway, giving it control of practically all the rapid transit lines in Manhattan and the Bronx. The combination was regarded with apprehension by the Metropolitan Street Railway system, which embraced practically all the surface lines in Manhattan and the Bronx, and by proposing to build a rival subway Thomas F. Ryan, then in control of the Metropolitan Company, compelled the Interborough to merge interests with him, under the title of the Interborough-Metropolitan Company.

The Rapid Transit Commission was succeeded in 1907 by the Public Service Commission, under which the dual system, now put in operation, was planned, and after a long period of discussion and negotiation the Commission came to terms with the Interborough and the B. R. T. Contracts for the construction, equipment and operation of the Dual System were signed March 20, 1913.

Of the total estimated expenditure of \$366,000,000 the City of New York was to supply \$200,000,000, for construction purposes only, the Interborough \$58,000,000 and the N. Y. Municipal Railways Company \$14,000,000. It was estimated that the Interborough would expend \$25,000,000 in equipment of privately owned "L" lines and \$22,000,000 for city owned lines, and that the Brooklyn company would expend \$21,000,000 for "L" construction and \$26,000,000 for equipment.

The actual cost of the dual system to date is shown in the following table:

#### Total Cost of Dual System

Original elevated lines.....	\$100,000,000
So-called old subway.....	95,000,000
Interborough system—	
New subway construction....	\$83,000,000
New subway equipment.....	23,000,000
Elevated reconstruction and equipment .....	24,600,000
	130,600,000
B. R. T. system—	
New subway construction....	\$72,000,000
New subway equipment.....	11,000,000
Elevated reconstruction and equipment .....	23,400,000
	106,400,000
Expended to date.....	\$432,000,000
Remaining to be expended, both systems..	163,000,000

Total cost complete system.....\$595,000,000

The work of constructing the new subways and the extensions to existing lines called for under the dual system contract has been prosecuted as rapidly as possible, but difficulties have been encountered at many

(Continued on page 122.)



# How New Subway Lines Will Affect Real Estate

## Bronx and Queens Will Probably Be First to Benefit, Manhattan and Brooklyn Later

BY LAURENCE McGUIRE,  
President Real Estate Board of New York.

THURSDAY last occurred an event which will in future be recognized as important in the history of the City of New York. The Public Service Commission, the City authorities and all who have taken an important part in creating and developing the dual subway system are to be congratulated upon its successful completion.

It is difficult at this time to estimate the benefits which will in time accrue to real estate in the City of New York through the building and operation of the dual system.

The growth of a city necessarily depends largely upon its transportation facilities. As these develop and expand outlying sections are brought in more immediate contact with the business sections and more densely populated sections to the advantage of both.

There must come a readjustment of real estate values, and in this readjustment some sections will be effected favorably while others may be effected adversely. It would seem that certain sections in Manhattan and Brooklyn will temporarily suffer. The cheaper residential neighborhoods in the two boroughs will be brought into competition with low price land in both the Bronx and Queens and also in the outlying portions of Brooklyn. Many two and three-family houses will be built in the outlying sections of Brooklyn, Queens and Bronx and tenants of moderate means will take advantage of better living space than can be secured in either Manhattan or the thickly populated sections of Brooklyn at possibly lower rentals.

It is, however, unlikely that there will be any active building for sometime because of the difficulty in obtaining material and the practically prohibitive cost of both material and labor. The vacant land which under normal conditions would be rapidly improved, will unfortunately have to remain unimproved until conditions in the material and labor market return to normal. Where use cannot be made of land there can be no increase in value and consequently the City will be unable to realize additional revenue from land taxes through increased assessment values. Values, however, which have been temporarily lowered in certain sections, will in good time be restored and the City will enjoy increased revenue by way of land taxes which will be mainly due to the betterment of transportation facilities.

An agreement as to the pooling system between the City and the operating company has been entered into and will become effective January first next, and at that time the City will be a full partner with the operating company.

The estimated cost of the completed subway system and

the extension of the elevated lines is \$600,000,000. Up to January 1, 1918, the City's commitments were \$250,000,000.

Naturally the Borough of Manhattan is called upon to pay a far greater proportion of the cost than the other boroughs. Whether or not Manhattan will benefit in proportion to the amount it is called upon to pay is a question which only time can answer.

With the completion of the dual system the City is brought into a form of municipal operation of transit facilities. In the sharing agreement the City will be greatly interested in the earnings of the new system, which we are unfortunately advised will show a deficit for at least the first two years of operation. This is a phase of the question which must of necessity be reckoned with. In view of the great increase in the cost of operating and because of the fact that under the dual contract the operating companies secure a preferential on the earnings, it would seem timely to evolve some method to make the operation and maintenance of the dual system self-supporting, that is so far as the tax and rent payer is concerned.

The advantages which will come to all users of the improved facilities should be paid for by all of the people who enjoy these advantages. It will be fairer to compel the users of the road who really derive the greater personal benefit to pay a just and fair proportion of the deficit by an increased fare than it would be to charge the deficit in the tax levy and be paid wholly by real estate owners and rent payers. Thousands of daily users of the new lines will be non-residents and there will be millions of transit users. With an increase fare both these classes will be reached. Without it, any deficit which will come through the City being in partnership with the operating company will have to go into the tax levy.

There has been and I take it there will be opposition to an increased fare, but the fact remains that the cost of operating has increased to such a point that it becomes necessary to get a higher price for service and this I take it should apply to transit lines as well as all others. The Government operating railroads throughout the country has increased passenger fare approximately thirty-three and one-third (33 1-3%) per cent. This was necessary because of the increase cost of operating. Proportionately the increase in the cost of operating municipal transit lines has advanced as much as the cost of operating steam and electric railroads under Governmental supervision.

## Where Great Development May Be Expected

BY TRAVIS H. WHITNEY  
Public Service Commissioner

THE operation of the Seventh avenue line as a part of the "H" will produce tremendous improvements in that part of Manhattan south of Forty-second street and west of Broadway, for it traverses a section which has long been at a standstill from the point of view of real estate development. The construction of the Seventh avenue subway was preceded by the cutting of Seventh avenue through and the widening of Varick street, thus affording a new north and south avenue on the west side of the city of immense value in trucking as soon as the new part of Seventh avenue

is properly paved, for which contracts have already been let.

Tremendous development should be expected in the Twenty-third street and Fourteenth street districts and in the territory north of Canal street, where Trinity has great holdings. Nor must we forget Greenwich Village, which must lose its picturesqueness as it gains materially.

The value of the Lexington avenue subway has already been in large part anticipated by the construction

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New Subway Lines Will Make New York Greater

(Continued from page 120.)

points. The war has made demands upon labor and material which were reflected in the lessened supply available for subway work. Much of the work, too, had to be performed under conditions far from ideal.

The ceremonies marking the opening of the new lines began at 8.43 o'clock Thursday night, when George H. Pegraw, Chief Engineer of the Interborough, and Daniel L. Turner, Chief Engineer of the Public Service Commission, drove two silver spikes through the rails of the southbound express track at the diagonal station at Forty-second street and Park avenue, marking the completion of an engineering feat compared by some of those with long memories to the task accomplished when the steam railroads of the country changed to the present standard gauge in a single day.

Following the completion of the south-bound track, a ten-car special train crowded to the doors with guests, left the diagonal station for a trip over the lines.

After the special train had completed its run, the guests left it at Times Square, and headed by the Subway Band marched to the Hotel Astor, where speakers praised the accomplishment of the mighty task to which New York had so long looked forward.

The speakers at the meeting, which was under the auspices of the Public Service Commission, were Mr. Hubbell, ex-Chairmen Oscar S. Straus and William R. Willcox, Mayor John F. Hylan, Theodore P. Shonts, president of the Interborough Rapid Transit Company; George McAneny, former President of the Board of Aldermen, and Alfred E. Marling, of the New York Chamber of Commerce.

Mr. Shonts said:

"In ten years there is every reason to believe the city will have increased to a point which will make the traffic congestion of 1928 greater than that of 1918. History will repeat itself. Following every increase of transit facilities in New York have come added population and greater congestion. Improved facilities are one of the causes of the city's added growth. If population stood still we could catch up to its demands. But it does not stand still.

"The dual system will have cost more than the Panama Canal, and it is estimated that when complete it will be able to carry in a year 3,000,000,000 passengers, or about three times as many as were carried in the year ended June 30, 1916, by all the steam railroads in the United States.

"During the life of the existing subway 3,882,500,000 passengers have been carried, with only two killed in train accidents, which is in the proportion of 1 to 1,941,250,000. No other transportation system in the world has ever approached these figures. In the future, as in the past, the Interborough will spare neither time, energy, nor money in its endeavor to continue the operation of the enlarged system on the basis of this record.

"In addition to giving the safest service, New York City will give the largest service in point of miles traveled and separated points reached that is given anywhere in the world for a single fare."

In regard to the financial agreements with the city, Mr. Shonts said:

"After the idea of a dual system had been determined upon, the policy of the Interborough was to merge its existing lines with such portions of the enlarged system as the city officials decided to give it for equipment and operation, and so soon as a contract which would enable it to raise money was entered into it furnished approximately half the construction cost as well.

"The Interborough at that time had two leases with the city, expiring at different times and providing different methods of renewal. It at once agreed to make the termination of these two leases agree with the date for the expiration of the third lease, so that all of the properties would come to the city at the same time.

"The Interborough also agreed to pool the receipts of the original subway with those of the new lines as soon as the system was completed. It has now gone even beyond that and has agreed to pool the receipts of the lines completed on the Manhattan side of the river ahead of the completion of the whole system, which the war has delayed—so that the policy today is the same as during the years of negotiation—namely, that of co-operation.

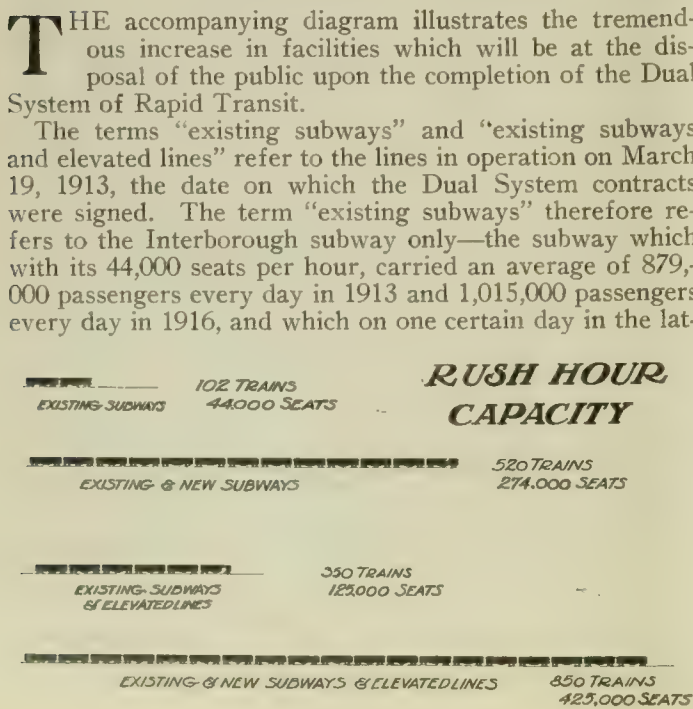
"At the time the Interborough became a partner with the city under what is now known as 'Contract No. 3,' it had an immensely profitable business, which it fully realized would continue to increase for many years to come. However, following its policy of co-operation with the city, it waived these unusual profits and accepted the so-called 'Preferential' plan.

"This plan provides that when the enlarged system is in full operation the first preferred payment which shall be made to the company from operating income shall be equal only to the average actual profit earned in the two years preceding June 30, 1911, plus the interest on the new money invested. From this preferential the company pays interest and sinking fund on its investment in the old lines and interest on the cost of the new lines. Then the city gets 8.76 per cent. on its investment, and after that the city and the company share in the profits equally.

"At the time these contracts were made no one thought of a world war. The most careful calculations then made by the representatives of the city, the Rapid Transit Commissioners, and the company, based on a five-cent fare and pre-war conditions, indicated that under normal circumstances the preferential and the interest on the company's investment would have been quickly met, and also a return

(Continued on page 125.)

Subway Seating Capacity More Than Doubled



ter year carried over 1,541,000 passengers.

As will at once be noted, the diagram illustrates the proportion between seats rather than between trains, since increase in seating capacity rather than in number of trains measures the actual increase in facilities. Trains are made up of varying numbers of cars and different cars have different capacities. For example, the ordinary elevated and Interborough subway cars seat 50 passengers each while the open cars operated for the past few seasons on the Third Avenue line and the new subway cars operated by the New York Consolidated Railroad Company of Brooklyn seat 80.

The precise distribution of existing and future subway and elevated trains and seats follows:

Existing subways.....	102 trains	44,000 seats
Existing elevated lines.....	248 trains	81,000 seats
New subways.....	418 trains	230,000 seats
New elevated lines.....	82 trains	70,000 seats
Total.....	850 trains	425,000 seats

A study of these figures shows that during maximum operation on the completed systems there will be six times the present number of subway seats and three and one-half times the present combined total of subway and elevated seats in every 60-minute period.



# Battery Park Taken For Army Office Building

## Concrete Structure with a Million Square Feet of Floor Space to Be Built There

**T**HE War Emergency Board of the Board of Estimate has agreed to permit the United States Government to erect for the period of the war concrete buildings at Battery Park which will house all of the administrative offices of the army.

Under the present arrangement the Government has its army work so scattered that twenty-two buildings in various parts of the city are being used.

"The Emergency Board consists of the Mayor, President Smith of the Board of Aldermen, President Dowling of the Borough of Manhattan and Comptroller Craig. The board acted directly upon a communication from Benedict Crowell, Assistant Secretary of War, who urged the park site as the most available one for public purposes.

It is planned to provide 350,000 square feet of floor space and to make the construction so that it can be increased to 1,000,000 square feet later.

Laurence McGuire, president of the Real Estate Board, was an active factor in making the selection. He said yesterday:

"I have made a careful study of the requirements of the Government and did not recommend Battery Park until every other available site was considered. The gathering of the offices of the Government into a central location is all important to the proper conduct of the official business.

"Objections occurred to me, but these were overcome as soon as the promise was given by the Government to restore the part to the taxpayers in the same condition as given. The trees will have to be removed, but these will be replaced. When everything is said and done, patriotism is first and last, and every one here in New York city is

proud to be able to do everything in his power to make the task of the Government easier.

"Once the work of construction is commenced the buildings will be ready for occupancy in about four months."

It is understood that the cost of construction of reinforced concrete buildings will run from \$3.00 to \$3.50 per square foot. If frame construction should be employed, which is unlikely, the cost would be about \$2.50 per square foot.

The Government is paying from \$1.85 to \$2.50 per square foot annual rental for space in down town buildings now occupied as Federal offices, the average being about \$2.10 per square foot. On the basis of five years' occupancy of the Battery Park buildings the Government will save a considerable amount of money, besides releasing for general business purposes a large amount of space in permanent office buildings now under requisition by the Federal authorities. The cost of operation will be very low, lighting, heating and cleaning being the principal items, and it is estimated that this will be covered at a cost of 20 cents per square foot annually, or one dollar for the five-year term.

If this amount is added to the cost of construction it will be seen that the Government will pay out \$4.50 per square foot for the term of five years' occupancy of concrete buildings instead of \$10.50, the average rentals for the same amount of space for a like period in office buildings. On 1,000,000 square feet of space the saving to the Government will therefore be \$6,000,000.

It is understood that the buildings will be used as offices for the Army Department only.

## Increased Assessed Valuations

**O**WNERS of real estate will be greatly interested in a certiorari case recently decided against the Board of Taxes and Assessments on an assessment laid by the board under the last administration of that department.

The property at 135 Broadway, owned by the New York Title and Insurance Company, was assessed for the purpose of taxation for the year 1917 at \$1,550,000. The owners, the New York Title and Mortgage Company, brought a certiorari in the Supreme Court to have this assessment reduced. The case was fought with considerable vigor on both sides. The witnesses for the plaintiff, the title company, were Robert E. Dowling, president of the City Investing Company; Robert W. Rainey and Herman de Selding.

The court considered excessive the \$1,550,000 assessment laid by the tax department and reduced this to \$1,350,000. The rents and income of the premises were proven, and it was shown what the operating expenses were. Samuel P. Goldman, counsel for the owners, contended that in spite of increasing rents costs of operation had increased so largely as to reduce the margin of profit in office buildings almost to the vanishing point. It was argued that unless assessments upon such buildings were materially reduced these buildings could not be owned or run profitably. The court found for the title company and reduced the assessment \$200,000.

A prominent real estate man said:

"This should tend to serve notice on the Department of Taxes and its deputy tax commissioners that increased assessed valuations, particularly in the lower part of Manhattan, will not be tolerated by the courts at this time.

"It is well understood that operating and overhead expenses have so largely increased during the past two years that advanced rentals, which the owners have as a matter of self-preservation imposed upon the tenants, are in no part enjoyed by the landlord. As a matter of fact the advanced rentals have not met the fixed overhead charges and cost of operating. In many instances the owners or landlords are enjoying less net return on their investment than they enjoyed in 1914

## Will Not Increase Revenue

and 1915, when tenants were paying from 10 to 25 per cent. less.

"It is idle to assume that the Department of Taxes will secure additional revenue for the city by way of increasing assessed valuations. It may be that if the department is arbitrary and compels owners to have their assessments reviewed in court owners will not pay their taxes until such time as the courts pass upon their case, and if many were to do this it might obligate the city to borrow against uncollected taxes, a situation which would be most unfortunate.

## Ernest T. Trigg Elected President

**T**HE organization meeting of the executive board of the National Federation of Building Industries was held July 31 at the Engineers' Club, New York City. There was a full attendance of representatives from the Pacific Coast, Louisiana, Missouri, Illinois, Ohio and the eastern states. Mr. B. F. Affleck of Chicago, president of the Universal Portland Cement Company, presided over the meeting.

The present situation in the building industry was thoroughly canvassed throughout an all-day session, and definite measures were taken to bring about more active co-operation for war needs and for preservation of this great national facility, which has been producing between two and three thousand millions annually of permanent wealth for the nation and in which there is now probably invested \$2,000,000,000.

Mr. Ernest T. Trigg, president of John Lucas & Company, Philadelphia, president of the Philadelphia Chamber of Commerce, director in the United States Chamber of Commerce and regional director in the resources and conversion section of the War Industries Board, was elected president; Mr. Walter S. Dickey of Kansas City, a large manufacturer of clay products and member of the Inland Waterways Commission, was elected vice-president, and A. M. Maddock, president of Thomas Maddock's Sons Company, Trenton, N. J., and member of the National Committee of Confederate Plumbing Manufacturers and Dealers, was elected treasurer.



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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Opening of the "H" System.

With the inauguration of express service on the "H" subway routes, New York City has taken another gigantic stride towards a future so big with possibilities that the imagination is strained to compass it.

Although the Dual System which was to form the interlocking device between the hitherto only partially-welded boroughs was devised and contracted for before the war was even thought of, it has been brought to its present stage of completion during a period of unprecedented strain upon the finances and man power of the community.

Many projects of importance necessarily have been put aside to await a less-disturbed time and a more favorable opportunity for their fabrication—but the city officials and the Public Service Commission and the railway companies themselves have pushed to completion the stupendous task of subway construction, overcoming all obstacles—and they were many—that worked for delay.

The Dual System will contribute more than any other municipal undertaking to the expansion and rounding out of the city. For the longitudinal growth along the attenuated Broadway will be substituted a balanced and orderly development in all directions from the common centre, the heart of Manhattan.

Leading real estate men are of the opinion that the immediate benefits of the immensely-extended transportation facilities will be felt in the outlying sections of the city long before Manhattan will receive any return for its huge expenditures in the building of the subways. Naturally the property that can be most easily and at least cost transformed into habitable quarters will first be built up for the use of the largely-increased population of the city. There has been comparatively little building in the last two or three years and it will be necessary to build, when it is again possible to build, where the greatest number of people can be

most quickly housed in a satisfactory manner at the smallest outlay. This can undoubtedly be done in the newer sections of the city now for the first time opened up by rapid and low-priced transportation.

But it must not be forgotten that the building up of the thinly-populated sections of the Bronx, Queens and Brooklyn will surely react on Manhattan property in many ways. The old New York will always hold its own as the heart of the Greater City, where all within the more extended limits must find occupation, supplies, amusements and the thousand other things that are necessary to the life of a great city. Manhattan will always be the biggest bit of the biggest town in the biggest country in the world, so why worry about its future?

That the growth of the city in the near future will be phenomenal is practically assured. It only needs the letting up of the war pressure for the expansion of the business activities in a thousand ways, all of which will contribute to the population and wealth of the city.

Another year may bring the end of the war, and when that time comes building, which has been proscribed by war conditions, will be resumed on a large scale. Real estate will be in enormous demand and the most accessible property will have the greatest attraction for purchasers.

The opening of the H system has made wide stretches of property available within the five-cent zone. Instead of having only a northward growth the city will develop normally in many directions.

The outlook is promising—preparedness is the keynote to success.

## Utilizing Battery Park.

Battery Park is to become to New Yorkers an object lesson of the fact that we are at war. It is hard for some to realize, except for the unusual number of soldiers and sailors in uniform on the streets, that the country is engaged in a desperate struggle with a powerful, resourceful and unscrupulous foe.

But the Government is going to place in one of the city's most prominent parks the headquarters of its army activities in this section—in one building with a million square feet of space it will give daily exhibition of the multiplicity of acts which are necessary for the carrying on of war.

The centralization of government activities at the Battery is likely to be both an inspiration and helpful in many other ways. Our parks are sacred places and necessary for the preservation of the health and happiness of the people of the city, especially of the children. Battery Park is the well-loved and greatly-used spot where the dwellers in the lower part of the city find much needed recreation and only the stress of war would justify its use for any other than park purposes. But that it has been thought necessary to take it over for governmental uses during the war will accentuate in the best spirit of wise propaganda the fact that every one must do his utmost and give his utmost to bring the war to a successful conclusion.

There is another feature of this proposal to place the government's chief offices in the Battery Park buildings. Under the existing conditions when the government has commandeered space in office buildings this has worked to the great disadvantage of owners of buildings. Leases are generally made for a term of five years. But when the Government steps in tenants are forced to vacate. The government takes over the space for a yearly term, and when the office is vacated by the Federal authorities, the owner, having lost his regular tenant is forced to find another—which puts him to extra expense and trouble.

The proposition to house the Government offices in a special building thus becomes of interest to every real estate



man. To business men generally, who have occasion for transactions with the Government, the convenience of hav-

ing all the offices located in one place is of course of great advantage.

## Where Great Development May Be Expected

(Continued from page 121.)

of immense apartment houses along Park avenue and adjacent avenues. In the last four years, a conservative estimate will indicate, many millions of dollars have been spent in such development, of which the owners and tenants have been impatiently awaiting operation on Lexington avenue. Through operation of the easterly half of the "H" is likely to cause a tremendous movement of population to the territory along the two sides of Lexington avenue, for the distance from any given cross street is about a mile nearer downtown Manhattan than the corresponding street along Broadway.

The four-track Seventh avenue line branches at Park Place, with two tracks going to the Battery and two tracks turning east to Park Place, to the Post Office, Beekman street, and down William street. This is now in operation as far as the Wall street station. The William street branch, however, will not be utilized adequately until it is extended across to Brooklyn through the Old Slip-Clark street tunnel. This will not be ready for operation before the early Spring. Therefore, very little business will develop on the

William street line, except in the rush hours.

The Clark street tunnel will afford a very important connection for the Interborough system. The old subway to Atlantic avenue has four tracks from Borough Hall to Atlantic avenue, two of which are not used. The Clark street tunnel line will connect at Borough Hall with the two unused tracks, so that when this line is in operation service from Brooklyn can practically be doubled.

Any such outline as this for the increase of rapid transit facilities, to be considered with the possibility of tremendous real estate development, is depressed by the existence of war conditions which inhibit extensive building operations, although the matter of housing for workers in essential industries in and around New York City may be so intensive as to require a return to building operations along rapid transit lines which can afford transportation to points of industry, for it is well recognized that adequate housing for workmen can be afforded either within walking distance of an industry or within walking distance of transportation facilities which reach the industries.

## Will Improve Many Sections in Bronx

By CHARLES E. REID,  
Secretary Bronx Board of Trade

THE benefits which the Bronx will derive from the opening of the new subway are:

It is the first direct route to the Bronx.

When the eastern branch is opened up to Hunt's Point, via 138th street and Southern Boulevard, there will be afforded a time-saving transit artery direct to and from the heart of the lower city for the use of the thousands working or living in the Port Morris industrial zone and the Central-East Bronx.

It affords, via the western branch to the great residential areas in the West Bronx, direct and rapid access to the lower city, and in turn should cause another building, population and business boom.

It will bring new industries, new businesses, new

residents and new workers to sections of the Bronx that have for years suffered a backwardness because of inferior transit facilities, including the West Bronx, Port Morris and Hunt's Point.

It will bring back into its own as a business and industrial center the Mott Haven section of the Bronx.

It will cut down the abnormally congested traffic on the Third and Second Avenue "L" systems, and by a redistribution of the traveling public make for a betterment of the intolerable conditions that have existed for the past few years.

In short, it will afford access to new areas in the lower city for Bronx people, and will open up to those from downtown new areas in the Bronx.

## New Subway Lines Will Make New York Greater

(Continued from page 122.)

on the city's investment would have been realized.

"But the war has changed all these calculations. In place of earning the returns indicated large deficits have arisen and larger ones are in sight.

"These deficits can be met in only one of two ways—either by a higher fare, throwing the burden upon the people who actually get the benefit of the increased service or by taxation, which will fall upon the already overburdened real estate owners, which will result in increased rents, increased grocer's bills, and increased cost of living generally to all the people who work and spend their incomes in New York. Whereas, if it is met by higher fares, not only would it fall upon only those citizens of New York who receive the benefit of the service, but also upon the 300,000 daily visitors to the city who use 500,000 fares a day and who do not live in New York and who do not help pay her taxes.

"If this is done the increased revenue would enable the

companies to earn their preferentials and interest charges currently, thus avoiding the compound interest charge, which, under the contract between the Interborough and the city, will otherwise accrue on any amount of the Interborough's preferential not earned and paid out of current earnings.

"It will also enable the city to receive from current earnings a return on its own \$100,000,000 investment, and thus put it in much better shape to finance many of the undertakings of which it stands in such imperative need.

"It is now estimated that, owing to this wartime increase in cost, unless the 5 cent fare is increased, the city will face on its dual subway investment an annual deficit, varying, according to the exigencies of the war, of from \$12,000,000 to \$20,000,000. When it is remembered that every \$10,000,000 increase in the tax budget means a five-point increase in the tax rate, the seriousness of the situation from the taxpayers' point of view cannot be ignored."



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## REAL ESTATE REVIEW OF THE WEEK

### Business Properties Paramount in Week's Sales—Apartments Second and Dwellings Third—Leasing Is Good With Heavy Demand

**B**USINESS properties figured largely in the more important sales of the week, with apartment houses second and dwellings third. The week was particularly active in realty circles despite the fact that it is the dull season and when little activity is as a rule manifested either by brokers, buyers or owners.

In conversation with one of the leading real estate operators of New York on Wednesday a Record & Guide representative was told that from an operator's point of view New York City really never offered such attractive features. "Real estate," said the operator, "is better today from the operator's standpoint than it was before the war and I predict that the shrewd buyer who took advantage of bargains when they were offered will reap a substantial harvest after the war when business again becomes normal and the demand is again active."

Continuing their activity in the sale of downtown properties Charles F. Noyes & Co. put through another big deal this week when they sold the five-story individual office building at 17 South William street running through and including 53 Stone street. This property is considered one of the finest in the Marine Insurance district and was valued at \$100,000 and was sold for all cash.

The property at the Northwest corner of Broadway and Sixty-seventh street in the busy Lincoln Square section known as 1981 and 1987 Broadway and 123 and 127 West Sixty-seventh street also figured in the business property transactions of the week. The seller was the Broadway and Sixty-seventh Street Corporation, but the identity of the buyer has not yet been revealed.

Frederick Brown, operator, purchased the twelve-story loft building at 20 and

26 West 36th street, from the Lintner Corporation. The property was valued at \$650,000 and is entirely occupied under a twenty-one year lease by Flint & Horner, furniture dealers.

A sale involving Bronx vacant land and a valuable business building at the northwest corner of Seventh avenue and Fifty-second street was also consummated this week. The lots given in exchange are in the Grand Boulevard and Concourse section of the Bronx and valued at \$200,000. The Manhattan property was valued at \$400,000. The Manhattan site will, it is understood, be improved with a business structure for the occupancy of the automobile and kindred industries, a well established business in this section.

A plot on West Forty-ninth street between Tenth and Eleventh avenues upon which will be erected a large public garage also figured in the sales of the week. A syndicate purchased the property which measures 86x100.5.

The former residence of Henry P. Davison at 12 West Fifty-first street passed into new ownership this week. The house, an attractive American basement structure, was turned over by Mr. Davison with most of its original furnishings to the Y. W. C. A. last February and used as a headquarters for the relatives of men in the service who come to New York from out of town to visit their relatives. These will not be disturbed, it is understood by the new owners. The property has a total valuation of \$112,000, the house alone being valued at \$56,000. The buyer is Isador Book, who in this purchase makes his debut as an operator in the midtown section.

Leasing continued good all week with apartments in greatest demand although numerous rentals of offices and business space were reported by the various brokers.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 28 as against 33 last week and 20 a year ago.

The number of sales south of 59th street was 12 as compared with 11 last week and 10 a year ago.

The sales north of 59th street aggregate 16 as compared with 22 last week and 10 a year ago.

From the Bronx 16 sales at private contract were reported as against 8 last week and 7 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 132 of this issue.

### Important Broadway Corner Sold.

A valuable Broadway corner in the busy Lincoln square section has just been reported sold by the Broadway and Sixty-seventh Street Corporation, Jacob Hirsh, president.

The property is located at the northwest corner of Broadway and Sixty-seventh street and is known as 1981-1987 Broadway and 123 and 127 West 67th street, and has a Broadway frontage of 84 feet 9 inches and a frontage of 131 feet 8½ inches on 67th street, and is directly north of the Hotel Marie Antoinette, covering the entire Broadway block from 66th to 67th streets. The Broadway frontage is at present covered with four antiquated four-story business buildings and the 67th street frontage with three four-story and basement brownstone dwellings. The sellers, who were represented in the transaction by Messrs. Elkus, Vogel, Gleason & Proskauer, as attorneys, held this property at \$350,000. Maurice Wertheim, the broker who negotiated the sale, states that it was an all cash transaction, but was unwilling to divulge the name of the purchaser or

whether an improvement of the property is contemplated. There has been considerable activity recently on Broadway. The plot 28 feet north of the above corner, size 28 feet by 130 feet, known as 1991 Broadway, was sold some days ago by the same corporation to the 1991 Broadway Corporation, recently incorporated to take title to this parcel, which is now being improved with a new business structure. Also 2333 to 2339 Broadway, southwest corner of 85th street, a plot 100 feet by 100 feet, was purchased by J. Adolph Mollenhauer, a few days ago.

### Syndicate Buys Plot.

Purchase of the plot at 534 to 540 West Forty-ninth street, between Tenth and Eleventh avenues has just been completed by a syndicate which plans the erection of a large public garage, it was learned today. The property at 536 to 540 was cleared about two years ago preparatory to improvement. Edward Howe and others, trustees, hold title. No. 534 consists of a gore lot fronting only six feet, but widening to 36.7 feet at the rear, improved with five-story building. It is held in the name of Jane Gleason. The combined parcels measure 86x100.5 feet. Roosevelt & Kobbe, attorneys, represented the sellers.

### Sale of Davison House.

Henry P. Davison's former residence, at 12 West Fifty-first street, an attractive American basement structure which Mrs. Davison turned over with most of its original furnishings to the Y. W. C. A. last February, for use as a hostess house, passed to the hands of a new owner on Monday. The Y. W. C. A., which has established in the building comfortable quarters for the wives, mothers, and sweethearts of soldiers who come to New York to see the men stationed at nearby camps, will not be disturbed by the new owner. Mr.



Davison occupied the house up to the time he completed his more pretentious home at Park avenue and Sixty-ninth street. Isidore Book, an operator making his initial purchase in the midtown district, is the buyer. The house is five and one-half stories, on a lot 22x100, with a rear extension that goes to the full depth of the property. It is attractively arranged, with large living rooms, library, conservatory, and a large number of bedrooms. W. W. and T. M. Hall erected this building about ten years ago on land leased from the trustees of Columbia College, and in 1909 sold the building to Mrs. Davison, who subsequently made elaborate changes. Land and building have a total valuation of \$112,000, according to the city's assessors. The value of the house alone is placed at \$56,000. Mr. Book is offering the property for resale.

#### New Keith Theatre for Bronx.

B. F. Keith's New York Theatre Company will have within a year a large theatre, costing with the land about \$750,000, in the Third avenue and 149th street section, commonly called the Herald square of the Bronx, was learned last week. From Lachman & Goldsmith the company bought the Royal theatre at the northwest corner of Westchester and Bergen avenues, of which it is the lessee, and an adjoining Bergen avenue plot from Harold M. Silverman. The theatre will be extended to cover both parcels. The front of the building will be five and six stories high and contain stores, offices and lofts. The enlarged theatre will be a one balcony house and seat 3,000 persons. No architect has been selected. The site of the projected structure, which is a triangle in shape, measures 120 feet in Westchester avenue, 182 feet in Bergen avenue and has a rear line of 250 feet. The Royal theatre, which occupies a plot of 120x200x100x132 feet, seats about 2,300 persons and cost approximately \$650,000. The property bought from Mr. Silverman is 50x100, and was held at \$50,000. Mr. Silverman purchased it last Friday. Charles S. Kohler and Sydney S. Cohen were the brokers. The Keith interests are erecting a theatre at Fordham road and Valentine avenue, near the Concourse.

#### Bronx Lots in Exchange.

A valuable corner just north of Times Square figured in the deal for the forty-six lots in the Grand Boulevard and Concourse section of the Bronx, which was reported sold on Monday. Mrs. Emma G. Badgeley sold to the Hasco Building Company, Lorne A. Scott, president, the two-story business building known as the Arbour Casino, at the northwest corner of Seventh avenue and Fifty-second street, on a plot 74.4 by 75.5. Mr. Scott's company gave in exchange the forty-six lots comprising the greater portion of the blocks bounded by the Grand Boulevard and Concourse, Valentine avenue, 196th and 197th streets. The property begins at 196th street, where the frontage is 250 feet, extending along Valentine avenue 375 feet, the northerly line measuring 307.6 feet. The tract has been held at \$200,000. As soon as building conditions warrant the Seventh avenue corner, which has been held at \$400,000, will be improved with a business structure for the occupancy of the automobile and kindred industries, which have long since established a trade center in that neighborhood. The site adjoins the Adelphi apartment house and the large plot owned by the Amos F. Eno estate, running through the block from Broadway to Seventh avenue.

#### Operator Buys in Midtown.

Frederick Brown, operator, purchased the twelve-story loft building, 65x100, at 20-26 West 36th street, through William A. White & Son, from the Lintner Corporation, George A. Shearer, president, which valued it at \$650,000. The property is entirely occupied by Flint & Horner Company, furniture dealers, under a twenty-one-year lease on a net rental basis and having ten years to

#### Dwelling for Apartments.

Vywest Building Corporation, William Smith, President, sold to the Galathea Realty Company, of which J. Frederick Wenke is President, the two five-story apartment houses at 68 and 70 West Eighty-eighth Street, on a plot 40 by 100, adjoining the corner of Columbus Avenue. In part payment the purchaser gave the three-story dwelling at 50 Hamilton Terrace, on a lot 17 by 100. Byrne & Baumann were the brokers. The Eighty-eighth Street property was acquired by the Vywest Building Corporation last March from the West Side Savings Bank.

#### Buys Park Av. House.

Rufus L. Patterson, Vice-President of the American Tobacco Company, bought on Thursday from the Olds Holding Corporation, Frederick Brown, President, the four-story residence at 101 East Sixty-fourth Street, at the northeast corner of Park Avenue and cover-

ing a lot with a frontage on the street of 20.10 feet and a frontage on the avenue of 100 feet. Pease & Elliman were the brokers in the transaction. The property, which is assessed by the city at \$84,000, is directly opposite the plotage recently bought by John D. Rockefeller, which it is understood will eventually be improved with a church.

#### Interesting Sale in Westchester.

Fish & Marvin have recently closed a transaction involving over three hundred acres of land and requiring nearly two years of litigation. One of the properties involved was owned by Nathan Straus, Jr., and H. Grant Straus and comprised 142.5 acres at the corner of Lincoln avenue and King street, one of the best residential sections of Westchester county, and opposite the 200-acre estate recently sold by the same firm for Mr. Henry Steers to Mr. Alfred Jaretski of the firm of Sullivan & Cromwell. The other property was owned by Mr. George Clarke and is at

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the corner of Union avenue and West street, north of the Mamaroneck and Harrison stations. It comprises approximately the same amount of land. Mr. Clarke is part owner of Clarke City and is connected with the Gulf Pulp and Paper Company of this city. The transaction was particularly interesting, owing to the fact that although the negotiations which were started nearly two years ago were soon completed as regards the purchase price of the various lands it developed that a small plot of half an acre in the Clarke property had been used as a burial place by the family of Caleb Purdy. Purdy was a farmer whose will was filed in 1794 and it appeared that certain reservations were made in this will which involved a question as to the removal of the remains of some hundred descendants of the said Purdy. Mr. Clarke is said to have expended many thousands of dollars in removing the bodies and brought a petition suit to get a clear title to the land. This suit was decided against Mr. Clarke, who appealed to the Appellate Division where the case was decided in his favor. The land involved was valued at approximately \$300,000.

### Buys at Oyster Bay.

F. D. M. Strachan, a Georgia lumber dealer, has purchased from J. Stuart Blackton, for occupancy, his beautiful country estate at Oyster Bay, L. I. The property contains about sixty acres of developed land, a residence, casino, and boathouse with a long dock extending out into Cold Spring Harbor. Mr. Strachan has taken possession of the property. L'Ecluse, Washburn & Co. were the brokers in the sale. The estate, with the improvements which have been made since it was originally acquired by Mr. Blackton, represents an investment of close to \$500,000. It adjoins the large estates of W. Emlen Roosevelt and Louis C. Tiffany.

### Sell Wadsworth Arms.

Negotiations which have been pending for the past ten days for the sale of Wadsworth Arms, a seven-story elevator apartment, at the southwest corner of 180th street and Wadsworth avenue, were closed on Wednesday. The structure, which occupies a plot 75 by 100, was sold by the Bristol Realty Company, E. Morris Butler, President, to the Charles Galewski Company, Inc., for investment. Harry Levy negotiated the deal, the property being held at \$175,000.

### Another Sale by Noyes.

Charles F. Noyes Company sold for Henry Schaefer to Importers and Exporters Insurance Company of New York, the property at 17 South William street extending through and including 53 Stone street, a five-story individual office building. The property has a frontage of eighteen feet in South William street and twenty-five feet in Stone street. It was valued at \$100,000 and the transaction was for all cash. The building is considered one of the finest in the marine insurance center and was erected by Mr. Schaefer in 1906. Littlebrook & Borland represented Mr. Schaefer as attorneys.

### Jamaica Bay Development.

At the luncheon of the Flatbush Chamber of Commerce, in Brooklyn, on Thursday at Oetjens, Flatbush and Church Avenues, Brooklyn, Murray Hulbert, Dock Commissioner, told of a scheme for the development of Jamaica Bay as a centre for commerce. He said Henry A. Meyer, Deputy Dock Commissioner, was working out the details. The scheme is to ship all of the ashes from the Bronx, Manhattan and Richmond, now taken to sea in scows, to Jamaica Bay, and to bring those from Brooklyn by trolley. These would build bulkheads and fill in the marshes. Such disposition of the ashes would be cheaper than the present method. It is estimated that the city would obtain about 2,300 acres, which could be disposed of at from \$5,000 to \$10,000 an acre. This would provide money for the con-

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struction of piers. Another opportunity for Jamaica Bay, Mr. Hulbert said, is in the construction by the government of a \$40,000,000 army base in Bay Ridge. At the close of the war, he said, this would make available an industrial centre which will require the construction of a tunnel to Greenville, N. J., and Jamaica Bay will then have a direct rail connection with the whole United States through the Jersey terminals. Commissioner Hulbert also discussed the advisability of transferring Sound steamships from their piers in the Hudson River to piers in the East River. The luncheon was held at Oetjen's, Flatbush and Church Avenues.

#### Manhattan.

##### South of 59th Street.

BRIDGE ST.—William A. White & Sons sold 24 Bridge st, a 5-sty building, 35x86, extending to 35 Pearl st, for Britannia Realty Co., which valued the property at \$90,000.

PEARL ST.—Nicholas F. Walsh sold for Mary Clinton and others 472 Pearl st, 5-sty front and rear tenements, east of the site of the abandoned court house project. The houses are on plot 28x112.

WATER ST.—Wm. A. White & Sons sold the 6-sty building, on plot 28.1x86.10, at 55 Water st, corner Cuyler's alley, for Florence McAndrews, of Surrey, England, represented by Farmers' Loan & Trust Co., to Samuel Brody. Harry J. Rosenson represented the buyer in the transaction.

18TH ST.—Dr. O. B. Albanus of Jersey City purchased from Mary E. Sandford 342 West 18th st, a 5-sty tenement, held at \$40,000. C. B. Van Valen, Inc., was the broker in the transaction.

18TH ST.—James H. Cruikshank purchased from Margaret A. Jackson 423 East 18th st, a 5-sty tenement, with two stores, on plot 25x92. Assessed by the city at \$15,000. Mr. Cruikshank resold the property on Tuesday. Harry Sugarman was the broker.

34TH ST.—John N. Golding sold for William Wallace 423 West 34th st, a 3-sty dwelling, on plot 21.1x98.9, between 9th and 10th avs.

3D AV.—William S. Anderson Co. sold for Mrs. Queena Draper the 4-sty building at 1221 3d av.

##### North of 59th Street.

73D ST.—Robert D. Jeffrey sold the 4-sty dwelling at 246 West 73d st, assessed at \$37,500, for conversion into small apartments. The house occupies a lot 24.9x102.2.

86TH ST.—Pease & Elliman sold 46 West 86th st, a 5-sty dwelling on lot 25x102.2 west of Columbus av, for Emilie Lange.

88TH ST.—Pease & Elliman sold for Emily Lange 46 West 88th st, a 4-sty dwelling, on lot 20x100.

88TH ST.—L. J. Phillips & Co. sold for Dr. Condé B. Pallen to Mrs. Margaret Fellows, 183 West 88th st, 16.8x100, a 3-sty dwelling, for \$13,000.

130TH ST.—David Lyon and Samuel Kilpatrick have taken a substantial profit on the 4-sty dwelling, on lot 20.6x100, at 217 West 130th st, which they purchased a few weeps ago from New York Life Insurance Co.

131ST ST.—Heller & Sussman, operators, sold 53 East 131st st, a 4-sty tenement, on lot 25x100. John Stegler negotiated the sale, which was for all cash.

133D ST.—Klein & Jacobs purchased from New York Title and Mortgage Co. 31 to 33 East 133d st, a plot 50x100.

COLUMBUS AV.—Media Realty Co., recently organized, with Max and F. Malatzky and E. Jacobson as directors, purchased from Richard A. Henriques the Richmond apartment house at the southeast corner of Columbus av and 89th st, a 5-sty flat, 100.8x27.6. J. C. Hough & Co. negotiated the sale.

LEXINGTON AV.—Corner Realty Co., Elisha Sniffen, president, sold through William B. May & Co., 803 Lexington av, northeast corner of 62d st, a 4-sty dwelling on lot 19.6x70. The property was acquired by the selling company in 1907, and has been held at \$50,000.

RIVERSIDE DR.—Brookfield, a 10-sty apartment house at 450 Riverside dr, on plot 84x100, between 116th and 119th sts, has been bought by Leonett Realty Co. (Louis Schlechter, president) from North Castle Realty Co. (Otto R. Hartman, president). The annual rent roll of the building is reported at \$44,000.

RIVERSIDE DR.—Pease & Elliman sold for Kirkmore Realty Co. the 5-sty dwelling at 342 Riverside dr, covering a lot 20x90, between 106th and 107th sts. The house is assessed at \$40,000.

WEST END AV.—Grace L. Hooper sold the 3½-sty dwelling at 517 West End av through Pease & Elliman. The house covers a lot with a frontage of 20 ft. and an irregular depth and is located 30 ft. south of the corner of 85th st.

2D AV.—George N. Bruno & Co. sold for Adriatic Realty Corp. the 4-sty tenement, 25x73, at 2083 2d av.

#### Bronx.

FOX ST.—Schwab & Co. sold to Benenson Realty Co. the 5-sty new-law apartment house at 1040 Fox st, on plot 50x100.

161ST ST.—Benenson Realty Co. resold through H. A. Keiber 764 East 161st st, a 6-sty new-law tenement, on plot 48.5x101.1, held at \$55,000.

171ST ST.—J. G. Bassman, of S. H. Raphael Co., Inc., sold for Prof. Engelbert Neus, of the City College, his residence at 703 West 171st st, a 4-sty house on lot 25x100. It was held at \$18,000.

181ST ST.—Morganstern Brothers Syndicate bought from Isaac Lowenfeld Realty Corp. the 5-sty new-law house at 945 East 181st st, on plot 62x115. The building, which houses thirty families, shows an annual rent return of \$12,000,

and has been held at \$75,000. The buyers own the adjoining and similar property at the northeast corner of Vyse av and 181st st, on plot 73x100. S. Rosen as broker negotiated the transaction.

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# Classified Advertisements

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## PROPOSALS

**NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, AND PUMP HOUSE AND RESERVOIR.**

**HEATING WORK—ADDITIONS TO CENTRAL HEATING PLANT; UNDERGROUND PIPING AND CONDUIT WORK; DETENTION BUILDING NO. 5; CLINIC BUILDING NO. 8.**

**SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8.**

**ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM AND PUMP HOUSE, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M. on Thursday, August 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification Nos. 3000A, 3001A, 3010A, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070 and 3071. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Warden of Sing Sing Prison, Ossining, N. Y., at the office of the Commission on New Prisons, Room 618, Hall of Records, New York City, and at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.**

Dated: July 26, 1918.

**NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CENTRAL HEATING AND LIGHTING PLANT, DEACTIVATING APPARATUS FOR HOT WATER SYSTEM, Wingdale Prison, Wingdale, N. Y., will be received by the Commission on New Prisons, Hall of Records Building, Centre and Chambers Streets, New York City, until 2:30 o'clock P. M. on Thursday, August 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3032. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Warden of Wingdale Prison, Wingdale, N. Y., at the office of the Commission on New Prisons, Room 618, Hall of Records Building, Centre and Chambers Streets, New York City, at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.**

Dated: July 31, 1918.

## WANTS AND OFFERS

### OPPORTUNITY

for Real Estate office or private estate, whose overhead expense is too large or who is having "labor trouble," to affiliate with old established Real Estate management office. Answer through your attorney if you prefer. Box 509, Record and Guide.

**REAL ESTATE Canvasser wanted.** Experienced man on salary basis. **WILLIAM B. MAY & CO., 717 Fifth Ave., New York.**

**FOR SALE—Masons' horses and 2-inch plank in good condition.** Box 510, Record and Guide.

**WANTED—Map cabinet, either metal or wood; state particulars.** **PORTER & CO., 159 West 125th St.**

**191ST ST.**—Nehring Brothers sold for Feldman estate to Frederick Brown 602, 604, 606 and 608 West 191st st, adjoining the corner of St. Nicholas av, two 5-sty new-law apartment house, on plot 100x100, and held at \$140,000. They rent for \$18,000 and accommodate 40 families.

**235TH ST.**—William J. Schnaible bought the plot, 25x100, south side of 235th st, 250 ft. west of Kepler av.

**BERGEN AV.**—Charles S. Kohler sold to H. M. Silverman the vacant plot, 50x100, on the west side of Bergen av, 132 ft north of Westchester av.

**BOSTON RD.**—Charles B. Van Valen, Inc., sold for Gramont Construction Co a plot 83.6x161, with an "L" 53x63, on the west side of Boston rd, 91 ft. south of 168th st. Gramont Co. obtained the property in trade. It has been held at \$45,000.

**BRYANT AV.**—Mack Construction Co. sold the recently completed row of six 6-sty 20-fam. flat houses at 1033 to 1053 Bryant av, held at \$275,000. They occupy a plot 240x100, and were acquired in a cash deal by Nason Realty Co., Max N. Natanson, president. Alexander Selkin and David Mintz were the brokers.

**GRANT AV.**—Bond and Mortgage Guaranty Co. sold a plot of six lots, 156x100, at the northwest corner of Grant av and 166th st.

**MARMION AV.**—Nicholas Lopard sold for Raymond Rubin the 1-fam. dwelling, with garage, at 1826 Marmion av to Herman Katz.

**TINTON AV.**—John Doyle purchased for occupancy from M. McCarthy 1078 Tinton av, a 3-sty 2-fam. house, on lot 20x80. H. H. Cohen negotiated the sale.

**WADSWORTH AV.**—Wadsworth Arms, a 7-sty elevator apartment house at the southwest corner of 180th st and Wadsworth av, on plot 75x100, has been sold by Bristol Realty Co., E. Morris Butler, president, to Charles Galewski Co., Inc. The property was held at \$175,000.

**2D AV.**—Bond & Mortgage Guaranty Co. sold 2487 2d av, a 5-sty cold water flat, 24.4x100, on the west side of 2d av, 25.2 ft. north of 127th st; also six lots, 156x100, at the northwest corner of 166th st and Grant av.

## Brooklyn.

**GARFIELD PL.**—Charles E. Rickerson sold 293 Garfield pl, between 8th av and Prospect Park West, a 4-sty dwelling with extension, for Amelia C. Candee.

**GROVE ST.**—R. A. Schlesing sold for estate of John S. Pfadenhauer the 3-fam. house at 1723 Grove st to Lester Beck.

**LEXINGTON AV.**—Harry M. Lewis sold for estate of Camden S. Dike and Norman S. Dike the vacant plot, 120x100, on the north side of Lexington av, 325 ft. east of Nostrand av. The purchaser, Rosevale Realty Co., Inc., has filed plans for the construction of a 1-sty brick and concrete garage, work to be started at once.

**RODNEY ST.**—Louis Straus sold a 3-fam. house at 72 Rodney st to M. Rabinowitz.

**4TH ST.**—Louis Straus sold an apartment house in South 4th st, Williamsburgh section, to M. Levine.

**12TH ST.**—Samuel Galitzka sold for Gustave Girard the 2-sty 2-fam. house at 1081 East 12th st, Flatbush, on plot 40x100.

**15TH ST.**—Samuel Galitzka sold for R. Joyce the 2-sty 1-fam. house at 1130 East 15th st, Flatbush.

**29TH ST.**—Louis Straus sold lots in West 29th st to Frank Pelcyger, who will erect five 2-fam. houses.

**51ST ST.**—I. Salzberg sold for J. Helm to Pincus Shapiro the 1-fam. cottage, on plot 40x100, at 1464 51st st.

**54TH ST.**—Louis Straus sold two apartment houses corner of 54th st and 14th av, on plot 100x100.

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RECENT LEASES.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space at 105 West 40th st to Dioradin Co., inc., Music Trade Indicator, Inc., Joseph A. Starke; also space in the frame building southeast corner 5th av and 53d st to Elizabeth Arden, Mrs. Carola Juhasz, Paris Embroidery Works.

ALBERT B. ASHFORTH, INC., leased apartments at 27 West 67th st to J. Creighton Ward; 33 West 67th st to William Beebe; 148 West 57th st to Miss Elizabeth Strauss; 6 East 30th st to Miss Margaret Suydam; 200 West 118th st to Mrs. Mary Anderson; 140 West 55th st to William F. Zimmerman, Walter M. Werner, Frederick R. Tibbits; and 152 West 58th st to Mrs. Bertha Rado.

WRIGHT BARCLAY, INC., leased the 3d loft at 461 4th av to McLain Silk Co.

BRETT & GOODE CO. leased a loft at 39 Great Jones st to Safepack Paper Mills, Inc., in conjunction with Cross & Brown Co.

DUFF & BROWN CO. leased for Mary Tuthill to J. J. Kenny 819 Riverside dr, a 4-sty dwelling.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Henry Root Stern the residence 131 East 62d st, a 5-sty brick dwelling, on lot 23.6x 100, to Bayard Dominick, of Dominick & Dominick, bankers; also basement store at 377 5th av for Dr. Van Horn Norrie to Charles Burke; also the parlor floor store at 18 East 46th st for Mary Durack to Strom, Glass & Abrams, Inc.

FARRELL & CO. leased 152 Riverside dr for Kathryn R. Kauffman to Marie Lyons 216 West 79th st for Louise Whitney Landeau to Emily M. Davis.

J. ARTHUR FISCHER rented to Mrs. Mary Rohde the top loft at 690 6th av.

JOHN N. GOLDING leased at 547 5th av store to Mme. Alleece; space at 35 Nassau st to Paul Wenger & Co.; offices at 10 Wall st to George Thomas; offices at 135 Broadway to Esmeraldo Mining Corp. and George R. Stone, and for Trinity Church Corp. three lots at the northeast corner of Hudson and Charlton sts to M. J. Conrady, and for Robert A. Livingston property at the northwest corner of Greenwich and Hubert sts to Stephen B. Sofield for 21 years for storage purposes.

GOODWIN & GOODWIN rented the private house at 124 West 118th st for Samuel Wallach to Aaron and Molly Goldstein.

M. & L. HESS, INC., leased the 9th floor at 135-41 West 29th st to Wexler Bros.; the 4th floor at 135 Bleecker st to Levin & Ginsburg; also space at 13-15 East 22d st to Fashion Co.

M. & L. HESS, INC., sublet for Illustrated Postal Card and Novelty Co. the 5th floor at 141-155 East 25th st, through to 140-156 East 25th st, containing about 40,000 sq. ft. The lessee is the Famous Players-Lasky Corp., who will use the premises as headquarters for its distribution of advertising matter. The lease is for a term of years at an aggregate rental of about \$150,000.

M. & L. HESS, INC., leased for Mary Mangin estate the 6-sty building at 137 West 19th st, containing about 17,000 sq. ft., to Manufacturers Transit Co., Inc.

CHARLES G. KELLER rented for Myles Realty Co. the 2d loft, containing 10,000 sq. ft., at 479 to 485 1st av, to Robecheck Co.

CHARLES G. KELLER rented the 3d loft at 322 to 326 East 23d st to Multiphone Co.

LAKIN & DINKELSPIEL leased for Walter J. Salmon offices at 101 West 42d st to Charles Sellman, furrier.

SAMUEL H. MARTIN leased for West 60th Street Realty Co. the 3-sty dwelling at 29 West 60th st to C. A. Rogers.

SAMUEL H. MARTIN leased the 4-sty dwelling at 125 West 67th st for Broadway and 67th St. Corp. to Francisco Lluch.

SAMUEL H. MARTIN leased for Thomas Simpson the store and basement at 1976 Broadway to Whittemore-Sim Co., Inc.

PAYSON McL. MERRILL CO, INC., leased for Pease & Elliman an apartment at 911 Park av to John P. Kane; also a furnished apartment at 9 East 44th st to Miss Marguerite Caldwell to Philip Bartholomae.

THOMAS J. O'REILLY rented the following apartments: for Norman Realty Co. 503 West 121st st to Florence Benjamin, Elizabeth Blodgett, Kate M. Bradley, Mary L. Benedict, Thomas B. Hart, E. B. Armstrong; for Elizabeth M. Geoffroy 510 West 113th st to Lewis H. VanCleft, Edna Swan, T. C. and E. Lane, William A. Miller; for M. Bayard Brown 562 West 164th st to Norman F. Schloss, Mortimer Bialla, Sydney R. Levine, Isidor Brenner, Charles Giden, Charles Bender; for Teachers' Building & Loan Association 7-9 West 108th st.

REAL ESTATE NOTES.

JUSTICE DONNELLY has appointed Henry Brady receiver of premises 33 Attorney st pending foreclosure proceedings.

PEASE & ELLIMAN have been appointed by Gustav Blumenthal, attorney for Mrs. Isaac Blumenthal, managing agents for the 5-sty store and apartment building at 24 West 47th st, adjoining 20 & 22 West 47th st, which the same brokers already manage for the same owners.

BOARD OF APPEALS, at its meeting on Tuesday, had a calendar of seven cases, disposed of as follows: Granted 5, denied 1, laid over 1.

PHILIP J. SMITH has been appointed by Justice McAvoy of the Supreme Court receiver of the rents of 30 Bond st, a mercantile building, pending a suit brought by the Greenwich Savings Bank to foreclose a mortgage of \$36,000.

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| 3. Foreclosures.    | 9. Conveyances.               |
| 4. Mechanics liens. | 10. Mortgages.                |
| 5. Judgments.       | 11. Assignments of mortgages. |
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**REAL ESTATE**  
**STATISTICS**

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.**  
**Conveyances.**

	1918 July 26 to Aug. 1	1917 July 27 to Aug. 2
Total No.....	111	150
Assessed Value.....	\$5,536,200	\$9,398,200
No. with consideration.....	10	20
Consideration.....	\$304,850	\$874,750
Assessed Value.....	\$263,800	\$797,500
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
Total No.....	3,670	4,852
Assessed Value.....	\$209,443,880	\$341,849,022
No. with consideration.....	584	635
Consideration.....	\$26,359,888	\$26,645,470
Assessed Value.....	\$29,959,900	\$35,186,656

**Mortgages.**

	1918 July 26 to Aug. 1	1917 July 27 to Aug. 2
Total No.....	70	59
Amount.....	\$931,993	\$1,369,167
To Banks & Ins. Cos..	8	9
Amount.....	\$249,300	\$246,000
No. at 6%.....	25	13
Amount.....	\$290,193	\$90,050
No. at 6½%.....	16	2
Amount.....	\$147,800	\$75,000
No. at 5%.....	20	16
Amount.....	\$440,950	\$575,750
No. at 4½%.....	2	2
Amount.....	.....	\$109,000
No. at 4%.....	.....	1
Amount.....	.....	\$40,000
Unusual Rates.....	.....	3
Amount.....	.....	\$185,500
Interest not given.....	9	22
Amount.....	\$53,050	\$293,867
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
Total No.....	1,502	2,172
Amount.....	\$37,692,234	\$86,403,166
To Banks & Ins. Cos..	262	450
Amount.....	\$18,775,943	\$48,860,050

**Mortgage Extensions.**

	1918 July 26 to Aug. 1	1917 July 27 to Aug. 2
Total No.....	21	22
Amount.....	\$1,509,950	\$1,044,900
To Banks & Ins. Co....	10	4
Amount.....	\$1,346,000	\$641,500
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
Total No.....	756	1,268
Amount.....	\$53,302,499	\$86,738,400
To Banks & Ins. Co....	298	632
Amount.....	\$29,847,957	\$66,514,200

**Building Permits.**

	1918 July 27 to Aug. 2	1917 July 28 to Aug. 3
New Buildings.....	2	1
Cost.....	\$52,000	\$12,000
Alterations.....	\$198,835	\$225,635
	1918 Jan. 1 to Aug. 2	1917 Jan. 1 to Aug. 3
New Buildings.....	117	225
Cost.....	\$7,220,650	\$22,843,000
Alterations.....	\$6,447,287	\$8,173,883

**BRONX.**

**Conveyances.**

	1918 July 26 to Aug. 1	1917 July 27 to Aug. 2
Total No.....	80	173
No. with consideration.....	10	46
Consideration.....	\$40,950	\$141,176
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
Total No.....	2,703	3,718
No. with consideration.....	347	717
Consideration.....	\$3,276,784	\$4,813,283

**Mortgages.**

	1918 July 26 to Aug. 1	1917 July 27 to Aug. 2
Total No.....	27	136
Amount.....	\$126,583	\$377,996
To Banks & Ins. Cos..	.....	2
Amount.....	.....	\$9,700
No. at 6%.....	19	14
Amount.....	\$109,208	\$111,950
No. at 5½%.....	1	2
Amount.....	\$3,000	\$4,392
No. at 5%.....	5	49
Amount.....	\$9,575	\$41,257
No. at 4½%.....	1	3
Amount.....	800	\$997
Unusual rates.....	.....	55
Amount.....	.....	\$43,400
Interest not given.....	1	13
Amount.....	\$4,000	\$176,000
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
Total No.....	11,030	1,848
Amount.....	\$6,772,268	\$10,899,212
To Banks & Ins. Cos..	52	126
Amount.....	\$339,142	\$1,744,415

**Mortgage Extensions.**

	1918 July 26 to Aug. 1	1917 July 27 to Aug. 2
Total No.....	3	10
Amount.....	\$12,000	\$257,000
To Banks & Ins. Cos..	.....	1
Amount.....	.....	\$49,000

**F. R. Wood, W. H. Dolson Co.**

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	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
Total No.....	233	437
Amount.....	\$4,621,712	\$8,488,674
To Banks & Ins. Cos..	56	118
Amount.....	\$1,479,750	\$3,045,450

**Building Permits.**

	1918 July 26 to Aug. 1	1917 July 28 to Aug. 2
New Buildings.....	2	4
Cost.....	\$60,000	\$33,400
Alterations.....	\$18,000	\$15,800
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
New Building.....	374	383
Cost.....	\$6,535,725	\$6,596,675
Alterations.....	\$777,550	\$827,050

**BROOKLYN.**

**Conveyances.**

	1918 July 25 to 31	1917 July 26 to Aug. 1
Total No.....	526	381
No. with consideration.....	52	30
Consideration.....	\$352,285	\$205,440
	1918 Jan. 1 to July 31	1917 Jan. 1 to Aug. 1
Total No.....	13,487	13,364
No. with consideration.....	981	1,163
Consideration.....	\$7,783,952	\$12,942,759

**Mortgages.**

	1918 July 25 to 31	1917 July 26 to Aug. 1
Total No.....	346	245
Amount.....	\$1,096,059	\$1,099,158
To Banks & Ins. Cos..	28	43
Amount.....	\$230,900	\$352,050
No. at 6%.....	246	151
Amount.....	\$554,539	\$601,970
No. at 5½%.....	56	54
Amount.....	\$286,100	\$290,270
No. at 5%.....	25	25
Amount.....	\$193,120	\$164,250
Unusual rates.....	6	2
Amount.....	21,000	\$5,900
Interest not given.....	13	13
Amount.....	\$41,300	\$36,768
	1918 Jan. 1 to July 31	1917 Jan. 1 to Aug. 1
Total No.....	7,804	8,749
Amount.....	\$26,413,856	\$37,028,307
To Banks & Ins. Cos..	816	1,680
Amount.....	\$4,253,090	\$13,508,726

**Building Permits.**

	1918 July 25 to Aug. 1	1917 July 27 to Aug. 2
New Buildings.....	93	33
Cost.....	\$247,647	\$251,600
Alterations.....	\$146,338	\$22,700
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
New Buildings.....	1,960	1,800
Cost.....	\$12,625,173	\$17,389,665
Alterations.....	\$2,642,856	\$3,248,799

**QUEENS.**

**Building Permits.**

	1918 July 25 to Aug. 1	1917 July 27 to Aug. 1
New Buildings.....	26	44
Cost.....	\$41,980	\$54,215
Alterations.....	\$22,815	\$24,649
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 2
New Buildings.....	1,450	2,227
Cost.....	\$4,534,944	\$7,866,726
Alterations.....	\$943,036	\$1,155,421

**RICHMOND.**

**Building Permits.**

	1918 July 25 to Aug. 1	1917 July 26 to Aug. 1
New Buildings.....	13	17
Cost.....	\$22,840	\$17,150
Alterations.....	\$1,915	\$9,460
	1918 Jan. 1 to Aug. 1	1917 Jan. 1 to Aug. 1
New Buildings.....	342	358
Cost.....	\$759,313	\$1,062,646
Alterations.....	\$267,461	\$208,076

M. ROSENTHAL CO. has been appointed agent of the building at 497 Canal st.

HENRY A. KESSEL CO., the tenant, is the buyer at 35 Pearl st, sold last week by William A. White & Sons.

MONMOUTH REALTY CORP., just organized, is the purchaser of 246 West 73d st, sold recently by Pease & Elliman.

JOHN W. MITCHEL is the buyer of the dwelling at 217 West 130th st, resold by Samuel Kilpatrick and David Lyon.

A. A. HEGEMAN negotiated the recorded sale of the building at 19 West 16th st for A. Ruths to Manerica Realty Corp.

MOORE, SCHUTTE & CO. have been appointed agents for the two 4-sty buildings at 240 and 212 West 48th st.

J. ARTHUR FISCHER has been appointed agent of the store and apartment building at the southwest corner of 50th st and 9th av.

MAE SIEFERT is the buyer of the plot, 86x 100, at 534 to 540 West 40th st, sold Wednesday. The new owner will erect a garage on the site, which has been leased for a term of 21 years.



# Housing Plans Must Include Community Idea

## Churches, Schools, Libraries and Social Centres and Amusement Places Necessary as Dwellings

COINCIDENT with expansions in Government construction, particularly the practical working out of the housing program, there are certain supplementary features which are attaining to a considerable degree of importance. Unprepared at first for the sudden influx of munition or other war workers, industrial centers are gradually having their housing problems answered by the establishment of Government groups of residential building. In such localities there will be an additional need automatically stimulated. The call is not for cottages alone, but for communities.

Of course, opportunity for the worker to live within a reasonable radius of his place of work is an acknowledged and urgent requirement which must be met. The worker who must necessarily spend one or two hours each day in traveling back and forth from his place of residence to his work, is losing efficiency thereby, and as a natural consequence is unable to keep his production up to the point where it would normally rest. Not only this but he will not remain in that situation if he can get work elsewhere which will be preferable in that respect. The various programs, both governmental and private, which have recognized these facts and applied them practically will undeniably be the means of reaping greatly augmented benefit in the reduction of labor turnover, and in the bringing of production up to the maximum level.

But further than this, certain additional steps must be taken, else the original plan will lose much of its effectiveness. If normal community activities are not recognized and provided for it is a question how much of the loss of productive capacity, or indeed of that destructive restlessness among the working force will be remedied. The field for building of churches, schools, libraries, community centers and social meeting places is one of ever growing importance. It must ultimately command most careful consideration in relation to these new groups of houses which will soon be springing up in ever increasing numbers. If the workers must go to a considerable distance in the evening for the relaxation of the "movies"; if there are no public branch libraries, or evening schools where a family so inclined may profitably spend an evening, is it likely that they will feel as if the providing of mere houses had given them a real home?

Moreover, one can hardly overestimate the importance of the socializing influences mentioned above and such organizations as the Y. M. C. A., which sometimes reaches people untouched by other means, all these factors are of especial importance in newly organized communities. In the older towns these community activities are usually already established to a certain extent and furthermore, from the very nature of the case they are less necessary as a vital social force than in the new towns. Groups of friends and acquaintances with their long established customs and traditions leave comparatively little room for dangerous idleness or unrest. In the new community where the inhabitants have been uprooted from various places and thrown together, with their work the only interest in common, nothing will be more essential than adequate provisions for social intercourse and for fitting the community to perform its necessary functions for the citizen. Already the Government has recognized the necessary character of the housing plans themselves and is willing to provide the needed facilities for going ahead and bringing the work to a prompt completion.

The comparatively adequate labor supply for the building trades is a favorable factor which will tend to diminish as time goes on. The cost of building materials is on a consistently increasing scale. Building materials have advanced proportionately less.

Materials used in building have undergone a 61 per cent. advance since the first quarter of 1914, while commodities generally considered, have increased 114 per cent. in price. It is true that those projects started earlier in the year at the time when this difference in comparative prices was first pointed out, have experienced marked benefits. At the same time these percentages worked out, show building at the

present time to be still an excellent investment. Moreover, still further delays in starting construction which is imperative will result without doubt in still more greatly increased expense.

These two factors, then, seem at present to be dominant in the situation and outlook. First, the need of handling the housing program from a community standpoint instead of with the shortsighted idea of providing mere shelter. Second, the need of undertaking such projects at once while labor is still in supply and other costs have not advanced to still higher levels.

That the existent labor conditions in the building industry are less difficult than in the majority of other trades is a fact that still remains true according to latest reports. Official statements are given out to the effect that generally speaking the supply of building labor is quite adequate to the demands that are being made upon it. It is true that various departments of the trade have doubtless felt the pressure of the general labor shortage and no one is entitled to say that this will not probably continue to be the case. At the same time the actual facts of the present situation are that in New England the supply is equal to the demand; on the Pacific coast there is a surplus of workers, while in the West there is a considerably over supply. Only at certain congested points on the Atlantic Coast, and in Washington state is there to be found a real shortage. From the inland West this condition is being favorably influenced by the natural readjustment through influx of idle workers. Such an equalizing movement will continue to work toward minimizing the difficulties experienced in special sections. At the same time it will tend to neutralize considerably any scarcity arising from the general withdrawal of labor to war activities.

The operation of the National Labor Recruiting Program which began August 1 will have an ever-developing effectiveness in solving the insistent problems of the labor supply. The plan originates, of course, in the necessity for providing workers for essential war work. The meaning of this phrase "war work" has undoubtedly been variously interpreted in rather widely different ways. At the present, however, it has been officially translated to include the "erection of structures directly or indirectly supplied to some department of the Government for use in connection with the war." Furthermore, the materials used in such construction will be correspondingly supplied with the necessary workers in so far as is possible. Not only will the direct contractors on Government work receive such beneficial attention, but wherever subcontracts are given out, such firms will receive proportionate consideration. Wherever employers are carrying on work of the nature of private enterprise together with their direct war work, two divisions of the concern will be made as indicated for the purposes of working out the program. The two divisions will be treated as absolutely separate units. Any employers who may have hoped for preferences in their entire business on account of having a portion of Government work allotted to them will be obliged to give other this idea. That division of their plant which is working on absolutely non-war projects will be subject to the same rulings which may control all plants of this type. At the same time, the Employment Service will not disturb these non-war plants to any greater extent than is felt to be absolutely imperative in the interests of fulfilling direct war needs. Moreover, all assistance compatible with these aims will be given to such plants even to the extent of helping to obtain workers for them and wherever possible replacing workers taken through priorities.

The careful readjustment of labor already in the market will afford considerable relief at present. With this end in view, the Service will endeavor to act as an exchange between labor and the positions for which labor is wanted. It will not give service similar to previous Federal Employment offices, which acted chiefly in correlation with the Immigration Service. Rather it aims to bring together in an impartial way the workers and employers so as to be mutually beneficial to each, as well as to the nation. It will act as a clearing house to eliminate waste, and carry on necessary operations in the most efficient way.



# CURRENT BUILDING OPERATIONS

**A**DDITIONAL activity in building circles has been quite evident during the past week and the period has brought forth a substantial number of fairly representative structural operations. The week has been most prolific in important contracts awarded, and from the group of projects at present out for estimates an additional batch of awards are anticipated.

Probably no better indication of the renewed strength of the building situation is possible at this time than the revival of speculative and investment interest. Practically all boroughs of the city have experienced the effect of this phase of activity and from nearby suburban towns there also come gratifying reports of numerous projects of this character. In Manhattan, the Bronx and Brooklyn quite a few apartment house projects have been planned for an early start, with plans for others in course of preparation in the offices of architects which undoubtedly will be commenced in the near future. The construction of small dwellings has been another feature of the speculative building situation that is shaping up, in a satisfactory manner. In the out-lying boroughs of Greater New York and also in many of the towns within commuting radius of the city the erection of moderate priced dwellings has been the most active feature of the building situation and the builders are of the opinion that this type of activity will continue for some time. There has been an excellent market for small houses owing to the scarcity of rental space in urban apartments and also in small dwellings, and as a general thing newly built houses are disposed of before they are completed.

Although it was thought some time ago that the Government building program was almost entirely under contract and construction well under way, the war requirements are constantly growing and making additions to the list of structures needed for Federal use daily more essential. At the present time plans are being prepared for a large amount of additional storage space for various military departments and also for hospital facilities for the army and navy.

**Common Brick.**—The market for Hudson River common brick has firmed up considerably during the past week and prices have advanced. Current quotations are now \$13.50 to \$14 a thousand,

wholesale, to dealers in cargo lots and there are predictions that even these prices are likely to be increased. The advance has been largely due to an increase in the demand coupled with the fact that but relatively small quantities of brick have arrived from up-river points. The unsold reserve in the wholesale market is at present low and owing to the difficulties producers are experiencing in obtaining labor to load barges, is not likely to be increased in the near future. Conditions at manufacturing points are quiet, yards that have been active during the season are operating at about the same ratio of production that has maintained for the past three months but which is far below the normal rate. Both manufacturers and dealers are looking forward to a fairly busy autumn building season which should have a tendency to maintain common brick prices.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, August 2, 1918. Condition of market: Demand strengthening. Prices higher. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 10. Distribution: Manhattan, 1; Brooklyn, 1; Bronx, 1; New Jersey points, 6; Flushing, 1.

**Crushed Limestone.**—The market for crushed limestone is firm notwithstanding the fact that private construction is limited. The Government demands have been heavy and producers have only a small amount available. Prices are strong at their existing levels and there is no doubt but that an increase in the amount of available material would increase the demand and have a tendency to somewhat increase the wholesale prices.

**Portland Cement.**—Manufacturers of Portland cement report the situation as being favorable in all respects except labor which is scarce and difficult to hold. Demands are heavy both from jobbers and Federal sources and the latter requirements are steadily gaining in volume. Practically all of the cement manufacturing plants are maintaining a high rate of production and there are quite a number that are working three shifts throughout the twenty-four hours of the day. Prices are firm at the levels that have maintained for some time.

**Structural Steel.**—Federal requirements of fabricated steel completely outweigh all other phases of business and large tonnages are now on schedule

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@**\$14.00**

Raritan common.....No quotation

Second hand common, per load of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@ —

Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —

¾ in. ....No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$2.00@ —

Trap rock, ¾ in. (Nominal)....1.95@ —

Crushed limestone, 1½ in.....1.70@**\$1.75**

Crushed limestone, ¾ in.....1.80@ 1.90

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.14

Kentucky limestone, per cu. ft.....1.50

Brier Hill sandstone, per cu. ft.....1.50

Gray Canyon sandstone, per cu. ft... .95

Buff Wakeman, per cu. ft.....1.50

Buff Mountain, per cu. ft.....1.50

North River bluestone, per cu. ft... 1.05

Seam face granite, per sq. ft.....1.00

S. Dover marble (promiscuous mill blocks), per cu. ft.....2.00

White Vermont marble (sawed), New York, per cu. ft.....3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots...\$1.85@ —

Less than 5 bbls.....1.86@ —

**Turpentine:**

Spot in yard, N. Y., per gal...\$0.62@**\$0.63**

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):

8 to 12 ins., 16 to 28 ft....\$44.50@**\$55.00**

14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....34.50@ —

Hemlock, W. Va., base price


per M.....34.50@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...38.00@ 42.00

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# MATERIALS AND SUPPLIES

for the erection of additional structures needed by the Government. The construction of storage facilities at army posts, cantonments and navy yards involves the use of a large amount of fabricated material and this has to be supplied before any steel for private building construction is released. There is no question but that a number of large and important private operations would be started immediately if it were possible to obtain the essential building steel, but as priorities are demanded for all deliveries it is feared that these projects will have to be held in abeyance until the supply of material is adequate to all needs. At this writing there is no great hope of material relief for a long time as the demands for steel in all forms and for all uses in connection with the war grows steadily and will likely continue its force for the balance of this year.

**Wire Products.**—There is some indecision among the manufacturers of wire and wire products as to the manner in which wire and nails may be distributed to the retailers. The demand from all sources is exceptionally heavy and pending more explicit directions

from the War Industries Board manufacturers are pursuing various courses in the matter of releasing their products to jobbers. Government orders continue to dominate the situation and are absorbing the greater part of the available supply. Stocks in the hands of jobbers are at an extremely low ebb. Prices are unchanged with quotations at \$3.50 base per keg, for wire nails and bright basic wire at \$3.35 a hundred pounds, Pittsburgh.

**Linseed Oil.**—The demand for linseed oil continues exceptionally heavy but offerings are few owing to the existing scarcity in this commodity and the fact that no relief is in sight for some time to come. There cannot be any great quantity of oil available until the domestic seed crop is harvested next autumn. Seed from Argentine is scarce owing to the lack of transportation facilities which are being devoted to the shipment of more essential commodities needed in the prosecution of the war. Linseed oil prices are very firm and from all accounts will remain at their present high levels for the balance of the year.

**Cast Iron Pipe.**—Federal housing projects are at present factors of prime importance to the manufacturers of cast iron pipe as these operations will require pipe in immense quantities. For some of these new settlements for workers in war industries contracts for the supply of cast iron pipe have already been placed and others are pending which will undoubtedly be let in the near future. Municipal buying is light and additional business from this source is not anticipated in any great volume. Federal control prices, including the new freight rates are as follows: \$61.75, New York, for 6 in., 8 in., and heavier; \$64.75 for 4 in.; and \$71.75 for 3 in.

**Lumber.**—There has been no material change to the lumber situation during the past week. Stock movements have been somewhat more satisfactory than in the past but there yet remains considerable ground for improvement in the transportation conditions both by rail and water and the lumber market will not be able to adjust itself until the traffic facilities are again normal. The hardwood market continues firm and a substantial volume of business is being transacted according to recent reports. The demands for Eastern spruce continue to exceed the available supply due for the greater part to the heavy demands from the Government for lumber of this kind. The production of airplane spruce has been materially speeded up in the West with the result that there is considerably more side lumber produced than the mills are able to dispose of with facility. Therefore a large proportion of this will of necessity have to be sold in the East and with the improved waterways, local dealers will obtain a distinct advantage. With 360,000,000 feet of airplane spruce as the yearly minimum, approximately 1,500,000,000 feet of side cut will be produced which will amount to more than the entire spruce cut of 1917. Both wholesale and retail prices remain firm for all kinds and grades and the tendency toward advances is pronounced.

**Rivets.**—The output is limited owing to the shortage of steel and although the demand is firm it is mostly for ship rivets. Makers of these are sold up for months in advance. Cone-head structural rivets are being quoted at \$4.40 and cone-head boiler rivets at \$4.50 a hundred pounds.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):  
Standard slab ..... \$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in. .... \$70.00@  
Cypress shingles, 6x18, No. 1

Hearts ..... 10.00@  
Cypress shingles, 6x18, No. 1

Prime ..... 8.50@  
Quartered oak ..... 95.00@ 107.50

Plain oak ..... 75.50@

Flooring:

White oak, quartered, select. \$60.00@ \$64.00

Red oak, quartered, select. .... 60.00@ 64.00

Maple No. 1 ..... 51.25@

Yellow pine, No. 1, common

flat ..... 39.50@

N. C. Pine, flooring, Norfolk. .... 42.00@

**Sand**—

Screened and washed Cow Bay.

500 cu. yds. lots, wholesale. .... \$1.25@

**Lime** (standard 300-lb. bbls.):

Eastern common, wholesale

price ..... \$2.50@

Eastern finishing, wholesale

price ..... \$2.70@

Hydrated common (per ton) .... 15.20@

Hydrated finishing (per ton) .... 17.20@

**Window Glass.** Official discounts from

manufacturers' lists:

Single strength, A quality, first three

brackets ..... 80%

B grade, single strength, first three

brackets ..... 82%

Grades A and B, larger than the first

three brackets, single thick ..... 79%

Double strength, A quality ..... 80%

Double strength, B quality ..... 82%

**Plaster**—(Basic prices to dealers at

yard, Manhattan):

Mason's finishing in 100 lbs.

bags, per ton ..... \$23.00@

Dry Mortar, in bags, return-

able at 30c. each per ton. .... 14.05@

Block, 2 in. (solid), per sq. ft. .... \$0.08

Block, 2-in. (hollow), per sq. ft. .... .09

Boards, 1/4 in. x 8 ft. .... 12 1/2

Boards, 3/4 in. x 8 ft. .... 15 1/2

**Structural Steel** (Plain material at tide-

water, cents per lb.):

Beams & channels up to 14 in. .... 3.245@

Beams & channels over 14 in. .... 3.245@

Angles, 3x2 up to 6x8 ..... 3.245@

Zees and tees ..... 3.245@

Steel bars, half extras ..... 3.245@

**Hollow Tile** (fireproofing. Prices f. o. b.

factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000 ..... —

6x12x12 in., per 1,000 ..... —

8x12x12 in., per 1,000 ..... —

10x12x12 in., per 1,000 ..... —

12x12x12 in., per 1,000 ..... —

Interior—

3x12x12 in., per 1,000 ..... —

4x12x12 in., per 1,000 ..... —

6x12x12 in., per 1,000 ..... —

8x12x12 in., per 1,000 ..... —



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# Board Adopts New Elevator Rules

Original Rules Somewhat Modified at Suggestion of Building and Other Interests.

AT the meeting of the Board of Standards and Appeals Tuesday Rules 21 to 43, affecting the construction, maintenance and operation of elevators, were passed.

**Rule 21. Slack Rope Device.** In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines shall have approved automatic slack rope devices that will stop the machine if, from any cause, the hoisting ropes or chains become slack.

**Rule 22. Landing Lock Device.** No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

**Rule 23. Speed Retarders.** In future installations every hand power elevator (except sidewalk type elevators) with a rise of more than fifteen feet shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

**Rule 24. Escalators.** In future every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

**Rule 25. Car Construction.** In future installations the car, car frame and enclosure of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five feet shall be of incombustible materials. Interior trim and flooring may be of hard wood. The car and car frame of every hand-power elevator with a rise of thirty-five feet or less may be constructed of wood.

**Rule 26. Passenger Car Enclosure.** In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading and on the top with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members.

In existing installations in factory buildings only where the spaces exceed

passenger elevator car shall have a trap door in the top of such a size as to afford easy egress for passengers, but not less than eighteen inches in least dimension nor less than four hundred square inches in area.

In existing installations not already provided with an emergency exit a trap door, as specified for future installations, shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door this requirement may be waived by the superintendent of buildings if egress, in case of emergency, is possible through shaft openings or to an adjacent car.

**Rule 29. Freight Elevator Cover.** In existing and future installations in factory buildings only every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half (1½) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. That part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

**Rule 30. Space Between Saddles and Car.** In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

**Rule 31. Lights.** In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

**Rule 32. Guide Rails.** In future installations guide rails for both car and counterweights of all elevators (except dumbwaiters and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets, so spaced that the guide rails and their fastenings shall be rigid. For elevators requiring safeties the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled.

The weights of steel or iron guide rails shall be not less than given in the following table:

Weight of Guide Rails Per Lineal Foot.

Total Weight of car and live load.	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
0- 3000 lbs	7½	7½	7½	6½
3001-15000 "	14	14	14	7½
15001-40000 "	30	30	14	7½

those specified for future installations it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

**Rule 27. Freight Car Enclosure.** In existing and future installations in factory buildings only every freight elevator car shall be enclosed on all sides not used for loading or unloading with substantial construction to a height of five (5) feet, six (6) inches, or to the cross head, where this is less than five (5) feet, six (6) inches above the car platform.

In future installations where open construction is used the space between any two parallel members shall not exceed one inch.

**Rule 28. Emergency Exit.** In future installations every power-driven pas-

**Rule 33. Ropes.** In future installations all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators located outside the building line) shall be not more than one-fortieth (1/40) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall



be of steel, iron or "marlin" covered. Where overhead machines are used equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

**Rule 34. Auxiliary Freight Compartments.** In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

**Rule 35. Overhead Gratings.** In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line), immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level shall be protected by gratings or cradles of a construction similar to that required for the gratings. When a fireproof floor construction is permissible it shall be accepted as the equivalent of the grating.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

**Rule 36. Elevator Pit.** In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet) the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than five feet when the speed exceeds two hundred and fifty, but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators the clear space between the bottom of the shaft and underside of the car floor shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery or for any purpose not required for the elevator equipment, but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding 25 per cent. of the area of the pit.

**Rule 37. Overhead Clearance for Cars.** For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

**Rule 38. Overhead Clearance for**

**Counterweights.** For every counterweight hereafter installed for power-driven elevators there shall be not less than three feet clearance between the top of the counterweight and the underside of the overhead beams when the car is resting on the bumpers, and when oil buffers are used for the cars the clearance shall still be not less than six inches when the oil buffers are fully compressed.

**Rule 39. Machinery Room.** All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and such enclosure must be lighted. In future free and safe access must be provided to all parts of elevator machinery and in new installations not less than twelve inches clearance shall be provided at limit stop devices on machine and outboard bearings of motor. When the machine is located at the bottom of the shaft it shall be protected with a substantial pit pan.

**Rule 40. Speed.** The speed of all

power-driven elevators shall not exceed seven hundred feet per minute.

**Rule 41. Buffers.** In future installations at the bottom of all elevator shafts of power-driven elevators (except sidewalk type elevators) there shall be placed substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights, provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute substantial oil buffers shall be installed.

**Rule 42. Supporting Beams.** Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

**Rule 43. Determination of Questions.** When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all

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defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

The board has taken the position that certain discretion must be given officials in interpreting some of the laws governing the offices so that undue hardship will not fall upon property owners.

"In the matter of elevators," said Captain John P. Leo, chairman of the board, after the meeting, "there are a large number of things to be considered, and there cannot be formulated any fast and set rules which will apply in all cases without undue hardship; therefore the board has given discretionary powers to the heads of some departments. As an example I will quote rule No. 43, which was adopted at today's meeting:

"When any existing installation for either passenger or freight service is

deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

"Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent."

"The Superintendent of Buildings will be able to help many property owners out of difficulties by using good judgment without endangering life or limb. This is the principle which the board is trying to follow out in all its rulings."

#### Important Housing Contract Placed.

The Emergency Housing Committee has awarded a general contract to the Cauldwell-Wingate Company, 381 Fourth Avenue, Manhattan, for the construction of large groups of apartments and dwellings at Bridgeport, Conn., to accommodate the workers in the munition plants of that city. The work will come under the jurisdiction of Otto M. Eidlitz, director of housing and from plans prepared by R. C. Sturgis, architect, of Boston, Mass., and A. A. Shurtleff, town planner. Structural plans have been completed but at the present time it has not been determined exactly what number of buildings will be erected. The operation will consist of four distinct groups of residential structures, located in various sections of Bridgeport and each group will include one and two-family dwellings and apartment houses each providing accommodations for twelve families. The contract time allowed for the completion of these buildings is seven months and about \$3,000,000 will be expended. The Cauldwell-Wingate Company recently completed the Reconstruction Hospital at Colonia, N. J., for the United States Government, at a cost of about \$2,500,000. This project is the only one of its type in this country and was completed two weeks earlier than the contract time of five months.

#### Remodeling Downtown Offices.

More than \$100,000 will be expended for the purpose of reconstructing and modernizing the old Electrical Exchange building at 132 to 138 Liberty Street through to 141 Cedar Street, that some time ago was partially destroyed by fire. The building has been taken over by the Marden-Orth & Hastings Company, 61 Broadway and the alterations and repairs will be made from plans and specifications prepared by John J. Pettit, architect, 101 Park Avenue. The structure is eight stories in height, with ground dimensions of 113 x 59 x 71 feet and the entire building will be transformed into a modern office building in which the most up-to-date equipment will be installed. The contract for this work has been obtained by Tucker & Lewis, general contractors, 101 Park Avenue.

#### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

FORT JAY, N. Y.—Col. R. C. Marshall, Jr., of U. S. Government, at 7th and B sts, SW, Washington, D. C., has awarded contract to the Merritt & Chapman Derrick & Wrecking Co., 17 Battery pl, New York City, for the building of a pipe line at Fort Jay, N. Y., under the directions of Col. T. B. Wheaton, 7th and B sts, SW, Washington, D. C., advisory architect. Cost, \$60,000.

MANHATTAN—The U. S. Government, Public Works Officer C. W. Parks, Chief Bureau Yards & Docks, Navy Yard, Bldg. No. 13, N. Y., has awarded contract to

Grant Smith & Co., 18 E. 41st st, for underpinning work at Supply Storehouse No. 3, Navy Yard, N. Y. City.

JACKSONVILLE, FLA.—J. T. Wilson Co., Richmond, Va., has obtained a general contract for addition to the camp at Jacksonville, Fla., for the U. S. Government, Col. R. C. Marshall, Jr., Washington, D. C. Advisory Architect, Col. T. B. Wheaton, Washington, D. C., and Advisory Engr., Col. M. B. Gunby, Washington, D. C. Cost, \$1,250,000.

NEW ORLEANS, LA.—The U. S. Government, Lieut. Col. R. C. Marshall, Jr., Washington, D. C., has awarded general contract to George A. Fuller Co., 140 S. Dearborn st, Chicago, for terminal facilities at New Orleans, La. The engineer has not been selected yet. Cost, \$10,000,000.

BROOKLYN, N. Y.—Private plans are in progress for the erection of two hospital buildings and nurses' home at Brooklyn by the U. S. Government, Navy Dept., C. W. Parks, Chief Bureau Yards and Docks, Washington, D. C. Werner Nygren, 101 Park av, New York, is heat engineer and J. F. Musselman, 101 Park av, is lighting engineer.

STATEN ISLAND, N. Y.—Delano & Aldrich, 126 East 38th st, Manhattan, have been retained to prepare plans for the housing development at Staten Island to accommodate workmen in the shipyards. Owner, U. S. Government, Otto M. Eidlitz, Director Industrial Housing Committee, Washington, D. C. Cost, approximately \$8,000,000. Details available later.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### Factories and Warehouses.

MANHATTAN.—Plans are completed for alterations to the 7-sty brick warehouse of Lazarus Realty Co., Lazarus Levey pres., of 91 West Broadway, situated at 91 East Broadway, from plans by Sommerfield & Steckler, of 31 Union sq, architect, who will take bids about Aug. 7-10. Cost, \$5,000.

MANHATTAN.—Plans are in progress for the alterations of two residences into 4-sty brick apartments and basement, 25x60, at 451-53 West 22d st, owned by C. Dunbar, c/o Geo. M. McCabe, 96 5th av, who is the architect. Mr. McCabe will take bids about Sept. 1.

#### Brooklyn.

##### Dwellings.

BROOKLYN, N. Y.—Plans are in progress for remodeling the 2½-sty frame and stucco residence of Pearl Frankel, 1703 Av G, New York, to a stucco exterior with general interior changes, at the northeast cor of Av G and 17th st, from plans by Howard Major, 599 5th av, architect, who will soon be ready for bids on general contract.

BROOKLYN, N. Y.—Plans are completed by S. Gardstein, 4820 14th av, Brooklyn, architect, for the building of a 2-sty frame 25x45 residence for Morris Wolsk, 1414 54th st, Brooklyn, to be located at south side 51st st, 180 ft east of 14th av. Cost, \$10,000.

BROOKLYN, N. Y.—Elbey Corp., of 5316 16th av, Brooklyn, Pasquale Do Rosa, pres., has completed private plans for a 2-sty frame residence, 22x45, which is for sale, at south side 50th st, 262 ft west 17th av, Brooklyn. Cost, \$7,000.

BROOKLYN, N. Y.—J. Von Hogaraff, of 2226 Neptune av, Brooklyn, architect, has prepared plans for the building of four 1-sty frame residences, 21x31, which are for sale, at the southwest cor Neptune av and West 32d st, for Edward Koster, 2891 West 30th st, Brooklyn, owner and builder. Total cost, \$4,800.

BROOKLYN, N. Y.—Henry J. Wolff, 364 82d st, is the owner and builder of a 2-sty brick 18x44 residence and garage in the south side of 82d st, 100 ft east 3d av, from plans drawn by F. W. Eisenla, 650 68th st, Brooklyn. Cost, \$5,700.

BROOKLYN, N. Y.—Morris Rothstein, of 197 Snediker av, Brooklyn, architect, has completed plans for the erection of three brick 2-sty residence buildings, 20x54, at southeast cor of Newport av and Sackman st, for David Seigel, 570 Powell st, Brooklyn, owner and builder.

BROOKLYN, N. Y.—Plans are completed for a one-family residence in the west side of E. 24th st, 180 ft north Av I, to be occupied by August Herlhecker, 1561 President st, Brooklyn, owner. The building is to be of brick, 1½ stys, 26x55, according to plans drawn by R. T. Schaefer, architect, 1526 Flatbush av, Brooklyn.

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### FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—Plans are ready for the building of a brick (reinforced concrete floors) fireproof 3-sty, 280x50 factory in the west side of 37th st, between Fort Hamilton av and 13th av, Brooklyn, for Pines Rubber Co., Joseph Pines, president (raincoats), 148 39th st, Brooklyn, owner, who is taking bids indefinitely, from plans by E. M. Adelson, 1776 Pitkin av, Brooklyn. Cost, \$100,000.

### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—Bly & Hyman, 833 St. Johns pl, Brooklyn, N. Y., architects, are revising plans for an extension to the 1-sty brick garage at 431 Baltic st, west side, 75 ft west of Bond st, Brooklyn, for Michael Reilly, 211 Bond st, owner, architect to take new bids on general contract soon. Cost, \$10,000.

### Queens.

#### DWELLINGS.

**WINFIELD, L. I.**—Plans have been completed by Frank Chmellik, 796 2d av, L. I. City, architect, for building a residence at east side Bowne av, 400 ft north Queens blvd, property of Mrs. Alice Dolinsky, 36 Hyatt av, Winfield, L. I., being a 1-sty frame building, 19x32. Mrs. Dolinsky will take bids on general contract to close by Aug. 12. Cost, \$2,500.

### Nassau.

#### DWELLINGS.

**GREAT NECK, L. I.**—Richard D. Wyckoff, 3 West 35th st, Manhattan, is contemplating a summer residence at Great Neck, L. I. (Bay View av), of hollow tile (semi-fireproof), 2½ stys, dimensions undetermined, architect being Patterson & Forster, 50 East 42d st, Manhattan. Details will be available later.

### HALLS AND CLUBS.

**LONG BEACH, L. I.**—Plans are in progress for the erection of a yacht club at Water st, Long Beach blvd, State st and Monroe blvd, for the benefit of the Long Beach Yacht Club, owners, designed by J. H. Phillips, 681 5th av, Manhattan, architect. The structure is to be of terra cotta blocks and stucco, 2 stys, 50x100 ft, and will contain 12 bedrooms, with baths, dining rooms, locker room, etc. Architect to take bids about Aug. 15. Cost, \$30,000.

### Suffolk.

#### HALLS AND CLUBS.

**YAPHANK, L. I.**—The Knights of Columbus National Catholic War Work Council, c/o Mr. Hook, 154 East 138th st, Manhattan, has selected Franklin B. Ware, 1170 Broadway, Manhattan, as architect to draw plans for the erection of a 2-sty frame 137x88x28x100x100 hostess house at Camp Upton, Yaphank, L. I. Cost, \$75,000.

### New Jersey.

**APARTMENTS, FLATS & TENEMENTS.**  
**LINDEN, N. J.**—Private plans have been prepared for a 4-family 2-sty brick flat for Frank Olbris, owner, at site. Frank Schiller, Linden, N. J., is mason and carpenter. Cost, \$6,200.

**ELIZABETH, N. J.**—Plans have been completed for an apartment hotel (24-family) on Union av, New Jersey, owner to be announced later, of common brick or hollow terra cotta blocks and stucco, 4 stys and basement, 87x112. C. Godfrey Poggi, 2 Julian pl, Elizabeth, architect, will soon be ready for bids.

### DWELLINGS.

**NEWARK, N. J.**—Plans were prepared privately for a residence at Leslie st, south of Clifton av, Newark, for Harry Krivant, 189 Bloomfield av, Newark, owner, same to be of face brick and limestone trim, 2½ stys, 26x36, and extension 10x16, to include 1-sty brick private garage, 20x20. Cost, \$11,000.

### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—New plans are completed for a factory building, 1-sty, brick, 60x80, at 30-32 Brandford st. The owner is Ruth Realty Co., Thos. D. Ruth, pres., 31 Runyon st, Newark. The lessee is Robt. J. Emory Co., machinists, 30 Runyon st, Newark, and architect is Wm. E. Lehman, 738 Broad st, Newark, N. J. General contract has been awarded to Irvington Lumber & Door Co., 768 Broad st, Newark. Cost, \$10,000.

### STABLES AND GARAGES.

**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, has drawn plans for 15 individual garages (attached) on Park av, 250 ft east of Prospect st, of hollow tile, block and stucco, 1-sty, 9x18 each, for North Jersey Building Co., Herman C. Schneider, 514 South 14th st, Newark, N. J., owner and builder. Cost, \$6,000.

**NEWARK, N. J.**—Plans are in progress for a 1-sty brick garage, 25x150, at 313 Ogden st, for the Federal Real Estate Co., 295 Passaic st, Newark, from plans by Wm. A. Bishop, Union Bldg., Newark, engineer, who will soon be ready for bids.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

### APARTMENTS, FLATS & TENEMENTS.

**MANHATTAN.**—A general contract has been awarded to the Rapid Construction Co., of the Times Building, New York, for alterations from a residence into an apartment house, at 22 East 48th st, of Mrs. R. A. McEagan, c/o P. R. McEagan, of 22 West 48th st. The new building is to be a 5-sty brownstone house, to be modeled from plans by Wm. Edgar Moran, 15 East 38th st, architect, for the owner. Property was leased to the Simcoe Realty Co., who is on the premises. Cost, \$15,000.

### DWELLINGS.

**MANHATTAN.**—H. Hauptauf, 7 E. 42d st, has contract for alterations to residence of Alfred S. Rossin, 15 East 62d st, at 40 East 68th st, New York, being a brick and stone non-fireproof building, 5 stys, 45x100, consisting of new partitions, toilets, openings, etc. Cost, \$5,000.

**MANHATTAN.**—C. P. Wyckoff, engineer, of 971 Park av, has awarded general contract to Dunn & Sheridan, 168 East 32d st, for alterations into a residence of building at 217 East 61st st, to consist of a 3-sty brick house with new stairs, baths and partitions according to plans drawn by Louis S. Weeks, 101 Park av, architect. Cost, \$6,000.

**GREAT NECK, L. I.**—Samuel H. Evans, Great Neck, is the general contractor for a residence and garage at Great Neck, L. I., owned by Norman K. Rendell, Great Neck, and Hindt & Harrison Plush Co., 225 4th av, New York City, to be built of frame and stucco, 2½ stys, wing 37x24 and 13x23, architect being Geo. Barnes, Great Neck. Cost, \$12,500 approximately.

**NIAGARA FALLS, N. Y.**—The Steinbrenner Fisher Co., of 1116 Niagara st, Niagara Falls, has a general contract for a residence at 4th and Cedar sts for E. E. Nicholis, care Chester R. Phelps, 523 Gluck Bldg, Niagara Falls, architect for same.

Building is of frame and stucco, 2½ stys, 25x30. Cost, \$4,000.

### FACTORIES AND WAREHOUSES.

**MANHATTAN.**—John Bingham, owning the stable at 678 Water st, Manhattan, has awarded a general contract to H. P. Wright & Co., of 25 West 42d st, to alter the stable into a brick 3-sty warehouse, removing stalls and reinforcing floors. This property was leased by the Globe Forwarding Co., of 42 Broadway. Plans were drawn by J. P. Whiskeman, 30 East 42d st, architect. Cost, \$12,000.

**MANHATTAN.**—T. J. Murphy, of 405 Lexington av, Manhattan, has obtained the contract from J. M. & J. H. Caroy, owner, of stable at 124-6 East 124th st, to alter same into a garage, reinforced concrete, frame and brick, 6 stys, 50x100, as planned by Bart & John P. Walther, architects, at 147 East 125th st, and Alex. Brociner, consulting engineer, of 104 West 42d st, architect. Cost, \$10,000.

**BROOKLYN, N. Y.**—Parker, Stearnes & Co., Inc., of 288 Sheffield av, Bklyn, have awarded contract to Frank Richards, 106 Jamaica av, Bklyn, for the extension alteration of factory at s w cor Sheffield av and Belmont av, Bklyn, from plans by Chas. Infanger & Son, 2634 Atlantic av, Bklyn, architect; masonry to be done by G. C. Cost, \$12,000.

**LONG ISLAND CITY.**—The Neptune Meter Co., A. B. Ricketts, general manager, on premises, has awarded general contract to C. C. Woodruff & Co., 213 10th st, L. I. City, for the extension of the brick fireproof 1-sty factory, 25x53, cor Jackson and Crane aves, Long Island City, built from plans by John Baker, 9 Jackson av, L. I. City, architect. Cost, \$6,000.

**NEWARK, N. J.**—Wm. G. Sharwell & Co., 377 North 5th st, Newark, N. J., has general contract for the erection of a warehouse of brick (wood-mill const.), 1 or 2 stys, 70x300, owned by American Oil & Supply Co., Wm. Hoffman, pres., 52 Lafayette st, Newark, to be constructed from plans by Percy B. Taylor, who is both architect and engineer, of 31 Clinton st, Newark. Cost, \$30,000.

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**WEST NEW YORK, N. J.**—A contract has been awarded for the erection of a storehouse and office of common brick walls, 2-stys, 50x69, North River brick, floors and roof construction of wood, at s e cor 12th st and Jackson st, West New York, owned by North Hudson Grocery Co., John D. Rover president; Henry Budde, secretary, 530-32 Jackson st, West New York. Plans drawn by Geo. Williamdt, 411 23d st, West N. Y., architect. The mason is Antonio Mascellino, 407 27th st, North Bergen, N. J., and the carpenter David Kuenzler, 5132 Hudson Blvd, West New York, N. J. Cost, \$19,000.

**BUFFALO, N. Y.**—Huntley & Dardinger, Electric Bldg, Buffalo, was awarded contract for a power house and factory at 1495 Fillmore av, Buffalo, by National Lamp Works (of the General Electric Co.), owner, of 120 Bway, and Nela Park, Cleveland, O. E. Irving (in charge Buffalo office), 460 Ellicott sq, Buffalo. Same is to be built 3 stys, 80x370, brick and steel, wood floor (semi-fireproof) as per plans by Geo. H. Johnson, Nela Park, Cleveland, Ohio, architect. Cost, \$200,000.

#### HALLS AND CLUBS.

**MANHATTAN**—General contract has been awarded to Chas. Herman Constn. Co., 52 Vanderbilt av, for alterations to settlement house at 299-301 Henry st, property of the Henry St. Settlement, 265 Henry st (Lillian M. Wald, pres.; Viola Percy Conklin, treas.), being a 4-sty brick house, 25x100 ft, from plans drawn by Louis Allen Abramson, 220 5th av, N. Y., architect. Cost, \$3,000.

**NEWARK, N. J.**—A. Ananoff of 97 Prospect st, (h) 191 Lafayette st, Newark, N. J., has been granted a contract for a face brick and stone rectory, 3 stys, 25x55, at 22 E. Mechanic st, Newark, being the property of Our Lady of Mt. Carmel R. C. Church (Italian), Rev. Father Ernest D'Aquila, Ferry and McWhorter sts, Newark, N. J. The work has not yet been started. Plans were drawn by Alfonso Del Guercio, 800 Broad st, Newark, N. J., architect. Cost, \$8,500.

#### STABLES AND GARAGES.

**MANHATTAN**—York Building Co., Inc., 103 Park av, has been awarded general contract for a 1-sty brick garage, 47x126, at 122-24 Pearl st, owned by Lower N. Y. Realty Corp., Watson B. Robinson, pres, 60 Wall st, N. Y., from plans by Philip Morris Erickson, 645 East 31st st, Bklyn, N. Y., and leased by J. Pitman Co., J. Pitman, vice pres., 29 Front st, N. Y. General contractor desires bids on subs. Cost, \$5,000.

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## DEPARTMENTAL RULINGS.

### BUREAU OF FIRE PREVENTION.

First name is location of property;  
and name following dash is party against  
whom order has been served, followed  
by his address. Where no address is  
given, the party may be found on the  
premises. Letters denote nature of or-  
der.

\*A—Interior Alarm System; DL—Locked Doors;  
EI—Electrical Equipment; EX—Exits; FA—Fire  
Appliances, Miscellaneous; FD—Fire Drills; FE—  
Fire Escapes; FP—Fireproofing; RefSys(R)—Re-  
frigerating System Repair; Rec—Fireproof Recep-  
tacles; GE—Gas Equipment and Appliances; DG—  
Heating or Power Plants (Dangerous Condition  
Of); O—Obstructions; Rub—Rubbish; EXS—Exit  
Signs; NoS—No Smoking Signs; Spr—Sprinkler  
System; St—Stairways; Stp—Standpipes; SA—  
Structural Alterations; Tel—Telegraphic Com-  
munication with Headquarters; TD—Time Detector for  
Watchman; Vac—Vacate Order (Discontinue Use  
Of); WSS—Windows, Skylights and Shutters;  
CF—Certificates of Fitness; D & R—Discontin-  
uances or Removals; FHSy—Approved Filtering and  
Distilling Systems; OS—Oil Separator; RQ—Re-  
duce Quantities; StSys—Storage System; T.H.O.—  
Tenement House Order.

\*NOTE—The symbols A, FE, FP, Spr, St, Stp,  
Tel, WSS, FHSy, OS, StSys, when followed by  
the letter (R) in parentheses, shall indicate an  
extension or repair to an existing installation.  
When not so specified, same shall be to provide an  
entirely new alarm system, fire escape, sprinkler  
system, etc., as the case may be.

### MANHATTAN ORDERS SERVED.

Amsterdam av, 1161—David E Kennedy, Rec(R)-TD  
Avenue A, 1267-69—Presbyterian Hospital, Rec(R)-O  
Bleecker st, 126—Friedman & Cohn, GE  
Bleecker st, 126—Margaret L Zborowski, FE-FE(R)  
Broadway, 173—James E Cooley, ExS-SP(R)  
Broadway, 354—Exchange Buffet Corp., DC  
Broadway, 1544—O J Gude Co., ExS  
Broadway, 2185—E. Louise Sheaffer, DC  
Broome st, 37½-47—Elizabeth W Stevens, ExS-FE(R)-FP(R)  
Broome st, 37½-47—Elizabeth W Stevens, Ex(R)-Rec(R)  
Broome st, 84-94—R Hoe & Co, Inc., FP  
Broome st, 84-94—R Hoe & Co, Inc., ExS-GE  
Broome st, 438—Estate of Marie T Major, FD  
Broome st, 438—Estate of Marie T Major, A  
Catherine st, 22—Charles Abrahams, GE  
Catherine st, 22—Charles Abrahams, ExS-ExS-GE  
Centre st, 217-19—Rosenberg Printing Co., El  
Cherry st, 424—Harry Simon & Max Mosko-  
witz, D  
Cliff st, 74-6—Allison Trucking Co., FA-El  
Columbus st, 25-35 (bldg K)—R Hoe & Co, Inc.  
Columbus st, 25-35 (bldg K)—R Hoe & Co, Inc., ExS-Rec(R)-FP(R)  
Dey st, 62—Jesse B Mattocks, FE(R)-Str  
Dey st, 62—Jesse B Mattocks, ExS  
Dey st, 62—Jesse B Mattocks, WSS(R)  
11 st, 63 E—Charles Scheinman, GE-SA  
12 st, 10-14 E—Mrs Olga Witthaus, SA  
17 st, 409-17 E—Theodore Sauer, FE(R)-Ex-St  
17 st, 515-21 E—N Y Contr & Truck Co, Stp(R)  
20 st, 36-38 E—Pan American Knitting Mills, FA  
20 st, 36-38 E—Columbia Undergarment Co., Rec  
20 st, 36-38 E—Joseph Roth, El  
20 st, 36-38 E—Joseph Roth, El  
20 st, 36-38 E—Wintermute Munson Co., Vac  
20 st, 36-38 E—Wintermute Munson Co., Rec  
20 st, 36-38 E—L Gidding & Co., DC-DC-El-Vac  
20 st, 36-38 E—L Gidding & Co., Rec  
20 st, 36-38 E—H Rothman & Son, FA-El  
20 st, 36-38 E—H Rothman & Son, Rec  
23 st, 152 E—Goldberg & Rubin, Ex  
28 st, 308 E—Est Matilda Von Randohr, DC-Rub  
29 st, 201 E—John Mackey, DC-FA  
45 st, 409-13 E—Wilson & Co., Stp  
47 st, 15 E—Amos R E Pinchot, FE(R)  
47 st, 15 E—Amos R E Pinchot, ExS  
47 st, 409-17—Est Theodore Sauer, WSS(R)  
47 st, 409-17—Est Theodore Sauer, FE(R)-Ex-St  
47 st, 409-17—Est Theodore Sauer, ExS  
50 st, 400 E—Goldberg & Greenberg, Inc., DC  
59 st, 56-60 E—Est Holland D Jones, Stp(R)-ExS-Stp(R)  
72 st, 31 E—Guardian Holding Co., Stp(R)  
72 st, 503-23 E—Godfrey Knoche, Ex-Rec(R)-ExS  
72 st, 503-23 E—Godfrey Knoche, Stp(R)-SA  
73 st, 177-79 E—Automobile Realty Co., Stp(R)  
74 st, 502-6 E—Prochaska Bros., GE  
79 st, 541 E—Walters Piano Store, wrms, FA  
130 st, 7 E—Dr Joshua Barton, pres., DC  
Ferry st, 81—Anthony Donadio, FA-FA(R)-GE-DC  
Fifth av, 784-5—Mary B Brandages, Stp(R)-Stp(R)  
1 st, 2—Solomon Kolrshner, O  
1 av, 810-24—Wilson & Co., Rec  
1 av, 818-24—Wilson & Co., FP  
1 av, 900—Alice M Dooner, DC  
4 av, 404-12—Tyndall Realty Co., Stp-Stp(R)  
Franklin st, 70-72—Est James B Haggin, WSS(R)  
Front st, 248—Thos W Dunn, Ex-O  
Front st, 248—Thos W Dunn, El  
Grand st, 504-10—Robert Hoe & Co., ExS  
Grand st, 512-20—Robert Hoe & Co., St-St  
Grand st, 512-20—Robert Hoe & Co., ExS  
Grand st, 570—Jacob Held, El  
Grand st, 570—Jacob Held, Rec  
Green st, 84-6—Louis L Seaman, ExS  
Green st, 84-6—Louis L Seaman, WSS(R)-FP-Rec(R)  
Green st, 94—Est Mahor Shutz, FE(R)  
Green st, 94—Est Mahor Shutz, ExS  
Green st, 101—George G Kip, A-A(R)-ExS  
Goerck st, 79—321 Rivington St Corp., A(R)  
Goerck st, 138-42—John Rayner & Co., FA  
Fafayette st, 439-41—Klein Bros, Inc., FA-El  
Lafayette st, 439-41—Klein Bros, Inc., O

Fafayette st, 439-41—Klein Bros, Inc., Rec  
Fafayette st, 439-41—Klein Bros, Inc., FA-GE-GE  
Fafayette st, 439-41—Klein Bros, Inc., O  
Lexington av, 609—Est of Patrick Leamy, DC-FP(R)  
Maiden la, 41-3—Est of Hugh J Grant, FD  
Maiden la, 41-3—Est of Hugh J Grant, FD  
Murray st, 69—Branch Church due St Esprit, Stp(R)  
Park av, 863—863 Park Av Co., Stp(R)  
Park av, 1883—Est Chas C Schildwachter, FE(R)-St(R)  
Park av, 1883—Est Chas C Schildwachter, ExS-Ex(R)  
Park av, 1885-89—Est Chas C Schildwachter, St(R)-Ex  
Park av, 1885-89—Est Chas C Schildwachter, ExS-Ex-FE(R)  
Pearl st, 213—Cecilia Herrman, WSS(R)  
Pearl st, 323—Denison Realty Corp., St(R)-FE  
Pearl st, 323—Denison Realty Corp., Ex(R)-ExS  
Pearl st, 294—Mrs Bella Hirsch, WSS(R)  
Prince st, 90—John S Hawley, GE-Rec  
Prince st, 138-142—Louis A Zwiller, FA  
7 av, 245-51—7th Av Property Corp, Stp-Stp(R)-Stp(R)  
7 av, 433-5—George L Slawson, FD  
7 av, 433-5—George L Slawson, FD  
6 av, 466-68—Harry Siegel, DC  
Sheriff st (Bldg 1), 22-32—R Hoe & Co, Stp(R)  
Sheriff st (Bldg 1), 22-32—R Hoe & Co, ExS-ExS-O  
Sheriff st, (I K L) 22-32—R Hoe & Co, Rec-Rec  
Sheriff st (I K L), 14-20—R Hoe & Co, Stp(R)-FE(R)-FE  
Sheriff st (B & A), 2-12—R Hoe & Co., FE  
Sheriff st (A & B), 2-12—R Hoe & Co., FE  
Sheriff st (A & B), 2-12—R Hoe & Co., FE  
Spring st, 57—Celestino de Marco, DC  
South st, 51-2—Wm V Van Anden, Tel  
Stanton st, 350—A Etra & Sons, EA  
3 av, 801-3—Anital H H Morrell, FE  
3 av, 836—Kate K Kenney, DC  
3 av, 836—Henry Becker, DC  
3 av, 1536—Woolworth Co., FA  
West Bway, 1-3—Ann D Badgely, FE  
Vesey st, 66 (1-3 Bway)—Ann D Badgely, ExS-St  
Vesey st, 66 (1-3 Bway)—Ann D Badgely, WSS(R)  
15 st, 50 West—Isidor Hoffman, Rec  
21 st, 48-50 W—Wm V B Kip, Stp-Stp  
21 st, 48-50 W—Wm V B Kip, EXR  
22 st, 56-58 W—Siegal & Sandberg Cloak Co, Rec  
22 st, 56-58 W—Siegal & Sandberg Cloak Co, FA-EL  
23 st, 159 W—Lenox Sprayer Co., Rec  
23 st, 159 W—Moses & Schayowitz, Rec  
23 st, 159 W—Moses & Schayowitz, GE-GE  
23 st, 450 W—Ines A DeAngarica, GE  
24 st, 13-15 W—Morris Schachter, EL  
24 st, 13-15 W—George Kuhn, Rec  
24 st, 13-15 W—George Kuhn, FA-GE-DC-Rec-R  
25 st, 127-31 W—Jacob Dunn Co, Rec  
25 st, 134-36 W—Victor Zimet Co Inc., FA  
25 st, 137-39 W—Brown & Rabinowitz, EL  
25 st, 137-39 W—Brown & Rabinowitz, Rec  
25 st, 152-6 W—Morris Schwartz, Rec  
26 st, 125 W—Silberstein Fur Co., Rec  
26 st, 125 W—Silberstein Fur Co., FA-FA(R)  
26 st, 127 W—Joseph Schwartz, Rec  
26 st, 127 W—Joseph Schwartz, FP-EL  
26 st, 158-60—Standard Trucking Co., Rec  
26 st, 158-60—Neadel & Co., Rec  
26 st, 158-60—Siegel & Hoffman, Rec  
26 st, 158-60 W—Jacob Forman, Rec  
26 st, 158-60 W—Neadel & Co., Rec  
27 st, 12-16 W—Isaac Kishlansky, FA  
28 st, 236 W—Sybill K Sellar, GE  
28 st, 236 W—Sybill K Sellar, EXS  
28 st, 236 W—Sybill K Sellar, FE(R)  
29 st, 148-50—Gensen & Fernandez, FA  
29 st, 148-50 W—Gensen & Fernandez, Rec  
30 st, 104 W—James Slater, A  
30 st, 104 W—James Slater, FD  
33 st, 424-38 W—Est of Jos Guinet, EX(R)  
34 st, 541-45 W—James Gladhill, WSSR  
34 st, 541-45 W—James Gladhill, Rec-R-FP  
37 st, 261 W—Vasile Carameta, DC-GE  
38 st, 252-54 W—Mary C McCaffery, DC-DC-GE  
42 st, 419 W—Lisso & Hartig, DC  
45 st, 49 W—Ferdinand P Bullaytar, EXS  
45 st, 49 W—Ferdinand P Bullaytar, STR  
82 st, 35-9 W—82d St Realty Corp., Stp  
82 st, 41-9 W—Creycourt Realty Co., Stp  
82 st, 127 W—James McCreery Realty Corp, Stp  
83 st, 46 W—Hennessy Realty Co., Stp(R)-Stp  
83 st, 41-3 W—Hennessy Realty Co., Stp(R)-Stp  
84 st, 324-6 W—Eugene C Harding Realty Co, Stp-Stp(R)  
85 st, 252 W—Woolsley Realty Corp., Stp  
86 st, 2 W—Chas W Ogden, Stp  
86 st, 151 W—Almore Realty Co., Stp  
86 st, 161 W—Almore Realty Co., Stp  
87 st, 160 W—Economy Real Prop Co., Stp  
88 st, 345-51 W—Riverside 88th St Corp, Stp  
89st, 267 W—Frank M. Zittel, Stp  
89 st, 311-17—Carl J Stein, Stp  
90 st, 210 W—Astor Estate, Stp  
90 st, 255 W—A C & H M Hall Realty Co, Stp(R)  
93 st, 36-38 W—Emaa Gahren, O  
97 st, 179 W—Anna S Kerr, GE  
122 st, 208 W—Improved Tenements Co., Rub  
Water st, 181—Est A T Sackett, WSS(R)  
Water st, 210—Est Wm H White, WSS(R)-SA  
Water st, 442—Star Hardware Mfg Co., DC  
Houston st, 116-22 W—Wendell & Evans Co, ExS-Rec(R)  
Houston st, 116-22 W—Wendell & Evans Co, WSS(R)  
Willett st, 52—Independent Strelisker Ldg, EXS-FA  
Willett st, 52—Rosie Lewis, EX(R)  
Wooster st, 102-6—Schoen Toy Mfg Co., FA  
Wooster st, 102-6—Schoen Toy Mfg Co, Rec-Rec(R)  
Worth st, 5—Consolidated Gas Co., GE  
**BROOKLYN ORDERS SERVED.**  
Douglass st, 267-71—H. P. Froud & Son, Rec(R)  
**RICHMOND ORDERS SERVED.**  
Major av, Barrett House—Mrs Harriet Beauler, DC  
Edgewater st, ft of Sylvaton ter—Louis A Dreyfus, EK(R)  
Arden av, Eltingville Bch—Mrs Sarah Neld-  
linger, DC  
Hamilton av, 29—Wm B Thom, DC



St Marys av, 113—John Laron.....DC  
Anthony av, 1804—Louis Black.....DC  
Garrison av, 1110—Minnie Aborn.....DC  
Lincoln av, 88-94 Thomas Simpson.....DC

### Bronx Orders Served.

Southern blvd, 192—Central Union Gas Co..GE  
Southern blvd, 192—Henry H Meise..FE-St(R)  
Southern blvd, 192—Henry H. Meise....EX(R)  
Southern blvd, w s—Murray & Hill Co....EXS  
144 & So blvd—Cutler Hammer Mfg Co....Stp  
144 & So blvd—Cutler Hammer Mfg Co..EX(R)  
3 av, 2902—George W Fennell.....EXS  
3 av, 2902—George W Fennell.....FE

## CALENDAR

### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

### HOURS OF MEETING.

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 A. M.  
Board of Appeals, Tuesdays, at 1.30 P. M.  
Call of Calendar, Tuesdays, at 3 P. M.

### BOARD OF STANDARDS AND APPEALS.

Tuesday, August 6, 1918, at 10 A. M.

Public Hearing at 10.15 A. M..

1262-18-S—Proposed Rules relating to Smoking in Protected Portion of Factories and in Special Classes of Occupancies.

### Petitions for Variations.

946-17-S—29 West 15th st, Manhattan.  
432-17-S—510 First av, Manhattan.  
439-17-S—234 Wooster st, Manhattan.  
1196-17-S—254 West 41st st, Manhattan.  
940-17-S—65-69 Prince st, Manhattan.  
1018-17-S—43-47 West 33d st, Manhattan.  
1044-17-S—37 West 46th st, Manhattan.  
1045-17-S—21 West 46th st, Manhattan.  
1124-17-S—337-345 East 27th st, Manhattan.  
1128-17-S—20 Orchard st, Manhattan.  
133-16-S—105-107 Columbia st, Manhattan.  
1375-17-S—30-32 West 21st st, Manhattan.  
1376-17-S—114 Fifth av, Manhattan.  
1390-17-S—79-83 Fifth av, Manhattan.  
1417-17-S—213 Greene st, Manhattan.  
1415-17-S—158 Madison av, Manhattan.  
116-16-S—130 Hester st, Manhattan.  
765-18-S—159 Bowery, Manhattan.  
1263-18-A—401-5 East 124th st and 2420-26 First av, Manhattan.  
702-18-S—10 Wooster st, Manhattan.  
1355-18-S—129-131 Fifth av and 4 East 20th st, Manhattan.  
1356-18-S—45-47 Elizabeth st, Manhattan.  
1357-18-S—189 Seventh av, Manhattan.  
1360-18-S—206 East 19th st, Manhattan.  
1362-18-S—967-973 Atlantic av, Brooklyn.  
1120-17-S—2336 Third av, Manhattan.

### BOARD OF APPEALS.

Tuesday, August 6, 1918, at 1.30 P. M.

Under the Building Zone Resolution.

1233-18-BZ—1236 43d st, Brooklyn.  
1334-18-BZ—986 Forest av, The Bronx.

### Appeals from Administrative Orders.

36-17-A—307 West 141st st, Manhattan.  
620-17-A—302 East 96th st, Manhattan.  
918-17-A—Southeast corner Hillside and Bergen avs, Jamaica, Queens.  
1267-18-A—122 Cumberland st, Brooklyn.  
1329-18-A—201 East 23d st, Manhattan.  
1332-18-A—72 Waterbury st, rear of 292 Stags st, Brooklyn.  
1333-18-A—1 Madison av, Manhattan.  
1335-18-A—71-77 East 96th st, Manhattan.  
1246-18-A—1900 Lexington av, Manhattan.  
1330-18-A—149 Fifteenth av, Queens.  
1331-18-A—209-213 West 48th st, Manhattan.  
1336-18-A—205-207 East 23d st, Manhattan.  
1337-18-A—2024 Crotona Parkway, The Bronx  
1338-18-A—65 Crotona Park West, Manhattan  
1256-18-A—1961-77 Broadway, Manhattan.  
1275-18-A—290 Broadway, Manhattan.  
1358-18-A—47-49 Mercer st, Manhattan.  
1359-18-A—213 Pearl st, Manhattan.  
1361-18-A—300-304 West 124th st, Manhattan  
18-17-A—12-14 West 21st st, Manhattan,

## CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such]. *No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt.* A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest, and pay and discharge the principal of such debt when it shall become due and payable. § 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until

the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.

2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

### STATE OF NEW YORK, IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,  
EDWARD SCHOENECK,

President.

### STATE OF NEW YORK, IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, {s.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual instalments by direct tax or legislative appropriation," be approved?

### TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven or article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

[But the] The legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or with the consent of the supreme



court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

#### STATE OF NEW YORK, IN SENATE

March 26, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 11, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, (ss:)

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] the city of Albany, this first day of July in the year one thousand

nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

#### THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

#### STATE OF NEW YORK,

#### IN SENATE

March 1, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK,

#### IN ASSEMBLY

March 22, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, (ss:)

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] the city of Albany, this first day of July in the year one thousand

nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE

"Shall section eight of Article seven of the

Constitution prohibiting the sale and leasing of the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

#### FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands.

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it. § 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK,

#### IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

#### IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, (ss:)

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed, wholly or partly, against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK,

#### IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

#### IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, (ss:)

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### SIX

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the arm, or navy thereof shall be deprived of his vote by reason

of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That



the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY.

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

SEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the

[L. s.] CITY OF ALBANY, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

EIGHT

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ASSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 1, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

NINE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTMENT OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of article two of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining [ ] by proper proofs [ ] the [citizens] electors who shall be entitled to the right of suffrage hereby established [ ] and for [the] their annual registration [of voters]; which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the county during each of the regular days of registration on account of their occupation. [ ] but voters] Electors not residing in such cities or villages shall not be required to apply in person, or registration at the first meeting of the officers having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

TEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of two dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

ELEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on



of the day of November, nineteen hundred  
eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:  
Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of the senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE

CONSTITUTION, RELATING TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:  
Changing the names of persons.

Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands.

Granting any state lands, or any interest therein.

Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity with section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENABLE THE LEGISLATURE TO GIVE GREATER

CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (if the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation, assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient. [the] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] in counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (if the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of the office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

### AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Assembly concur), That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil



divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war;

2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undispensed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

2. Resolved (if the Assembly concur),

That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 5, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 9, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SIXTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Senate concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. *The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.*

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 28, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

May 8, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SEVENTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (if the Senate concur), That section seven of article seven of the constitution be amended to read as follows:

Forest preserve. § 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

April 10, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

April 12, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

EIGHTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.



# AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect until, shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization theretofore, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual installments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested and neither of them shall be appropriated or used in any manner other than for [the specific purpose for which it shall have been provided] such payment and extinguishment as herein-after provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if there-after annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal in amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state.

The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellation, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contributions to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof.] The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenues thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

§ 12. Debts hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

[A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least two per centum per annum to discharge the principal at maturity shall be provided by general laws whose force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highway within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.]

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next gen-

eral election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 10, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

## STATE OF NEW YORK, IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office, of the Secretary of State, at [L. a.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## NINETEEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to the Constitution of the State of New York, by inserting therein a new article, in relation to taxation, is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER NINETEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO THE CONSTITUTION BY INSERTING THEREIN A NEW ARTICLE, IN RELATION TO TAXATION.

Section 1. Resolved (if the Assembly concur), That the constitution be amended by inserting therein a new article, to be article seven-a, to read as follows:

### ARTICLE VII-A.

§ 1. For the assessment of real property, heretofore locally assessed, the legislature may establish tax districts, none of which, unless it be a city, shall embrace more than one town. The assessors therein shall be elected by the electors of such districts. The legislature may provide that the assessment-roll of a town shall serve for all the civil divisions or parts thereof within its boundaries. No such tax district embracing a town shall be established until a proposition providing therefor shall have been adopted by a vote of a majority of the electors voting thereon in such proposed district at an election for which provision shall be made by law.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN ASSEMBLY

May 10, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK, IN SENATE

May 10, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. a.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## PROPOSITION NUMBER ONE

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section four of article seven of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, and of section two of chapter six hundred and twenty-six of the laws of nineteen hundred and eighteen, no-



## Mobilizing Man Power to Load Merchant Ships

Business Changes Necessary to Make New Commerce Carriers  
Most Useful to This and Other Nations

By EDWARD N. HURLEY,  
*Chairman United States Shipping Board.*

WITH something like 25,000,000 tons of merchant shipping to be employed inside of two years, the United States Shipping Board feels that it is none too early to look around for cargoes, both in this country and abroad. With the task of building the ships in charge of the Emergency Fleet Corporation, under the leadership of Charles M. Schwab, this function of the United States Shipping Board begins to attain prominence—and that is what the shipping board was originally created for by Congress.

Twenty-five million tons is a lot of shipping. In one voyage these ships would carry all the live stock, dressed meats, packing-house products, poultry, game, fish, wool, hides, and leather carried on our railroads in one year. In less than five trips they would carry our whole yearly railroad haul of grain, flour, cotton, hay, fruit, vegetables, and other farm products; in three and one-half trips all our lumber; in seven trips all our manufactured goods; in sixteen trips all our coal and cake. The total tonnage hauled on our railroads is about 1,200,000,000 tons.

So, amid all his splendid effort in producing equipment to win the war, the American manufacturer must be asked to take thought for to-morrow and think in terms of shipping and foreign trade. This might appear like a distraction now—something which will take the attention from the supreme duty of winning the war. But far from being a distraction, it fits in with war production and war psychology. While our factories and factory employees are building war material to-day, they are also building foreign trade, if we can only see things whole and make one factor work with another.

When the business man turns his attention to export trade he looks abroad and thinks of foreign customers. But foreign trade actually begins in his own factory. He looks abroad and studies such factors as ocean freight, foreign exchange, export packing, and international salesmanship. If he would look into his own factory first, and study factors close at hand, such as labor turnover, wages, manufacturing costs and efficiency, he would be laying solid foundations for export trade.

In a recent study of factors that make successful, lasting foreign trade, Prof. Taussig places first of all the element of manufacturing "effectiveness," as he calls it, which he defines as a combination of capital, labor, invention, salesmanship, and transportation, all working together under first-rate business leadership, to make goods capable of holding markets in competition with the products of other nations. These elements of effectiveness are largely right at hand in our factories—it is not necessary to send anybody abroad to find them. And as an illustration of how nations make mistakes in trying to build foreign trade at the other end, Prof. Taussig shows that real effectiveness in manufacturing almost invariably holds its own against

artificial devices for building foreign trade, such as export bounties, special railroad rates on export shipments, cut prices, discriminatory tariffs, etc.

With the bugaboo of cheap foreign labor haunting us in former years, we got into the way of thinking that export trade necessitated some lowering of wages and American living standards. Probably that was crooked thinking before that export trade necessitated some lowering of wages and American living standards. Probably that was crooked thinking before the war. Certainly it is crooked thinking now, for the war is bringing other nations closer to our American standards of wages and living.

True development of foreign trade in our factories means better and better American standards.

In most of the countries of the world there will be a decided shortage of labor after the war. That country will best succeed which protects its workmen by improving their living conditions, guaranteeing a fair return for labor, protecting workmen and their families against accidents and idleness, and making workers better citizens. The country taking those measures will be the country that develops and makes products most economically, and will perform a world service by making goods at the prices fair to other nations.

Nobody has yet suggested sending cheap American soldiers over to France to win the war. Our men at arms are the pick of the country, physically and mentally. We take plenty of time to train them, make them specialists in every branch of fighting. We study them individually to find which are best suited for flying, or signalling, or bombing, or bayonet fighting. We recognize that modern war is a swift game, constantly changing, and that our soldiers must be prepared to learn new trades and new tricks from month to month, and we get ready to teach them these new trades, and also put them in a receptive attitude toward improvements in the fighting game. We feed them like fighting cocks, and spare no expense in clothing them or providing the latest fighting tools.

In the Army and the Navy we have a visible mobilization of man power for results in a foreign country. If we could have the same visible mobilization of man power in our factories for foreign trade it would be a splendid object lesson for those who manage the factories and make the export goods.

To think of cheapness in connection with foreign trade is just as wrong as trying to pin bargain tags on soldiers. Foreign markets are not going to be won or held by cheapened American workers, or bargain methods in American life. As manufacturers, we have got to lay the foundations for foreign trade by going out into our factories and studying labor and costs together. We can sell our export products at reasonable prices by increasing wages along

(Continued on page 157)



# Heat and Hot Water Question in Court Again

## Court of Appeals May Have to Decide Cold Weather Problem as Between Landlord and Tenant

**L**ANDLORDS and tenants alike will be interested in an opinion just handed down by the Appellate Term of the Supreme Court, First Department, in a case growing out of the failure last winter of landlords to supply heat and hot water to their tenants.

The case was that of Morris Jashnoff, Isaac Workin, and Tobias Lopan, Landlord-Appellant, against Austin J. Wall, Tenant-Respondent, and the opinion was on the appeal of the plaintiff from a final order in summary proceedings in the Municipal Court allowing defendant-tenant's counter-claim. Diamond & Abraham, by Milton Diamond, appeared as counsel for the Landlord-Appellants, and David J. Rosen as attorney for Tenant-Respondent. The opinion written by Justice Finch is as follows:

"The landlord instituted summary proceedings because of the non-payment of rent for the month of January, 1918. The answer consisted of a separate defence and counter-claim urging an agreement on the part of the landlord to keep the demised premises supplied with heat and hot water and alleged a breach of this covenant in that the premises were not supplied with heat and the consequent damage incurred in the purchase of a heater, and also in the use of gas. It appeared that there was a written lease containing an express covenant to supply heat, and that the premises were an apartment to be used for living purposes. There was an issue as to whether the covenant to furnish heat had been broken and the court below resolved the issue in favor of the tenant, and there was evidence to sustain the finding. The court allowed the expense incurred in the purchase of a gas stove and tube, and these articles were tendered the landlord in open court. The tender of these articles was not essential to defendant's cause of action under his counter-claim. Defendant's recovery must be limited to the active loss incurred by him because of plaintiff's breach of contract. In the case at bar this would be the difference between the price necessarily paid by the defendant for the gas stove and tube less their present value, properly shown." [Jacob Neu Realty Co., O. Noxall Shirt Co., Appellate Term. Decision filed June 28, 1918. Since no allowance was made by the court below for the present value of these articles owned by the tenant, it follows that the judgment must be reversed and a new trial ordered, without costs to either party upon this appeal.

F. K. Pendelton, Charles Guy,  
Justices, Concur.

Counsellor David J. Rosen said:

"The decision of the Appellate Term in the Wall case ought not to be accepted by the tenants of the City of New York as the final expression of the law as to the rights of tenants upon the landlord's failure to supply hot water and steam heat.

"This decision is only a partial victory for the tenants. The right to deduct for the use of gas may be regarded as a victory. The limitation that the Appellate Term places upon the recovery for the cost of a heater may be regarded as a victory for the landlords. The average tenant could not comply with the rule, as expressed in this decision. In order to be entitled to anything for the cost of the heater a tenant would have to produce expert testimony to show the difference between the cost of the heater and the value of the heater at the time the deduction is made. It simply means that if in the middle of the month a tenant had spent \$10.00 and wanted to make a deduction thereof on the 1st of January he could only recover the deterioration in

the value of the heater between the middle of December and the 1st of January.

"If the tenant should have any need for the heater during the months of January, February, and March, and use the same, no subsequent recovery could be had, because there was once a recovery. If it were to be held that a recovery could be had the tenant would have to go through with the same difficulties in so far as proof of the deterioration is concerned.

"My client, Mr. Wall, has gone to the expense of litigating this matter in the Municipal Court and also before the Appellate Term. He removed from the premises, and I believe is no longer interested to incur further expense in order to take this case to the Appellate Division, and, if necessary, to the Court of Appeals.

"I think the decision in the Bliss case is unsound. I understand the court held in that case that in the absence of an expressed covenant to furnish steam heat and hot water the tenant's measure of damages would be simply an action for breach of covenant. In other words, the courts recognize that there is an implied covenant to furnish steam heat, nevertheless they refuse to follow the measure of damages recognized by the courts in the case of an expressed covenant where they permitted a reduction for the use of gas.

"As I understand the law, there is no difference between an expressed covenant and an implied covenant. For that reason there ought not to be any difference in the remedy afforded for breach of covenant to furnish heat. Were the case to be taken to the Appellate Division and, if necessary, to the Court of Appeals, I am reasonably certain that these courts would so hold."

### Qualifies as Realty Expert

**A**UTHENTICITY of the information given in the Record and Guide each week has again been recognized by the Supreme Court, and Miss Helen Leube of 3011 Westchester avenue, Bronx, called as an expert by Hirlleman & Vaughan, attorneys for property owners claiming damages because of the closing of the Old Clason Point Road, was permitted to qualify as an expert on her statement that she has a complete file of the Record and Guide since 1873, and has carefully studied the information contained therein.

A commission appointed by the Supreme Court to fix damages to property abutting on the Old Clason Point Road and composed of John F. Coffin, Edward Godfrey and Arthur Brisbach took testimony in the matter and when Miss Leube was called to testify to the value of the land before the closing of the road and its present value, Assistant Corporation Counsel James Regan Fitzgerald, in charge of the Bureau of Street Openings, objected to her testimony unless she first qualified as an expert.

Questioned by the commissioners, Miss Leube stated that her knowledge of realty values in that section was gained by her study of real estate data published in the Record and Guide each week, whereupon Mr. Fitzgerald withdrew his objection and she was permitted to qualify and testify.

Miss Leube is engaged in the real estate business at the above address and before engaging in business for herself was associated with William A. Cokely, now real estate appraiser in charge of the Real Estate Bureau of the Comptroller's office.



# Does "H" Subway Mean Big Shift of Population?

Building Boom Certain When Conditions Permit in New Territory  
Opened Up—Effect on Rentals

**T**HE effect on realty in all parts of the city of the opening of the "H" system of subway operation is a question that is exciting the interest of realty men and tenants. The demoralization of the system on the day following its initial operation necessitating the abandonment temporarily, at least, of the shuttle service between Times Square and Grand Central Station led to various suggestions as to the possible shifting of the population from one part of the city to another and what might happen to values and to rentals.

With a view to ascertaining just how tenants feel about the new order of transportation a Record & Guide representative interviewed several prominent real estate brokers. Mr. Mark Rafalsky, of the firm of Mark Rafalsky & Co., said: "Some of our tenants did speak to us about the new order of things before the 'H' system was opened, but they were assured that the problem would be worked out in a satisfactory manner just as soon as observations could be made and remedies applied to existing defects and that there would be little difficulty experienced and they would become accustomed to the new order of things just as they were to the old. We manage many high class properties on the west side and have as tenants people who are in business on the east side.

"There has not been any intimation from our tenants that they are dissatisfied with the existing order of transit facilities and we have renewed all our leases and at a substantial increase in every instance. I look for a decided boom in building operations on the east side as soon as conditions warrant a resumption of building activities and many old buildings will give way to modern structures now in great demand because of the tapping of that very important part of the city.

"Values are bound to increase because of the opening of the subway system, but I do not expect any movement on the part of tenants to locate their places of business on the same side of the city as their homes."

At the office of F. R. Wood-W. H. Dolson Company, Mr. Eugene S. Van Riper manager said:

"We have renewed almost every lease with tenants in properties managed by us and in very instance at an increase over the present rental, but we have yet to hear a single complaint from a tenant about the increase or any intimation that because of subway conditions they contemplate seeking quarters along transportation lines that will carry them direct to their places of business. We have no vacant apartments on our books and we have a large waiting list, so that tenants now in our properties are content to leave well enough alone and not even suggest moving lest we take them at their word and lease their apartments to other people. What effect the new subway system will have on realty values is in the future and cannot be determined at this time, but experience has shown us, as it has others, that wherever a public improvement such as the opening of a new system of transportation taps a section previously without adequate means of transportation realty values increase and building activity becomes a feature."

At the office of DuBois & Taylor, who manage a large number of high class apartments, a representative of the firm said: "We do not look for any vacancies in our properties because of the inconvenience of travel brought about by the "H" system of subway operation, for our tenants know as well as we do that there is a scarcity of desirable apartments in all parts of the city, east side as well as west side, and they realize that they would find it very hard to lease apartments, and are content to remain where they are. That there will be an increase in realty values in all parts of the city because of the new subway system is certain just as soon as the system is working properly and people find just how it works, and this will be particularly noticeable in those sections of the city now having subway facilities for the first time."

## Honor Banner Presented to Alfred E. Marling

**M**EMBERS of the Real Estate Committee of the Real Estate Board for the Third Liberty Loan assembled on Thursday afternoon at the rooms of the board, 217 Broadway, to manifest in a material way their respect and admiration for the work of the chairman of that committee, Alfred E. Marling. Every member of the committee was present when Mr. Laurence McGuire, president of the Real Estate Board, called the assembly to order. Mr. McGuire said:

"We are gathered here today to show our appreciation of and to honor the work of the working chairman of the last Liberty Loan drive. There was some delay in getting the honor banner which we are to present to Mr. Marling, and that is the reason for not holding this meeting before now. I know of no one more entitled to possess this merited decoration. I take great pleasure in introducing Mr. William H. Wheelock, who will make the presentation in behalf of the committee."

Mr. Wheelock said:

"Mr. Marling is a leader in the real estate business, and we are glad that the Chamber of Commerce has recognized his ability and made him its president. But in spite of all the honors that have come to him he is still to us Al. Marling. Flags mean more to us than they did, and so we decided on this occasion to present a flag rather than a

silver tea-set, or some other piece of silver which would find repose for many years in some safe-deposit vault and perhaps later on be melted down by some descendent who thought more of the cash than the honor."

Mr. Wheelock then presented the banner, which is of satin. In the staff is a small brass plate which bears the inscription, "Presented to Alfred E. Marling by his co-workers of the Real Estate Committee, Third Liberty Loan, 1918." In accepting the flag Mr. Marling said:

"I am touched by this evidence of your approval of what was done last spring. I must confess I am a little embarrassed. I was mysteriously invited to come here at one o'clock today. I got a slight indication last night of what was in the wind, so I am not fully surprised. Nevertheless and nonetheless, it is deeply appreciated by me. The success last spring was not due to the chairman, but was due to the work of all hands who overcame the inherent difficulties we had to meet."

A motion was made and unanimously carried that the Real Estate Board pledge itself to support Mr. Marling and to start at once to prepare for the next Liberty Loan campaign.

A buffet luncheon was served at the conclusion of the meeting.



# Appellate Division Adopts Torrens Law Rules

## Fixes Practice in Supreme Court for Registration of Titles and the Qualifications of Official Examiners

**R**ULES for the registration of titles under the Torrens Law and the calendar practice of the Special and Trial Terms of the Supreme Court in the First Judicial District, Bronx County, have been amended by the Justices of the Appellate Division of the Supreme Court, First Department, by adding the following:

### RULE X.—REGISTRATION OF LAND TITLE.

A. An official examiner of title, before he is licensed and admitted to practice as such, must file the bond required by Rule 3 of the rules of the Court of Appeals relating to applications to practice as official examiners of title approved by the presiding justice of the Appellate Division of the Supreme Court in this department. All bonds executed by individual sureties must have annexed thereto an affidavit of each surety stating his age and residence, with the street and number, and specifically stating the property owned by the surety, with a brief description thereof and its value and the liens or incumbrances and the business, if any, of the surety, and stating the amount of his indebtedness, whether there are any existing judgments against him, and the amount of his property over and above such indebtedness. In case of the death of a surety the official examiner of title must, within thirty days thereafter, file a new bond, with new sureties, fully complying with this rule. Each applicant for a license as an official examiner of title must also produce a certificate of the committee on character and fitness certifying that he is of good moral character and as to his standing in regard to financial transactions.

B. A petition for registration of title to real property, made under the Real Property Law (chap. 52 of the Laws of 1909) as amended, must be made at the Special Term of the Supreme Court, in Bronx County, which is hereby designated for this purpose the "Title Part" of the said court, under section 371 of the said act, and the justice of the Supreme Court from time to time assigned to the Special Term is hereby designated as the justice to have general supervision and control of the business coming under the act in the County of Bronx, and all petitions to register title to real property under the act must be returnable at the said "Title Part" of the Special Term.

C. The survey, map or plan to be filed by the petitioner, subject to the approval of the court, if not filed with the petition, shall be filed with the examiner of title at least fourteen days before the return day designated in the notice of hearing.

D. After the time provided in the notice of hearing shall have expired, or within such further time as may have been allowed by the court, if there has been no appearance of answer, the petitioner may apply to the "Title Part" of the Special Term for a final order or judgment, as provided for in the act. In all applications for final order or judgment the applicant must present to the court proof by affidavit that all the provisions of the act entitling the applicant to such final order or judgment have been complied with.

E. Where an answer is interposed which raises an issue of fact which in an action relating to the title to real property would be triable by a jury, either party to the proceeding who is entitled to have such issue determined may apply to the "Title Part" of the Special Term, within twenty days after the issue has been joined to have the issues framed to be tried by a jury, as provided by section 970 of the Code of Civil Procedure. The trial of such issues shall be had and the subsequent proceeding in relation thereto shall be such as is prescribed by the Code of Civil Procedure. After such issues are disposed of, either party to the proceeding may apply to the "Title Part" of the Special Term, upon eight days' notice to all who have appeared in the proceeding, for final order or judgment, and on such application the court shall try all other issues in the proceeding not disposed of by the jury, or may refer any such issues undisposed of to be tried by a referee. Where all issues have been disposed of, either may then, upon notice of eight days to all who have appeared in the proceeding, apply for final order or judgment at the "Title Part" of the Special Term.

F. All applications to the court after a certificate of re-

gistration has been issued under the provisions of the act must be given at the "Title Part" of the Special Term hereinbefore designated, upon notice of eight days to all persons interested in the application. All applications to the court under section 422 of the act shall be made at the "Title Part" of the Special Term, upon eight days' notice to all persons in interest, as provided in that section. All applications made under section 428 of the act shall also be made at the "Title Part" of the Special Term upon eight days' notice to the city chamberlain and all other parties who have appeared in the proceedings to recover for loss or damage or deprivation of real property out of the assurance fund provided for by the act.

Dated New York, June 20, 1918.

JOHN PROCTOR CLARKE.  
FRANK C. LAUGHLIN.  
WALTER LLOYD SMITH.  
ALFRED R. PAGE.  
EDGAR S. K. MERRELL.

Hon. John J. Hopper, ex-register of New York County and treasurer of the Torrens Title League, has compiled the following, showing the first registration under the amended Torrens law:

The new law has hardly had time to show its paces as yet but we can truthfully say that it does not come under the list of those laws characterized by Judge Davis of the Massachusetts Land Court as "An Act that will neither work in practice, nor even begin." We at least have begun.

As soon as our Torrens amendments were signed by the Governor, I decided to show my good faith in our law by being the first to register a title under it. Mr. Walter Fairchild prepared the necessary forms and on May 23, 1918, I filed the petition to register my two lots.

The following were the necessary disbursements for official fees—property assessed at six thousand dollars: To the County Clerk:

Filing petition .....	\$0.50
Filing and recording notice.....	1.15
Filing order of reference.....	0.40
Docketing final judgment.....	1.00
Certifying copy of judgment.....	1.00
	<hr/> \$4.05

To the Registrar:

Filing notice .....	\$1.00
Official examiner—(one-tenth of one per cent. of assessed value plus \$10)	16.00
Publishing, mailing and posting notice	14.19
Assurance premium—(one-tenth of one per cent. of assessed value).....	6.00
Certificate of title and owner's duplicate .....	5.00
	<hr/> \$42.19
Survey .....	15.00
	<hr/> \$61.24

The petition was filed on May 23, 1918; return day set for June 21, 1918; judgment entered June 28, 1918; judgment filed with the registrar June 29, 1918; certificate received July 12, 1918.

The judge held the papers for one week. This enabled careful examination to be given. In many of the registrations under the old law the mistaken idea was encouraged that the main purpose of a Torrens law was to make bad titles good. This is not so. The main purpose of a real Torrens law is to register good titles and only incidentally clear up any technical cloud on the title and thus make it marketable. Also registration of titles makes dealing in real estate safe, quick and cheap. A real Torrens law is a business man's law. Real estate is made a quick asset.

The delay of two weeks in the registrar's office in my case was caused by the lack of a registrar's seal. This is now remedied and in the second title registered here

(Continued on page 155)



# Investigation of Conditions on Surface Lines

## Public Service Commission Proposes Committee of One from Each Company to Study Finances and Traffic

THE Public Service Commission has started an inquiry into the conditions of finance and traffic on the surface roads to determine what action is necessary to relieve the stress under which the roads are operating.

The application of the surface lines for increased fares which is now before the Board of Estimate was not discussed at the hearing. The investigation into the general conditions of the railways was undertaken at the suggestion of Commissioner Charles S. Hervey, who recommended the appointment of a Conference Committee on Service, consisting of one member each from the New York Railways Company, the Third Avenue Railway system, the Brooklyn Rapid Transit surface lines, the Queens Borough surface lines, and the Richmond Borough surface lines, together with a representative each from the Transit Bureau, the Bureau of Electrical Equipment, the Bureau of Statistics and Accounts, and the Law Department of the commission.

At the next hearing on Wednesday, Aug. 14, this committee will be expected to make a complete or at least a partial report on the following items:

1. What lines largely used by the public are now supplying inadequate service, and what additional service thereon is necessary to meet the public need?

2. What, if any, surface lines in the city can be discontinued during the period of the war without serious inconvenience to the public?

3. Where service cannot be discontinued what reduction in nonrush-hour service can be made?

4. If any discontinuance of service or reduction in service is recommended, what will be the annual or monthly saving thereby expressed in quantity of material or labor and in money?

Commissioner Hervey declared that as the basis for any discontinuance or reduction in service weight should be given to the following conditions:

"1. Where lines either of the same system or of competing systems parallel other lines a short distance away, or where one line can be used reasonably to meet the service now performed by two or more.

"2. Where surface lines run parallel or near-by streets, or are located under or over an existing rapid transit line.

"3. Where lines now accommodate a comparatively small percentage of the public, and where this service, transferred to congested lines, would give relief and service to a large number of patrons, except that where, in suburban localities, the discontinuance of a line would deprive the locality of its only service, such a line should not be discontinued."

The hearing, presided over by Chairman Charles B. Hubbell, was attended by representatives of the street surface railroad companies, among them being James L. Quackenbush, Frank Hedley, and Henry J. Smith for the New York Railways Company; C. E. Peterson for the Second Avenue Railway Company, F. H. Innes for the Richmond Light and Railroad Company and Staten Island Midland Railway Company, E. A. Maher and Alfred P. Davison for the Third Avenue Railway Company, George D. Yeomans, Colonel Timothy S. Williams, J. J. Dempsey for the Brooklyn Rapid Transit Companies; W. O. Wood and A. G. Peacock for the New York and Queens County Railway Company, the Long Island Electric Railroad Company and the New York and Long Island Traction Company, and C. L. Addison for the Ocean Electric Railway Company.

Joseph M. Price, chairman of the Board of Trustees of the City Club, has written Mayor Hylan advocating the modification of the franchises of the surface railway companies of the city so as to permit them to increase fares to seven cents. Mr. Price suggests that the city might take advantage of the situation by requiring the companies to make concessions in return, perhaps in the surrender of their perpetual franchises.

Mr. Price stated that the rapid transit lines, subway and elevated, would also have to be granted permission to increase fares, as otherwise the surface lines could not exist in competition with lines charging a lower rate.

"Neither popular prejudice nor a natural unwillingness

to permit an increase in cost which affects practically the entire community," he said, "should be allowed to stand in the way of a square facing of the situation and the working out of a just solution."

A special committee of the New York Board of Trade and Transportation sent a letter to the Franchise Committee of the Board of Estimate, urging the latter to waive, on behalf of the city, the five-cent provision of the existing franchise to the street railroad companies so that the Public Service Commission may fix "a just rate of fare upon its merits, after investigation."

Mayor Hylan wrote to Charles Bulkley Hubbell, Chairman of the Public Service Commission, Thursday last, protesting against any action by the commission at this time looking to the relief of the street railways financially or to suspending any lines of traffic which compete with subways and elevated lines.

"I wish to emphatically protest that at this time your commission take no action in this matter which would interfere in any way or lessen the service, in some instances inadequate, rendered to the public by the street railways, or interfere with or reduce the service now rendered under franchises granted by this city to the various traction companies. I feel that any action taken by your commission in connection with this subject would materially interfere with the investigation and study which the Franchise Commission of the Board of Estimate and Apportionment is making at this time.

"The Franchise Committee of the Board of Estimate and Apportionment, in its consideration of the applications of the various railroad companies for an increased fare, and its efforts to render justice to the corporation and at the same time conserve the rights of the public, will give most serious consideration to all the facts submitted by the petitioners."

## Court Adopts Torrens Rules

(Continued from page 154)

the certificate was issued the day after the final judgment was obtained.

The second title registered was that of Mr. Charles C. Burlingham. Property assessed at twenty-seven thousand dollars.

Fees:

County clerk .....	\$3.05
Registrar .....	83.69
Survey .....	15.00

\$101.74

On Staten Island, Mr. James E. Caffrey, the Shoeman, of Stapleton, has the distinction of being first to file a registration petition in Richmond County.

Mr. Caffrey is registering title to two properties, one at 32 Lyman Avenue, Rosebank, S. I., the assessed value of which is three thousand dollars.

The other property is 46 Harrison Street, Stapleton, the assessed value of which is thirty-five hundred dollars. The official fees for registration are estimated at thirty-seven dollars for the Lyman Avenue and thirty-eight dollars for the Harrison Street property.

The petition for the first title to be registered in Brooklyn under the new Torrens law was filed in the County Clerk's office on July 22, 1918. The property is on Fort Hamilton Parkway.

The papers were submitted to Judge Fawcett and the formal order was entered on the same day referring the matter to Mr. Walter L. Durack, 215 Montague Street, Brooklyn, as official examiner of titles.

Mr. Durack was appointed to act as official examiner for Kings County by Registrar Richard P. Webster.

The assessed value of the Fort Hamilton parcel is twelve hundred and fifty dollars and the fees of the Registrar for examining the title, publishing, mailing and posting notice and for the assurance premium and certificate of title amounts to thirty-three dollars and fifty cents (\$33.50).



REAL ESTATE

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions,

Appraisals, Lis Pendens, Mechanics' Liens, New Build-

ings and Alterations.

**"H" Difficulties Only Temporary**

The usual proportion of New Yorkers who see only the dark side of any situation have made themselves heard in connection with the formal opening of the new "H" subway system. If one were to judge from the complaints of this class of our citizens, it might promptly be assumed that the new "H" system is a failure and that it ought to be relegated at once to the junk heap.

It is not open to doubt that a great many passengers, using the new system for the first time last week, encountered much inconvenience. It became evident on the first day that the traveling public had not informed themselves as to the easiest and quickest way to utilize their new subway facilities. The efforts of east side people to get across to the west side of town at Forty-second Street, in conjunction with the efforts of west side people to get across to the east side at the same point, was bound to lead to great confusion. The shuttle trains in Forty-second Street very properly were discontinued until the traveling public can become better informed as to the best way to use the new system. On the opening day thousands of passengers transferred at Forty-second Street when they could have avoided inconvenience and saved time by using a through train on either the east or the west side.

The difficulties which passengers encountered on the opening day were inevitable and some of them might have been avoidable with better management at Forty-second Street, but, after all, the inconvenience which passengers experienced was a trivial matter in comparison to the great benefits which are certain to result from the establishment of the new "H" system. Within a short time all New Yorkers will learn how to use the new system to its full advantage, and that the "H" system is replete with advantages for the traveling public there can be no doubt.

The new system is a great enterprise and it will be oper-

ated conveniently and successfully within a short time. Well-balanced people will not form a permanent prejudice against the new system merely because of the inconvenience which was experienced when it was first put into operation.

**New York's Great Opportunity**

Edward N. Hurley has set himself the task of awakening the American business man to the great opportunity that lies within his grasp in the possibilities of the rapidly expanding foreign commerce of the country. No man is better fitted for this self-imposed labor of love than the Chairman of the United States Shipping Board.

It takes broad vision and imagination combined with knowledge of conditions and business acumen to accurately gauge the part that this country may play in the world's commercial activities after the war. All of these Mr. Hurley possesses in large degree. He has faith to believe that the shipping business, in which Americans once played the leading part, is again a field in which we shall be prominent, if not predominant. He claims, and offers arguments that are plausible, that it has not been lack of subsidies nor low wages to seamen, by means of which England and other foreign powers built up an immense foreign trade, that have kept the Stars and Stripes off the high seas at the taff-rail of cargo boats. But he says that the insignificant part which we have taken in this very lucrative business has been occasioned by the fact that American business men have not heretofore applied to the building of ships and the management of the shipping business the same principles that have given them a world's lead in the manufacture and sale of automobiles, farm machinery, sewing machines, typewriters and a score of other articles manufactured on the interchangeable-part system. It has been the application of the template pattern used heretofore by American bridge builders in turning out "ready-to-use" bridges in quantities that lately has enabled the United States to accomplish wonders in the building of standardized ships.

Mr. Hurley expects that the enormous advantage which the United States has achieved in one year over other maritime nations by the fabrication of a prodigious number of these standardized ships will be maintained after the war. To carry on this method of manufacture of ships successfully, the country must maintain a large force of workmen engaged in similar industries. It happens that in this respect the United States is more fortunate than any other country because it is the only one in which the template system of bridge manufacture is in operation. This is a country where bridges are more numerous than in any other, consequently there is the need of standardized bridges, and so the maintenance of a large force of bridge builders—and these men can build standardized ships at cut rates, because they are made on the "ready-to-use" plan.

The wage question, Mr. Hurley says, does not enter into the question of the success of American shipping. It is rather a question of limiting the unproductive time spent by cargo carriers in harbors while being loaded and unloaded, and the American system of handling cargo in bulk, used in the coal and ore trade, applied to foreign shipments, will effect the same lowering of cost that it has in domestic trade. This has been proved in the handling of ore cargos on the Great Lakes and by the railroads in the transshipment of grain.

American workmen, too, contribute their share to the result, and labor-saving machinery operated by them is another contributing factor. The average pro-



duction of iron ore per employe of the United States Steel Corporation is about 2,200 tons per year. The so-called efficient German workman handles only 400 tons per year. The American workman with his high wages and labor-saving machinery does four or five times the amount of work that his low-waged European competitor does, which eliminates the wage question when the American manufacturer is figuring on foreign contracts.

These are some of the reasons given by Mr. Hurley for believing that the United States will be a great factor in the world commerce after the war. If New York is to continue to maintain its position as the leading port of the country it must fit out its docks and wharves with the terminal facilities to handle cargoes in bulk, so that the cost of doing business can be kept lower than it is in foreign ports.

This harbor is the one most easily adapted to the business which Mr. Hurley expects the country to do and it will be the fault of the city alone if advantage is not taken of the opportunity thus presented.

## Hold Your Liberty Bonds.

Some good advice to purchasers of Liberty Bonds is given in the warning which the Chamber of Commerce of the United States has just issued.

It is a fact that some purchasers of these government war securities are selling them in the open market. This is a tendency which must be checked if the best interest of the nation are to be subserved. Secretary McAdoo and other Administration officials have made this clear.

Despite the official statements, however, a considerable quantity of Liberty Bonds are being sold. To make its protest effective, the United States Chamber of Commerce is sending out large numbers of posters giving this warning:

"Don't be swindled out of your Liberty Bond.

"If tempted to consider a trade take the trader to the nearest bank and ask the banker to check the value of the thing offered.

"If you must absolutely have the money, your bond can always be sold for cash in the open market and the daily papers will tell you what it is worth.

"Keep your bond until the end of the war. Go without something you need rather than sell it. Your bond is your substitute on the fighting front. To part with it takes you out of the fight.

"Instead of selling the bond you own, buy another one to keep the first one company.

"Liberty Bonds are the best security on earth today.

"They are the promise of the United States Government to pay you interest twice a year and to pay the face value of the bonds when due. Their safety is the reason they carry a low rate of interest. Detach each coupon on the date it bears, take it to a bank and deposit it to your account, or draw the cash value.

"Register your bonds, and keep them where they cannot be lost, stolen or destroyed. Go to a bank for information—many banks offer facilities for safe-keeping of bonds. To lose an unregistered bond is the same as to lose that amount of money."

Officials of the National Chamber of Commerce have received reports that purchasers of Liberty Bonds in various parts of the country have been approached by persons offering to trade stocks of doubtful value for their Liberty Bonds. In many instances, it appears, the holders of Liberty Bonds have been told that the other securities offered to them will pay greater returns.

The warning issued by the Chamber of Commerce is timely. Liberty Bond holders have the safest investment in their bonds and should keep them. Besides, it is your patriotic duty to do so.

## Mobilizing Man Power to Load Merchant Ships

(Continued from page 151)

with output, and decreasing the losses caused by labor turnover, untrained workers, spoiled materials and other inefficiency.

Our experience along these lines in the Emergency Fleet Corporation has been most encouraging. With the task of creating new shipyards in a few months, and manning them with several hundred thousand workmen, most of whom came from other trades, we ran into about every difficulty, and problem, and tangle, that could conceivably arise in management. On a large scale we effected an adjustment of man power such as is called for now in preparing the average American factory for the export trade which we will need to keep our ships employed.

To get production at unheard of speed and in record-breaking quantity, we did something simple and fundamental—and thoroughly human. This was nothing more nor less than arranging wages so that, while our workers produced more for us, they were also able to produce more for themselves. We established the rule that a piecework wage rate set by any shipbuilder must stay in force during the period of the war. Any manufacturer who sets a piece-work rate, and then reduces that rate if he finds that he has made a mistake against himself, is doing a great injustice to his employees. Profiting by our experience in the shipyards, I should like to see Congress pass a Federal law making it compulsory to keep every piece rate in effect one year. That would protect workers and furnish a real basis for increased production.

We found ourselves confronted with enormous losses and dangerous delays through lack of skill in special trades needed by workers in the shipyards, and also through the cost of labor turnover. To find 100 capable shipbuilders who would stick on the job it was necessary to hire and try, discharge or lose 1,000. Every manufacturer will recognize in these difficulties exactly the difficulties that he himself faces from day to day, and which put excessive burdens of cost upon his products. In the shipyards we got

around those difficulties by establishing training centers for the various trades we needed, and also by appealing to the splendid spirit which lies in the average worker. We had to train everybody, from the boy who heats rivets right up—foremen and superintendents, and even executives. Starting with a little nucleus of skilled riveters, caulkers, reamers, carpenters and so forth, we took them out of the shipyard for a time and taught them how to teach their trades to others. Then they went back into the yards to teach green recruits, not in any school or class, but on actual ships, while doing the regular day's work. Under this system it was possible to quickly bring green gangs up to about 80 per cent of the efficiency of skilled workmen. As fast as these men learned their trades, and acquired high earning power under our protected piece rates, they became steady enough, and the costly item of labor turnover began to drop. After that, nothing more was needed but the appeal for patriotic service. We found that the shipworkers would not only stick on the job like soldiers, but that in their inherent spirit as fighters and loyal Americans there was an enormous reserve of man power to draw upon—a reserve capable of meeting every demand and every emergency, with power to spare.

That reserve of spirit exists in every American industry. War has brought it to light where executives can see it and to develop this great reserve for foreign trade is distinctly the executive's job.

To fill our merchant ships with goods after the war and hold our own in foreign markets, we must begin now to mobilize and train our man power in manufacturing along the same broad lines followed in training for military purposes. Wake up, American business men! Begin to study the man power in your own organizations. Not with the Prussian viewpoint, which counts human life its cheapest raw material in both the factory and the fighting line, but with the American viewpoint of decent living, opportunity, humanity, service.



## To Electric Light Users

The New York Edison and United Light & Power Companies have announced that they will no longer supply lamps without charge after July 1st.

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Bofinger Bros., 146 E. 42nd St.	A. Marchand, 34 E. 23rd St.
Chas. S. Berger, 212 Broadway	Albert Marousek, 667 Morris Park Ave.
E. A. Briggs, 133 W. 125th St.	H. Pinkert, 3906 Broadway
Cowic Electric Co., 118 E. 28th St.	J. Schimberg, 1935 Madison Ave.
Crown Motion Picture Sup., 150 W. 46th St.	S. Shearn, 1122 Madison Ave.
S. J. Felngold, 425 Third Ave.	J. Sheman, 423 Sixth Ave.
L. Gabler & Sons, 59 Vesey St.	Simpson Electric Co., 63 W. 30th St.
Max Gabler, 51 Broad St.	Nathan C. Solomon, 405 Lexington Ave.
H. Goldberg, 1373 Third Ave.	E. Ullman & Sons, 47 Murray St.
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## REAL ESTATE REVIEW OF THE WEEK

### Unusual Activity in Spite of Excessive Heat—Several Large Deals Reported—Apartments Figure in Majority of Sales

IN spite of the fact that the week just ending broke all existing records for heat, an unusual activity in real estate circles was manifested and a large number of important transactions were consummated.

A lease of particular importance negotiated by the Douglas Robinson-Charles S. Brown Company was that of the residence of Mrs. Herman Oelrichs on Fifth avenue at Fifty-seventh street to the New York Trust Company for an uptown office. This lease takes out of the market the last residential building in the section and means the complete transformation of the neighborhood from a residential to a business zone.

Apartment houses figured largely in the sales of the week and several very important deals involving substantial amounts and exchanges as well were put through. The ten story fireproof apartment house at the northwest corner of Cathedral Parkway and Amsterdam avenue was purchased by the Winter Realities Corporation from the One Hundred and Sixty Broadway Corporation. Operators realizing the many attractive bargains now to be had have been active of late and this week made several good sales and purchases. Frederick Brown who has been particularly active of late continued his buying campaign by purchasing two five-story buildings in 191st street. Typifying the prevailing investment interest in apartment properties was the purchase by Max Lowenthal and R. A. Low from Alfred E. Marling and Walter C. Noyes as receivers of the American Real Estate Company of a nine-story income producing apartment house in

Sixty-second street adjoining the Colony and Link's clubs.

In the downtown business section several good deals were put through. William D. Kilpatrick, operator, resold 89 Water street, a five-story building, to William J. Farrell. Mr. Kilpatrick has been active in downtown properties of late. Another deal involving downtown property was consummated by Charles F. Noyes Company who also put through the sale for Mr. Kilpatrick, in the resale of 66 Front street a five-story loft building.

Bing & Bing effected the sale of the seven-story apartment house known as the Metropolitan at the southwest corner of Broadway and Eighty-eighth street to John J. Dillon. This property was recently sold by the Oceanic Investing Company to Black, Starr and Frost in an exchange transaction. This property was held at \$450,000.

Frederick Brown sold to the Edinburgh Realty Company the Lorington apartments at 2226 Loring Place a five-story non-elevator structure held at \$150,000. In part payment the buying company gave the four story and basement dwelling at the northeast corner of Park avenue and Sixty-fourth street and property in Herkimer street, Brooklyn.

Leasing continued good this week and several important leases were reported in all parts of the city. Brokers have been active interviewing tenants in properties managed by them about renewals of leases expiring in September. Increased rentals have not deterred tenants from renewing their leases the brokers report, due to the scarcity of suitable apartments and the uncertainty of a resumption of building operations because of war conditions.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 18 as against 28 last week and 16 a year ago.

The number of sales south of 59th street was 6 as compared with 12 last week and 8 a year ago.

The sales north of 59th street aggregate 12 as compared with 16 last week and 8 a year ago.

From the Bronx 14 sales at private contract were reported as against 16 last week and 2 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 164 of this issue.

#### Louis Sherry Increases Holdings.

Fifth avenue contributed an important transaction to the real estate market last week when Louis Sherry concluded negotiations which increase his holdings at southwest corner of Fifth avenue and Forty-fourth street. The New York Academy of Medicine, of which Dr. Walter B. James is President, leased, through Pease & Elliman, to Mr. Sherry with the option of purchase the three-story building, which has been used by the academy as a library, at 10 West Forty-fourth street, adjoining Sherry's.

Pease & Elliman recently leased to Mr. Sherry for the Mortimer L. Brooks estate, for a period of forty-two years, the five-story building at 522 Fifth avenue, which he has used for his confectionery business. The same tenant has also renewed for a term of forty-two years the lease from the Isaac L. Brokaw estate the southwest corner of Fifth avenue and Forty-fourth street, paying a rental which is an increase over the terms of the old lease made twenty-one years ago with Mr. Brokaw, who built the original Sherry building. These three combined leaseholds give Mr. Sherry a valuable holding of 29,470 square feet on a prominent Fifth ave-

nue corner, fronting 115.10 feet on the avenue and extending west 250 feet on Forty-fourth street. Extensive alterations will be made from plans by McKim, Mead & White, architects, calling for additional ballrooms and an enlargement of the men's restaurant.

#### Apartments Figure in Trade.

A feature of this week's realty market which showed a slight upward trend from an investment standpoint was an \$820,000 trade involving a twelve-story midtown loft and an upper Broadway apartment house. Another deal affecting a midtown loft zone property, held at close to \$500,000 was reported pending and no details were obtained. The principal property concerned in the \$820,000 transaction was the twelve-story building at 20 to 26 West Thirty-sixth street, which was sold by Frederick Brown, operator, to Conrad Hubert, vice-president of the Union Carbide Corporation. The structure occupies a plot 65 by 100 feet and is occupied entirely by the Flint & Horner Company, which holds a ten-year lease. It was held at \$650,000. In addition to a substantial cash payment, Mr. Hubert gave the six-story elevator apartment house, occupying a plot 75 by 100 at 537 and 539 West 151st street, renting for \$16,649 and valued at \$135,000; also three two-family houses with stores at 501 to 515 Rogers avenue, Brooklyn. The latter property was valued in the trade at \$35,000. Mr. Brown acquired the Thirty-sixth street loft about two weeks ago from the Lintner corporation.

#### Sale in Partition.

A lis pendens was filed Monday in the County Clerk's office against property on the west side of Central Park West, 50.11 feet south of Ninety-eighth street, 50 by 100; Ninety-second street, south side, 125 feet west of Central Park West 45 by 100.8; Ninety-second street, south side, 170 feet west of Central Park West, 45 by 100.8; Ninety-second street, south side, 215 feet west of Central Park West, 48 by 100.8; Fourth avenue, south-



west corner of Astor Place, 114 by irregular, and property in Bronx Manor, at Bronxville station, Westchester County, N. Y., in proceedings brought by Howard Crosby Brokaw against the Farmers' Loan and Trust Company, as trustee under the will of Isaac V. Brokaw, B. McNair, Elvira Irving Brokaw, Elvira Gould Brokaw, Irving Brokaw, Edna Loew Brokaw, and others, executors and executrix, &c., for a petition and division of the property. Anderson & Anderson are the attorneys for the plaintiff.

#### Operator Sells Lorington.

Frederick Brown sold to the Edinburgh Realty Company, controlled by Dr. James Bishop, the Lorington apartment house at 2226 Loring Place, a five-story non-elevator structure, on a plot 79 by 127 by irregular, overlooking the Hall of Fame of New York University, in the University Heights section of the Bronx. The house is considered one of the finest in the West Bronx and has been held at \$150,000. It shows an annual return of about \$18,000. In part payment, Dr. Bishop gave the four-story and basement dwelling at the northeast corner of Park avenue and Sixty-fourth street, and 43 Herkimer Place, Brooklyn, a four-story flat. The transaction involved about \$300,000 and was negotiated by Electus T. Backus. The Park avenue house was resold by Mr. Brown to Rufus L. Paterson, vice-president of the American Tobacco Company.

#### Sale on Cathedral Parkway.

Winter Realties, Benjamin Winter, president, and Samuel Wilkes, treasurer, added to its Manhattan holdings through the purchase of the ten story fireproof apartment house at the northwest corner of Cathedral Parkway and Amsterdam avenue from the No. 160 Broadway Corporation, Max N. Natanson, president. Samuel Ginsberg was the broker. The property faces 125 feet in the parkway and 100 feet on the avenue. It is fully tenanted at a reported annual rent roll aggregating about \$76,000, and was held at \$550,000. Morris E. Gossett represented the buyer as attorney and Alexander S. Natanson the seller.

#### Sell Broadway Apartment.

The resale of the seven-story apartment house known as the Metropolitan, at the southwest corner of Broadway and Eighty-eighth street, has been effected by Bing & Bing to John J. Dillon. The property, which covers a plot 100 by 100, has been held at \$450,000. It was recently sold by the Oceanic Investing Company to Black, Starr & Frost in an exchange transaction which also involved the jewelry firm's property at the southwest corner of Fifth avenue and Forty-eighth street. Several days later the Broadway corner was resold to the Orinoco Realty Corporation, acting for Bing & Bing.

#### Sale in 62d Street.

Another desirable income-producing apartment house passed into new ownership, typifying the still-prevailing investment interest in this class of holding. Max Loewenthal and R. A. Low purchased from Alfred E. Marling and Walter C. Noyes, as receivers of the American Real Estate Company, the nine-story structure at 40 to 46 East Sixty-second street, on a plot 66 by 100. The property, which shows an annual rent return of about \$45,000, is opposite the Colony Club and adjoins the Link's Club. N. A. Berwin negotiated the transaction.

#### Resale in Front Street.

Charles F. Noyes Company resold for Fred Ingraham to a client of Stoddard & Mark, for about \$32,500, 66 Front street, a loft building covering lot 20x85 and leased for a long term to Dumarest Brothers. The building is attractively equipped for offices and salesroom. This is the third sale of the same property made by Noyes Co. The brokers state that the property has been purchased by an investor, the present mortgages retired when due and the property

held for investment. The Charles F. Noyes Company were also the brokers in the recent sale of 65 Front street opposite and other very recent sales in the same block include 62-64 Front street adjoining, purchased by the Williams Company at a reported price of \$75,000; the purchase of 71-73 Front street by Clarence W. Eckhardt of the Markham Realty Corporation, and the recent purchase by Samuel Brody of 55 Water street, corner of Cuylers Alley. This neighborhood is one of the most active downtown.

#### Quick Resale.

Charles F. Noyes Company has made another quick resale in the Hanover Square section. For William D. Kilpatrick the Noyes Company has resold No. 89 Water street, a five-story building covering lot 23.9x85, to William J. Farrell, importers and exporters of corks. Mr. Farrell's business has been established for many years at 115-117 Maiden Lane. He pays all cash for the property and will occupy the building when the present leases expire November 1st next. This is the third operation in this immediate neighborhood that William D. Kilpatrick has handled through the Noyes Company, the other two being the sales and resales of 120-122 Pearl extending through to 86-88 Water street, and the office building 85-87 Front street. The Charles F. Noyes Company recently sold and resold 85 Water street in the same block for the account of Young and Griffin Coffee Company.

#### Brown Buys on Heights.

Continuing his steady buying campaign, involving Washington Heights apartment houses, Frederick Brown bought from H. Feldman, in a cash transaction, the two five-story buildings at 604 and 606 West 191st street, covering a plot 100 by 100. The structures house forty families who pay an annual rental aggregating about \$18,000. The holding price for the properties has been \$140,000. Nehring Brothers negotiated the deal.

#### Manhattan.

##### South of 59th Street.

LEWIS ST.—S. H. Raphael Co. sold for Atturn Realty Corp. to an operator the 6-sty new law tenement at 32 Lewis st, on a lot 25x100, near Delancey st. The property was held at \$36,000.

AVENUE A.—Acra Realty Co. sold to William Daly, subject to a mortgage of \$20,000, 266 Avenue A, a 5-sty tenement, on plot 24x95.6, 65 ft. north of 16th st.

##### North of 59th Street.

62D ST.—Max Loewenthal and R. A. Low purchased from Alfred E. Marling and Walter C. Noyes, receivers for American Real Estate Co., 40-46 East 62d st, a 9-sty structure, 66x104, which shows an annual rent return of about \$45,000, and is opposite the Colony Club and adjoins the Link's Club. N. A. Berwin negotiated the transaction.

99TH ST.—As a site for a \$35,000 residence, Max Schwartz purchased from W. F. Kenny Co. the northeast corner of 99th st and Shore rd. The plot has a frontage of 102 ft. on the road and 60 ft on the street.

103D ST.—Natsim Corp sold to a client of A. H. Levy the two 6-sty tenements with stores at 231 and 235 East 103d st, on plot 75x100.11.

120TH ST.—Citizens Savings Bank sold through Harry Sugarman 20 West 120th st, a 3-sty dwelling, on lot 18.6x119.6.

137TH ST.—James E. Poe resold for Merit Realty Co. 288 West 137th st, a dwelling, on plot 15.6x99.11, to Lloyd McGee Cofer.

138TH ST.—Henry Morgenthau Co. sold through Frank Locker, in an all-cash transaction, the three 5-sty apartment houses at 639, 643 and 647 East 138th st, each on plot 37.6x100. The houses are near the new 138th st station of the Lexington av subway. Alexander Selkin was the broker in the deal.

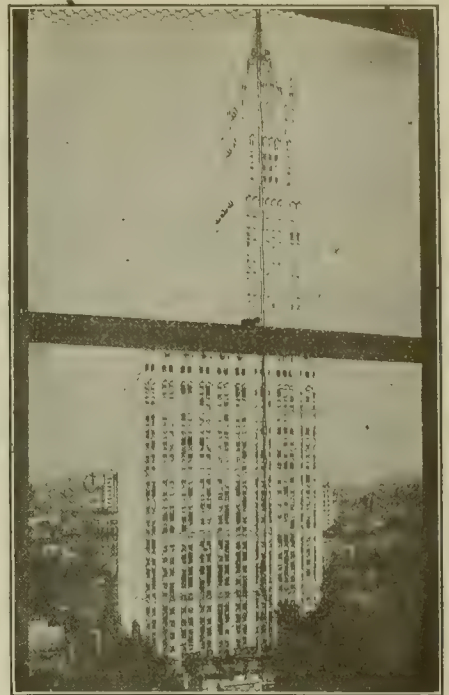
138TH ST.—James H. Cruikshank purchased from New York Title and Mortgage Co., 308 West 138th st, 3-sty private dwelling on plot 16x100, between 8th and Edgcombe avs. Harry Sugarman was the broker.

2D AV.—Isaac and Esther M. Talmach sold to Sylvia Solomon 2170 2d av, a 4-sty tenement, 25x75, near 112th st.

#### Bronx.

FOX ST.—Benenson Realty Co. sold through J. Levine and A. Salzberg 881 Fox st, a 5-sty flat, on plot 72.5x100. In part payment the buyer gave 1363 Avenue A, a 5-sty tenement, with stores, on lot 25.3x100.

170TH ST.—Benenson Realty Co. bought 853 East 170th st, northwest corner of Wilkins av, a 6-sty tenement, 88x107. S. Rosen was the broker.



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**SIMPSON ST.**—Samuel Cowen sold 1012 Simpson st, on plot 37.6x100 a 5-sty apartment.

**ANDREWS AV.**—Lawyers Mortgage Co. re-sold, through C. K. Kelly, 2338 Andrews av, a 2-sty frame dwelling, on lot 25x100, located 198.11 ft. south of Fordham rd.

**BATHGATE AV.**—Cahn & Pittman, operators, sold 1620 Bathgate av, a 1 and 2-sty building, with stores, on plot 40x115, near 172d st, valued at \$35,000, to David Bennett, who gave in part payment the buildings at 760 Courtlandt av, on plot 31x91, near 158th st. The latter was held at \$10,000.

**ELMWOOD AV.**—Benenson Realty Co. purchased from Sonsin Construction Co. 72 to 82 Elmwood av, two 5-sty tenements, on plot 125x100, completed last year. It was an all cash transaction, the property being held at \$140,000.

**GRAND AV.**—Ennis & Sinnott resold in a cash transaction 2543 Grand av, a 3½-sty dwelling, with garage, on plot 75x106, adjoining the southwest corner of 192d st, to Caroline C. Hect. Thorne & Co. were the brokers.

**HOLLAND AV.**—William Peters & Co. sold to G. P. Friess 1924 Holland av, a 2-fam. house, and to William Stehling 1918 Holland av, a 2-fam. house.

**HONEYWELL AV.**—Anna Schwartz purchased from Eva Joseph and others 1972 and 1974 Honeywell av, a 4-sty flat, on plot 43x60.

**OGDEN AV.**—Guardian Life Insurance Co. sold The Ogden, a 6-sty apartment house, occupying a plot 75x95, at the northeast corner of Ogden av and 161st st. The property, which overlooks Central Bridge Park, is fully rented and was held at \$125,000. H. T. Wood and McLennon Bros. negotiated the sale.

**UNION AV.**—Anna Kenny purchased from Mary A. Wallace 899 Union av, a 2-sty dwelling, on plot 52.11x164.2. The property is located 238.5 ft. north of 161st st.

**WILKINS AV.**—Benenson Realty Co. bought 1447 Wilkins av, a 6-sty tenement, on plot 56x100, from Louis E. Kleban, who took in part payment 1345 Brook av, a 6-sty flat, on plot 40x100. S. Rosen was the broker.

**3D AV.**—James H. Cruikshank purchased from German Savings Bank the two 5-sty tenements at 3712 and 3714 3d av, between 170th and 171st sts, on plot 50x100, assessed by the city at \$34,000. Harry Sugarman was the broker.

### Brooklyn.

**BATH BEACH.**—Meister Builders, Inc., sold the 2-sty brick business building at 1729 Bath av.

**FOXALL ST.**—R. A. Schlesing sold for Harry A. Schmidt the 2-fam. brick house at 106 Foxall st, Ridgewood, to William Steckler.

**HUGHES ST.**—R. A. Schlesing sold for Libbie Williams the 2-fam. house at 2410 Hughes st to Albert Groenert.

**7TH ST.**—Samuel Galitzka as broker sold for Leahy Bros. a 10-room stucco house, with garage, on plot 40x100, in the west side of East 7th st, 100 ft. south of Av J. This house is sold from the plans. Construction will start at once, and will be ready for occupancy by Oct. 15, 1918.

**11TH ST.**—William G. Rehfen sold the modern dwelling at 639 11th st, near Prospect Park West, to A. Jacobs.

**14TH ST.**—Samuel Galitzka sold for M. Berkely the 2-sty brick 1-fam. house 1132 East 14th st.

**14TH ST.**—Samuel Galitzka sold for Mr. Heiner the 2-sty brick and stucco house at 1130 East 14th st.

**66TH ST.**—Realty Trust sold for Alco Building Co. the semi-detached brick dwelling at 2040 66th st, Mapleton Park, to Aslan Chalom, of Manhattan.

**75TH ST.**—Frank H. Malone, as broker, sold the 1-fam. dwelling at 452 75th st for J. M. Creighton.

**GATES AV.**—M. Pressberger purchased Georgian Court apartment at the corner of Gates and Franklin avs from Dr. J. Miller. The property was held at \$150,000 and was sold subject to a mortgage of \$75,000. The seller took in part payment 109 free and clear lots at Rockville Centre, L. I.

**20TH AV.**—Realty Trust sold for Alco Building Co. the following dwellings at Mapleton Park: to S. Tawill of Brooklyn 6017 20th av, a 1-fam. semi-detached brick residence, with cement garage; to Kohen & Sitt of Manhattan 2042 66th st, a similar brick dwelling house.

**20TH AV.**—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling, with cement garage, at 6007 20th av to Y. Keller.

**61ST ST.**—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached dwelling, with garage, at 2017 61st st, Mapleton Park, to Mrs. Minnie Kanter, of the Bronx.

**82D ST.**—James Watters sold for Munroe Stiner the new 1-fam. detached frame and stucco dwelling in the north side of 82d st, 275 ft. west of Ridge blvd.

**85TH ST.**—James Watters sold for John Schulerich the 1-fam. detached frame and stucco dwelling, on plot 50x100, in the north side of 85th st, 200 ft. west of Ridge blvd.

**85TH ST.**—Levy & Shields sold the 1-fam. frame house, on plot 100x100, at 2121 85th st for Dens Gallo of New York to Asa Ash of Bath Beach.

**89TH ST.**—Bulkley & Horton Co. sold the 2-sty, 2-fam. brick house at 247 89th st, between Ridge blvd and 3d av, for Chester Drug Co.

**MERMAID AV.**—Louis Straus sold lots on Mermaid av, corner 30th st, for Miss AcAdam to B. Duberstein.

### Queens.

**ELMHURST.**—J. C. Barker sold to C. Schneider the dwelling at the southwest corner of Horton st and Hanover av.

**FLUSHING.**—J. Albert Johntra sold 25 Flushing pl, owned by Mortimer Wendell of Manhattan, to Lester Wiencke of Flushing. The property consists of a dwelling, on lot 25x100.

**FLUSHING.**—J. H. Cruikshank sold to F. R. Long eight lots in North 20th st.

**FLUSHING.**—W. A. Thomas sold to Leon A. Birk a plot, 60x100, in the west side of 26th st, 400 ft. south of State st.

**JAMAICA.**—Stuyvesant Real Estate Co. sold to Cedarlyn Co. a plot at the southwest corner of Fulton and Hamilton sts. The plot, which is on the line of the new rapid transit system, will be improved with a business block.

**LAUREL HILL.**—I. J. Herbert sold to V. Janson a plot, 100x200, at the southeast corner of Jay and Montgomery avs.

**LONG ISLAND CITY.**—John Greer sold for Minnie Johnston a lot in the east side of Prospect st, 175 ft. north of Webster av, to Frederick Schmidt.

**QUEENS.**—E. Johnson sold to W. Gibbs a plot 100x350x55x326 at the northeast junction of Jericho turnpike and the land of M. H. Willis.

**RICHMOND HILL.**—C. Schaar, Jr., purchased from J. Hubal the plot, 40x144, in the east side of 126th st, 172 ft. south of Jamaica av.

**ROCKAWAY.**—M. J. Campbell sold to A. N. Adelson the plot, 85x106, on the north side of Cedar Lawn av, 85 ft. west of McNeil av.

**WOODHAVEN.**—E. Bender sold to I. Ritschy of Brooklyn a plot, 40x100, on Vandever pl, 418 ft. south of Jamaica av.

**COLLEGE PT.**—C. Scheuer sold to R. Stenle the dwelling and plot, 40x100, at the northwest corner of Avenue D and 8th st.

**ELMHURST.**—G. F. Buse sold to T. Reilly the dwelling and plot, 50x105, at the northeast corner of Baxter av and 3d st.

**FLUSHING.**—Queensboro Heights Land Corp. sold to K. Foth the dwelling and plot, 40x100, in the north side of Cameron st, 100 ft west of Hillcrest av.

**FLUSHING.**—E. A. Johnson sold to J. Scott a plot, 25x225, on the west side of Congress av, 26 ft. south of Bayside av.

**FLUSHING.**—Cornell Emery purchased the dwelling and garage, on plot 60x100, at 120 North 18th st from David F. Atkins, through J. Albert Johntra.

**FOREST HILLS.**—Sage Foundation Homes Co. sold to G. F. Barnes of Manhattan the dwelling in the southwest side of Winter st, 95 ft. southwest of Ocean av, for \$25,000.

**GLENDALE.**—A. Hopper sold to G. J. Conway the dwelling at 1386 Madison st.

**JAMAICA.**—Christina Kuhn sold to Anna Schmitt the dwelling at the northwest corner of 87th rd and 85th st.

**JAMAICA.**—James S. Lawson sold to Annie Maharam the dwelling and plot, 50x100, at 250 De Graw av.

**JAMAICA.**—H. B. Newins of Blue Point, L. I., purchased from W. H. Barrett 97 lots in the Bay Edge section.

**LONG ISLAND CITY.**—Joseph Chmela sold to John D. Mattson the dwelling and plot at the southeast corner of Ely and Grand avs.

**RICHMOND HILL.**—H. J. Barlow sold to C. Steen the dwelling at 330 Spruce st.

**RICHMOND HILL.**—C. Malone sold to J. G. Goodell the dwelling at the northwest corner of Sutter av and Walnut st.

**RICHMOND HILL.**—M. Hamann sold to A. Loewe the dwelling and plot, 37x100, on the west side of Lincoln av, 337 ft. north of Orchard st.

**RIDGEWOOD.**—C. Ruppenstein sold to I. Gootzeit a plot, 100x116, in the northwest side of Decatur st, 325 ft. northeast of Forest av.

**RIDGEWOOD.**—R. A. Schlesing, as broker, sold for Libbie Williams the 2-fam. brick house at 2410 Hughes st to Albert Groenert.

**ROCKAWAY.**—Charles Meyer, Jr., sold to J. Kenn the dwelling at 130 Beach 46th st.

**WOODHAVEN.**—Gascoyne Realty Co. sold to E. A. Smith the dwelling on the east side of Woodhaven av, 80 ft. north of 89th av, and the dwelling adjoining it on the west to A. O. Lindsay.

### Richmond.

**GREAT KILLS.**—Meister Builders, Inc., sold a bungalow on plot 50x100 on Wiman av.

**TOMPKINSVILLE.**—Moffatt & Schwab sold for Mrs. H. S. Crocheron of Richmond the 2-fam. house at 111 Monroe av to Salvatore Minucci.

**WEST NEW BRIGHTON.**—Thomas J. Birmingham sold, through W. S. E. Hall, the two dwellings, with store, at the southeast corner of Broadway and Union st. The purchaser is Frank G. Burger of Port Richmond.

**GIFFORDS AV.**—J. Sterling Drake sold for Garret T. Townsend, trustee for Brink Estate, to Charlotte M. Hall the last plot facing Giffords av, 20x105.

**GREAT KILLS.**—Anton Appel of Great Kills bought at Giffords-by-the-Sea three lots, making a plot 60x100, on the east side of Cleveland av. J. Sterling Drake was the broker in this transaction.

**WEST NEW BRIGHTON.**—John Cunningham purchased through W. S. E. Hall from Mrs. M. L. Deppe a cottage in West st.

**WEST NEW BRIGHTON.**—William H. Allen bought from John Dobbins, through W. S. E. Hall, the 2-fam. house at 206 Taylor st.

### Westchester.

**NEW ROCHELLE.**—Fish & Marvin, through their Pelham office, sold for Henry DeWitt Dobbs his residence at Wykagyl Park. The property was held at \$25,000.



PELHAM.—Fish & Marvin, through their Pelham office, sold for Mrs. Ellen W. Cutts of Middletown, Conn., her residence on Rochelle ter. The property was held at \$11,000.

YONKERS.—Robert E. Farley Organization sold for Mrs. Elizabeth Gibbs her house in the Hepperhan Heights section to Wesley Broughan.

BRONXVILLE.—Fish & Marvin sold for Benjamin E. Smythe, vice-president of Scandinavian Trust Co. of this city and president of Gramatan National Bank of Bronxville, his residence, located at Bronxville, consisting of about one acre of high land and large dwelling. The property was held at approximately \$25,000. The purchaser is F. W. Hilditch of this city.

TARRYTOWN.—Robert E. Farley Organization sold for Estates of Tappan-Zee, Inc., a plot at the corner of Kelborne and Monroe avs, in the Phillips Manor section, to L. H. Grahame, of New York City.

WHITE PLAINS.—Robert E. Farley Organization leased for Westchester Syndicate house at the corner of Lee and Washington avs, in the Battle Hill Park section, to Plato B. Guimes of Edgewater, N. J.

Nassau.

GREAT NECK.—Richard D. Wyckoff, proprietor of the Wall Street Magazine, purchased the southerly half of the estate of the late Gilbert M. Plympton, fronting on Bayview av. Joseph P. Day was the broker.

GREAT NECK.—Miss Joan Sawyer, of Manhattan, purchased through Baker Crowley, Inc., M. E. Baker's residence. The property comprises one and a half acres, with a Colonial type residence and garage, and is situated at the junction of Woolley la and Station dr, overlooking the waters of Manhasset Bay.

Suffolk.

SOUTHAMPTON.—Alfred E. Schermerhorn sold for Miss Helen C. Pupke, et al, their studio on Coopers Neck Pond to Mrs. T. M. Davies.

SHINNECOCK HILLS.—Worthington Whitehouse, Inc., leased for Mrs. H. A. Borrower her house, furnished, for the summer to Mrs. R. H. Williams, Jr.

SOUTHAMPTON.—Alfred E. Schermerhorn closed the following additional rentals for the current season: for Mrs. Lillian Raymond Mallock her "Ashton Moor," west side of First Neck la, to Julien A. Ripley; for Mrs. William Morton Grinnell her "Moorlands," northwest corner of Halsey's Neck la and Boyesen st, to Herman D. Kountze; for L. Harry Burnett his cottage, south side of Flying Point rd at Flying Point, to Duc A. DeRichelieu; for Mrs. H. A. Borrower her "The Dawns," on the Shinnecock Hills, to Alexander S. Cochran.

Out of Town.

NEWARK, N. J.—Dye Products and Chemical Co. acquired the vacant plot at the southwest corner of Vanderpool and Avenue B sts, 314x100, from Hugh Kinnard.

NEWARK, N. J.—Kelly-Askerson Co., of East Orange, N. J., sold to John Hoza and Anna Hoza the two 1-fam. stucco residence, on plot 50x100, at 21 Pomona av. Louis Schlesinger, Inc., were the brokers in the transaction.

NEWARK, N. J.—William Schmidt, through Louis Schlesinger, Inc., sold to Harry Kravant a building site in Leslie st, near Clinton av, 45x100.

NEW BRUNSWICK, N. J.—Meister Builders, Inc., sold the 1-fam. house on Livingston av.

RECENT LEASES.

Trust Company Leases on Fifth avenue.

New York Trust Company, it is reported, has made an agreement to take possession of the residence of Mrs. Herman Oelrichs, the last vestige of the former residential character of the block between 57th and 58th streets facing the mansion of Mrs. Cornelius Vanderbilt.

Contingent upon the above contract William Henry Barnum and his partner, William Everdell, jr., who have given the city a number of notable commercial structures, have made another agreement with the executors of the Mason-Jones estate to take over the Oelrichs house and the adjoining seven-story apartment property and erect on the combined sites a monumental structure in keeping with the corner itself, and the high grade business developments this section has received with the ascendancy of 57th street as one of the most important of the city's cross-town streets.

The proposed building will be erected by Messrs. Barnum and Everdell, under a long-term lease just as soon after the expiration of the existing lease on the corner residence as war conditions will permit. Under the agreement they have made to provide a home for the bank, they are not obliged to build for several years, unless peace should come, but, in any event, are not obliged to build for at least two years.

The building Barnum and Everdell have in mind is a nine-story structure with a facade all in limestone and designed upon monumental lines, dominat-

ed by the banking feature. Preliminary sketches are being made by Cross & Cross. The trust company, according to present plans, will lease for its use

the entire basement and practically all of the grade floor for its uptown branch. The lease with the estate and the sub-lease between Barnum and

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No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## PROPOSALS

**NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, AND PUMP HOUSE AND RESERVOIR.**

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**SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8.**

**ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM AND PUMP HOUSE, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M. on Thursday, August 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification Nos. 3000A, 3001A, 3010A, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070 and 3071. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Warden of Sing Sing Prison, Ossining, N. Y., at the office of the Commission on New Prisons, Room 618, Hall of Records, New York City, and at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated: July 26, 1918.**

**NOTICE TO CONTRACTORS: Sealed proposals for CENTRAL HEATING AND LIGHTING PLANT, DEACTIVATING APPARATUS FOR HOT WATER SYSTEM, Wingdale Prison, Wingdale, N. Y., will be received by the Commission on New Prisons, Hall of Records Building, Centre and Chambers Streets, New York City, until 2:30 o'clock P. M. on Thursday, August 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and**

shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3032. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Warden of Wingdale Prison, Wingdale, N. Y., at the office of the Commission on New Prisons, Room 618, Hall of Records Building, Centre and Chambers Streets, New York City, at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated: July 31, 1918.

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Everdell and the trust company were negotiated by the Douglas Robinson, Charles S. Brown Company.

The site of the operation has a frontage of 62.3 feet on Fifth avenue and 100 feet on 57th street, abutting the residence of Augustus Van Horne Stuyvesant. The Oelrichs house, an antique but commodious dwelling, covers the major part of the land, the northerly 19 feet of which are occupied by a seven-story apartment house, which Mrs. Lewis Cruger Hasell, one of the heirs of the Mason-Jones estate, caused to be erected three years ago at a cost of \$80,000.

## Another Important Lease.

Charles F. Noyes Company has leased for the Denison Realty Corporation to Frederick Stearns & Co. for twenty years at an aggregate rental of about \$200,000, Nos. 129-131 Maiden Lane extending through to 13 Fletcher street, with frontages of 40 feet on the Land and 20 feet on Fletcher street. The lease is the most important of many recently announced in the same general neighborhood. Extensive improvements will be made from plans of John H. Knubel. Stoddard & Mark were the attorneys for the owner and Siebert, Paddock & Cochran represented the tenant. The buildings are going to be entirely reconstructed, the two buildings will be made into one structure, an additional story added, elevators installed, and the two lower floors equipped for office purposes, exclusively. Frederick Stearns & Co. is one of the biggest pharmaceutical houses in the world. Maiden Lane has been the center of many notable improvements recently, the most important one being the erection of an office building for the New Jersey Zinc Co. covering the entire block bounded by Maiden Lane, Front, Fletcher and Water streets. Among the prominent drug and chemical houses that are located near by, are Power-Weightman-Rosengarten & Co. and John Carle & Son. Dodwell & Co., importers and exporters, have recently purchased an office building at Water and Fletcher streets near by, and there has been a big tendency of firms to secure, either on 21 year leasehold conditions or by purchase, individual office buildings in this neighborhood for their own use. For such purposes, and after alterations are made, property is renting for much higher prices than originally prevailed, and the lease at 129-131 Maiden Lane shows a healthy increase over previous rentals.

## Nitrate Co. Leases New Offices.

Cross & Brown Co. have leased for the F. W. Woolworth Co. 5½ floors, comprising about 55,000 square feet in the Winfield Building, at the northeast corner of Fifth avenue and 40th street. The tenant is the Air Nitrates Corporation and the space will be used for executive offices. The lease covers the entire 4th floor, part of the 6th floor, and the 7th, 8th, 9th and 10th floors. This completes the renting of the building, with the exception of the 2d floor. This space was held at \$110,000 per annum and the lease runs for a term of years. The Winfield Building, which is 10 stories on plot 92.7x122.6, was completed in June of this year. The entire ground floor and basement are occupied by the F. W. Woolworth Company.

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Manhattan.

JOSEPH C. BALDWIN, JR., leased the residence at 122 East 78th st, between Lexington and Park avs, from Mrs. Ethel M. Goodridge. It is reported that Mr. Baldwin will pay a rental of \$12,000.

BLEIMAN & CO. leased for the Thirty-second-Thirty-third Street Corp. the stores and basements at 6 and 8 West 33d st to Zadek Brothers, now at 6 West 32d st.

I. BLYN & CO., shoe dealers, have taken a lease of space in the rear of their store at 222 West 125th st and part of the former West End, adjoining on the west, from Ehrich estate and Henry Morgenthau & Co.

W. A. BLOODGOOD leased the Hotel Albert, 7 and 12-sty structure, at the southeast corner of 11th st and University pl, for heirs of A. S. Rosenbaum to David H. Knott for ten years at rentals exceeding \$500,000.

DUFF & CONGER, INC., leased apartments at 103 East 86th st to Mrs. Joseph Whistler; at 55 East 93d st to John R. Hinchman; at 9 East 97th st to Mrs. C. E. Throckmorton.

DUROSS CO. leased for A. E. Pelham the 4th and 5th lofts at 412-414 West 26th st to Heywood Folding Box Co., Inc.

DUROSS CO. leased for Henry C. Torborg the store and basement at 128 Greenwich av to Smith Catering Co., Inc.

DOUGLAS L. ELLIMAN & CO. leased apartment, consisting of 14 rooms and 5 baths, at 270 Park av for Vanderbilt Avenue Realty Corp. to William N. Dykman; also duplex apartment at 471 Park av, southeast corner 58th st, to Charles Austin Bates; and an apartment at 45 East 62d st for Mrs. Stokes Halkett to Lieut. Col. George B. McClellan, former Mayor of New York City.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment at 471 Park av, corner 58th st, to Mrs. W. Leon Graves; also an apartment at 969 Park av, corner 82d st, to Paul W. Alexander; also an apartment at 103 East 86th st for Earl J. Moon to Miss Lillian Spalding; also an apartment at 416 Madison av for Walter D. Ogden to Mrs. A. G. Cary.

FIFTH AVENUE COACH CO. leased its garage on 88th st, between Lexington and Madison avs, to James W. Kennedy, who will reopen the Fifth Avenue Garage.

M. FORMAN & CO. leased space at 6 and 8 West 32d st to Bruman Bros.; at 7 and 9 West 30th st to Morris Poller; at 158 and 160 West 29th st to Wollins Waist Co.; at 32 West 22d st to Silverstein Bros.; at 18 East 23d st to Simpson & Roswell; at 513 6th av to Jonas Greenfield; also the store and basement at 131 West 31st st to Landesman & Gross.

GOODALE, PERRY & DWIGHT, INC., leased the westerly store at 32 East 23d st to Harry Wolpin; the easterly store to Edwin Cigar Co.; the 1st loft to Alpion & Krungfeld; 2d loft to Thomas L. Elder; 3d loft to Mary Shaw; 4th loft to Brighton Beach Bathing Suit Co.; the 4th loft at 42 West 32d st to H. Krungfeld; space at 36 East 23d st to M. Verlin; 5th loft at 35 West 21st st to Harris & Krunk; store at 102 West 17th st to Overland Trucking Co.; 2d floor at 265 6th av to Gus Schuchart; space in same building to Anita Waist Co.; at 36 East 23d st 4th floor to Star Knit Goods Co.; 1st loft at 40 West 18th st to Goldberg & Grossman; 1st loft at 408 6th av to Kroschner & Wisner Co.

GOODWIN & GOODWIN rented apartments in the Talladega at Arthur S. Leeds; at Broadway and 163d st to Isaac Myer; at Broadway and 162d st to Herman Grollman; at 620 West 122d st to Celia A. Drew, Eliza Wilson and John M. Nelson; at 371 West 116th st to Frank J. Ryan; at 830 East 163d st to Jacob Jacobs and Oscar Cantor; at 371 West 93d st to Edwin C. Luke Nathan Tarrson, Marie McManus and Louise Frank; at 330 West 95th st to Paul H. Gugger, Arthur El Pike and John A. Chrystie; at 565 West 144th st to Daniel Abrams, August Lewis and Richard Lowenherz; in the Richmond Court, Broadway and 164th st, to Thomas Costello; at 523 West 187th st to Samuel Garry and Arthur N. Sloman; and a store in the Briarcliff, Broadway and 162d st, to Irving Bishop.

GOODWIN & GOODWIN rented for Hattie R. Van Santvoord to Alyda C. Ross the 3-sty private dwelling at 106 West 122d st.

M. & L. HESS, INC., leased the store and basement at 32 West 36th st to J. Engle Hat Co., Inc.; also in conjunction with E. M. Goodman the 10th floor at 134-40 West 29th st to R. Tahan Bros. & Co.

M. & L. HESS, INC., leased the 6th floor at 318-26 West 39th st to A. & H. Veith; also the 2d floor at 115-17 East 23d st to Cortland Exhibiting Co., Inc.

LAKIN & DINKELSPIEL leased for Miller Candy Co. the store at 1608 Broadway to Amelia Oliva at an aggregate rental of about \$50,000.

LAKIN & DINKELSPIEL leased for Normandie Hotel Co. the store in the Hotel Normandie, Broadway and 38th st, to Theodoru & Poulos. The lease is for a term at an aggregate rental of about \$25,000.

LAKIN & DINKELSPIEL leased the 2d floor at 148 West 45th st to Thomas Hearon, publisher.

MULUHILL & CO. leased private dwellings at 153 East 114th st to Adonis Nathan; 114 East 121st st to Giuseppe Cutolo; and 167 East 118th st to G. Baldi.

CHARLES F. NOYES CO., agents for Ernest F. Lorillard, negotiated a five-year extension of A. J. Bates & Co. lease covering buildings 176x178 Duane st, on plot 50x127. The new lease is at an increase of about 20 per cent. over existing rental.

CHARLES F. NOYES CO. has leased at an aggregate rental of about \$150,000 for Abram M. Clonney, for 21 years, from May 1 next, to the Estey Wire Works Co., 34 Cliff st, a comparatively new 4-sty building, on lot 26x100. The tenant has also secured, through the Noyes Co., an option to purchase the property. The

(Continued on page 172)

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STATISTICS**

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.  
Conveyances.**

	1918 Aug. 2 to 8	1917 Aug. 3 to 9
Total No.....	133	105
Assessed Value.....	\$10,285,400	\$5,502,800
No. with consideration.....	16	17
Consideration.....	\$283,376	\$751,456
Assessed Value.....	\$379,100	\$798,400
	Jan 1 to Aug. 8	Jan. 1 to Aug. 9
Total No.....	3 803	4,957
Assessed Value.....	\$219,729,280	\$347,351,822
No. with consideration.....	600	652
Consideration.....	\$26,643,264	\$27,396,926
Assessed Value.....	\$30,339,000	\$35,985,056

**Mortgages.**

	1918	1917
	Aug. 2 to 8	Aug. 3 to 9
Total No.....	55	41
Amount.....	\$1,391,893	\$9,395,865
To Banks & Ins. Cos.....	3	4
Amount.....	\$29,000	\$8,291,000
No. at 6%.....	26	15
Amount.....	\$747,393	\$867,480
No. at 5½%.....	4	.....
Amount.....	\$51,000	.....
No. at 5%.....	15	11
Amount.....	\$519,350	\$8,109,750
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	1	.....
Amount.....	650	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	9	15
Amount.....	\$73,500	\$418,635

**Mortgage Extensions.**

	1918	1917
	Aug. 2 to 8	Aug. 3 to 9
Total No.....	29	17
Amount.....	\$3,754,050	\$644,750
To Banks & Ins. Co....	18	8
Amount.....	\$3,622,750	\$514 000
	Jan. 1 to Aug. 8	Jan 1 to Aug. 9
Total No.....	785	1,285
Amount.....	\$57,056 549	\$87,383,150
To Banks & Ins. Co....	316	640
Amount.....	\$33,470,707	\$67 028,200

**Building Permits.**

	1918 Aug. 3 to 9	1917 Aug. 4 to 10
New Buildings.....	3	6
Cost.....	\$140,000	\$461,500
Alterations.....	\$265,200	\$176,075
Jan. 1 to Aug. 9	Jan. 1 to Aug. 10	
New Buildings.....	120	231
Cost.....	\$7,360,650	\$23,304,500
Alterations.....	\$6,712,487	\$8,349,958

**BRONX.**

**Conveyances.**

	1918	1917
	Aug. 2 to 8	Aug. 3 to 9
Total No.....	63	95
No. with consideration.....	2	19
Consideration.....	\$67,750	\$160,565
	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9
Total No.....	2,766	3,813
No. with consideration.....	349	736
Consideration.....	\$3 344,534	\$4 973,848

**Mortgages.**

	1918	1917
	Aug. 2 to 8	Aug. 27 to 9
Total No.....	33	52
Amount.....	\$151,000	\$205,693
To Banks & Ins. Cos.....	2	2
Amount.....	\$23,000	\$5,000
No. at 6%.....	21	20
Amount.....	\$94,650	\$118,050
No. at 5½%.....	1	1
Amount.....	\$3,000	\$5,000
No. at 5%.....	4	16
Amount.....	\$13,100	\$53,843
No. at 4½%.....	1	1
Amount.....	.....	\$1,050
Unusual rates.....	1	5
Amount.....	\$2,000	\$10,075
Interest not given.....	6	9
Amount.....	\$38,250	\$17,675

**Mortgage Extensions.**

	1918 Aug. 2 to 8	1917 Aug. 3 to 9
Total No.....	10	10
Amount.....	\$200,200	\$159,250
To Banks & Ins. Cos.....	6	1
Amount.....	\$144,700	\$3,250

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	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9
Total No.....	243	447
Amount.....	\$4,821,912	\$8,647,924
To Banks & Ins. Cos.....	62	119
Amount.....	\$1,624,450	\$3,048,700

**Building Permits.**

	1918	1917
	Aug. 2 to 8	Aug. 3 to 9
New Buildings.....	5	5
Cost.....	\$50,300	\$19,300
Alterations.....	\$1,250	\$5,500

**BROOKLYN.**

**Conveyances.**

	1918	1917
	Aug. 1 to 7	Aug. 2 to 8
Total No.....	550	376
No. with consideration.....	37	34
Consideration.....	\$426,525	\$214,385

**Mortgages.**

	1918	1917
	Aug. 1 to 7	Aug. 26 to 8
Total No.....	337	210
Amount.....	\$947,235	728,901
To Banks & Ins. Cos..	35	29
Amount.....	\$135,700	\$122,400
No. at 6%.....	235	118
Amount.....	\$579,520	\$344,216
No. at 5½%.....	75	42
Amount.....	\$268,275	\$182,650
No. at 5%.....	14	30
Amount.....	\$70,950	\$116,825
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given .....	13	20
Amount.....	\$28,490	\$85,210

**Building Permits.**

	1918	1917
	Aug. 2 to 8	Aug. 3 to 9
New Buildings.....	49	23
Cost.....	\$175,450	\$226,450
Alterations.....	\$76,256	\$59,325

**QUEENS.**

**Building Permits.**

	1918	1917
	Aug. 2 to 8	Aug. 3 to 9
New Buildings.....	31	31
Cost.....	\$87,604	\$68,630
Alterations.....	\$26,970	\$15,330
	Jan 1 to Aug. 8	Jan. 1 to Aug. 9
New Buildings.....	1,481	2,258
Cost.....	\$4,622,548	\$7,935,356
Alterations.....	\$970,006	\$1,170,751

**RICHMOND.**

**Building Permits.**

	1918	1917
	Aug. 2 to 8	Aug. 2 to 8
New Buildings.....	42	14
Cost.....	\$59,900	\$11,450
Alterations.....	\$9,300	\$3,415
	Jan. 1 to Aug. 8	Jan. 1 to Aug. 8
New Buildings.....	384	372
Cost.....	\$819,213	\$1,074,96
Alterations.....	\$276,761	\$211,49*



# Building Activity Maintains Recent Average

## Statistics of Contracts Let for Seven Months Compared with Past Nine Years

**B**UILDING projects throughout the United States are holding to the average of past months in a most satisfactory manner and although Government work forms an important part of the total the general situation may be considered as fair when all of the numerous deterrents to prosperous building times are taken into consideration.

According to the tables of comparative statistics compiled by the F. W. Dodge Company which show the totals of contracts awarded from January 1 to August 1, for the past nine years, the total for 1918 indicates a considerable increase over any previous similar period. The figures are for building and engineering projects in the territory including the States north of the Ohio River and East of the Missouri River, including New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas.

In this territory during the first seven months of 1918 the total of contracts awarded amounted to \$1,064,688,000 as against \$990,602,000 for 1917 and \$711,005,264 for 1916. Of the total for the current year 32 2/5 per cent. was for structural operations which were a part of the Federal program of military operation and preparedness.

The total of contracts awarded in this territory for the month of July amounted to \$152,974,000 which was slightly better than the average for the first six months of this year which was \$151,952,333.

The table showing the total commitment for building operations in this territory from January 1 to August 1 for the past nine years follows:

Contracts awarded January 1 to August 1, 1918.....	\$1,064,688,000
" " " " " " 1917.....	990,602,000
" " " " " " 1916.....	711,005,246
" " " " " " 1915.....	508,233,600
" " " " " " 1914.....	454,579,300
" " " " " " 1913.....	545,067,500
" " " " " " 1912.....	482,577,500
" " " " " " 1911.....	477,227,313
" " " " " " 1910.....	526,425,460

Figures for the territory contiguous to New York including New York State and New Jersey indicate that during the months from January 1 to August 1, 1918, a total of \$156,588,000 worth of building and engineering construction was contracted for. Although this amount is less than that for the same period in 1917 it is the second highest total since 1913 when the contracts placed reached \$181,254,500. Of the total for the first seven months of this year about thirty per cent. was for Government work.

During the month of July, 1918, the total of contracts awarded amounted to \$21,378,000. This figure is slightly below the average of \$22,500,166 for the six preceding months, but is due no doubt largely to the reduction of large Federal operations in this territory. Although Government building continues to be a most important part of the entire group of structural operations it is but natural that there should be a slight reduction as the early part of the current year

witnessed a greater percentage of military and naval construction work in this territory than in any other section of the country.

Totals for the first seven months of the past nine years in the territory including New York State and Northern New Jersey follow:

Contracts awarded January 1 to August 1, 1918—30%.....	\$156,588,000
" " " " " " 1917.....	186,830,000
" " " " " " 1916.....	104,137,500
" " " " " " 1915.....	87,661,000
" " " " " " 1914.....	76,413,500
" " " " " " 1913.....	181,254,500
" " " " " " 1912.....	146,625,500
" " " " " " 1911.....	143,380,500
" " " " " " 1910.....	165,524,500

Considerable interest is attached to a study of the figures for July for the local territory. In greater New York, during this period new construction for which plans were started amounted to \$9,630,000, of which \$1,583,000 was for residential work, \$1,526,000 for manufacturing construction and \$6,521,000 for miscellaneous. During the same month contracts were awarded in greater New York for 193 dwellings costing approximately \$1,423,000, 18 manufacturing structures involving a total of \$362,000 and 133 miscellaneous operations to cost in the neighborhood of \$5,321,000.

In Northern New Jersey the projected dwelling construction amounted to \$1,591,000, with manufacturing \$600,000 and miscellaneous \$1,444,000. The structures actually contracted for included 72 residences to cost \$528,000, 13 manufacturing buildings valued at \$1,394,000 and 94 miscellaneous operations at an approximate cost of \$1,457,000.

The total for New York State for the month of July amounted to \$4,439,000 in contemplated building work and \$4,079,000 in buildings actually contracted for, divided as follows: 156 new dwellings at a cost of \$810,000, 33 factories and manufacturing projects to cost \$1,534,000 and 88 miscellaneous operations involving a total expenditure of \$1,735,000.

There is every reason at the present moment to anticipate considerably increased figures during August, September and October and the additional construction represented by the totals for these months will be for the greater part Government operations or buildings required indirectly as a result of military activities. The program of building construction destined to provide sufficient living accommodations for the employes in the shipyards and munition plants of the country is now well advanced. In specific instances contracts for the buildings have been awarded and work has already started, but there remains a large number of these operations, representing many millions of Federal expenditure, that are yet to be placed under contract.

From this time forth Federal activity will unquestionably dominate the building situation. While the war lasts the demand will continue and as long as there is a demand, the fulfillment of the Nation's requirements must take precedence over all other form of activity.

# Federal Survey of Building in Nation for 1917

**B**UILDING operations in the larger cities of the country were much less in 1917 than in 1916, according to the report published by the United States Geological Survey, Department of the Interior. In 60 selected cities 199,738 permits were issued or buildings erected in 1917, a decrease of 70,044. The cost of these operations was \$584,193,378 in 1917, as against \$899,684,512 in 1916, a decrease of \$315,491,134 or 35 per cent. The building operations in Greater New York cost \$90,221,357, in Chicago \$49,167,990, in Detroit \$39,666,800, in Philadelphia \$33,050,220, and in Cleveland \$30,483,750.

Of the 60 cities selected 48 showed decrease and 12 showed increase. The decrease in Greater New York was \$109,010,819, or 55 per cent; in Chicago, \$63,667,160, or 56 per cent; in Detroit, \$11,401,510, or 22 per cent; and in Philadelphia, \$16,269,005, or 33 per cent. Waterbury, Conn., where the building operations cost \$6,562,930, showed the largest increase—\$2,292,930, or 54 per cent. The other cities that showed increase were Akron, Atlanta, Chester, Denver, El

Paso, Hartford, Los Angeles, New Haven, Omaha, Sioux City, and Youngstown. Various reasons are given for these changes. The principal causes of decrease were the scarcity and high cost of material and labor. In some cities the cause of decrease was financial stringency. The causes for increase were local. In New Haven, for example, a great increase was caused by the erection of a large building for Yale University.

For 1917 a total of 145 cities reported operations costing \$687,415,605. For 1916 practically the same cities reported operations costing \$1,024,211,675. Of the 145 cities reporting for 1917, 129 stated operations by classes of structures. The total cost of the buildings erected in them was \$632,694,952. The part of this amount expended on wooden buildings was \$168,290,958, or 27 per cent; on brick or hollow-tile buildings \$322,147,677, or 51 per cent; on stone buildings, \$4,589,168, or less than 1 per cent; on concrete buildings, \$66,511,300, or 11 per cent; and on steel buildings, \$58,440,361, or 9 per cent.



# CURRENT BUILDING OPERATIONS

THE development and expansion of the Federal program of construction activity is unquestionably the keynote of the existing building situation. The condition is not local but effects almost every part of the country, but as the New York district is among the foremost of the military areas and the most important point of embarkation for the overseas service, the situation is more pronounced here than at any other point in the United States. Under the circumstances there is no great probability of a material change for a while and a prolongation of the war will unquestionably increase military building operations to a marked extent. Everyone who is familiar with construction work must realize that the demands of the nation must obtain preferential treatment in the present emergency and although this does not mean that the individual is to lose his freedom of action, except in instances where building commodities are not available by reason of their consumption elsewhere, it does mean that all purely private construction must be relegated to a position subordinate to the Federal requirements and demands.

Building operations in Manhattan are for the greater part confined to alteration of old buildings, remodeling them for new occupancies and constructing additions where additional space is required for manufacturing and warehousing, with a sprinkling of speculative work. In Brooklyn and Queens there has been a fair amount of speculative activity in both apartment and small house building and also in the erection of garages both for private and commercial occupancy.

Suburban building has taken the form of moderate priced dwelling construction and the need for structures of this type continues as the demand for accommodations is infinitely greater than the supply. The program of Federal housing seems now to be well under way and before long active building operations will be started at a number of the industrial housing projects that are scheduled for erection within the local territory. Staten Island, Bridgeport, Conn., Port Jefferson, L. I., all come under this group and the plans for the buildings to be constructed are now being prepared by the architects.

Although the markets for building

materials and supplies are not experiencing undue activity and the demand for materials for other than Government use is not heavy, prices are firm and indicating a strong tendency toward still further advances. This applies to all commodities that up to the present time have remained unaffected by Federal rulings controlling the price. From all accounts the end of the advance is not in sight and no one is willing to hazard even a guess as to what high levels some uncontrolled materials will climb. The limit of advance depends entirely upon the supply and demand and with increased activity in construction work and no relief from the labor difficulties and raw material shortages, the commodities that are unrestricted as to price are likely to jump to record high levels where they will remain for a long period.

**Common Brick.**—The wholesale price of Hudson River common brick sustained another sharp advance during the past week and ruling quotations are now \$15 a thousand to dealers, in cargo lots, alongside dock, with inferior grades and off loads bringing a slightly lower figure.

Even at this extremely high level there is no stability to the price situation and there is every probability of further increases in the near future. The present range of common brick prices are the highest known with one exception when directly after the Civil War, Hudson River brick sold at wholesale for \$20 a thousand. In 1880 common brick sold for as high as \$12 and that figure was thought exorbitant. At the present time the demand is fairly active and early in the week it seemed as though the market was picking up materially, but the excessively hot weather of the mid-week slowed down activity, as it was almost impossible for bricklayers to work upon walls, and the riding of brick from dock to yards or jobs was considerably reduced. Brick is now coming down river in better volume than it has for some time past and there is sufficient under cover in the yards or unsold in the wholesale market for all current demands and for almost any reasonable requirement. There are strong rumors of large Government demands, but as yet these have failed to materialize, although some time ago

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$15.00@ —

Raritan common.....No quotation

Second hand common, per load of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags .....@ —

Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —

¾ in. ....No quotation

Paving gravel .....No quotation

P. S. C. gravel .....No quotation

Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$2.00@ —

Trap rock, ¾ in. (Nominal).... 1.95@ —

Crushed limestone, 1½ in..... 1.70@ \$1.75

Crushed limestone, ¾ in..... 1.50@ 1.90

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.14

Kentucky limestone, per cu. ft..... 1.50

Brier Hill sandstone, per cu. ft..... 1.50

Gray Canyon sandstone, per cu. ft... .95

Buff Wakeman, per cu. ft..... 1.50

Buff Mountain, per cu. ft..... 1.50

North River bluestone, per cu. ft... 1.05

Seam face granite, per sq. ft..... 1.00

S. Dover marble (promiscuous mill blocks), per cu. ft..... 2.00

White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil**—

City brands, oiled, 5 bbls' lots.\$1.86@ \$1.92

Less than 5 bbls..... 1.87@ 1.93

**Turpentine:**

Spot in yard, N. Y., per gal....\$0.62@ \$0.63

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):

8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price


per M.....@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

# LEHIGH CEMENT

## NATIONAL



### DISTRIBUTION REPUTATION



MATERIALS AND SUPPLIES

Federal agents, in conference with common brick producers, formulated plans for obtaining a large number of brick for use in the various housing projects in this vicinity and other essential building operations. Conditions in the Raritan district are extremely quiet and no important change is anticipated at this time.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, August 9, 1918. Condition of market: Demand steady. Prices advanced. Quotations: Hudson Rivers, \$15.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 12. Distribution: Manhattan, 4; Brooklyn, 6; New Jersey points, 1; outside, 1.

**Lumber**.—The demand for lumber in the Metropolitan district continues fairly active in all consuming branches with Federal requirements in the lead at both wholesale and retail. Prices for lumber are not only holding firm, but are steadily climbing to new heights and from all accounts the top notch of the price situation has not yet been reached by any means. This applies to all kinds and grades except those for which the Government has established a fixed price. Although building activities have not

been exceptionally heavy during the past month or so, particularly as effecting the lumber market, there are strong indications of additional activity from these sources. The outlook is favorable for a greater use of lumber in building operations, more particularly in suburban sections where there is a strong demand for moderate priced modern dwellings either for sale or to rent and from all accounts there will be a considerable increase in this type of construction. Transportation affairs are in better shape today than they have been for some time past and much hope is held for continued improvement along this line.

**Structural Steel**.—Practically no business of a private character is being transacted, as the demand for steel for war purposes and for uses directly the result of war requirements are taking the entire output of the steel producers. In the fabricated field almost the entire output is going into Government building operations, the construction of ships and manufacturing and storage buildings for concerns having important Federal contracts for munitions and sup-

plies. Private building operations, requiring fabricated material in any great volume are being held in abeyance until steel is available for work of this nature and from the present outlook these operations will not be started for a long time.

**Wire Products**.—The producers of wire and wire nails report that the mills are operating at only about sixty per cent. of capacity owing to the continued shortage in the supply of steel. The demands from the Government and other sources directly traceable to war activities remain the most important factor in the present situation and the supplies of wire and wire nails available for general distribution are far below normal. Control prices, effective until September 30, are as follows: Wire nails, \$3.50 base per keg, and bright basic wire, \$3.35 a hundred pounds, Pittsburgh.

**Sand and Gravel**.—The market situation is quiet and according to reports from producers no material increase in activity is expected for some time. Owing to the decreased demand for sand and gravel, both from private consumers and Government sources coupled with the scarcity of labor, producers are only turning out about sixty per cent. of their normal capacity eighty per cent. of which is being diverted to Federal uses and the balance going into private construction. Prices are firm and unchanged at \$1.25 a cubic yard for sand and \$2.00 a cubic yard for gravel.

**Cast Iron Pipe**.—The prime difficulty of the manufacturers of cast iron pipe is in obtaining sufficient pig iron to keep their plants in operation. A large percentage of the total pipe produced is being diverted to Government use at cantonments, hospitals and also for use in the large housing projects that are being started in various parts of the country. Government control prices, including new freight rates are as follows: 6-inch, 8-inch, and heavier, \$61.75, New York; 4-inch, \$64.75; and 3-inch, \$71.75.

**Plaster Blocks**.—The market is quiet with demand dull owing to the existing lack of construction work in any great volume. Prices are firm and current quotations for plaster blocks are as follows: 2 in. solid and 3 in. hollow, in lots of 4,000 square feet or less, \$0.11 per square foot, delivered in Greater New York; for lots larger than 4,000 square feet, \$0.10½ per square foot.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00	B grade, single strength, first three brackets.....	82%
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		Grades A and B, larger than the first three brackets, single thick.....	79%
Lath (Eastern spruce f. o. b. N. Y.):		Double strength, A quality.....	80%
Standard slab .....	\$5.00@ \$5.25	Double strength, B quality.....	83%
Cypress lumber (by car, f. o. b. N. Y.):		Plaster—(Basic prices to dealers at yard, Manhattan):	
First and seconds, 1-in.....	\$70.00@ —	Mason's finishing in 100 lbs. bags, per ton.....	\$23.00@ —
Cypress shingles, 6x18, No. 1		Dry Mortar, in bags, returnable at 30c. each per ton..	14.05@ —
Hearts .....	10.00@ —	Block, 2 in. (solid), per sq. ft.....	\$0.11
Cypress shingles, 6x18, No. 1		Block, 3 in. (hollow), per sq. ft....	0.11
Prime .....	8.50@ —	Boards, ¼ in. x 8 ft.....	.12½
Quartered oak .....	\$5.00@ \$7.50	Boards, ¾ in. x 8 ft.....	.15½
Plain oak .....	@ 75.50	Structural Steel (Plain material at tide-water, cents per lb.):	
Flooring:		Beams & channels up to 14 in.....	3.245@ —
White oak, quartered, select..	@ \$67.00	Beams & channels over 14 in.....	3.245@ —
Red oak, quartered, select....	@ 67.00	Angles, 3x2 up to 6x8.....	3.245@ —
Maple No. 1.....	\$55.50 —	Zees and tees.....	3.245@ —
Yellow pine, No. 1, common flat .....	39.50@ —	Steel bars, half extras.....	3.245@ —
N. C. Pine, flooring, Norfolk..	43.00@ —	Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Sand—		Exterior—	
Screened and washed Cow Bay. 500 cu. yds. lots, wholesale..	\$1.25@ —	4x12x12 in., per 1,000.....	—
Lime (standard 300-lb. bbls.):		6x12x12 in., per 1,000.....	—
Eastern common, wholesale price .....	\$2.50@ —	8x12x12 in., per 1,000.....	—
Eastern finishing, wholesale price .....	\$2.70@ —	10x12x12 in., per 1,000.....	—
Hydrated common (per ton)....	15.20@ —	12x12x12 in., per 1,000.....	—
Hydrated finishing (per ton)....	17.20@ —	Interior—	
Window Glass. Official discounts from manufacturers' lists:		3x12x12 in., per 1,000.....	—
Single strength, A quality, first three brackets .....	80%	4x12x12 in., per 1,000.....	—
		6x12x12 in., per 1,000.....	—
		8x12x12 in., per 1,000.....	—



A MANUFACTURER told us recently that he was sorry his present buildings were not built of concrete construction. He needed additional floor space, and realized that the most economical form of construction in these times was concrete—yet he hated to erect a structure that would not look the same as his present buildings. He was surprised and relieved when we told him that it was an easy matter for us to erect a concrete structure, and still carry out the elevations in detail of his other buildings. He—"Let WHITE Build It of CONCRETE."



General Contractors for Concrete Industrial Buildings



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## Fireproof Building Construction

### OFFICES:

New York	Baltimore
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sylvania and Hotel Commodore

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### Addition to Automobile Plant.

The White Fireproof Construction Co., 286 Fifth avenue, Manhattan, has obtained a general contract for the erection of a three-story and basement building, 80x140 feet, at the Kingsland plant of the Chevrolet Motor Company of New York, Inc., and which this firm will utilize for the manufacture of kitchen trailers for the United States Government. The contract for this building calls for its completion in sixty working days. The structure will be of reinforced concrete, fireproof throughout and erected from plans prepared by the engineers of the White Fireproof Construction Co. The cost is placed at approximately \$175,000.

### Relative Hardness of Woods.

Taking shell bark hickory as the highest standard of our forest trees, and calling that 100, other trees will compare with it for hardness as follows:

Shell Bark Hickory.....	100
Pignut Hickory .....	96
White Oak .....	84
White Ash .....	77
Dogwood .....	75
Scrub Oak .....	73
White Hazel .....	72
Apple Tree .....	70
Red Oak .....	69
White Beech .....	65
Black Walnut .....	65
Black Birch .....	62
Yellow Oak .....	60
Hard Maple .....	56
White Elm .....	58
Red Cedar .....	56
Wild Cherry .....	55
Yellow Pine .....	54
Chestnut .....	52
Yellow Poplar .....	51
Butternut .....	43
White Birch .....	43
White Pine .....	30

Timber intended for posts is rendered almost proof against rot by thorough seasoning, charring and immersion in hot coal tar.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

LONG ISLAND CITY.—The Faribault Building Corp., 15 Park Row, Manhattan, has the general contract for the construction of a reinforced concrete manufacturing plant at Long Island City for the U S Government, care of Col. R. C. Marshall, Jr., Washington, D. C., from plans by Col. F. B. Wheaton, Advisory Architect, and Col. M. B. Gunby, Advisory Engineer, Cost, \$400,000.

LAKEHURST, N. J.—Col. F. B. Wheaton, Advisory Architect, Washington, D. C., and Col. M. B. Gunby, Advisory Engineer, are preparing plans for a training camp to be directed at Lakehurst, N. J., for the U. S. Government, care of Col. R. C. Marshall, Jr., owner. Cost, about \$600,000. Name of general contractor will be announced shortly.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

9TH ST.—Harold F. Smith, 38 West 32d st, has completed plans for alterations to the 4-sty brick factory at 20 East 9th st, into bachelor apartments, for Jos Ettlinger, 13 Astor pl, owner. Cost, about \$10,000.

5TH AV.—Plans will be prepared privately for interior alterations to the 6-sty brick and stone apartment, 100x110 ft, at 2100 5th av, cor 129th st, for Isaac Portman, 43 West 125th st, owner and builder.

#### DWELLINGS.

71ST ST.—Thomas J. Duff, 407 West 17th st, has prepared plans for alterations to the 4-sty brick residence at 238 West 71st st for J. S. Herrman, 238 West 71st st, owner. Cost, \$7,500.

#### HOSPITALS AND ASYLUMS.

AMSTERDAM AV.—Wm. A. Boring, 52 Vanderbilt av, is preparing the preliminary plans for additional 2-sty terra cotta block hospital units, 75x200 ft., on Amsterdam av and 113th st, for St. Luke's Hospital. Definite details will be available later.

### STABLES AND GARAGES.

49TH ST.—Frank J. McCabe, 303 5th av, has been retained to prepare plans for a 1-sty reinforced concrete garage, 86x100 ft, at 536 to 540 West 49th st, for Mae Siefert, owner, care of John J. Buckley, Attorney, 233 Broadway.

55TH ST.—Summerfield & Steckler, 31 Union sq, have completed plans for a 1-sty brick garage, 200x200 ft, at 513 to 527 West 55th st, running through to 512 West 56th st, for the Chapwin Realty Corp., 32 Liberty st, owner. Lessee, 512 West 56th St Corporation, Alex Allen pres., 512 West 56th st. Cost, \$85,000.

CHERRY ST.—L. A. Sheinart, 194 Bowery, has prepared plans for alterations to the 4-sty brick tenement into stable at 359 Cherry st, for Charles Schmale, 602 Water st, owner, who will take bids on construction when plans have been approved by the city departments. Cost, about \$5,000.

13TH ST.—John B. Snook Sons, 261 Broadway, have completed plans for alterations to the 5-sty brick garage and storage building, 50x100 ft, so as to comply with the Labor and Fire laws, for the Estate of Geo. A. Hearn, 20 West 14th st, owner. Cost, about \$5,000.

### STORES, OFFICES AND LOFTS.

7TH AV.—Walter A. Haefeli, 52 Vanderbilt av, is preparing tentative sketches for a 10 or 11-sty brick and concrete office building on plot 75x74 ft, at 800 to 804 7th av, northwest cor of 52d st, for the Hasco Building Co., L. A. Scott, pres., 52 Vanderbilt av, owner and builder.

### Bronx.

#### DWELLINGS.

HILL AV.—Louis B. LaVelle, 261 East 201st st, is preparing plans for a 2½-sty frame and stucco dwelling, 19x38 ft, on the east side of Hill av, 250 ft n of Edenwald av, for Philip Aginsky, 3356 Mickle av, owner and builder. Cost, \$3,500.

### STABLES AND GARAGES.

UNION AV.—Dunnigan & Crumley, 391 East 149th st, have prepared plans for a 2-sty brick extension to garage 33x87 ft, on the east side of Union av, 215 ft north of 165th st, for Constantine Dreher, 1022 Forest av, owner. Cost, about \$10,000.

BOSTON RD.—Irving Margon, 355 East 149th st, has finished plans for a 1-sty brick garage, 49x278 ft, in the east side of Boston rd, 148 ft north of Tremont av, for the Newat Realty Co, Philip Wattenburg pres., 200 Broadway, owner and builder.

PARK AV.—Chas Schaefer, Jr., 529 Courtlandt av, has prepared plans for a 1-sty brick garage, 50x141 ft, on the east side of Park av, 225 ft north of 179th st, for the Benenson Realty Co, 401 East 152d st, owner and builder. Cost, \$10,000.

152D ST.—Starrett & Van Vleck, 8 West 40th st, have finished plans for a 1-sty brick and reinforced concrete garage, 68x100 ft, to occupy the block front in the north side of 152d st, between Grant & Sherman avs, for John Massamino, 11 West 177th st, owner and builder. Cost, \$150,000.

STEBBINS AV.—J. R. Marsh, 30 East 42d st, has completed plans for a 1-sty concrete garage, 80x245 ft, on the east side of Stebbins av, 230 ft south of 165th st, for the Estate of George F. Johnson, 30 East 42d st, owner. Cost, \$20,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

HOPKINSON AV.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 3-sty brick apartment, 25x72 ft, on the west side of Hopkinson av, 150 ft north of Newport av, for Louis La Peter, 858 Hopkinson av, owner and builder. Cost, \$10,000.

#### DWELLINGS.

WEST 27TH ST.—Morris Perlstein, 49 Fulton st, Middle Village, L. I., has plans in progress for five 2-sty brick dwellings, 20x58 ft, in the west side of West 27th st, 140 ft south of Mermaid av, for A. Barnett, 2913 West 27th st, owner and builder. Total cost, \$30,000.

AMBOY ST.—Cohn Brothers, 361 Stone av, have plans in progress for twelve 2-sty brick dwellings, 20x56 ft, at the northwest cor of Amboy st and Riverdale av, for Barnett Baltowsky, 528 Chester av, owner and builder. Total cost, \$100,000.

GLENWOOD RD.—C. P. Cannella, 1163 Herkimer st, has completed plans for a 1-sty frame dwelling, 25x50 ft, with store, at the southwest cor of Glenwood rd and East 78th st, for Francisco Biolardello, 202 Jackson av, Brooklyn, owner and builder. Cost, \$3,000.

AV. D.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for two 2-sty frame dwellings, 20x37 ft, on the south side of Av D, 40 ft east of East 8th st, for Flandreau & McRoberts, 1096 Flatbush av, owners and builders. Total cost, \$5,000.



**AV L.**—Robert T. Schaefer, 1526 Flatbush av, has prepared plans for a 2-sty frame dwelling, 20x37 ft, on the south side of Av L, 60 ft west of East 8th st, for Flandreau & McRoberts, 1096 Flatbush av, owners and builders. Cost, \$5,000.

**EAST 3D ST.**—B. W. Dorfman, 26 Court st, has finished plans for a 2½-sty frame dwelling, 28x32 ft, in the east side of East 3d st, 180 ft south of Av F, for Wm J. Adams, 103 Webster av, owner and builder. Cost, \$6,000.

**48TH ST.**—A. Kirschmann, 4812 12th av, has prepared plans for two 2-sty frame dwellings, 20x40 ft, in the south side of 48th st, 300 ft west of 13th av, for Noale Felds, 4812 12th av, owner and builder. Total cost, \$13,000.

**GLENWOOD RD.**—C. H. Pfaff, 673 Elbert lane, has finished plans for a 1½-sty frame dwelling, 20x22 ft, at the northeast cor of Glenwood rd and East 83d st, for G. Lombardi, 342 Lorimer st, owner and builder. Cost, \$5,500.

**47TH ST.**—S. Millman, 26 Court st, has completed plans for two 2-sty frame dwellings, 18x49 ft, in the south side of 47th st, 120 ft east of 16 av, for the F. & R. Realty Co., G. Schumer, 181 Martense st, owner and builder. Total cost, \$15,000.

#### FACTORIES AND WAREHOUSES.

**DYKMANN ST.**—Plans are being prepared privately for a group of buildings to be constructed in Dykmann, Sullivan and Walcott sts, to be used as a ship repair plant, for the Ramberg Iron Works, Inc., Imlay and Pioneer sts, owners. Details will be available later.

**WARREN ST.**—Koch & Wagner, 346 Court st, completed plans for a 1-sty addition to the 4-sty brick storage bldg, 50x100, in Warren st, 101 ft west of 5th av, for the Metropolitan Tobacco Co., 42 West 89th st, Manhattan, owner. Cost, \$26,000.

**GRAND ST.**—A. C. Kunzi, 209 Utica st, has prepared plans for a 1-sty brick office and storage bldg, 28x55, in Grand st, 27 ft west of Morgan av, for J. Dubois & Co., 968 Grand st, Bklyn., owner. Cost, \$7,000.

**BLAKE AV.**—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 1-sty brick and steel addition to artificial ice manufacturing plant, 45x100 and 50 ft high, at the northeast cor of Blake and Van Sinderen avs, for Rubel Bros, Inc., Glenmore av, owners. Cost, approximately \$25,000.

#### STABLES AND GARAGES.

**LEXINGTON AV.**—W. T. McCarthy, 16 Court st, has plans in progress for a 1-sty brick garage, 120x100 ft, on the north side of Lexington av, 325 ft east of Nostrand av, for Hon. Norman S. Dike, Court House, Brooklyn, owner. Cost, about \$20,000.

**55TH ST.**—Chas. Infanger, 2643 Atlantic av, has plans in progress for seven attached 1-sty brick garages, 16x18 ft each, in the north side of 55th st, 100 ft East of 9th av, for the Agress Const. Co., 487 Hendrix st, owner and builder. Total cost, \$3,000.

**52D ST.**—F. W. Eisenla, 650 68th st, has finished plans for thirteen attached garages, 1-sty brick, 16x17 ft each, in the south side of 52d st, 100 ft East of 3d av, for H. J. Wolf, 364 82d st, owner and builder. Cost, \$7,800.

**RALPH AV.**—Cohn Brothers, 361 Stone av, have prepared plans for a 1-sty brick garage, 100x100 ft, at the southeast cor of Ralph av and St. Johns pl, for David Scrota, 1357 Eastern Parkway, owner and builder. Cost, \$20,000.

**15TH ST.**—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 1-sty extension to a 1-sty brick garage, 20x45 ft, at 129-131 15th st, for Barney Cohen, 167 17th st, owner and builder. Cost, \$3,000.

**CLASSON AV.**—Shampan & Shampan, 772 Broadway, have plans in progress for a 1 and 2-sty brick garage, with apartments above, 25x100 ft, on the east side of Classon av, 338 ft north of Myrtle av, for S. Kornblum, owner and builder, c/o architects. Cost, \$18,000.

**75TH ST.**—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing plans for eight attached 1-sty brick or terra cotta garages, 18x18 ft each, at 75th st and 18th av, for Mainard C. Schill, 1701 77th st, owner and builder.

**CARROLL ST.**—W. J. Conway, 400 Union st, has prepared plans for a 1-sty brick garage, 25x100 ft, in the north side of Carroll st, 104 ft west of Hicks st, for Thos. F. Lantry, 214 Carroll st, owner and builder. Cost, \$5,000.

**12TH ST.**—Plans have been prepared privately for a 2-sty brick extension to the garage in the south side of 12th st, 272 ft east of 6th av, for John Bohanan, 419 9th st, owner and builder. Cost, \$5,000.

#### Queens.

##### DWELLINGS.

**JAMAICA, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 28x31, at the northeast cor of Midland Parkway and Doncaster blvd, for Harry Bornhart, 38 Prospect av, Flushing owner. Cost, \$10,000.

**RIDGEWOOD, L. I.**—Wm. Von Felde, 2188 Metropolitan av, Middle Village, L. I., has completed plans for a 2-sty brick dwelling, 26x50 ft, with garage, in the north side of Decatur st, 375 ft east of Forest av, for I. Guutzeit, 9 Wayne st, Middle Village, L. I., owner and builder. Cost, \$12,000.

##### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—John M. Baker, 9 Jackson av, has completed plans for a 1-sty brick storage shed, 100x100 ft, in the south side of 8th st, 125 ft east of West av, for Toch Bros., 59 9th st, owners. Cost, \$8,000. C. C. Woodruff & Co., 10th st, Long Island City, have the general contract.

##### MUNICIPAL.

**COLLEGE POINT, L. I.**—Plans have been prepared privately for a 2-sty brick and stucco firehouse in the west side of

16th st, 154 ft south of 4th av, for the Fire Department of the City of New York. Thos. J. Brennan, Commissioner. Cost, \$5,000.

#### Richmond.

##### DWELLINGS.

**NEW BRITON, S. I.**—Plans have been prepared privately for a 2-sty brick dwelling, 22x45, in the north side of 1st st, 290 ft east of Clinton av, for G. Carrivino, 183 Buckan st, New Brighton, S. I., owner and builder. Cost, \$5,000.

**DONGAN HILLS, S. I.**—James Whitford, Tompkinsville, has completed plans for a 2-sty frame dwelling, 27x49 ft, on the north side of Whitlock av, 400 ft west of Four Corners rd, for the Dongan Hills Reservation Co., 30 Broad st, Manhattan, owner. Cost, \$7,500. John Schroll, Clark av & Richmond av, has the general contract.

**WEST NEW BRIGHTON, S. I.**—E. S. Barnes, 116 Bement av, has finished plans for a 2-sty frame dwelling, 21x32 ft, at the northwest cor of Mado av and Forest av, for the Competent Home Building Co., Broadway, owner and builder. Cost, \$4,000.

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### Suffolk.

#### HALLS AND CLUBS.

**YAPHANK, L. I.**—Franklin B. Ware, 1170 Broadway, Manhattan, is preparing plans for a 2-sty frame hostess house, 100x137xirreg, at Camp Upton, Yaphank, L. I., for the Knights of Columbus Natl. Catholic War Work Council, c/o Walter Hook, 154 East 38th st, Manhattan. Cost, \$75,000. Architect will soon call for bids from selected list of contractors.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

**POMPTON LAKES, N. J.**—Charles E. Sleight & Son, 136 Washington st, Patterson, N. J., are preparing plans for two 2-sty brick or hollow tile block and stucco apartments, 45x50, with stores on Wanoque av, for Wm. Wuester, Wanoque av, owner. Total cost, \$12,000.

#### DWELLINGS.

**MONTCLAIR, N. J.**—H. M. Fisher, 483 Bloomfield av, has prepared plans for two 2½-sty dwellings, 18x31, each of hollow, concrete blocks, built at Montclair, N. J., for owner to be announced later. Total cost, \$10,000.

**BLOOMFIELD, N. J.**—F. L. Pierson, 160 Bloomfield av, has completed plans for a 2½-sty frame 2-family dwelling, 24x48, at 193 Bloomfield av, for James W. Nichols, 52 Ella st, owner and builder. Cost, \$9,000.

**ROSELLE, N. J.**—Plans have been prepared privately for five 2½-sty frame and stucco dwellings, 24x32, at 705 to 713 Spruce st, for Abraham Chassan, owner, c/o Isadore Bass, Roselle, N. J., general contractor. Cost, \$3,400 each.

**PASSAIC, N. J.**—Joseph DeRose, 119 Ellison st, Patterson, N. J., has finished plans for a 2½-sty concrete, frame and stucco dwelling, 30x40, in Chestnut st, for Antonio Profita, 357 Oak st, Passaic, owner. Cost, \$4,000.

**MONTCLAIR, N. J.**—H. M. Fisher, Bloomfield av, is preparing plans for 2½-sty frame and shingle dwelling, 28x26, at the cor of Appleton pl and Burnside st, for owner to be announced later. Cost, \$8,000.

**BAYONNE, N. J.**—Eugene Riley, 63 West 34th st, Bayonne, has completed plans for a 2½-sty frame dwelling, 30x40 ft, at the southeast cor of the Boulevard and West 22d st, for Dr. Frank Facciolo, 568 Broadway, Bayonne, owner. Cost, \$8,000.

**ELIZABETH, N. J.**—Plans have been prepared privately for a 2½-sty frame dwelling, 26x32 ft, at Hillside rd and Park av, for Leslie L. Vivian, 7 West End Place, owner. Cost, \$8,500. Harvey Robertson, 230 Highland av, Newark, N. J., has the general contract.

**EAST ORANGE, N. J.**—W. E. Garabrants, 343 Main st, has completed plans for a 2½-sty frame dwelling, 23x28 ft, at 35 Whittier st, for C. Homer, 74 Sanford st, owner, who will take bids on separate contracts. Cost, \$7,000.

#### FACTORIES AND WAREHOUSES.

**PATERSON, N. J.**—Charles E. Sleight & Son, 136 Washington st, have completed plans for a 2-sty frame silk mill, 31x50, at 240 Harrison st, for Max Hyman, 80 Twentieth av, Paterson, N. J., owner. Cost, \$4,000.

### HALLS AND CLUBS.

**PATERSON, N. J.**—Elliott R. Coe, 136 Washington st, has prepared plans for a 1-sty brick and frame club house, 28x72, at 77-79 18th st, for the Riverside Athletic & Singing Club, owner, care of architect. Cost, \$5,500.

#### STORES, OFFICES AND LOFTS.

**MONTCLAIR, N. J.**—H. M. Fisher, 403 Bloomfield av, has prepared plans for a 1-sty brick store, 20x20 ft, on Bloomfield av, for Juadrel Bros., owners and builders. Cost, \$3,000.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### APARTMENTS, FLATS & TENEMENTS.

**MANHATTAN.**—R. S. Pollock, 118 East 28th st, has the general contract for alterations to the store and tenement at 126 West 10th st, for Maud L. Marshall, 47 St. Johns pl, Brooklyn, owner, from plans by Fred Savignano, 6005 14th av, Brooklyn, architect. Cost, about \$4,000.

#### DWELLINGS.

**BROOKLYN.**—Allen Black, 847 East 19th st, Bklyn., has the general contract to remodel the 2½-sty frame and stucco residence at northeast cor of Avenue G and East 17th st for Pearl Frankel, 1703 Avenue G, owner, from plans by Howard Major, 509 5th av, Manhattan, architect. Cost, \$20,000.

**BROOKLYN.**—Wm. H. Hatch, 304 Argyle rd, Brooklyn, has the general contract for alterations to the 3-sty brick dwelling, 22 x56 ft, at the northwest cor of Garfield pl and Polhemus pl, for the Sinclair Association, 32 Court st, owner, from plans by Dodge & Morrison, architects, 135 Front st, Manhattan. Cost, \$4,000.

**GREAT NECK, L. I.**—Samuel H. Evans, Great Neck Station, L. I., has the general contract for a 2½-sty frame dwelling, 25x70 ft, at Great Neck, for Otto Young, 115 Broadway, Manhattan, owner, from plans by Carl L. Otto, 15 Park Row, Manhattan, architect. Cost, \$20,000.

#### FACTORIES AND WAREHOUSES.

**MANHATTAN.**—H. P. Wright & Co., 25 West 42d st, have the general contract for alterations to the 3-sty brick stable at 678 Water st, into a warehouse, for John Bingham, owner, on premises. The Globe Forwarding Co., 42 Broadway, is the lessee, and plans were prepared by J. P. Wiske-man, 30 East 42d st, architect. Cost, about \$12,000.

**BROOKLYN (SUB).**—I. Stark & Co., 346 Tompkins av, have obtained the contract for electrical installation in the new residence for Herman Gabbe, at Westminster and Albemarle rds, Brooklyn.

**BROOKLYN (SUB).**—I. Stark & Co., 346 Tompkins av, have the contract for the electrical work in the new factory at 16 Eckford st for Raebach & Zimptbaum.

**BROOKLYN.**—Fred Weber, 109 Woodbine st, has the general contract for the construction of a 1 & 2-sty brick machine shop, 148x250 ft, at Flushing and Wyckoff aves for E. Behringer, Inc., 315 East 97th st, Manhattan, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, about \$30,000.

**MANHATTAN.**—A general contract was awarded the Improvement Constn. Co., of 1269 Broadway, by Box Board & Lining Co., D. J. O'Connor, pres., owner, on premises, for alterations consisting of new columns and girders strengthening all floors of the 6-sty brick 74x83 storage house at 10-12-14 Grand st, New York City. The architect is Marshall N. Shoemaker, 207 Market st, Newark, N. J.

**MANHATTAN.**—A general contract was granted to Chas. Money, of 228 West 36th st, by the owner, J. H. Ottly, 240 West 37th st, for the extension of the 1-sty non-fireproof storage building of brick, making a 2-sty addition on a 1-sty extension 20x50, planned by J. Harder, of 120 West 32d st, architect. Cost, \$7,500.

**NEWARK, N. J.**—Enstice Bros., 40 Clinton st, have the general contract for a concrete and brick addition to foundry at Newark, N. J., for the Essex Foundry Co., Murray st, Newark, owners, from plans by Ballinger & Perrot, Philadelphia, Pa., and 47 West 34th st, Manhattan, architects.

**RAHWAY, N. J.**—Frederick Kilgus, 13 South 6th st, Newark, N. J., has the general contract for alterations and additions to the manufacturing plant at 30 East Grand st for the Royal Manufacturing Co., owners, from plans by Frederick A. Phelps, architect and engineer, Union Building, Newark, N. J. Cost, approximately \$30,000.

### HALLS AND CLUBS.

**TENAFLY, N. J.**—The American National Red Cross, John Magee in charge, has awarded a general contract for the erection of a Red Cross bldg., "Type M," at Camp Merritt, Tenafly, N. J., to Stevenson & Cameron, of 37 West 25th st (without competition) from private plans calling for a 1-sty frame, 30x50 ft. Cost, \$13,000.

#### SCHOOLS AND COLLEGES.

**NEWARK, N. J.**—Contracts have been issued to E. M. Waldron & Co., 84 South 6th st, Newark, N. J., and to Jos. Schaedel, Warren st, Newark, N. J., for fireproofing boiler rooms, instituting new fireproof stairs, electric work and painting for the Washington st school, Summer av school, Garfield school and Lafayette school of Newark, N. J., by the City of Newark, Board of Education, Frank H. Sommer, pres., R. D. Argus, secy., City Hall, Newark, from plans by the school architect, Louis Sonntag, City Hall, Newark. No bids received. Cost, \$4,000.

#### STABLES AND GARAGES.

**BROOKLYN.**—Wm. Kennedy Const. Co., 251 Montague st, has obtained a general contract for a 1-sty brick extension to garage on the west side of Waverly av, 185 ft south of Flushing av, for J. J. Hillis, 26 Waverly av, owner, from plans by A. C. Kunzi, 209 Utica st, architect. Cost, \$5,000.

**BROOKLYN.**—Hyman Rappaport, 1815 Prospect st, has the general contract for a 1-sty brick garage, 50x99, at the northeast cor of Union av and Powers st, for Isaac Schnitzer, 154 Union st, owner, from plans by E. M. Adelson, 1776 Pitkin av, architect. Cost, \$15,000.



**MANHATTAN.**—The Lower New York Realty Corp., Watson B. Robinson, pres., 60 Wall st, has granted a general contract to the York Bldg. Co., 103 Park av, for the building of a brick 1-sty garage, 47x126, planned by Philip Morris Erickson, 645 East 31st st, Brooklyn, and leased by J. Pitman Co., J. Pitman, vice-pres., 229 Front st, New York City.

**BROOKLYN, N. Y.**—General contract has been awarded to Jacob Klein, 13 Herzel st, Brooklyn, by Fred Ochse, owner, 209 Hester st, N. Y., for addition to garage at s s Sterling pl, 122 e Washington av, of brick walls, concrete floors, 1 sty, 75x100. Plans by Koch & Wagner, 26 Court st, Bklyn. Cost, \$12,000.

#### STORES, OFFICES AND LOFTS.

**MARINERS HARBOR, S. I.**—Fred T. Ley Co., 19 West 44th st, Manhattan, have the general contract for the construction of a 4-sty and basement brick and reinforced concrete office bldg, 45x90, at Mariners Harbor, S. I., for the Staten Island Ship-building Co., 1783 Richter st, Port Richmond, owners, from plans now being prepared by the Lockwood Greene Co., 101 Park av, Manhattan, architect and engineers.

**MANHATTAN.**—The Grant Contracting Co., of 299 Madison av, has been awarded contract for store extension at 11 East 41st st, for Hy. Phipps Estate, 787 Fifth av, architect being Fredk P. Hill, 299 Madison av, N. Y.

**MANHATTAN.**—Thompson-Starrett Co. of 49 Wall st has been awarded general contract for the building of two theatres, stores and offices at 215-223 West 42d st and 228-234 West 43d st, by Sperry & Hutchinson, 2 West 45th st, property being of brick and terra cotta, 2 and 4 stys, 66x100 and 100x180. Lessee is Selwyn Co., 1415 Bway. Architect who drew plans is R. R. Pereira & Eugene De Rosa, 150 Nassau st, and steam heating engineer is Jaros & Baum, Webster av, L. I. City. Cost, \$225,000.

**MANHATTAN.**—A contract has been awarded to Tucker & Lewis, 101 Park av, for alterations to office building, a brick, 8-sty block front, 113x59x71, at 132-8 Liberty st, through to 141 Cedar st, owned by Marden, Orth & Hastings Co., Pres. Mountford S. Orth; V. Pres., F. W. McKee, 61 Bway, from plans drawn by John J. Pettit, 103 Park av, architect.

**MANHATTAN.**—General contract was awarded Jas. Wilson & Co., 314 West 4th st, for alterations to loft building of brick and stone, for fireproof doors, extending stairs and mason work at 192 Greene st, being the Estate of Samuel Meinhard, 640 Bway, from plans by Geo. A. & H. Boehm, 7 West 42d st, N. Y. City, architect. Cost, \$3,000.

**MANHATTAN.**—John Cronk & Sons of 331 W 37th st has been awarded general contract for alterations to 8-sty office bldg, 68x81, fireproof, consisting of fire stairs and windows, for the Liverpool & London & Globe Insurance, Ltd., H. W. Eaton, Pres., on premises. Architect who drew plans is Adolph E. East, 546 5th av, N. Y. City.

**BUFFALO, N. Y.**—A general contract was granted to Charles Berricks Sons Co., of 1151 Main st, Buffalo, for alterations and addition to an office at 197 Lanthrop st, Buffalo, owned by Luman Bearing Co. (brass foundry) of 197 Lanthrop st, from plans by Golson & Hudson, 35 Dun Bldg, Buffalo. Same is one story brick bldg, 34x18 ft. Cost, \$5,000.

**HORNELL, N. Y.**—Lee Dennison, of 162 N. Main st, Hornell, received a contract from the N. Y. Telephone Co., 15 Dey st, N. Y. City, President Union N. Bethell, Treasurer Walter Brown, for a rear addition to the telephone building at Hornell, N. Y. The architect who drew plans is E. A. Munger, care N. Y. Telephone Co. The building in question is brick, 2 stys, 19x22 ft. Cost, \$10,000.

#### HOSPITALS AND ASYLUMS.

**JAMAICA, L. I.**—Frank Drosch, Woodhaven, L. I., has the general contract for a 1-sty brick and terra cotta extension to laundry building, 18x30, in the west side of Ray st, 175 ft north of Shelton av, for the Mary Immaculate Hospital Asso., on premises, owner, from plans by W. J. Boegel, 3 West 29th st, Manhattan, architect. Cost, \$5,000.

#### MUNICIPAL.

**OSWEGO, N. Y.**—A contract was awarded to the Pathfinder Paving Co., of Fulton, N. Y., for the building of roads on East 10th st and Mitchell st, Oswego, N. Y., by the City of Oswego, Dept. of Works, P. S. Cullen, commr, Oswego, requiring 11,000 yards of water bound macadam.

**BATH, N. Y.**—A contract for heating work, pipe covering, etc., has been awarded to Hogg & Lynn Co., Inc., Elmira, N.

Y., by the Board of Trustees of N. Y. State Soldiers' & Sailors' Home, Peter Sheridan, secy, John S. Maxwell, pres, Bath, for the heating work, pipe covering, etc., in Soldiers' & Sailors' Home at Bath, N. Y. Cost, \$1,362.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**NEW YORK BUILDING MANAGERS' ASSOCIATION** will hold its next regular monthly meeting in the Federal Reserve Meeting Room in the Equitable Building, 120 Broadway, Tuesday, August 13, at 3 p. m.

### CALENDAR

#### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 110, Municipal Building, Manhattan.

#### HOURS OF MEETING.

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, August 13, 1918, at 10 A. M.

Public Hearing at 10.15 A. M.

1262-18-S—Proposed Rules relating to Smoking in Protected Portion of Factories and in Special Classes of Occupancies.

#### Petitions for Variations.

1132-17-S—359-361-363 Ninth av, Manhattan.  
1137-17-S—41-61 Ferris st, Manhattan.  
1164-17-S—12 East 23d st, Manhattan.  
1191-17-S—45 Barclay st, Manhattan.  
1213-17-S—471 Broadway, Manhattan.  
1214-17-S—211-213 East 54th st, Manhattan.  
1217-17-S—43-45 Broad st, Manhattan.  
1264-17-S—52 East Broadway, Manhattan.  
1283-17-S—Northwest corner 142d st and Fifth av, Manhattan.

615-18-S—100 East 11th st, Manhattan.  
1313-18-S—8-10 West 19th st, Manhattan.  
1316-18-S—384 Fifth av, Manhattan.  
1317-18-S—245 East 23d st, Manhattan.  
1320-18-S—516-520 West 34th st, Manhattan.  
1318-18-S—575-79 Eleventh av, Manhattan.  
1325-18-S—44-48 West 3d st, Manhattan.  
1326-18-S—44-48 West 3d st, Manhattan.  
1327-18-S—44-48 West 3d st, Manhattan.  
1328-18-S—9 East 48th st, Manhattan.  
1344-18-S—69 West Houston st, Manhattan.  
1347-18-S—Atlantic av and Bigelow pl, Woodhaven, L. I.

1354-18-S—127 Madison av, Manhattan.  
650-18-S—46-52 Crosby st and 502-504 Broadway, Manhattan.

2098-17-S—442 Lafayette st and 2-8 Astor pl, Manhattan.

1374-18-S—143-149 West 19th st, Manhattan.

1377-18-S—810-812 East 5th st, Manhattan.

1378-18-S—814-816 East 5th st, Manhattan.

1399-18-S—457-467 East 147th st, Manhattan.

1401-18-S—461-465 Madison st, Brooklyn.

#### BOARD OF APPEALS.

Tuesday, August 13, 1918, at 1.30 P. M.

Under Building Zone Resolution.

1340-18-BZ—326 State st, Brooklyn.

1341-18-BZ—117 Carroll st, Brooklyn.

1342-18-BZ—121-123 Carroll st, Brooklyn.

1343-18-BZ—119 Carroll st, Brooklyn.

1345-18-BZ—167-173 North 9th st, Brooklyn.

1397-18-BZ—117-119 West 46th st, Manhattan.

#### Appeals from Administrative Orders.

192-17-A—2071-2079 Broadway and 200 West 72 st, Manhattan.

1310-18-A—35-37 Nassau st, 56 Liberty st, Manhattan.

1311-18-A—200 Fifth av, Manhattan.

1312-18-A—229 Hart st, Brooklyn.

1314-18-A—203-5 West 112th st, Manhattan.

1319-18-A—59-61 Wall st, Manhattan.

1322-18-A—305-307 West 128th st, Manhattan.

1257-18-A—Pier foot of 30th st, Brooklyn.

36-17-A—307 West 141st st, Manhattan.

1275-18-A—290 Broadway, Manhattan.

1358-18-A—47-49 Mercer st, Manhattan.

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business of the Estey Wire Works Co. was established in 1876, but in 1916 the active management of the company was taken over by John C. Anderson, Arthur B. Carle and Frank R. Anderson. The lease is of particular interest because the rental paid under the new lease is an increase of about 70 per cent. over the rental that has heretofore been paid, and this increase in rental shows the strength of property in the neighborhood, and the scarcity of desirable buildings. Stoddard & Mark, attorneys, represented Mr. Clonney in this transaction.

OGDEN & CLARKSON CORP. leased the top floor front at 583 5th av to Gentlewoman's Exchange, and the 9th and 10th floors at 53-7 West 36th st to Riegel Roos Co., Inc.

THOMAS J. O'REILLY rented apartments at 562 West 164th st to Henry Kranis, Edwin Willard, Max Reese, Albert Cohn, Edwin Doernberg; at 539 West 112th st to John Thompson, Cora Epstein, Harry S. Potter, Amelia Frank; at 401 West 118th st to Harry Ducker, Frank A. Gardner, Mary Alden Haupt, Isaac Winston; at 7-9 West 108th st to Joe Leo, Alex. J. Silberstein.

PEASE & ELLIMAN rented for John Cartenson his duplex apartment, furnished, at 330 Park av to E. M. Bulkeley apartment, furnished, at 1067 5th av to Mrs. L. Hallock, Jr.; also apartments at 350 Park av to Dr. Walter Heiman; 550 Park av to Julia Ryle; 850 Park av to Mrs. K. Beck; 399 Park av to Mrs.

Lansdale Boardman; 911 Park av to Mrs. John Tanner; 56 West 11th st to Samuel Hoffenstein; at 11 East 68th st to Mrs. G. G. Henry; at 100 West 59th st to Charles R. Doremus and to William Wilson, Jr.; at 21 West 58th st to Dr. Arthur Ginnever; at 129 East 69th st duplex apartment to Henry Whigham, and a duplex apartment at 563 Park av to Chester P. Siems.

PEASE & ELLIMAN leased apartment at 1067 5th av to W. A. Harriman, also apartment at 1155 Park av to Mrs. I. Sheldon Tilney; apartments at 158 West 58th st to R. E. Livingston, 103 East 84th st to Mrs. A. B. Kimball, 1431 Madison av to D. Edward Scher, 305 Lexington av to Lyman DeF. Brandon, with Ruland & Whiting at 911 Park av to Fannie Cushman, 1155 Park av to Mrs. L. O. Henriquez, 80 Irving pl to Victor Rosenstam, 21 East 82d st to F. B. Mackay, 63 East 74th st to A. Marvin Carr, 45 5th av to Grace Roberts, and 11 East 68th st to J. C. Barr.

PEASE & ELLIMAN leased for Charles Edason, who was represented by L. B. Rolston as attorney, to Stage Women's War Relief Association the 4-sty dwelling at 251 Lexington av, adjoining the southwest corner of 35th st.

PEASE & ELLIMAN leased for Joseph Keen office space at 7-11 West 45th st to August Althaus; also for Mrs. H. H. Smith to I. Alzamora the 4-sty dwelling at 320 West 91st st, and have renewed the lease of a loft, 50x100 ft., at 31 and 33 East 32d st, held by Rosenmeyer & Schwartz.

PEASE & ELLIMAN leased for estate of Leonard Lewisohn to C. D. Hurley the 4-sty dwelling at 107 Riverside dr, at the south corner of 83d st.

PEASE & ELLIMAN leased for Carl Taylor et al to Robert Grosvenor of Newport, R. I., the 4-sty dwelling at 131 East 69th st, adjoining the northeast corner of Lexington av; also a loft at 681 5th av, 50x110, to American Cellulose and Chemical Manufacturing Co.

PEASE & ELLIMAN leased for N. A. Standcliffe, as attorney, to Madame Bell-Ranske the 3-sty dwelling at 56 Irving pl, between 17th and 18th sts; also leased apartments at 370 Manhattan av to Samuel Le Savoy and to Katherine de Lathonder; at 640 West End av for Odell-Townsend Holding Co. to M. A. Cushing, and for E. D. Howrad to C. D. Hurley; at 350 West 71st st for Cruikshank Co., as agents, to Mrs. J. A. Mankittrick; at 160 West 95th st for Julius Tishman & Sons to C. A. Taussig; at 309 West 99th st to Maude Hanlon and to Thomas Landau; and at 167 West 72d st to Mrs. C. E. Hughes.

L. J. PHILLIPS & CO. leased the dwelling at 3688 Broadway for Minnie H. Hummel to Dr. Frederic Pfaltzinger.

GEO. R. READ & CO. leased the store at 6 East 37th st for Crook & Livingston to Mrs. Isabel Palmer.

M. ROSENTHAL CO. leased for receivers for American Real Estate Co. at 114-116 5th av, corner 17th st, the 14th floor and the 18th floor, containing 35,000 sq. ft., at an aggregate rental of \$100,000, to Board of Jewish Education, the Kehillah Society, and Federation of Jewish Philanthropic Society.

SCHINDLER & LIEBLER leased to Mrs. Rosa Hoffman the 5-sty stable at 435 East 83d st to James Fanning, who has also acquired the good will of the livery business carried on there by Chas. Cramer.

SHAW & CO. renewed leases on the following private dwellings: 251 Lenox av to Mrs. Sarah Franz, 304 West 138th st to Joseph Flynn, 58 West 124th st to Mrs. Frieda Bernheim, 77 West 124th st to Mrs. Elizabeth Fairweather, 174 East 116th st to Samuel London, 441 East 122d st to Thomas Riviello, and 20 East 127th st to Henry Riddle.

L. TANENBAUM, STRAUSS & CO. leased the store and basement at 692 and 694 Broadway, southeast corner of 4th st, for Nathan Schreiber to George W. Millar & Co.

L. TANENBAUM, STRAUSS & CO., in conjunction with Bastine & Co. leased the 5-sty building 141 and 145 7th av; also the 5-sty building at 154 and 156 West 19th to Exporters Warehouse Co. and B. Schnee.

L. TANENBAUM, STRAUSS & CO. rented, in conjunction with Douglas Robinson, Charles S. Brown Co., the building at 8 2d st to L. Rosenbaum, Inc.

MRS. MARGARET G. VANDERBILT leased her furnished apartment at 1067 5th av to Mrs. John Wanamaker, Jr., for the winter months at a reported rental of \$10,000. The suite consists of twelve rooms and four baths.

E. K. VAN WINKLE rented Mrs. Joseph L. Rossmann's furnished apartment at 1 West 85th st to Theodore Cohen; Mrs. B. Abbott's furnished apartment at 344 West 72d st to Mrs. A. Collins; for B. Crystal & Son at 456 Riverside dr to Geo. A. Heintzmann; for B. Crystal & Son at 454 Riverside dr to W. Herbert; for Malcolm B. Smith at 50 West 67th st to P. W. Rodger for Clark Estates 4-sty private dwelling at 152 West 72d st to Wilford L. Rosenstam; for Helena G. Collins 4-sty private house at 254 West 74th st to Jas. M. Bass; and for Dr. Wm. F. Fluhrer private dwelling at 241 West 71st st to Dr. Waite A. Cotton.

CHARLES B. WALKER leased for Frederick Hollender the 5-sty building at 123-127 Lafayette st to Maurice O'Meara Co. This is the first change in occupancy of this building for about thirty years. The new tenant has been established in this neighborhood for about sixty years.

CHARLES B. WALKER leased for Frederick Hollender the 5-sty building at 123-127 Lafayette st to Maurice O'Meara Co., Inc. This is the first change in the occupancy of this building in thirty years.

WM. C. WALKER'S SONS leased to S. H. Kress & Co. the 15th, 16th, and 17th floors in the Merchants' Exchange Building, at the southwest corner of 5th av and 17th st, and having a frontage of 92 ft on 5th av and 175 ft in West

17th st. The lease was made with Walter C. Noyes and Alfred E. Marling, receivers of the American Real Estate Co.

WILLIAM R. WAVE leased for Martha M. Hall 113 West 86th st to Otto Wiesinger, and for Anthony Limal 320 West 104th st to Anna M. Wells.

WM. A. WHITE & SONS leased space at 20 Nassau st to E. F. Coombs & Co., and the 5th loft at 136 Prince st to Joseph Friedman.

WM. A. WHITE & SONS leased the 3d loft at 136 Prince st to Backer & Rabinowitz, and the 1st loft at 6 Reade st to Ridgley L. Caldwell.

WHITE-GOODMAN leased 152 Madison av, corner 32d st, a store, to Dominic Cerando; also with M. Forman & Co. 5th loft at 115-117 East 29th st to Harry Greenbaum and Rose Weiss.

#### Richmond.

MOFFATT & SCHWAB rented for Charles E. Lyman 41 Sherman av to H. Escobales.

#### Westchester.

FISH & MARVIN rented for estate of A. Mary Womrath the residence on Corlies av, at Pelham Heights, to Dr. Henry D. Furniss; also for Louis B. Nutting his residence on Loring av, Pelham Heights, to James D. Murphy of Chicago; and for Mrs. Della W. Hill her stucco residence on Highbrook av, Pelham, to William H. McLaren.

TARRYTOWN.—Robert E. Farley Organization leased for Philip Manor Co. their house in the Philip Manor section to Mrs. Jessie Conrad.

#### REAL ESTATE NOTES.

JACOB MATERN is the buyer of the dwelling 46 West 86th st.

SYLVIA SOLOMON is the buyer of the 4-sty tenement 2170 2d av.

GUNSIRRAH CORP. is the buyer of the dwelling at 118 West 80th st.

DR. E. S. ROBINSON is the buyer of the dwelling at 56 West 48th st.

CALVIN KIESSLING is the buyer of the dwelling at 517 West End av, sold last week.

MCDOWELL & McMAHON have been appointed agents for the apartment house at 1516 St. Nicholas av.

THOMAS J. O'REILLY has been appointed agent by the New York Life Insurance Co. of the 6-sty apartment house at 521-3 West 122d st.

LOUIS HERSHMAN, for many years identified in the renting of business property, is now associated with the real estate firm of White-Goodman at 872 Broadway.

JUSTICE DONNELLY of the Supreme Court has granted permission to the Congregation Agudath Achim of Harlem to sell a plot on the north side of 140th st, 612.6 ft. west of Lenox av, 37.6x99.11, to William A. Campbell for \$21,000.

APOLLO HALL, 126 Clinton st, an historic landmark of the lower East Side, the scene of many political meetings of the older days as well as recent campaigns, and other festivities, has been requisitioned by the Government for use of the Department of Labor, as assembling quarters for industrial war workers. The hall was built in 1828. It was known first as Clinton Gardens, but in the late seventies it was changed to Apollo Hall.

#### LEGAL NOTES.

##### Damages to Property.

IN an action for damages alleged to have been caused to the plaintiff's property by the operation of an adjacent manufacturing plant, the Maryland Court of Appeals, Jackson v. Shawmigan Electric Products Co., 103 Atl. 453, make the following rulings: Though building lots are unimproved, damages thereto by gases, smoke, and dust of an adjacent manufactory may be recovered, especially where the injury may be permanent. Evidence of the effects produced on property in the immediate vicinity of that of the plaintiff is admissible in such an action. The fact that there are other factories near does not prevent recovery. A person who has been for years in the real estate business selling property in the vicinity of that of the plaintiff, visiting it a number of times to observe the effect thereon of the operation of a nearby manufacturing plant is qualified to testify if was injured thereby. Testimony of a chemist is competent to show that dust on the plaintiff's property is of the same kind as that coming from the smoke-stack of the defendant's manufactory. Evidence of the effect of the smoke and gas coming from the defendant's manufactory, as deleterious to health, or producing such conditions as would likely influence people not to purchase the plaintiff's lots, is pertinent and material. The defendant may show that other causes than its plant contributed to the depreciation in value of the plaintiff's property, being liable only for such part of the depreciation as it caused. A real estate dealer of large experience for

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years, down to the time of trial, familiar with properties in the vicinity, though living elsewhere, is qualified to testify as expert as to the value of property there. For what purpose the property is adapted is a material inquiry in such an action.

Broker's Commission.

A contract allowed a broker commissions regardless of who sold the property. The New Jersey Supreme Court holds, *Kruse v. Ferber*, 103 Atl. 409, that he could recover if he was instrumental in any way in endeavoring to effectuate the sale by a bona fide effort to convey information of the fact covered by the contract by exhibiting signs, posting notices, circulars, or bulletin, whether or not he in fact, as a result of his efforts, personally sold the property.

Damages for Breach of Contract.

In an action for damages for breach of contract for the exchange of real estate, the Utah Supreme Court holds, *Rampton v. Cole*, 172 Pac. 477, that an instruction to the jury that "if you find the issues in favor of the plaintiff, then you are to assess his damages in such amount as will fully compensate for any losses sustained by reason of the failure of the defendant to perform the terms of said contract," correctly stated the law and was not subject to the objection that it did not leave it to the jury to determine whether the plaintiff had sustained damages. But an instruction which in effect told the jury that, in estimating the damages they might consider value "between" the dates of execution and the performance of the contract, was faulty for failure to confine the question of damages to values at these dates. Although there was a sharp conflict in the testimony as to value of the property, it was held wholly within the province of the jury to determine the ultimate fact so long as their verdict found support in the testimony.

Limitation of Actions.

A. and B. entered into an agreement for the exchange of real estate, and in furtherance thereof B. executed to A. a deed, dated November 11, 1912, containing a general warranty, except: "As to a \$2,000 mortgage due January 1st, 1915, which said second party (A.) agreed to assume and pay at 7 per cent." On January 11, 1915, A. instituted suit against B. to cancel and set aside the note and mortgage which A. had assumed on the ground of fraud. The Oklahoma Supreme Court holds, *Ostran v. Bond*, 172 Pac. 447, that, there being no allegation in the petition of A.'s illiteracy, he must be held to have had notice of the alleged fraud at the time he accepted the deed, and more than two years having elapsed from the time of acceptance to the bringing of the action the action was barred by the statute of limitations of two years, and the trial court did not err in sustaining a demurrer to the petition.

Proof of Sale Contract by Letters.

In an action for specific performance of a contract for the conveyance of land based upon letters which were attached as exhibits to the petition, the Oklahoma Supreme Court holds, *Bowkes v. Linton*, 172 Pac. 442, that such letters must control in determining the contract, and must show an enforceable contract, be certain in their terms, both as to description of land and estate to be conveyed.

Commissions for Securing Loans.

The Washington Supreme Court holds, *Calvin Philips & Co. v. Newoc Co.*, 172 Pac. 355, that where defendant applied to plaintiff broker for a loan "to or through" such broker, to be made within a reasonable time, but both parties contemplated securing the loan from an insurance company, and the plaintiff never attempted to make the loan itself, the defendant could repudiate the application if not accepted by the insurance company within a reasonable time. The insurance company's acceptance "subject to inspection," and requiring additional sureties, was not a binding acceptance.

CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER ONE \*

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such]. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, or for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest, and pay and discharge the principal of such debt when it shall become due and payable. § 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until

the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917  
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917  
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual instalments by direct tax or legislative appropriation," be approved? TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

\* AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven of article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme



court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

#### STATE OF NEW YORK, IN SENATE

March 26, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 11, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

#### THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

#### STATE OF NEW YORK, IN SENATE

March 1, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

March 22, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE

"Shall section eight of Article seven of the

Constitution prohibiting the sale and leasing of the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

#### FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands.

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed wholly or partly, against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:}

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### SIX

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

#### AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That



the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY,

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SEVEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the

[L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

EIGHT

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 1, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby

certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

NINE

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTMENT OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of article two of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining [ ] by proper proofs [ ] the [citizens] electors who shall be entitled to the right of suffrage hereby established [ ] and for [the] their annual registration [of voters]; which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the county during each of the regular days of registration on account of their occupation. [ ] but voters] Electors not residing in such cities or villages shall not be required to apply in person for registration at the first meeting of the officers having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby

certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

TEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby

certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

ELEVEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on



the fifth day of November, nineteen hundred eighteen.

**FRANCIS M. HUGO,**  
Secretary of State.

### AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur); That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidence of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
**EDWARD SCHOENECK,**  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
**THADDEUS C. SWEET,**  
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

**FRANCIS M. HUGO,**  
Secretary of State.

TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of the senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

**FRANCIS M. HUGO,**  
Secretary of State.

### AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE

CONSTITUTION, RELATING TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur); That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:  
Changing the names of persons.

Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands.

Granting any state lands, or any interest therein.

Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
**EDWARD SCHOENECK,**  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
**THADDEUS C. SWEET,**  
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

**FRANCIS M. HUGO,**

Secretary of State.

THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

**FRANCIS M. HUGO,**

Secretary of State.

### AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO

ENABLE THE LEGISLATURE TO GIVE GREATER

CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (if the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation; assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient. [the] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] in counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (if the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
**EDWARD SCHOENECK,**  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
**THADDEUS C. SWEET,**  
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

**FRANCIS M. HUGO,**

Secretary of State.

FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

**FRANCIS M. HUGO,**

Secretary of State.

### AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Assembly concur); That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil



divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war;
2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.  
Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur). That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur),

That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 5, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 9, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SIXTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Senate concur). That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such cases with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

§ 2. Resolved (if the Senate concur). That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 28, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

May 8, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SEVENTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (if the Senate concur). That section seven of article seven of the constitution be amended to read as follows:

Forest preserve. § 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur). That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and, in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

April 10, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

April 12, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

EIGHTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.



**AMENDMENT NUMBER EIGHTEEN**

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE. Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever.) contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect u. shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization thereto, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.)

§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested, and neither of them shall be appropriated or used in any manner other than for [the specific purpose for which it shall have been provided] such payment and extinguishment as herein-after provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if thereafter annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal in amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state.

The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellation, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contributions to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof.) The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenues thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

§ 12. Debts hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

[A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least two per centum per annum to discharge the principal at maturity shall be provided by general laws whose force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highway within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.]

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next gen-

eral election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 10, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

NINETEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to the Constitution of the State of New York, by inserting therein a new article, in relation to taxation, is referred to the legislature to be chosen at the next general election of senators in this State to be held on the first day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER NINETEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO THE CONSTITUTION BY INSERTING THEREIN A NEW ARTICLE, IN RELATION TO TAXATION.

Section 1. Resolved (if the Assembly concur), That the constitution be amended by inserting therein a new article, to be article seven-a, to read as follows:

ARTICLE VII-A.

§ 1. For the assessment of real property, heretofore locally assessed, the legislature may establish tax districts, none of which, unless it be a city, shall embrace more than one town. The assessors therein shall be elected by the electors of such districts. The legislature may provide that the assessment-roll of a town shall serve for all the civil divisions or parts thereof within its boundaries. No such tax district embracing a town shall be established until a proposition providing therefor shall have been adopted by a vote of a majority of the electors voting thereon in such proposed district at an election for which provision shall be made by law.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

May 10, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

PROPOSITION NUMBER ONE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section four of article seven of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, and of section two of chapter six hundred and twenty-six of the laws of nineteen hundred and eighteen, no-



## Does New York Want Temporary Factories?

Lawson Purdy Combats Idea That the Establishment of Heavy  
Manufactories Is Beneficial

BY LAWSON PURDY

Former President Department of Taxes and Assessments

**W**E have all read a great deal about the alleged desirability of having war work done in the City of New York; and, I think, some of the Brooklyn newspapers have said something about the desirability of having it done in the Borough of Brooklyn. No community in the United States should be backward in welcoming any war industry when it is to the advantage of the United States Government.

But it is by no means desirable for a large community to have added to it suddenly a large number of workers, in an industry which must be temporary. I can see no gain to the Borough of Brooklyn by having established here a temporary industry that would bring a large number of workers here for the time being. Brooklyn has not the future of a heavy manufacturing community. The opportunities here are far too valuable for more intensive use of the facilities that Brooklyn affords to make it worth while to retain here any industry that requires a great deal of land as do all heavy manufacturing industries. I feel very confident that the future of Brooklyn is not in the direction of heavy manufacturing industries. They involve the bringing to the place of great quantities of raw material. On Long Island we do not produce any mineral ores. There is no particular reason that one can see for transporting iron and coal to Brooklyn, and such industries require a great deal of land which is of such value for other purposes that it should not be devoted to that sort of use.

You have made a tremendous beginning here in light manufacturing. You are providing facilities such as have heretofore been unknown, in the great Bush Terminal. There will be a further development in the waterfront from the Brooklyn Bridge to the Atlantic Basin. The New York Dock Company is already developing along those lines. You will in time have direct railroad transportation under the Bay, with the connecting railroad into New England. And you will have other facilities for bringing shipping here and taking finished articles away.

Brooklyn is a very great shipping port. We have the immense number of miles of waterfront at Jamaica Bay that are merely waiting for development, and the shore from Red Hook to Owl's Head is getting pretty well developed now. Across the Bay we have the great shipping point of Staten Island. The future of Brooklyn is a great manufacturing centre for light manufacturing, and a very great port for the entrance and shipment of goods with direct entrance to New England.

You don't want these temporary industries established here. If they are established here with reasonable access of Manhattan and the Bronx, housing facilities are probably sufficient for the time being for the workers that are likely to come. When you add 10,000 people to Brooklyn, Manhattan and the Bronx, it is not noticed. But it is when

you bring 10,000 people to a Hog Island shipyard that housing facilities must be provided. If a shipping plant is established on the north shore of Staten Island, it will be necessary to provide adequate housing facilities on Staten Island. They are talking and even arranging for the transportation of workers from the Newark shipyards to Manhattan and Brooklyn and Queens, by an intensive use of the Hudson Tubes and the Pennsylvania Railroad. That will obviate the necessity of building houses for workers in the neighborhood of the Newark yards.

Before the war, as you very well know, there was a stoppage of building throughout the United States because of the rapidly increasing cost of building material and the increasing wage cost, and we were short of housing facilities in a great many places. With the establishment of great plants for war industries it became necessary to house the workers. Before the war there was another condition that had been in existence for a good many years, to which hardly sufficient attention had been paid, that of the very rapid labor turnover in great industries. In some of them it was so high that to maintain 1,000 men it was necessary to employ 4,000 during the year. Various estimates have been made as to the loss caused by the labor turnover, and all agree that the loss is very heavy. In one industry in which I am somewhat familiar an estimate was made as to the loss caused by the labor turnover. In this industry goods were manufactured which were easily damaged and spoiled. It was found that the spoilage of goods through carelessness and inexperience of the workers amounted in one year to a sum that would have built houses for a very large percentage of the force. Some of the great manufacturing industries of the country have in many ways tried to check the labor turnover, or to stabilize labor.

There was one experiment which has exerted an evil influence against what I think is a right line. All of you remember the Pullman strikes of 1894. Those strikes were in part attributed to the Pullman Company in establishing the town of Pullman, and the paternal attitude of the company toward its employees. Many thought that the employees were ungrateful. They were not contented. And manufacturing companies have been timid about providing homes for their workers along the same lines adopted by the Pullman Company. Some of them have refrained entirely from building houses for their workers. Under such conditions the effort to maintain a stable and contented labor force has been fruitless as long as the living conditions are so bad as they are.

During the last few years it has been common for great industries to establish new factories in virgin fields, and overnight a great town is built up of nothing. That was done in Gary, Ind., by the U. S. Steel Corporation. This



is a very good illustration of *how the thing ought not to be done*. And yet it was planned by very able men, influenced, I believe, by the failure of the Pullman experiment.

Gary is a sandy prairie; level land running back from the lake for several miles; the railroad running about three-quarters of a mile from the lake, and a straggling town with great plants between the railroad and the lake. The U. S. Steel Corporation bought nearly all the land between the railroad and the lake. My impression is that they bought between one and two thousand acres. The land was almost worthless; it was utterly barren. It was a long distance from any city, and its value was predicated on the hope that someone would want it for some such purpose. The steel company went after the land as quietly as possible, and finally acquired the land at an average of a few hundred dollars an acre. They only bought land enough for the establishment of their plants and the plants of some subsidiary companies which they expected to establish at Gary, and a little more land which they kept intending to build for their workers there.

The population poured in on account of the demand for labor for the plants. The land lying back of the lake was developed. About a year ago a study was made of the situation, and this was found to be the fact. After deducting the cost of the land bought by the company, the value of the land now included in the town of Gary as it was at the time Gary was established; deducting all that has been spent for streets, sidewalks, sewers, laying in of water, and such improvements, the present value of the land of Gary exceeds the original cost of that expenditure by about \$22,000,000. That \$22,000,000 is scattered around among a very large number of holders. The policy of the steel company itself in developing the small amount of land it held for buildings for its workers, has been to sell it at cost, plus a small rate of interest. There has been an enormous waste there. If the steel company had bought all the land and kept it, it could have had that \$22,000,000 and more because the town has straggled just as nearly every town straggles, just as Brooklyn straggles.

You go down from here to Coney Island, and you will see a little development here, and then some alleged streets; then another development and some more vacant lots. Here is admirable farming land, spoiled by having streets put through it many years before it can be used at all. Assessments are placed upon it for the building of sewers, streets, pavements, sidewalks, etc., which are not necessary at all.

I well remember one case that came up when I was with the Tax Commission. Some friends of mine owned some 1,100 lots. We tried to assess this land fairly. It was a beautiful piece of land; as land it could not be beaten. But the trouble was that it was way down there where there are no houses for ever so far, and then there are a few houses, and then some more vacant lots. We assessed the land for about \$600,000. The owners did not approve of that assessment. They told me privately that they could sell it for \$350,000. They went to court and our assessment was reduced about \$19,000. And the court pronounced an opinion as to the beauty of the land, quoting the opinions of the experts who had testified on behalf of the city as to the great value of this property. And my enterprising friends put up a beautiful sign, quoting the opinion of the court and some of the testimony of the experts of the city as to the value of the land, and then said they would sell it for 20 per cent. less. Then the judge came near committing them for contempt of court.

What I am trying to get at is this. When you straggle all over the place in the development of a city there is a

lot of waste motion. That land down in the Coney Island section is not needed for buildings yet. It is not worth the price that they were willing to sell it for. It is good for farms. It is worth what a man would pay for it who wished to start a truck garden down there. We have spent ever so much money in this city on sewers and streets, etc., that were not needed. That is not a criticism of the city administration. When people who own the land come before the local improvement board and demand a sewer and say they will pay for it, it is pretty nearly incumbent upon public officials to give them a sewer. And the same is true about the grading and paving of streets and sidewalks. Then there is the additional expense of keeping them in order after they have been made.

That is what happened to Gary. In spite of all that, there was this \$22,000,000 that the steel company let go away from them. The steel company had to hire several times a year as many men as it had at one time. There were all the evils in the community, attendant upon having a lot of men flowing in and out with no interest in the community, and not really citizens of the town. They came and stayed a while and then drifted on somewhere else.

Go and look at the City of Lackawanna near Buffalo, N. Y. It is a great deal worse than Gary. The best paid workers live in Buffalo. The bulk of the workmen who live in Lackawanna live in horrible conditions. There are a great many boarding houses with rooms in and around a saloon. You cannot have satisfied, useful labor in a factory under those conditions.

Those conditions ought not to be repeated. When the United States Government saw ahead of it that it had to establish great plants just as the U. S. Steel Co. established at Gary, and the Lackawanna Steel Co. established at Lackawanna, it was evident that it had to build houses. Some people who studied the conditions that confront Great Britain reported how Great Britain had met the trouble. They did not meet it immediately. They had to suffer quite a bit before they took hold of the situation and grasped it firmly, but by and by they did. Great Britain has built a number of very satisfactory communities. How have they done it? They found that to build temporary houses, to build barracks to house single men and to build barracks to house single women, the workers did not stay. To build temporary buildings cost nearly as much as to build permanent ones, and if they built temporary ones in a few years time they had nothing to show for their money. So they decided to build permanent houses. And not only to build houses, but to build those amenities that go with houses. Just a house does not constitute a home. We have got to have a place for our comfort, and places where we can meet our friends and neighbors.

The British build a complete community where they have to build houses for the workers in a munition plant. You can see pictures of them in the publication of the American Institute of Architects in the issues of January to October last. It was just as easy when they had the right kind of architect to build houses that were attractive and beautiful to the eye as it was to build houses that were not beautiful.

We are beginning to learn right here for our own good that we do not want any more of this planning with a gridiron. Those places are planned with narrow streets for residential sections. A residential street should not be adapted for a thoroughfare. It should be so arranged that it has seclusion, and so that the children can play on the street without the risk of being killed. The roadway

(Continued on page 189)



# Government Will Not Build on Battery Park

Protests of Citizens Lead to the Making of Other Arrangements—  
City Administration Suggested Old Court House Site

IT is probable that in view of the protests of citizens and of a better understanding of all the facts in the case that Battery Park will not be invaded by the Government for the building of offices for the War Department.

At a recent meeting of the Board of Estimate and Apportionment the secretary presented the following communication from the Assistant Secretary of War, under date of July 18, 1918:

War Department, Office of the Assistant Secretary, Washington, D. C., July 18, 1918.

Hon. John F. Hylan, Mayor:

My Dear Mr. Mayor—The problem of housing the various bureaus of the War Department which require space in New York City for carrying on the pressing and enlarged activities of the Department has become acute. The War Department has been compelled to scatter its offices in twenty-two buildings besides the Army Building—from Bridge street on the south to Grand Central Palace, Lexington avenue and 45th street on the north; from 3d avenue on the east to West street on the west. The space occupied in these various buildings range from 750 square feet to 35,000 square feet. The present Army Building is very old, and is extremely unsatisfactory from the standpoint of fire hazard and the risk to which Government records are subjected. Certain of the quarters already occupied are excessively crowded, and there is the additional problem of providing additional office space for the growth occasioned by the increasing scope of the Department's activities necessary for the prosecution of the war. Office space conditions in New York are such that the obstacles, as you will realize, to combining the various activities in one building which is highly important for the efficient conduct of their business and the convenience of the public, are extremely great and have so far proved insurmountable.

The present immediate needs of the Department are over 350,000 square feet without providing for future expansion.

A solution of the problem would be the erection of one building or a set of buildings closely related. A careful survey made by the Department shows that the most available unoccupied space is in Battery Park. It is the terminal of the elevated roads, is easily reached by all subway lines and is readily accessible to the Department's activities on Governors Island, in Brooklyn and New Jersey and the piers and docks of lower Manhattan, Brooklyn. This space would permit the erection of temporary three-story fireproof units containing at least 500,000 square feet.

It is requested by the War Department that the City of New York grant to the Government the use of a site for such a building, or group of buildings, in Battery Park for a period not exceeding five years. The plans for the building and the conditions of occupancy would be satisfactory to you, and the grounds would be restored to the City on the completion of the lease, to their present condition.

The War Department fully realizes the sacrifice involved by the City of New York in the granting of such a request, and it is only because of the exigency of the situation and of the feeling that the attitude of the City of New York is of such helpful co-operation that we have presumed to even make the request, and even if the permission be granted it will not be taken advantage of if any other solution of the situation can be found. Owing to the urgency of the situation it is respectfully requested that prompt consideration, and, if possible, action be taken on this request.

BENEDICT CROWELL,  
The Assistant Secretary of War.

After the members of the Board had listened to Captain M. Thompson and Laurence McGuire, who appeared in favor of it, the following resolution was unanimously adopted:

*Resolved*, By the Board of Estimate and Apportionment, that the War Department of the U. S. be advised that it is the unanimous opinion of the Board that the Court House site in the Borough of Manhattan heretofore turned over to the use of the Government, be used by the

War Department as the most valuable location for the purpose of erecting the proposed concrete structures for the use of the War Department officials set forth in a communication of the Assistant Secretary of War, addressed to the Mayor on July 18, 1918, and that the Board would consent to the use of Battery Park for the construction of wooden barracks. The following resolution was also unanimously adopted:

*Resolved*, By the Board of Estimate and Apportionment, that the application of the War Department of the U. S. under date of July 18, 1918, for the use of Battery Park for the erection of buildings, be referred to the Committee on War Emergencies with power to take whatever final action is necessary during the recess of the Board.

Following the announcement of the action of the Board of Estimate, Miss Elizabeth Marbury, organizer of the Women's Auxiliary of the American Defense Society, sent to the Secretary of War and members of the Board of Estimate and Apportionment and to the public, through the press, a protest against the use of Battery Park, appealing to them to save the park for the use of the city's poor and to afford a breathing space for everyone working or living in that neighborhood. It is understood that others joined her protest to Washington. A Washington dispatch on Monday from Newton D. Baker, Secretary of War, said he knew of no proposal to turn Battery Park over to the War Department for the erection of office buildings.

The letter from Assistant Secretary Crowell printed above was produced by Mayor Hylan to prove that the idea of despoiling this old playground for war expediency did not originate within the city administration.

In a telegram on Tuesday to the American Defense Society, Assistant Secretary Crowell indicated that the Government had abandoned, at least for the present, its contemplated use of Battery Park. Belief, however, that the park may later be employed because of reported attempts at profiteering by loft and office renters was nullified by the official reassurance.

The statement issued last Tuesday night by the society reads: "It now appears practically certain, owing to the protest made by many patriotic citizens against the Government tearing up Battery Park and using it for office buildings, that this will not be done." Assistant Secretary Crowell wires: "Have plans before me for War Department Office housing in New York which is effected, will make use of Battery Park site unnecessary. I appreciate your reasons for opposing the use of this site, and now expect to be able to make other arrangements."

It was ascertained that when the Federal authorities picked this site for the location of Quartermaster Corps, warehouses and offices, the demand was for more than 350,000 square feet of space. This estimate of requirements did not take into consideration the expansion that will be necessary when the nation goes upon the basis of a five million man army.

At the present time the Government offices are now located in twenty-two buildings in various parts of the city, and the reason for putting up this structure was to coordinate these offices.

The plan, if carried out, would necessitate the use of 500,000 square feet of space, or four-fifths of the park. It would involve the cutting down of trees and change the character of the place now used by children and adults as recreation grounds.



# Zoning Law Not Upset by 58th Street Decision

Edward M. Bassett Says Its Provisions Must Not Be Arbitrarily Enforced—Comptroller Craig Explains Action

**I**N certain quarters there has been considerable anxiety as to the attitude of the Board of Estimate and Apportionment towards the Zoning Law due very largely to the action of the Mayor in calling for the resignations of the members of the old Board of Standards and Appeals, the abolishment of the Committee on City Plan and the rulings of the Board of Estimate and Apportionment in the Madison avenue and 58th street cases.

It can be stated definitely that whatever question there might have been as to the friendliness of the present city administration to the Zoning Law at the beginning of its term there is no longer any doubt that the law in its main features will be enforced. For one thing it is a fact that when it was feared that there was a movement on foot to upset the law the city officials were in receipt of a great number of communications, many from small property owners, protesting against any action which would imperil the working of the law, and they were forced to the conclusion that the law was popular with property owners generally, and that any change in it would react on the administration.

In regard to the recent action on the 58th street block Comptroller Craig said to a representative of the Record and Guide:

"The board acted for the best interests of all concerned. We feel that the friends of the law desire that its provisions shall be construed in such a manner that the constitutionality of the law shall not be called in question. This belief led to the decision in the 58th street case and may lead to similar action in other cases. The enforcement of the law must not be rigid."

In regard to the point raised by Comptroller Craig the following by Edward M. Bassett is of great interest:

"The question is often asked whether the Building Zone

Law is constitutional, as if a court could read over the law and then declare it valid or not. Such an inquiry is futile. The law as such is undoubtedly valid, the application of parts of it may be arbitrary and therefore unconstitutional. The validity of the whole therefore depends largely on the reasonableness of its administration.

"The charter provision donating the police power of the state to the Board of Estimate regarding height, size and use of buildings is unquestionably valid. But the police power thus donated must be used for the safety, health, morals and general welfare of the community. If used unreasonably or arbitrarily the courts may pronounce that improper use unconstitutional and void, as taking private property neither under the police power nor for a public use after making fair compensation. Note the difference between the exercise of the police power and eminent domain. In the former no compensation is made, but in the latter it must be made.

"The question of unconstitutionality of the Zoning Law is most apt to arise on the maps. For instance, take an extreme case, some future Board of Estimate might put lower Broadway in a residential district. Such an act would doubtless be declared by the courts to exceed the police power of the state. The Zoning Law, however, would not be wiped out.

"In border line cases like Murray Hill and 58th street, between Sixth and Seventh avenues, there is a likelihood that the courts would support the discretion of the Board of Estimate which ever way it might decide, because it is the Board of Estimate and not the courts who must administer the law. Border lines have to come somewhere, as in fixing fire limits, and if the local legislature acts in good faith and within the scope of its authority the courts will usually uphold its decision."

# Real Estate Improvements on Staten Island

**S**TATEN ISLAND Chamber of Commerce has just issued its twenty-fourth annual report prepared by its secretary, Cornelius G. Kolff.

"Recent constructions on Staten Island has included a number of interesting buildings. The new Municipal Court House, and the museum opposite the ferry-landing at St. George, are among the more noticeable, the former not yet having been completed, however, though it is expected to be ready in the fall. Industrial enterprises which have enlarged their properties include Louis Delonge & Company, one of the oldest firms and manufacturers on the Island, who purchased a large plot at Centre street and Simonson avenue, Clifton, for a large factory for their paper mill business. The extensive waterfront property facing New York Bay, along Edgewater street, Simonson to Maple avenues, was bought by a syndicate which has since improved the site with bulkheads, piers for ocean-going vessels, and warehouses. I. T. Williams & Sons have planned to develop the waterfront between Tompkinsville and Stapleton in a similar manner.

"The American Dock Terminal Company has largely increased its operations at Tompkinsville. Along the Kill Van Kull, improvements have been made by J. B. King & Co., plaster manufacturers at New Brighton, and shipping concerns at West New Brighton and Port Richmond have shown increased activities. The Standard Shipbuilding Co., Shooters Island, is engaged in extensive building operations and Downey Shipbuilding Corporation acquired the structural iron works of Milliken Brothers at Mariners Harbor. The Edison Electric Illuminating Co., of Brooklyn, acquired about thirty acres of waterfront property near Rossville, for coal storage purposes.

"On the east shore of the Island, the most important development has been the erection of a large Government Clearing Hospital at Fox Hills, between Rose-

bank and Grasmere. The Hospital has accommodations for 3,000. The United States Government has here acquired a lease with purchase privileges of about 160 acres on the southerly side of the Staten Island Railroad. American wounded soldiers from the European battlefields will be landed at Quarantine, thence to be transferred to the Clearing Hospital, via a special railroad, and to other hospitals on the Island under Government control.

"Near Holland's Hook the Baltimore & Ohio Railroad has erected large coal docks, and the real estate recently acquired by the railroad in the vicinity, it is expected, will be used for improvements and railroad yards. It is expected there will be an influx of population on the east shore of Staten Island around Fort Wadsworth and Clifton, of over 8,000 people, which will, of course, tax the dwelling and business capacity of that section to the utmost.

"The subway question has been dormant for the last few years, owing to the assurance on the part of municipal authorities that the finances of the city would not permit any more subway construction in addition to what had been undertaken in Manhattan. The development of the Port of New York and the consequent commercial development of the Borough of Richmond have greatly enhanced the prospects of subway extension to Staten Island."

**A**MORTGAGE recorded on Monday by the North River Savings Bank covering a loan of \$30,000 on 46 West Thirty-fifth street given by Oppenheim, Collins & Company as part of the purchase price of the property, contains the clause "thirty days after termination of the war with Germany, but in any event in two years from date or sooner." This is the first mortgage recorded in which time for payment is based on the end of the war.



# Housing Progress in the Metropolitan District

## Plans Prepared and Work Actually Started on Construction of Houses for War Workers

**A**FTER numerous delays the Federal program of industrial housing may now be said to be well under way. From this time forth rapid progress in the work of providing living accommodations in modern dwellings for the workers in the shipyards and munition plants is anticipated.

The New York district, which includes a number of the foremost manufacturing cities of the country, naturally looms prominently among the sections in which Federal housing operations are either actually under way or projected for an early start. Although Greater New York will directly benefit by but a single Government housing project of primary importance, the fact that the building material markets of this city will be called upon to furnish a large part of the structural commodities required, as well as the architectural and engineering talent for the design and supervision of these projects, brings this city into close contact with the program of the United States Housing Corporation. Furthermore, a large percentage of the mechanics and laborers required for the work of construction will be drafted from the forces of Metropolitan contractors.

At the present time, in the immediate vicinity of New York City, four important industrial housing operations planned under the Federal program are either actually under construction or working plans are being prepared. The latter projects will be started just as soon as contracts can be awarded and mechanics and materials arranged for.

One of the most interesting if not the most important of the housing projects in the local territory is that on Staten Island and planned to supply greatly-needed dwellings for the workmen in the shipbuilding plants. This is the only large operation of this character scheduled within the boundaries of Greater New York at the present time. Plans for the group of buildings to be erected at Mariners Harbor, S. I., on property already developed but waiting improvement, are now being prepared in the offices of Delano & Aldrich, architects, 126 East 38th street, Manhattan, who are working in conjunction with A. F. Brinkerhoff, 527 Fifth avenue, town planner, and Pollock & Tabor, 21 Park Row, engineers.

Although as yet only tentative plans have been prepared, thus leaving the entire project subject to revision by the Federal authorities, or leeway for additions to the present scheme, the operation will include the construction of thirty-five twin houses to accommodate seventy families. The plans call for frame construction with exteriors stuccoed, two stories in height, and varying in style of architecture and ground dimensions. The dwellings will contain five and six rooms with baths. All roofs will be of slate and the heating arrangements will be either steam or hot air. Electric lights will be installed and particular care is being taken in planning to provide the best sanitary arrangements possible to this type of dwelling.

In addition to the thirty-five residential units the plan for this operation includes the construction of a four-story brick apartment house, to provide living quarters for thirty families in units of four and five rooms, each with private bath. This multi-family dwelling will be constructed strictly in accordance with the tenement house laws of the city and will contain all of the conveniences and housekeeping appliances commonly found in the new moderate-priced apartment houses throughout New York City.

It is planned to expend approximately \$400,000 for this work, not including the value of the land, and if upon completion of the buildings originally planned it is found that there remains a shortage of accommodations additional structures will be erected, following the original plans. The working plans for the Mariners' Harbor housing project will be completed and forwarded to Washington for final approval before the end of this month.

At Port Jefferson, L. I., where is located the plant of the Bayles Shipbuilding Company, the revival of shipbuilding brought with it an intolerable situation as far as the housing of workers in this yard was concerned. This firm obtained contracts for the construction of a number of vessels, and in order to speed up the work employed a large number of additional hands. Housing accommodations in the village and in the neighboring towns was soon exhausted and when the conditions became acute Federal aid in solving the problem was solicited.

The Bayles plant at present employs more than five hundred mechanics in its yard, and as soon as plant additions now under way are completed approximately seven hundred additional employes will be hired. To provide adequate sanitary living quarters for these men and their families has become the combined problem of the village and the Government and plans have been prepared, approved and contracts awarded for the construction of housing sufficient to care for at least four hundred of these workmen.

A tract of about eighteen acres located in the heart of the village of Port Jefferson has been secured and this will be developed under the direction of Alfred C. Bosson, architect and town planner, 366 Fifth avenue, New York City, who will have for his assistants in the mechanical and sanitary details the services of J. Byers Holbrook and J. Wallace Higgins, Associated, engineers, 52 Vanderbilt avenue.

According to the existing plans the development of this project will necessitate the expenditure of about \$300,000 and will include the construction of forty-two frame dwellings, each varying in style and dimensions and accommodating two families. In addition, a large two-story frame dormitory for bachelor workmen, dining halls, kitchens and other required community structures are included in the contract. The general contract for this work has been awarded to the Mark C. Tredenick Co., 331 Madison avenue, Manhattan, and the preparation of the site and construction of foundations for the buildings is already started.

One of the most recent Federal announcements in regard to housing plans in the Metropolitan district is that the firm of Starrett & Van Vleck, 8 West 40th street, Manhattan, has been retained to prepare the plans for the group of workmen's dwellings scheduled for the Kenilworth section of Elizabeth, N. J. The project will also come under the direction of the United States Housing Corporation, Otto M. Eidlitz, director. In connection with this operation the architects will have the services of A. F. Brinkerhoff, town planner, and C. D. Pollock, 21 Park Row, engineer. Definite details as to the number and type of dwellings to be erected are not yet available.

One of the largest and most important of the scheduled housing projects in this territory has recently been placed under contract and active building operations have already been started. This job is located at Bridgeport, Conn., and has been designed for the accommodation of the great army of workers in the munition plants of that city. Cauldwell-Wingate Co., 381 Fourth avenue, Manhattan, obtained the general contract for this operation, which involves an outlay of more than \$3,000,000.

Plans for the dwellings have been prepared under the direction of Russell C. Sturgis, of Boston, and the town planner is A. A. Shurtleff. The plan involves the construction of four distinct groups of dwellings and apartments, located in various sections of Bridgeport, in order that the workers may facilitate their travels from plant to place of residence. Each group will include single dwellings, two-family houses and a number of apartments, each providing for the housing of twelve families. The construction will be of brick and the style varied. The contract time allowed for the completion of these buildings is seven months.



REAL ESTATE

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Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.	
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## Big Production, But Not Enough

WHILE in the production of both anthracite and bituminous coal the country is considerably below the program set by the United States Fuel Administration as marking a minimum at which the necessary war work could be carried on at the rate of highest efficiency, the fact remains that coal production has reached a higher point than ever before in the history of the industry. In a great many districts, both anthracite and bituminous, production records have been broken, but still production remains short of requirements, by several million tons.

Almost daily applications are being received by the United States Fuel Administration from War Industries for allotments for coal in addition to those made at the beginning of the coal year. Some are from new plants authorized by the War Industries Board, not known to the Fuel Administration at the beginning of the year. The requirements for these plants are in addition to the original allotments. Other demands are from plants already on the Preferred List of war industries, for increased allowances because of enlargements and extensions to original plants, made since the Fuel Administration compiled its estimates of consumption.

The increased demand for coal for the Navy reached almost one hundred per cent. in July. Whereas three and a half million tons was allotted to the Navy in April, the requirements by the middle of July had reached a basis of six million tons. By the end of the calendar year 1919 it is estimated that approximately eight million tons will be required to cover these demands.

With the launching of new ships, the requirements

of the Shipping Board have likewise grown beyond all expectation. When the annual allotment was made, at the first of April, ten million tons was assigned for the purpose of the Shipping Board. The actual requirements as demonstrated by experience, and as a result of the phenomenal results being achieved by the Shipping Board, now place the figure at thirteen million tons. So, also, coal for bunkering purposes, at first estimated at thirteen and a half million tons, has grown in demand until present calculations call for twenty-one million tons.

New industries, not in operation at the beginning of the coal year, are now running on full time or are about to start. These new requirements alone represent an annual consumption of nearly a million and a half tons.

Practically all the steel plants and furnaces are running on full time, twenty-four hours per day. There are no suspensions of operations save for repairs and overhauling of plants. In some instances the yearly coal requirements were underestimated. In many others, enlarged production, under increased efficiency has created a demand for additional coal. Invariably, increased steel production calls for increased coal production, demanding about five tons of coal for each ton of steel produced.

In response to appeals by Director of Production James B. Neale of the United States Fuel Administration the mine workers are making every patriotic sacrifice possible to get out the coal. The ranks of the mine workers have been depleted by the draft and by voluntary enlistment. Earlier in the year there was such a marked shortage of cars that other mine workers could not work steadily and numbers of them drifted into other war work.

The appointment of Production Committees in every mine, whose duties are to see that all the mine workers who can work do their full share, six days in the week, should help the situation. At the same time, if mine workers are unable to work because of the inefficiency of the operator, the Committees are to report that fact so that the United States Fuel Administration can place the blame, if there is any, where it belongs.

## Another View of a Current Question

AN interesting though rather unusual view of the bearing of war industries on the future of the metropolis was expressed before the Brooklyn Chamber of Commerce in a recent address by Mr. Lawson Purdy, former President of the Department of Taxes and Assessments. Because of his long experience and intimate study of conditions in New York City, the Record and Guide reprints in full in this issue Mr. Purdy's address.

The speaker most certainly was on firm ground when he declared that no community in the United States should be backward in welcoming any war industry when it is to the advantage of the United States Government. "But," Mr. Purdy added, "it is by no means desirable for a large community to have added to it suddenly a large number of workers in an industry which must be temporary. I can see no gain to the Borough of Brooklyn by having established here a temporary industry that would bring a large number of workers here for the time being."

A good many observers have been inclined to regret the fact that the government in its war work has not seen fit to locate more of its war industries in the metropolis. They contend, and unquestionably a great many others share their view, that the more war in-



dustries there are located in New York City the better it will be both for the city and the government.

Mr. Purdy's address, however, injects into the discussion several interesting lines for thought.

## Does New York Want Temporary Factories?

(Continued from page 184)

need not be over twenty-four feet. You can have a grass plot between the street and the sidewalk. It costs far less to maintain that than it does the street.

The United States began to take thought of this. The Shipping Board got an appropriation of \$50,000,000. The Labor Department was given power to organize a bureau for the building of houses for munition workers. And now the Labor Department has an appropriation of fifty or sixty million dollars. At first there were some who reasoned that the Shipping Board and the Labor Department should spend that money in settled communities by buying a few lots here and a few lots there, which happen to be vacant, and scattering the houses around. I believe that the policy has been definitely abandoned, and we will see substantially the same policy pursued hereafter by the Labor Department and the Shipping Board as they have in Great Britain.

Our problem is not only to house possible workers, but it is to get and keep a contented labor army, and nothing costs too much, and nothing is too much trouble to achieve that end—a contented labor army that will turn out the goods that we need for the war, so that the war may be prosecuted and ended as speedily as possible. Our labor army is the reserve army that will win the war.

Where possible, it should get a tract of land large enough so that it creates a homogeneous community; a tract with considerable residential streets leading into main thoroughfares and into a community centre where the stores and theatres may be. They must have the movies. The people must have the movies, and while you are about it you should have a good movie house and put it in the right place to produce good revenue. The cost is going to be heavy for building at this time. The cost of these buildings will by thirty per cent. more than in normal times. That is an excess cost due to the war and will have to be charged off as a war expense as part of the cost of producing the goods in the factory. The government should not sell a single building in community. Management is the first and last essential toward keeping and maintaining a satisfactory community life. Management spells the difference between success and failure right here in New York in many a building. A friend of mine from Brooklyn was asked to take charge of an office building in Manhattan, which was not paying. He looked the building over and went back to the owner and said that he had found the building practically full, and the first thing he would wish to do was to turn out half the tenants. The owner balked at first, but finally gave him charge of the building. He explained: "You cannot keep these tenants. They will not pay the rent regularly. You cannot get in the kind of tenants you want, who will pay the rent." One of the undesirable tenants had a lease for two years, and refused to vacate. My friend said: "Perhaps after I have talked with the Post Office Department, you might find it necessary to move." This had the desired result, and the tenant vacated. And in time the building was put on a paying basis.

What applied to that office building applies to any community. If it is ill-managed you can have all kinds of nuisances and spoil your community life. If it is well managed you can keep out all the nuisances and can require suitable behavior from the tenants to respect the rights of other tenants, and you can make it a nice place in which to live. Another reason for this unity of control is the fact that where you develop a tract of land, build single-family houses of modest size and with a modest amount of ground about them, and sell them off, you have little pieces of land with a fence around, for a back yard. Some people keep their back yards beautiful and some do not. It is far better to have all the back yards in common. Then you have a tract of land that is suitable for gardening. Tenants have their allotments of plots where they grow their vegetables, instead of each person having a fence around the place. In another part they may have a tennis court, or a flower garden. You can do a great deal more with an acre of ground than you can with a plot of ground about 30x40 feet.

If the United States does that, it may develop a very

contented community so far as the conditions of life are concerned outside the factory. If it does that, after the war the probability is that even though the factories are engaged now on something that is temporary, that will be such a good community in which to plant a factory that the community will remain after the war and the manufacturers will go there because there is where they will have a good labor supply. Where there is a labor supply, other things being reasonably good, there is no trouble in getting a manufacturer. And, incidentally, we do not want to lose a town after the war.

Now we have our community so planned and controlled by the Government, and we assume that it has been well managed. What after the war is over? I have a dream of my own. Probably others have had it. It would be a pity after the war to break up that well managed community. Why not let the United States sell it to the people that live there? I do not mean the individuals, I mean collectively. There are a number of plans by which this could be worked out. The one that seems the simplest would be to form a membership corporation without capital stock, and after the Government got back some of its money out of the property let that corporation take it over with a mortgage to the United States, which it shall amortize at a reasonable rate each year, after writing off the excess war cost. If it can get two per cent. over the interest at four and one-quarter per cent. or four and one-half per cent. it can pay off the entire sum. The tenant will pay all the rent that he normally ought to pay and when the United States is paid off, whatever is over and above the ordinary expenses of operation, after setting aside a sinking fund to rebuild the buildings as they are worn out, let them spend the balance as the community sees fit.

Here in this city there has never been a time when we have spent as much money as we could profitably have spent. There never has been a time when the Health Commissioner could come before the Board of Estimate and Apportionment and say that he had all the money he needed for the betterment of health conditions. I well remember Commissioner Darlington, when he came before the Board of Estimate and said: "Gentlemen, in certain parts of this city the death rate of babies under one year old is two hundred and fifty per thousand. In other parts of the city it is one hundred per thousand. Whether they live or die is solely a matter of money. Give me the money and I will cut down the death rate."

The death rate for the City of New York is something around fourteen per thousand. When I was a young man it was over twenty. That means spending money. That is only an illustration. We can abolish tuberculosis by the expenditure of money.

There has never been a time when our educational authorities have been satisfied with the facilities that we have afforded for public education in the City of New York. We have been spending more money and more money. This is not a complaint. With all that we have done there has not been a time when the education authorities of the city would not have said: "You can spend to greater advantage more money in certain ways." There never was a time when our Park Commissioners would have been satisfied, and when they would not have been able to use more money to good advantage.

The other day I happened to be over on the East Side in Manhattan, and I walked back and forth through some of the streets. In one way, it does not look so very bad. But in another way it is awful. The streets are pack-jam with children. There is no decent place for them to play. Boys and girls do not grow up so well when they have nothing but the street, and that crowded, in which to play, as where they have a good playground. There are many things which a community that is rich can do for itself.

In such a community as I have described the people themselves would be making the money themselves, which would be spent on themselves, and they would only be paying for the privilege of living there, while heretofore they have been paying for living in a town without half so much advantage. And we should have such a town wherever the factories are for war munition workers.



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## REAL ESTATE REVIEW OF THE WEEK

### Unusual Dullness Marks Usual Dull Period and Few Sales Are Reported—Sale of Sixth Avenue Property—Leasing Falls Off

THE past week was an unusually inactive one in realty circles, and few sales of any importance were reported. This is as a rule the dull season for realty, but seldom has there been such a dearth of sales even at this time of the year.

The sale of the property at the southeast corner of Sixth avenue and Twenty-eighth street to the United Cigar Stores Company, for nearly nine years a tenant in the building, is taken as an indication of belief in the ascendancy of that thoroughfare for business coming from a transient population which is steadily replacing the former shopping element.

J. C. Bolger, real estate controller for the United Cigar Stores Company, expressed the opinion that the property is a bargain considering the recuperation prospects of the section since the advent of the new subway.

Continuing the activity of recent months, the Charles F. Noyes Company is still selling downtown property. The latest sale in that section is that of 64 and 66 Cliff street, through the block to and including 303 Pearl street, four and five story buildings, to Edward M. Raphael Company, export and shipping merchants, who will alter and use for their own business purposes.

Norlin Realty Company, Richard S. Elliott president, sold to an investor whose name has not been revealed, 114 and 116 Sixth avenue, with 71 and 73 West Ninth street, a one-story and basement building on plot 40x93. The rent roll of the property is \$11,000, and it was held at \$100,000.

Announcement that the Metropolitan Life Insurance Company had granted a loan of \$200,000 to Dr. Charles E. Nammack on his property at 38 to 42 East Twenty-ninth street, was taken as an indication that mortgage money was being released again after a long period of inactivity, but inquiry elicited the response that this was a special commit-

ment and that there is no prospect that the making of loans would be considered now or in the near future, that occasion being dependent largely upon the war and its influence.

Dr. Nammack will use the money for the improvement of his property with a ten-story reinforced concrete loft building from plans by D. Everett Ward, and says that he has sufficient applications from responsible concerns wanting space in this locality to more than fill the building.

The week just ending marks the passing of the title to the One Hundred and Ninety-five Broadway Corporation, a holding concern for the Western Union Telegraph Company, the New York Telephone Company, and the American Telephone & Telegraph Company, of the property at 172 and 174 Fulton street, for many years the home of the New York Law School. The holding company now controls all of the block bounded by Broadway, Church, Dey and Fulton streets, with the exception of the Fulton street corners, the small building at 179 Fulton street and 54 Dey street, the latter being owned by the Astor family. The Fulton street corner now occupied by Benedict, the jeweler, alone stands in the way of rounding out the plan for a block front structure on Broadway for the holding company.

Leasing was not as good this week as it has been of late and but few leases were reported by the brokers. A new syndicate, organized by W. Sackett Duell, leased from United Cigar Stores Company, through the Empire Trust Company, as substituted trustee for the estate of Matthew Byrnes, the thirteen-story Hotel Lorraine, at the southwest corner of Fifth avenue and Forty-fifth street, for forty-two years at an aggregate rental of \$1,000,000. The property will be continued as a hotel with the lessees remaining in possession of the five stores.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 26 as against 18 last week and 19 a year ago.

The number of sales south of 59th street was 13 as compared with 6 last week and 6 a year ago.

The sales north of 59th street aggregate 13 as compared with 12 last week and 13 a year ago.

From the Bronx 13 sales at private contract were reported as against 14 last week and 4 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 196 of this issue.

### Buyers Law School Property.

One Hundred and Ninety-five Broadway Corporation, which is a holding concern for the Western Union Telegraph Company, the New York Telephone Company, and the American Telephone & Telegraph Company, has taken title to the New York Law School building at 172 and 174 Fulton street. The purchase was made direct with Dean Chase of the law school for \$450,000. The holding company now controls all of the block bounded by Broadway, Church, Dey, and Fulton streets with the exception of the Fulton street corners, the small building at 176 Fulton street, and 54 Dey street, the latter being owned by the Astor family and which forms the northeast corner of Church street. The law school is a seven-story office structure, covering a plot 54 by 77, adjoining on the west the Fulton street wing of the twenty-eight-story office building the corporation recently com-

pleted on the Boardway and Dey street frontage of the block. As this wing has a width of but 33 feet, and so constructed that it may be carried over adjoining property, it is perhaps safe to assume that when the proper time comes the corporation will carry its great building over the law school site and the lots it has purchased since the completion of the original unit. These purchases include the former Mail and Express building and Judge Gray's property, leaving only the Fulton street corner, occupied by Benedict, the jeweler, to round out the plan for a block-front structure on Broadway.

### Another Sale Downtown.

Charles F. Noyes Company has sold for the Estate of John T. Willets, Howard Willets and John J. Carle, Executors, the properties 64 and 66 Cliff street, through the block to and including 303 Pearl street, four and five story buildings covering a plot of 7200 square feet, to Edward M. Raphael & Co., Inc., export and shipping merchants, who will make extensive alterations and improvements to adapt the buildings for their own use. This adds another link to the long chain of recent purchases of downtown business properties for occupancy, which has been the strong feature of the current real estate market. There is added interest to this sale by reason of the fact that the properties are being disposed of by the Willets family after a continued ownership and occupancy of over one hundred years.

### Investor Buys Taxpayer.

Richard S. Elliott, President of the Norlin Realty Corporation has sold to an investor through A. N. Gitterman as



broker, 114 and 116 Sixth avenue with 71 and 73 West 9th street. The entire corner plot is improved with a one story and basement building and measures 40x93. It contains six stores and a large basement with an entrance to the Hudson Tubes through the Ninth street side. The rent roll of this property is about \$11,000 and was held at \$100,000. It was sold to the Hudson and Manhattan Railroad Company for about \$180,000, when they contemplated building an extension through Ninth street to Fourth avenue. The buyer was represented by Walter M. Wechsler as Attorney and the seller by Timothy F. Fay of Whaley, Walker and Fay, Attorneys.

#### **Buys on Sixth Avenue.**

That Sixth avenue is destined to again become a business thoroughfare is evidenced in the purchase by United Cigar Stores Company direct from the owner, John F. Haaran, the 3-story building covering a plot 46.9x60 ft., at 460 and 462 Sixth avenue, forming the southeast corner of 28th street, for a consideration, which J. C. Bolger, real estate controller for the company, believes is a bargain rate considering the recuperation prospects the section has been exhibiting since the advent of the new subway. The purchaser has been a tenant of the corner for the last eight or nine years. The property adjoins Moquin's establishment, which is said to occupy the old Varian homestead, a landmark of that part of the city when it was a farming district. The old farm house is still standing, but invisible, having been surrounded by brick additions and a modern stucco front.

#### **Manhattan.**

##### **South of 59th Street.**

**CHURCH ST.**—Charles F. Noyes Co. sold for Daniel P. Morse, president of Parmelee Realty Corp., 218 Church st, a 5-sty building, covering lot 25x100. The building is leased for a long term of years to Claflin Corp. on a net rental basis, and is used by the tenant for their executive offices. The property was valued at \$50,000.

**FORSYTH ST.**—Mary Baldwin Schwab estate sold through Samuel Kronskey the 5-sty building, with stores, at 147 Forsyth st, on lot 25x100. Negotiations are pending for a resale. The sellers acquired the property recently as plaintiff in a foreclosure action.

**MANGIN ST.**—Elsie Armour Duncan of Toronto, Canada, sold to Sophie Biscaler the 6-sty new-law tenement at 22 Mangin st, on lot 25x100. Samuel Kronskey negotiated the deal.

**WATER ST.**—In the old Fulton Market section the 8-sty cold storage plant at 299 to 303 Water st was sold by T. B. McGuire to Reardon Brothers for investment. The structure covers a plot 50.8x72, and is under lease to Fulton Market Refrigerating Co. It was held at \$75,000. D. & W. Mullins negotiated the sale.

**36TH ST.**—William Hyman bought from Franklin J. Minck estate 358 and 360 West 36th st, two 5-sty flats, 50x98.9, 100 ft. east of 9th av. He gives in part payment 313 West 144th st, a 5-sty flat, 26x99.11.

**49TH ST.**—James Kyle & Sons sold for Clara Mund the 3-sty private dwelling at 242 East 49th st.

**49TH ST.**—James Kyle & Sons sold for Clara Mund the 3-sty dwelling, on plot 18.6x100.5, at 242 East 49th st.

**54TH ST.**—Pease & Elliman sold for estate of Joseph L. Seligman, the 3-sty private garage at 151 West 54th, on lot 25x100, to Arena Auto School. The property has been held at \$40,000.

**4TH AV.**—Alphonso P. Spero purchased for investment 79 4th av, corner of St. Marks pl, for \$15,000.

##### **North of 59th Street.**

**HAMILTON TER.**—W. J. Huston & Son sold 36 Hamilton ter, and William C. & A. Edward Lester sold the adjoining house, 38. The houses were acquired last month by William Schwartz from Belden & Stephen G. Roach.

**72D ST.**—Formation of the 53 West Seventy-second Street Co. represented by Oscar M. Bate as attorney, forecasts the transfer of the Portland apartment house at that location. The property consists of a 7-sty building, on a plot 50x102.2, at the northeast corner of Columbus av and 72d st. Mary T. Soule is the owner of record.

**74TH ST.**—Therese R. Naumberg sold to a client of Slawson & Hobbs 137 West 74th st, a 4-sty dwelling, on lot 22x100.5, held at \$40,000.

**102D ST.**—250 West 103d Street Corp (Louisa Cowan and Finn L. Fossum), owners of Hotel Alexandria, purchased from Charles A. Flammar 247 West 102d st, a 5-sty dwelling.

**115TH ST.**—Ennis & Slinnott resold to a client of John R. Davidson the 5-sty flat, on lot 18.9x100, at 225 West 115th st.

**115TH ST.**—James H. Cruikshank sold to Ellise Levin the 5-sty double flat, with two stores, at 9 East 115th st, on plot 25x100, assessed at \$23,000. M. L. Rosenfeld was the broker.

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198 BROADWAY, N.Y. PHONE CORTLANDT 730**137TH ST.**—James H. Cruikshank purchased from New York Title and Mortgage Co. the 3-sty residence at 316 West 137th st, between Edgecombe and 8th avs, on plot 16x100. Harry Sugarman was the broker.**142D ST.**—Estate of John D. Keussel sold through Ira A. Lurie 619 West 142d st, a 3-sty dwelling, on lot 15x100, between Broadway and Riverside dr. The buyer resold the house, through the same broker, to Kate Alcombrack.**148TH ST.**—Ennis & Sinnott bought through W. D. Morgan, from Ellen Gaffney, 533 West 148th st, a 3-sty dwelling, 16.8x100, between Amsterdam av and Broadway.**LEXINGTON AV.**—Maurice Wertheim sold for Dr. Richard F. Burke the 4-sty dwelling 799 Lexington av, on lot 20x80, directly adjoining the southeast corner of 62d st. The purchaser is Thos. F. Curran.**MADISON AV.**—Out-of-town interests represented by 780 Madison Avenue Co. purchased from Albert H. Stone the 10-sty modernized apartment house at 778 to 780 Madison av, on plot 40x80, adjoining the R. Fulton Cutting residence at the corner of 67th st. The seller acquired the property last June at auction at the stand of Arthur C. Sheridan on a bid of \$210,000. The house was built about fifteen years ago by John T. Williams, who received the land in part payment from Chauncey S. Truax for the Lords Court Building at 27 William st.**RIVERSIDE DR.**—Joseph S. Ward resold to Gustave Sandblum 127 Riverside dr, a 7-sty elevator apartment, on plot 27.5x96.4. In part payment the buyer gave the estate known as Knollwood at Croton-on-the-Hudson. Edward C. H. Vogler negotiated the sale.**1ST AV.**—Sabina Marco sold the 6-sty tenement, with stores, 25x100, at 2201 1st av, adjoining the southwest corner of 113th st.**Bronx.****LORILLARD PL.**—N. Diagostino purchased from Michael Saviano 2362 and 2364 Lorillard pl, a 5-sty new-law tenement, on plot 50x100.**175TH ST.**—Ennis & Sinnott, operators, bought from Josephine A. Budke 561 to 563 West 175th st, a 6-sty apartment house, on plot 50x112.9. Irvin J. Walch was the broker.**AQUEDUCT AV.**—B. H. Weisker sold for Clayton Realty Co. to Walter A. Duke the 3-sty brick dwelling 2346 Aqueduct av, on plot 16.2x75.**AQUEDUCT AV.**—B. H. Weisker sold for Clayton Realty Co. to Mary Flynn the 3-sty brick dwelling 2344 Aqueduct av, on plot 16.2x80.**ARTHUR AV.**—Celia Wagner purchased from L. Hamilton 2178 Arthur av, a 2-sty dwelling, on lot 25x90.**BRYANT AV.**—Cornelia H. Hughes sold the 3-sty flat, with stores, at 1465 Bryant av, 25x100, in a cash deal. Eugene J. Busher was the broker.**DECATUR AV.**—B. H. Weisker sold for Harry Aronson to a Mr. Newman the 2-sty dwelling 2767 Decatur av, on plot 25x86.**FOREST AV.**—Mrs. A. F. Butler sold to Benson Realty Co., operators, 1072 Forest av, a 5-sty new-law tenement, on plot 50x103, held at \$52,000.**PROSPECT AV.**—Aaron Bacharach purchased from Otto Weiner 2058 Prospect av, a 3-sty dwelling, on lot 16.6x150.**STEBBINS AV.**—Frank Schmidt sold to Robert Bruce 1251 Stebbins av, a 3-sty dwelling, on lot 80x20.**WALDO AV.**—Ennis & Sinnott sold two lots on the west side of Waldo av, south of 238th st, adjoining the old Hutchins Mansion, to a client of George and Charles E. Buckbee.**WALTON AV.**—James J. Donovan sold for Laura S. Carey the 5-sty loft building at the northwest corner of Walton av and Cheever pl to George B. Coughlin, manufacturer of piano hardware, who will occupy part of the building for his business.**MATTHEWS AV.**—William Peters & Co. sold to Paul and Clara Kloeffer 1809 Matthews av, a 1-fam. house.**Brooklyn.****FOXALL ST.**—R. A. Schlesing sold for Harry A. Schmidt the 2-fam. brick house 106 Foxall st to William Steckler.**FULTON ST.**—Frank H. Tyler sold 1195 Fulton st, 4-sty store, to M. Schneider.**GARFIELD PL.**—John Pullman Real Estate Co. sold 93 Garfield pl, a 5-sty dwelling, on lot 20x100, for Ralph F. Izzo to James Cassina.**42D ST.**—Tutino & Cerny sold for David Dyer to P. Hansen & Son, Inc., the vacant plot adjoining their storehouse at 226 42d st.**47TH ST.**—Newmann Leavy sold for Jacob Benswanger a plot, 60x100, in 47th st, 120 ft. east of 16th av, to a building corporation.**54TH ST.**—I. Salzberg sold for E. Moserme to Morris Birnbaum the plot, 37.6x80, in the north side of 54th st, 100 ft. east of 15th av.**71ST ST.**—H. O. Harris sold for John B. Bradley Co. two 2-fam. dwellings in 71st st, near Ridge blvd.**73D ST.**—E. J. Hollahan, Inc., sold 353 73d st, 2-fam. brick dwelling, for John Stafford.**74TH ST.**—Frank A. Seaver & Co. sold the 2-fam. brick house 1040 74th st, Bay Ridge Park, for Booth & Lewis.**74TH ST.**—E. J. Hollahan, Inc., sold for M. Rosar the 2-fam. dwelling at 312 74th st, and for John Stafford a similar dwelling at 353 73d st. The buyers will occupy.**82D ST.**—Walter S. Ross and C. C. Gretsinger sold for Ella G. Buckley the 1-fam. house at 345 82d st.**82D ST.**—E. J. Hollahan, Inc., sold plot of lots, 100x100, on the south side of 82d st, distant 240 ft. from 12th av, Dyker Heights section, for Bertha Birnbaum.**Brokers, Attention!**

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84TH ST.—Frank A. Seaver & Co. sold the frame detached house 165 84th st, near Ridge Boul, for J. K. Dowling.

BATH AV.—Meitser Builders, Inc., sold a 2-sty business building at 1733 Bath av, Bath Beach.

BAY RIDGE AV.—E. J. Hollahan, Inc., sold 262 Bay Ridge av, private frame dwelling, plot 30x136, for Anna M. Dowd.

BAY RIDGE AV.—E. J. Hollahan, Inc., sold 463-65-69-71-73 Bay Ridge av, plot 100x100, five 3-fam. white brick apartments for John J. Fagan.

CONCORD AV.—Meister Builders, Inc., re-sold 502 Concord av, 3-sty 2-fam. brick, to M. Desowitz.

PROSPECT PARK WEST.—Harry M. Lewis has resold for Aldent Corp. the 3-sty brick dwelling at 116 Prospect Park West, adjoining corner of 7th st, to Kalil Beetar.

3D AV.—Levy Brothers sold for cash through Isidore Taub two 4-sty tenements at 957-959 3d av, recently taken by them in exchange for their garage on Coney Island av.

18TH AV.—Frank H. Tyler sold 4321 18th av, 3-sty brick store, to Mr. Sterling.

20TH AV.—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling, with cement garage, at 6019 20th av, Mapleton Park, to David Kvitman of Manhattan.

Queens.

ARVERNE.—L. Karasik sold to R. Spellman the plot, 40x100, on the north side of Banister av, west of Remington av.

CORONA.—Hencken Co. sold to M. C. Haaren a plot, 135x180, at the southeast corner of Junction and Jackson avs, and a plot of several lots in the Zeigler addition.

DUNTON.—H. Ost sold to E. Leutbecker a plot, 50x100, on the east side of Maure av, south of Liberty av.

ELMHURST.—Silman Investors, Inc., sold to K. Gerken a plot, 100x134, on the south side of Corona av, west of Hanover av.

ELMHURST.—P. J. Gately, as guardian, sold to J. E. Dunningham a plot, 50x100, in the east side of 10th st, west of Lamont av.

FLUSHING.—F. A. Collins sold to Kerr Realty Co., Inc., a plot, 75x92, at the northeast corner of Central and Madison avs.

HOLLIS.—Roman Catholic Church of St. Gerard Majello of Hollis added to its holdings on Hollis av by the purchase of a plot adjoining from V. Moog.

JAMAICA.—J. C. McCulloch sold to C. C. Augustin a plot in block 38 of the Howard Beach Estates on Jamaica Bay.

JAMAICA.—E. E. Meachan Sons sold to M. Musina a plot of four lots in their development on Jamaica Creek, for improvement with bungalows.

LAURELTON.—C. Katz sold to A. J. Homeyer a plot, 60x100, on the north side of Cortland blvd, west of Vendeveer blvd.

LONG ISLAND CITY.—M. L. Perlee sold to D. C. Higgs a plot, 125x150, at the southeast corner of 9th st and West av.

MASPETH.—J. Kryger sold to A. Lukas a plot, 50x100, on the north side of Perry av, west of Clermont av.

ST. ALBANS.—A. E. Griffiths sold to M. E. Blander a plot, 60x100, on the west side of Carlton av, 160 ft. south of Rutland st.

Richmond.

MARINERS HARBOR.—Samuel Ginsberg and J. Sterling Drake sold for Theodore B. Comfort to Barnett Wilensky a plot of eight acres, 442 ft. road frontage and a large house on the south side of Washington av, between Van Pelt and Union avs.

STAPLETON.—Cornelius G. Kolff sold for Keppler-estate the homestead having frontage on Smith ter and Wright, with grounds, 226x213 ft., to Carl Schramme.

TOMPKINSVILLE.—Moffatt & Schwab sold for estate of Charles F. Zentgraf the balance of their lots, five in Bay st, four in Grant st and nine in Van Duzer st, including the brick building at the corner of Grant and Bay sts, to G. Radish of Stapleton, who is to use same for business purposes.

TOMPKINSVILLE.—Moffatt & Schwab sold for Henry Brown the 2-fam. house at 133 Van Duzer st to Joseph Trifoglio.

Nassau.

GREAT NECK.—Baker Crowell, Inc., sold the house of Irene V. Kimball on Deepdale dr. The property is situated on a high elevation and close to the links of Great Neck Golf Club and the waters of Little Neck Bay. The purchaser is John W. Noble of Manhattan, and the reported price is \$22,000.

MERRICK.—Frank H. Tyler sold the 3-sty dwelling, on plot 170x100, for Mr. James.

RECENT LEASES.

Leases Hotel Lorraine.

A new syndicate, organized by W. Sackett Duell of Meadowbrook, Pa., leased from the United Cigar Stores Company, through the Empire Trust Co., as the substituted trustee of estate of Mathew Byrnes, the thirteen-story Hotel Lorraine, at the southeast corner of Fifth avenue and Forty-fifth street, for forty-two years, at an aggregate rental of about \$1,000,000. The new company, in which Frederick J. Eisler and Augustus Nulle of the Waldorf-Astoria are also interested, has taken the entire property with the exception of the five

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# Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## Proposals

**NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, AND PUMP HOUSE AND RESERVOIR.**

**HEATING WORK—ADDITIONS TO CENTRAL HEATING PLANT; UNDERGROUND PIPING AND CONDUIT WORK; DETENTION BUILDING NO. 5; CLINIC BUILDING NO. 8.**

**SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8.**

**ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM AND PUMP HOUSE, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M. on Thursday, August 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification Nos. 3000A, 3001A, 3010A, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070 and 3071. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Warden of Sing Sing Prison, Ossining, N. Y., at the office of the Commission on New Prisons, Room 618, Hall of Records, New York City, and at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.**

Dated: July 26, 1918.

**NOTICE TO CONTRACTORS: Sealed proposals for CENTRAL HEATING AND LIGHTING PLANT, DEACTIVATING AP-**

**PARATUS FOR HOT WATER SYSTEM, Wingdale Prison, Wingdale, N. Y., will be received by the Commission on New Prisons, Hall of Records Building, Centre and Chambers Streets, New York City, until 2:30 o'clock P. M. on Thursday, August 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3032. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of the Warden of Wingdale Prison, Wingdale, N. Y., at the office of the Commission on New Prisons, Room 618, Hall of Records Building, Centre and Chambers Streets, New York City, at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.**

Dated: July 31, 1918.

## WANTS AND OFFERS

**WANTED—Map cabinet, either metal or wood; state particulars. PORTER & CO., 159 West 125th St.**

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## FRED'K FOX & CO., Inc.

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**DUROSS CO.** leased the store and basement at 27 Greenwich av for New York African Society to T. Triantaflos; also the building at 346 West 15th st for estate of P. H. Keahon to John Smith; also for Weydig-Henkelman Plano Manufacturing Co., Inc., the 1st and 2d lofts at 400 West 14th st, containing 10,000 sq. ft., to Western Electric Co., Inc.

**DOUGLAS L. ELLIMAN & CO.** leased a duplex apartment at 830 Park av, corner 76th st, for Frederic Johnson to Charles A. Sherman; also an apartment at 876 Park av, corner 78th st, to Charles E. Pettinos; at 116 East 63d st to Mrs. H. B. Gardner; and at 414 Madison av to Alice Potter Adams.

**DOUGLAS L. ELLIMAN & CO.** leased an apartment at 270 Park av for Vanderbilt Avenue Realty Corp., Dr. C. V. Paterno, president, to A. V. Frost of Black, Starr & Frost; also an apartment at 471 Park av for No. 471 Park Avenue Co. to H. M. Clements; also at 130 West 57th st to Mrs. Anna M. Thrane, and at 156 East 79th st to Mrs. E. W. Taylor.

**DOUGLAS L. ELLIMAN & CO.** leased a furnished apartment at 755 Park av for Mrs. W. Whitewright Watson to Howard Elliott, former president of New York, New Haven & Hartford Railroad; also an apartment at 158 East 55th st for Mrs. R. M. Daly to Miss Margaret B. Macular and Miss Caroline H. Shaw; also an apartment at 149 East 40th st for J. Horton Ijams to Mrs. E. C. Bogordies; also an apartment at 32 East 64th st to Philip W. Seippe; also an apartment at 840 Park av, corner 76th st, for Frederic Johnson, president, to Mrs. C. E. Railing; also an apartment at 106 East 85th st for Robert W. Tilney to G. Temple Bridgeman; also an apartment at 18 East 48th st to Loen Grossier; also an apartment at 24 East 49th st to William A. Manges; and renewed the lease of 16 East 70th st, a 5-sty dwelling, 17.6x100.5, for Mrs. Moses H. Hopkins to Myron C. Taylor.

**J. B. ENGLISH** rented for James-Miller Realty Co. to Rialto Publishing Co. the 10th loft at 1552 Broadway; also offices at 1531 Broadway to Rivoli Music Co.

**M. FORMAN & CO.** leased space at 141 and 143 West 28th st to Hill & Encherman; at 14 and 16 West 17th st to Pincus Brothers; at 36 and 38 West 25th st to Cohen Brothers Cloak Co.; at 5 West 31st st to Irving Hartstein; at 129 and 131 West 22d st to Jacobs, Ginsburg & Krawitz; at 40 and 42 West 22d st to Leipzig Brothers, and at 38 to 44 West 26th st to Federal Gown Co.

**GOODALE, PERRY & DWIGHT, INC.,** leased the 4th loft at 42 East 23d st to Rowley & Co. of Chicago, manufacturers of artificial limbs, and the entire building at 404 6th av to Day Brothers.

**HEIL & STERN,** in conjunction with Tucker, Speyers & Co., leased at 11-13 East 26th st, running through to 27th st, the 11th floor to William L. Hartley and Malito Bros., Inc., and the 12th floor to Samuels & Levine.

**HENRY HOF** leased to Frank J. Tuma the store at 214 East 38th st; also to M. Baum the store at 163 East 35th st.

**HOUGHTON CO.** subleased for John L. English the 3-sty dwelling at 125 West 78th st to Dr. Ephraim Klotz.

**ISAADORE HYMAN** and others leased to Standard Commercial Tobacco Co. the 6-sty building at 222 to 228 West 14th st, at a net rental of \$30,000. The lease dates from Oct. 1, next, to Feb. 1, 1926.

**LAKIN & DINKELSPIEL** leased a store at 101 West 43d st to Mrs. Jeanne Hoppe.

**JOHN LAWSON** leased to Kahn Window Shade and Awning Co. from Charles Weisbecker estate the building at 319 West 125th st.

**MARC LOEWENTHAL** rented to Department of Labor, for various owners, for use by the United States Employment Service the store and 2d floor of 112 West 46th st; the store at the northwest corner of Hudson and 10th sts; the store at the corner of Tremont av and La Fontaine av; the store at 2537 Decatur av; the entire building at 142 Bowery; the floor formerly occupied by the Chatham and Phoenix Bank at the northeast corner of 57th st and 3d av; also 126 and 128 Clinton st; the store at 58 Cooper sq, and the store at 211 Bowery.

**SAMUEL H. MARTIN** leased for Bolton Hall the 3-sty dwelling at 107 West 63d st to Helean A. Moran.

**McDOWELL & McMAHON** leased a store at 1610 St. Nicholas av to Thompson Bakery Co.

**CHARLES F. NOYES CO.** leased four floors at 542 Pearl st for George L. Tighe to Charles T. Stork & Co., Inc., and subleased a floor at 157 Water st for Atkins & Durbrow to Flint & Co., Inc.

**CHARLES F. NOYES CO.** leased at 46-54 West 24th st a portion of the 14th floor to John P. Given.

**CHARLES F. NOYES CO.** leased for Jeremiah F. Donovan to William Frieber the ground floor and basement at 45 Maiden la at a rental of approximately \$100,000. The agents state that the rental is an increase of 100 per cent. over the present figures. The lease is of particular interest because the property is located directly opposite the large plot of 33,000 sq. ft. purchased by the United States Government for the Federal Reserve Bank.

**PEASE & ELLIMAN** leased for J. T. Terry to John W. Brett 4-sty dwelling at 275 Madison av, adjoining the southeast corner of 40th st; also apartments at 640 West End av for Odell-Townsend Realty Co. to George Goldstone; at 70th st and Central Park West to R. H. Naylor; at 15 West 67th st for Leon M. Gordon to W. M. McCord; at 315 West 79th st for Nathan D. Stern to C. J. O'Neill; at 202 West 81st st to H. P. Platt; at 370 Manhattan av to Walter Hart, Constance A. Peterson and Robert Burrows; and have made the following renewals of business leases: the loft lease at 31-3 East 32d st, held by Cohan, Matthews & Levine; the loft lease at 42 West 39th st, held by Felice Luce; and the loft lease at 4 West 37th st, held by Sauer & Schaefer.

stores, which will be retained by the lessor. Charles E. Deppeler negotiated the lease. Possession will be taken October 1, and the property continued to be operated as a hotel. The United Cigar Stores Company recently leased the entire Hotel Lorraine property from the Byrnes estate.

The property consists of a thirteen story hotel and store, building occupying a plot of 75 feet directly fronting on Fifth avenue and 150 feet on Forty-fifth

street (50 feet of the latter being 100 feet deep) is valued at approximately \$2,500,000.

## Manhattan.

**AMES & CO.** leased for New York Produce Exchange Bank to Bertha Steigerwalt the upper part of the bank building at 230 2d av.

**DUFF & BROWN CO.** rented for Thomas J. Brown 470 and 472 West 152d st, two 4-sty dwellings, for a synagogue.

**OGDEN & CLARKSON CORP.** leased to All and Brothers show rooms at 35-9 West 36th st and to Philip J. Gavio, Inc., the 1st loft at 131-7 West 35th st.



PEASE & ELLIMAN rented furnished for Mrs. E. W. H. Connor, who was represented by her attorney, Albert Symington, to Judge George A. Garden the 5-sty dwelling at 121 East 62d st, between Park and Lexington avs; also for I. J. Mayer a loft at 15 West 45th st to Helen M. Heller; also offices in the southwest corner of 72d st and Broadway for Harsen Co. to M. F. Loughman; and for Mrs. J. D. Morgan to Mrs. I. C. Fausner the 3-sty dwelling at 146 West 97th st.

PEASE & ELLIMAN rented for William Mitchell to Mrs. Justine B. Ward the 4-sty dwelling at 18 East 10th st.

PEASE & ELLIMAN leased for Mrs. George Rubenstein to Madame Pauline Skerten the 4-sty dwelling at 15 East 92d st, between 5th and Madison avs.

PEPE & BRO. leased for Mrs. Lucy Sprague Mitchell the 3-sty studio building at 15 McDougal alley to Mr. and Mrs. Edward Becket; also a floor at 41 Charlton st to St. Hilda Guild Art School for Miss Majorie Jones.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Italian Discount and Trust Co., which recently leased the store at 399 Broadway, the rentals aggregating about \$7,500 until the date of expiration, Feb. 1, 1921. A renewal of the lease for this space has also been arranged by the same tenant with the owner of the property, the Equitable Life Assurance Society, for a term of ten years from Feb. 1, 1921, at \$15,000 per annum, or three times the best offer ever received for the space.

ROWANTREE-SCHLEY CO. leased for Rhineland Real Estate Co., represented by the Douglas Robinson, Charles S. Brown Co., the store, basement and sub-basement at 190-196 6th av, northeast corner of 13th st, to Sibley Pitman Electric Corp. This is part of the former Henry Siegel Fourteenth Street Department Store, and with this renting it completes the leasing of all the space they occupied. The lease is for a term of years at an aggregate rental of about \$125,000.

LOUIS SCHRAG leased for E. A. Darling 102-4-6 West 24th st to Waddington Condensed Milk Co. for a term of years; for United Stores Realty Co. space in the building northwest corner 6th av and 83d st to S. King & Co.; and with Goodale, Perry & Dwight the store at 24 West 31st st to Schor & Hochberg.

ALBERT H. STOUT leased dwelling at 126-128 West 58th st for Zinsser Realty Co. for a term of years; also for Downey estate 2-sty garage at 156 West 56th st; and an apartment at 49 West 56th st to Miss Eagels.

L. TANENBAUM, STRAUSS & CO. rented for United Cigar Stores Co. of America the building at 1544 Broadway to Ideal Holding Co., and subleased the upper portion to National Photographers, Typhoon Fan Co. and O. J. Gude Co.

CHARLES B. VAN VALEN, INC., leased to Crum & Forster for John Realty Co., C. B. T. Benton, president, a loft at 58 John st.

CHARLES B. WALKER leased to Standard Commercial Tobacco Co. the building at 222-228 West 14th st at an aggregate rental of about \$220,000. Building contains about 75,000 sq. ft. The lease provides for an annual rental which exceeds the rental paid by the present tenant by over 100 per cent. The building will be used as a warehouse and will be occupied by West Fourteenth Street Warehouse Co.

WHITE-GOODMAN leased the top loft, containing 10,000 sq. ft., at 479-85 1st av, corner of 28th st, to Kaplan Mfg. Co.; also with Douglas Robinson, Charles S. Brown Co., the store and basement at 64 University pl to Leyman Bleyer Paper Co.

WM. A. WHITE & SONS, in conjunction with Douglas Robinson, Charles S. Brown Co., leased the 4½-sty dwelling at the southeast corner of Park av and 64th st to Clement Lawrence Smith; also apartments at 44 West 10th st to Gertrude Harris Harder; at 77 Irving pl to John Collier, and at 173 Madison av to Samuel H. Watts.

WM. A. WHITE & SONS leased from the plans to Alan R. Hawley an apartment at 7 East 54th st, and rented for John D. Rockefeller, Jr., to Edward Bayard Halsted an apartment at 19 West 54th st; also for Old Holding Co. the building at 52 Greene st.

**Bronx.**

WILLIAM J. SMITH leased for Marcus & Goldstein, Inc., the garage on Southern blvd and 183d st to Daniel Docherty for 10 years.

**REAL ESTATE NOTES.**

FRANK H. TYLER has been appointed manager for the premises 922 Prospect av, Brooklyn.

HENRY BRADY has been appointed receiver of 41 Henry street, pending foreclosure proceedings.

CHELSEA REALTY CO., Cyril H. Burdett, president, is the buyer of 803 Lexington av, sold recently.

BOARD OF APPEALS at its meeting on Tuesday had a calendar of six cases, disposed of as follows: granted, 2; denied, 1; laid over, 3.

ARENA AUTO SCHOOL is the buyer of the garage at 151 West 54th st, sold recently by estate of Joseph L. Seligman. Pease & Elliman were the brokers.

CHARLES E. NAMMACK has secured a loan of \$200,000 from the Metropolitan Life Insurance Co. for the erection of a 10-sty loft building at 38 to 42 East 29th st, on plot 62.6x98.9.

CITY MORTGAGE CO. has made a building loan of \$100,000 to Samwil Construction Co. for the erection of a 4-sty apartment house on the west side of the Grand Blvd and Concourse, 102.9 ft. north of 165th st, 107.4x142x irreg.

HENRY HOF has been appointed agent for 607 East 14th st, 609 East 14th st, 300 East 28th st, 1 Mitchell pl, 876-880 1st av, 400 East 50th st, 231 East 94th st, 233 East 94th st, 122 West 101st st, 1685 Washington av.

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**STATISTICS**

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.**  
**Conveyances.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
Total No.....	88	99
Assessed Value.....	\$6,408,900	\$5,508,000
No. with consideration.....	16	16
Consideration.....	\$310,447	\$413,597
Assessed Value.....	\$300,500	\$531,500
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
Total No.....	3,891	5,056
Assessed Value.....	\$226,138,180	\$352,859,822
No. with consideration.....	616	668
Consideration.....	\$26,953,711	\$27,810,523
Assessed Value.....	\$30,639,500	\$36,516,556

**Mortgages.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
Total No.....	39	43
Amount.....	\$1,098,307	\$585,400
To Banks & Ins. Cos..	10	11
Amount.....	\$795,500	\$166,800
No. at 6%.....	15	14
Amount.....	\$386,557	\$122,250
No. at 5½%.....	8	1
Amount.....	\$59,500	\$2,500
No. at 5%.....	10	18
Amount.....	\$124,750	\$217,650
No. at 4½%.....	.....	2
Amount.....	.....	\$60,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	6	8
Amount.....	\$527,500	\$183,000
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
Total No.....	1,596	2,256
Amount.....	\$40,182,434	\$96,384,431
To Banks & Ins. Cos..	275	465
Amount.....	\$19,600,443	\$57,317,850

**Mortgage Extensions.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
Total No.....	15	24
Amount.....	\$422,750	\$1,492,000
To Banks & Ins. Cos..	4	12
Amount.....	\$163,750	\$1,181,500
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
Total No.....	800	1,309
Amount.....	\$57,479,299	\$88,875,150
To Banks & Ins. Cos..	320	652
Amount.....	\$33,634,457	\$68,209,700

**Building Permits.**

	1918 Aug. 10 to 16	1917 Aug. 11 to 17
New Buildings.....	6	8
Cost.....	\$200,500	\$411,600
Alterations.....	\$265,110	\$192,300
	1918 Jan. 1 to Aug. 16	1917 Jan. 1 to Aug. 17
New Buildings.....	126	239
Cost.....	\$7,561,150	\$23,716,100
Alterations.....	\$6,977,597	\$8,542,258

**BRONX.**

**Conveyances.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
Total No.....	87	89
No. with consideration.....	14	14
Consideration.....	\$190,351	\$76,200
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
Total No.....	2,853	3,902
No. with consideration.....	363	750
Consideration.....	\$3,534,885	\$5,050,048

**Mortgages.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
Total No.....	39	40
Amount.....	\$297,766	\$502,555
To Banks & Ins. Cos..	2	5
Amount.....	\$5,000	\$192,000
No. at 6%.....	16	21
Amount.....	\$217,500	\$281,608
No. at 5½%.....	13	4
Amount.....	\$42,000	\$16,200
No. at 5%.....	4	2
Amount.....	\$15,000	\$3,412
No. at 4½%.....	.....	2
Amount.....	.....	\$2,490
Unusual rates.....	1	2
Amount.....	\$1,616	\$425
Interest not given.....	5	9
Amount.....	\$21,650	\$198,450
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
Total No.....	11,102	1,940
Amount.....	\$7,221,034	\$12,607,490
To Banks & Ins. Cos..	56	133
Amount.....	\$867,142	\$1,941,415

**Mortgage Extensions.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
Total No.....	5	6
Amount.....	\$16,400	\$56,500
To Banks & Ins. Cos..	1	.....
Amount.....	\$5,000	.....
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 1
Total No.....	248	453
Amount.....	\$4,838,312	\$8,704,424
To Banks & Ins. Cos..	63	119
Amount.....	\$1,629,450	\$3,048,700

**Auction Sale Today.**

Thirty furnished houses and one hundred and fifty lots fronting on the ocean at Edgemere Crest, Long Island, will be sold at public auction this afternoon and evening under the direction of Charles S. Gerth, Alfred H. Wagg and Lewis H. May, Associate Auctioneers.

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**Building Permits.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
New Buildings.....	2	113
Cost.....	\$3,500	\$627,000
Alterations.....	\$13,450	\$9,150
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
New Building.....	381	501
Cost.....	\$6,689,525	\$7,242,975
Alterations.....	\$792,230	\$841,700

**BROOKLYN.**

**Conveyances.**

	1918 Aug. 8 to 14	1917 Aug. 9 to 15
Total No.....	372	345
No. with consideration.....	27	12
Consideration.....	\$222,145	\$77,616
	1918 Jan. 1 to Aug. 14	1917 Jan. 1 to Aug. 15
Total No.....	14,409	14,085
No. with consideration.....	1,045	1,209
Consideration.....	\$8,432,622	\$13,234,760

**Mortgages.**

	1918 Aug. 8 to 14	1917 Aug. 9 to 15
Total No.....	186	183
Amount.....	\$532,477	\$648,337
To Banks & Ins. Cos..	12	36
Amount.....	\$49,750	\$223,350
No. at 6%.....	132	101
Amount.....	\$325,307	\$230,374
No. at 5½%.....	37	46
Amount.....	\$174,220	\$269,300
No. at 5%.....	10	17
Amount.....	\$21,800	\$106,450
Unusual rates.....	2	1
Amount.....	\$3,600	\$400
Interest not given.....	5	18
Amount.....	\$7,550	\$41,813
	1918 Jan. 1 to Aug. 14	1917 Jan. 1 to Aug. 15
Total No.....	8,327	9,142
Amount.....	\$27,893,568	\$38,405,545
To Banks & Ins. Cos..	863	1,745
Amount.....	\$4,438,540	\$13,854,476

**Building Permits.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
New Buildings.....	98	27
Cost.....	\$417,635	\$236,125
Alterations.....	\$95,650	\$73,425
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
New Buildings.....	2,127	1,850
Cost.....	\$13,218,258	\$17,852,240
Alterations.....	\$2,814,762	\$3,381,549

**QUEENS.**

**Building Permits.**

	1918 Aug. 9 to 15	1917 Aug. 10 to 16
New Buildings.....	15	49
Cost.....	\$154,375	\$128,315
Alterations.....	\$16,450	\$20,645
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 16
New Buildings.....	1,496	2,307
Cost.....	\$4,776,923	\$8,063,671
Alterations.....	\$986,456	\$1,191,396

**RICHMOND.**

**Building Permits.**

	1918 Aug. 9 to 15	1917 Aug. 9 to 15
New Buildings.....	10	15
Cost.....	\$43,075	\$18,145
Alterations.....	\$6,350	\$3,778
	1918 Jan. 1 to Aug. 15	1917 Jan. 1 to Aug. 15
New Buildings.....	394	387
Cost.....	\$862,288	\$1,092,241
Alterations.....	\$283,111	\$215,269



# General Survey of the Building Situation

## Federal Housing Activity Progressing Favorably — Suggested Utilization of Secondhand Materials

CERTAIN factors in the determining of fundamental business conditions in general may be depended upon to give the building trade an impetus toward increased activity. Although present building operations total up to a substantial sum yet comparatively they show the industry to be at a rather low ebb. For however the complete record of recent construction, including Government work, may compare with the total of previous years, it cannot be refuted that building in civilian departments constitutes but a fraction of its former value. Various special lines of potential development have been indicated from time to time, both those already taken by the Government, and those which might well be initiated either through Federal authority or by private commercial and industrial interests.

Generally speaking, however, some broader influence must be counted on to change the general trend of building activity. Chief among these perhaps would be an indication that a more positively favorable aspect of the war were presenting itself. If it could be reasonably assured that no retrogression in gains would be likely to take place, financiers would tend to regard building with a more favorable attitude than they do at the present time.

Correspondingly, with such a bettering of war conditions might come the lessening of Government demands for building materials and fuel, thus releasing supplies for other purposes. A factor which will obtain in the more immediate future is concerned with the outcome of the next Liberty Loan. If it becomes apparent that the bulk of the subscriptions are being taken out by a large number of private citizens a more favorable effect would be produced on the minds of those who must be looked to for building loans. The widespread distribution would be a better sign than if large quantities had to be covered by the capital of banking and financial houses, thus concentrating the burden upon them.

The Federal housing plans are rather quickly becoming a reality and are being worked out on a practical basis that might well serve as a model for future projects. Every effort is being put forth to adapt the groups of buildings in the most suitable way possible to their environment, and to make them fit in as an integral part in the life and development of the community. In certain sections where such an arrangement is feasible, the payroll of the company employing the workers to be housed will be examined as a basis for determining the scale of expense which would be proper. An output in the building expense of houses was reckoned generally suitable if a rental approximating 20 per cent. of the average wage would be sufficient to make a fair return of interest on the principal expended. In planning the houses suggestions from the future residents were obtained through conferences. Thus the maximum convenience and practicality was assured.

Furthermore, the location has been taken into consideration and made an asset in carrying out the plans with the greatest efficiency. Where the houses are to be established near available timber resources they will be of frame construction. It is expected that in a similar way brick, cement and combinations of materials will be used as they are more readily available to the locations of housing projects.

Much discussion has centered about the question of the permanence of these buildings. It is doubtless true that the Government has the idea of constructing many groups of merely temporary buildings where it is possible that the demand will undergo a decline after the war. The reason for such a move of pure expedience is evident. The Government would probably not have

financed such housing schemes in ordinary peace times, and the fact of the establishments planned with permanent houses show that the future was not disregarded.

At the same time there is much to be said on the side of making all these buildings of a lasting nature. Even if some other occupation must be found to employ the plant formerly used for munitions in order to keep the houses nearby in use it might be worth its expense and effort in that direction. If the housing is temporary, either it must be torn down completely or else may and probably will degenerate into a slum of the most pernicious sort. If this were allowed to happen the land values in the vicinity will dwindle in proportion, those who live in the tenements or near will be under bad or even dangerous surroundings and the once useful group will constitute a public menace.

On the other hand, if the buildings are constructed in an attractive, permanent form it would cost a comparatively small additional amount and certainly many benefits would accrue. Much of the value would remain after the war. Instead of constituting an undesirable part of the community the group would take its place as a part of the improved, enlarged town, giving it something better than existed before. Other housing improvements would be stimulated and the industrial workers would be contentedly housed after the war as well as merely during it.

For those building concerns who are not receiving the benefit of the Government housing plans, however, the outlook is not so bright. Some builders, especially the smaller concerns, are actually having difficulty in keeping their working forces together. For such as these one way out would seem to consist in the rather prosaic method of utilizing second-hand material. This departure from ordinary peace-time methods may seem unattractive. It may seem too trivial or slight in extent to aid in any material way. One of the chief difficulties in the way of building to-day is the impossibility of procuring the materials with which to work. If this difficulty could be done away with or partially obviated it is certain that much opportunity for building would present itself.

In many regions there is accumulated a considerable quantity of used lumber which would be available for anyone who could use it. By utilizing this material for many types of building and especially for alterations and enlargements on old houses few difficulties would present themselves in going ahead with the work. While more care and time are undeniably necessary in dealing with second-hand stock, yet the smaller initial stock together with the perfectly satisfactory results attained neutralize this feature. In some cases the older wood would really be preferable, since it is already seasoned. Nor is this idea confined to the use of lumber alone, since for many purposes second-hand brick could be used.

The use of second-hand material will doubtless be an unwelcome idea to the majority of customers as well as builders. The benefit, however, would accrue to both—projects of such nature that builders would not readily undertake them after the war when they are flooded with work could, under present conditions, be carried on satisfactorily at a less expense than would be incurred later.

Both sides should recognize that, although there would be no great gain or need of using these materials under ordinary conditions, these are not peace times and cannot be regarded as normal in any way. The builder who studies to utilize this material does three things which are of the most benefit. He utilizes waste, which is a way to add to the health and welfare of the nation; he aids the consumer in helping him on with the work which he considers necessary for himself, and he furthers his own interests by adapting himself to prevailing conditions, which will keep life in his trade for post-war activities.



# CURRENT BUILDING OPERATIONS

**T**HE existing high levels at which building materials and supplies are maintained are in part the result of the uncertain prospect of future Government housing plans. The heavy requirement of structural commodities for this purpose already ascertained are regarded in some quarters as an indication that still greater quantities will be called for in the near future. Moreover, it is to be realized that the estimated total value of building materials available for the year is placed at \$600,000,000.

From this amount is to come the requirements of the Federal Housing Program to the value of \$110,000,000, and construction in civilian departments estimated at approximately \$350,000,000. Furthermore, the fact that the construction of ships must be reckoned in as an extremely important factor in the distribution of supplies, as this character of activity uses much the same kind of materials needed for building purposes, makes it readily understood why a serious scarcity of building materials and supplies may be anticipated unless opportunity is offered manufacturers to increase the rate of production. The total inadequacy of the supply of steel for all purposes is shown by the figures. While the production is estimated at 16,500,000 tons, Government demands will probably be at least 20,000,000 tons.

Generally the building situation is quiet, although there is a strong undercurrent of optimism generated as the result of somewhat improved building conditions and a greater willingness on the part of prospective builders to commence contemplated operations wherever possible. Despite the ever mounting cost of building materials a fair volume of new construction work is being undertaken. For the greater part this work consists of projects essential to industrial, commercial or military progress and the additional costs are assumed because of the need of the structures.

**Common Brick.**—The excessively torrid weather of the past ten days has effected the market for Hudson River common brick. The heat prevented bricklayers from working on walls and considerable active construction was temporarily held up. The natural consequence was a lessening of demand upon the wholesale market. In addition to the decrease in buying activity more

bricks arrived from up-river points during the week than there has for a number of weeks past with the result being a weaker price situation than was evident one week ago. Current wholesale quotations at present range between \$13.50 and \$14 a thousand, to dealers in cargo lots, alongside dock. The lowered price is not expected to maintain after the accumulation of barges, now at the docks, is disposed of and dealers fully anticipate a stiffening within the next two weeks. The manufacturing season of 1918 has not been particularly active, production costs have steadily advanced and labor has been extremely scarce and difficult to hold. The output of the current year will be far below that of past years and even at the slow rate of production there will be considerable brick carried over, due to the scarcity of building operations in the Metropolitan district that has slowed down the demand to negligible proportions. The Raritan district is in much the same position and producers have been subjected to similar difficulties of mounting costs and labor shortage. Brick from the Raritan section are still

out of the New York market and producers are anything but optimistic as to the immediate future.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, August 16, 1918. Condition of market: Demand fair. Prices lower. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 22; sales, 15. Distribution: Manhattan, 2; Brooklyn, 1; Bronx, 4; New Jersey points, 6; outside, 2.

**Portland Cement.**—Conditions in the cement market are practically unchanged from those that have now maintained over a period of months. The demand is considered fair under the circumstances and the outlook is satisfactory to the producers. Government requirements continue to be the factor of paramount importance to the cement market and undoubtedly will continue to be until the Federal program of construction is finished. The start of numerous industrial housing projects, in various parts of the country, undertaken through the agency of the United States Housing Corporation, has brought considerable additional business to the cement interests and the demands from this source of activity are fairly heavy.

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00

Raritan common.....No quotation

Second hand common, per load

of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,

wood or duck bags .....@ —

Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —

¾ in. ....No quotation

Paving gravel .....No quotation

P. S. C. gravel.....No quotation

Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$2.00@ —

Trap rock, ¾ in. (Nominal).... 1.95@ —

Crushed limestone, 1½ in..... 1.70@ \$1.75

Crushed limestone, ¾ in..... 1.80@ 1.90

**Building Stone.**

Indiana limestone, per cu. ft.....\$1.14

Kentucky limestone, per cu. ft..... 1.50

Brier Hill sandstone, per cu. ft..... 1.50

Gray Canyon sandstone, per cu. ft... .95

Buff Wakeman, per cu. ft..... 1.50

Buff Mountain, per cu. ft..... 1.50

North River bluestone, per cu. ft... 1.05

Seam face granite, per sq. ft..... 1.00

S. Dover marble (promiscuous mill blocks), per cu. ft..... 2.25

White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil.**

City brands, oiled, 5 bbl. lots...\$1.85@ —

Less than 5 bbls..... 1.86@ —

**Turpentine:**

Spot in yard, N. Y., per gal....\$0.61@ \$0.62

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price


per M.....@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

# LEHIGH CEMENT

## NATIONAL



DISTRIBUTION
REPUTATION



MATERIALS AND SUPPLIES

Wholesale prices of Portland cement remain unchanged.

**Lumber.**—The greatest activity in both the wholesale and retail lumber markets centers in the fulfillment of Government requirements. All other phases of activity are being made subservient to Federal demands. There is a fair volume of business emanating from manufacturing consumers, but orders from the building industry are relatively few and far between. There has lately been considerable improvement in the transportation of lumber from mill points and dealers are in better shape as far as stocks are concerned than they have been for some time past. Lumber prices are very firm and for those kinds for which Federal prices have not been established the prices are steadily advancing.

**Structural Steel.**—The general conditions in the production of structural steel remain practically unchanged. Almost the entire output of the fabricating mills is being diverted to Federal use either in construction work for the manufacture of munitions and supplies for the army and navy. At the present

time no building projects requiring structural steel in any important amount are being undertaken or attempted unless they are essential to the fulfillment of the military program. Certain of the eastern fabricators are only able to operate at about fifty per cent. of their capacity owing to the scarce and inefficient labor. Current quotations of mill shipments remain unchanged.

**Crushed Limestone.**—The market situation is quiet. The demand, outside of Government requirements and sporadic orders from contractors for subway work, is slow and although there is no anticipation of a reduction from the present rate of activity increased business is not looked for at the present time and possibly not until next spring. Crushed stone prices are firm and unchanged.

**Window Glass.**—Manufacturers of window glass have decided upon a raise in the first and third brackets of A and B, single thick, which will be placed hereafter on the same discount basis. This change will probably become effective within a short time and will be equivalent to an advance in price of 15 to 20

per cent. on the first three brackets, single thick. The outlook for the window glass industry for the coming year is not the best. Present prospects indicate a forced reduction even greater than the fifty per cent. limit now effective. Manufacturing operations are not likely to be resumed before the middle of December, and fires may not be started before the beginning of next year. Although the stocks in the hands of the jobbers are extremely low and badly broken they will have to suffice until new glass is available, and it is most fortunate that the demand is light or conditions in the trade would be infinitely worse than they are at present.

**Wire Products.**—The situation as applied to these commodities has undergone but slight change during the past week. The mills are doing the best possible considering the limited amount of steel available and the fact the Government demands are exceptionally heavy. Still there will be a fairly good distribution of wire and wire nails to jobbers who have complied with all of the regulations of the War Industries Board, the principal one being the signing of the pledge. It is reported that fairly large mill stocks are being held by the authorities against possible war needs and if such stocks are being held they may be partly released. The price situation remains unchanged with all quotations based upon the Government control figures.

**Cast Iron Pipe.**—Manufacturers of this commodity who have been applying cast iron pipe for use in connection with cantonment construction and Federal housing projects have received positive assurance from Washington that adequate supplies of pig iron will be available. Pipe producers are extremely gratified that their product has been placed on the essential list. Practically all existing orders are from Government sources and there is little if any municipal or private buying. Government prices, including the new freight rates, are as follows: 6-inch, 8-inch and heavier, \$61.75, New York; 4-inch, \$64.75, and 3-inch, \$71.75.

**Linseed Oil.**—Market conditions are uncertain and subject to rapid changes. The only feature that has maintained for any length of time is the scarcity of oil, and that is general throughout the entire country

IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in.	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime	8.50@ —
Quartered oak	95.00@ 107.50
Plain oak	@ 75.50
Flooring:	
White oak, quartered, select.	@ \$67.00
Red oak, quartered, select.	@ 67.00
Maple No. 1.	\$55.00@ —
Yellow pine, No. 1, common	
flat	39.50@ —
N. C. Pine, flooring, Norfolk.	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale.	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price	\$2.50@ —
Eastern finishing, wholesale	
price	\$2.70@ —
Hydrated common (per ton).	15.20@ —
Hydrated finishing (per ton).	17.20@ —
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	.80%

B grade, single strength, first three brackets.	.82%
Grades A and B, larger than the first three brackets, single thick.	.79%
Double strength, A quality.	.80%
Double strength, B quality.	.82%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton.	14.05@ —
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	.12 1/2
Boards, 3/4 in. x 8 ft.	.15 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	\$3.245@ —
Beams & channels over 14 in.	\$3.245@ —
Angles, 3x2 up to 6x8.	\$3.245@ —
Zees and tees.	\$3.245@ —
Steel bars, half extras.	\$3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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### NEW RULES ADOPTED.

At the regular meeting of the Board of Standards and Appeals last Tuesday the following rules relative to smoking in factories were unanimously adopted:

#### Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies.

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

JOHN P. LEO, chairman.

## PERSONAL AND TRADE NOTES.

**Samuel Levingson**, architect, formerly at 101 West 42d street, has removed his offices to 101 Park avenue.

**H. D. Best Company**, contractors, formerly at 52 Vanderbilt avenue have removed their offices to the Flat Iron Building, 947 Broadway.

**C. W. Anderson**, cabinet maker and contractor, announces the removal of his shop and office from 118 Leroy street to 451 West 41st street.

## GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

**WARDS ISLAND, N. Y.**—Plans have been prepared privately for a group of frame hospital buildings to be erected at Wards Island, N. Y., for the U. S. Government, Navy Department, C. W. Parks, Chief of Bureau of Yards and Docks, in charge. Cost, about \$1,250,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**  
**HAMILTON ST.**—Ferd. Savignano, 6005 14th av, Brooklyn, has prepared plans for alterations to the 3-sty brick tenement and store, 25x39 ft. at 32 Hamilton st, for Joseph Guarini, 28 Hamilton st, owner and builder. Cost, \$6,000.

**76TH ST.**—M. J. Harrison, 63 Park Row, has finished plans for alterations to the 4-sty brick and stone residence, 19x102 ft, at 247 West 76th st, into apartments, for Wm. Lipschutz and Barnet Weber, 400 Columbus av, owners and builders. Cost, \$3,500.

**29TH ST.**—C. B. Brun, 405 Lexington av, is preparing revised plans for alterations to the 4-sty brick and stone studios and stores, 40x100, at 8-10 East 29th st, for the Fourth Avenue Holding Co., Robert F. Zobel, Pres., 251 West 92d st, owner. Cost, about \$40,000.

### DWELLINGS.

**71ST ST.**—Harry Allen Jacobs, 320 Fifth av, has plans under way for alterations to the 4-sty brick residence, 25x60 ft, at 17 East 71st st, for Dr. Stafford McLean, 776 Madison av, owner. Cost, \$30,000.

**82D ST.**—Chas. T. E. Dieterlin, 15 West 33d st, has prepared plans for alterations to the 5-sty brick dwelling, 18x50 ft, at 55 West 82d st, for Estelle L. Davis, 68 West 82d st, owner. Cost, \$6,500.

### STABLES AND GARAGES.

**16TH ST.**—Gronenberg & Leuchtag, 303 Fifth av, have plans finished for a 2-sty brick garage, 75x184 ft, at 355 West 16th st, through to 354-360 West 17th st, for Isadore H. Kempner, 17 West 42d st, owner. Cost, \$30,000.

**104TH ST.**—Otto L. Spannhake, 13 Park Row, has completed plans for alterations to the 2-sty brick stable, 129x100 ft, at 419-433 East 104th st, into garage, for Frank De Rose, 423 East 104th st, owner and builder. Cost, \$20,000.

### Bronx.

**APARTMENTS, FLATS & TENEMENTS.**  
**158TH ST.**—Renwick, Aspinwall & Tucker, 8 West 40th st, have completed plans for alterations to the 5-sty brick tenement, 50x89 ft, at 315 East 158th st, for T. I. Thygeson, 148 84th st, Brooklyn, owner. Cost, about \$3,000.

### CHURCHES.

**MINFORD PL.**—Nathan Langer, 81 East 125th st, is revising plans for a 1-sty and basement synagogue, 42x95, at 1424-1426 Minford pl, for the Congregation Alien Jacob Auché Liscover, Jacob Brown, Pres., 809 Broadway, owner. Cost, about \$20,000. Architect will be ready for estimates on general contract about Aug. 20.

### DWELLINGS.

**MULFORD AV.**—Chas. R. Baxter, 3105 Middletown Road, has completed plans for a 1½-sty frame dwelling, 18x30 ft, on the east side of Mulford av, 425 ft south of Morris Park av, for Henry Stumpf, 1871 Mulford av, owner and builder. Cost, \$4,000.

**RHINELANDER AV.**—Michael A. Cardo, 2153 Belmont av, has prepared plans for a 2-sty brick dwelling, 21x47 ft, with garage, on the north side of Rhineland av, 28 ft west of Hunt av, for Michael Vista, 1915 Hunt av, owner. Cost, \$5,000.



## STABLES AND GARAGES.

133D ST.—C. A. P. Jehle, 95 Newell st, Brooklyn, has completed plans for alterations and extensions to the 1 and 2-sty brick garage and shop in the south side of 133d st east of Cypress av, for Justine Bunke, 335 East 135th st, New York City, owner. Lessee, John Hoffman, Jr., 680 East 133d st. Lessee builds. Cost, about \$5,000.

168TH ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick garage, 50x100 ft, at the northwest cor of 168th st and Jumel pl for Henry Hennenfeld, 1935 Madison av, owner and builder. Cost, \$20,000.

## Brooklyn.

## DWELLINGS.

7TH AV.—J. C. Wandell, 8525 4th av, has completed plans for a 2-sty brick dwelling, 19x46 ft, on the west side of 7th av, 80 ft south of 83d st, for the Worthmore Const. Co., 676 84th st, owner and builder. Cost, \$5,000.

CARLTON AV.—W. T. McCarthy, 16 Court st, has prepared plans for interior alterations to the 3-sty dwelling, with stores, on the west side of Carlton av, 152 ft north of Fulton st, for A. L. Martin, 178 Duffield st, owner, who will take bids on general contract. Cost, about \$3,000.

47TH ST.—Samuel Millman & Son, 26 Court st, have finished plans for two 2-sty frame dwellings, 18x49 ft, in the south side of 47th st, 120 ft east of 16th av, for the F. R. Realty Co., 181 Martense st, owner and builder. Total cost, \$15,000.

64TH ST.—M. A. Cantor, 371 Fulton st, has completed plans for seven 2½-sty frame dwellings, 18x42 ft, in the north side of 64th st, 253 ft east of 21st av, for the Lion Holding Co., Abraham Herrick, president, 99 Nassau st, Manhattan, owner and builder. Cost, \$7,500 each.

SHEEPSHEAD BAY.—Robert T. Schaefer, 1526 Flatbush av, has prepared plans for fifty 1-sty frame bungalows, 18x24 ft, to be erected on the south side of Emmons av, 130 ft east of Lennard av, for Shale & Bogardus, Inc., 301 West 108th st, Manhattan, owners and builders. Total cost, \$40,000.

49TH ST.—Alexander Kirschner, 4812 12th av, has prepared plans for two 2-sty frame and stucco dwelling, 20x45, in the south side of 49th st, 107 ft west of 16th av, for Max Baron, 4812 12th av, owner and builder. Total cost, \$14,000.

48TH ST.—Alexander Kirschner, 4812 12th av, has completed plans for a 2½-sty frame dwelling, 26x56, in the north side of 48th st, 300 ft east of 14th av, for Noah Fells, 4812 12th av, owner and builder. Cost, \$9,500.

## FACTORIES AND WAREHOUSES.

BAY 50TH ST.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick shop, 20x50 ft, in the west side of Bay 50th st, 369 ft north of Harway av, for Salvatore Guarino, 111 Bay 50th st, owner. Cost, \$3,000.

EAST 17TH ST.—John H. Friend, 182 Alexander av, the Bronx, has completed plans for alterations to the 5-sty brick bakery, 50x92 ft, at 634-636 East 17th st, for A. Goodman & Son, owners, on premises. Cost, about \$10,000. Architect will soon call for bids on general contract.

WALTON ST.—J. J. Smith, 97 Whitestone av, Queens, L. I., has finished plans for a 1-sty brick storage building, 25x89 ft, in the north side of Walton st, 150 ft west of Marcy av, for Charles Herschopf & Son, 15 Walton st, owners. Cost, \$4,000.

## STABLES AND GARAGES.

ADAMS ST.—W. T. McCarthy, 16 Court st, has completed plans for a 1-sty brick addition to garage, 25x100 ft, in the east side of Adams st, 25 ft north of Tillary st, for the 39 Sidney Place Corporation, Philip Levy, president, 39 Sidney pl, owner and builder. Cost, \$15,000.

NORTH 3D ST.—C. D. Cooley & Co., 41 Park Row, Manhattan, have prepared plans for alterations to the 1-sty brick garage and stable, 50x168 ft, in the south side of North 3d st, 136 ft east of Wythe av, for Richard Schnibbe, 256 Metropolitan av, owner. Cost, \$6,000.

ROCKAWAY AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 1-sty brick garage, 25x59 ft, at the southeast cor of Rockaway av and Glenmore av, for B. Diamond, 375 Rockaway av, owner and builder. Cost, \$2,000.

PRESIDENT ST.—Gronenberg & Leuchtag, 305 Fifth av, Manhattan, have completed plans for a 1-sty brick garage, 110 x200 ft, in the north side of President st, 100 ft east of Schenectady av, for the Rodney Improvement Corp., 44 Court st, owner. Cost, \$40,000.

## Queens.

## DWELLINGS.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has completed plans for three 2½-sty frame dwellings, 16x39 ft, on the east side of Woodhaven av, 98 ft south of Fulton st, for A. J. Cobb, 1822 Woodhaven av, owner and builder. Total cost, \$12,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x37 ft, on the west side of Candee av, 200 ft south of Fulton st, for Henry E. Price, Jamaica, L. I., owner and builder. Cost, \$3,000.

EDGEWATER PARK, L. I.—Frank Bedell, Edgemere Park, L. I., has prepared plans for thirty-two 1-sty frame dwellings, 16x30, in the west side of Beach 58th st, 160 ft north of Ocean av, for M. L. Springer, Edgemere Park, L. I., owner and builder. Total cost, \$30,500.

JAMAICA, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for four 2-sty frame dwellings, 16x33 ft, on the east side of Yale av, 108 ft south of Larrimore av, for W. H. Wade, 434 Birch st, Richmond Hill, owner and builder. Total cost, \$12,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has prepared plans for a 2½-sty frame dwelling, 26x31 ft, on the west side of Park av, 160 ft north of Ayling av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$4,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x40 ft, at the south west cor of Oak st and Sutter av, for the Elm St Construction Co., 1016 Sutter av, Richmond Hill, owner and builder. Total cost, \$6,000.

## FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick, mill construction, factory, 25x100 ft, in the south side of 7th st, 200 ft west of Vernon av, for Frederick Russell, Russell Foundry & Machine Works, owner, on premises. Cost, \$8,000. John T. Woodruff & Son, 1 Bridge Plaza, have the general contract for this work.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick workshop, 75x200 ft, in Hamilton st, for the Welin Marine Equipment Co., 312 Vernon av, L. I. C., and 30 East 42d st, Man-

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hattan, owner. C. G. Flygare, 405 Lexington av, Manhattan, has obtained the general contract.

LONG ISLAND CITY, L. I.—John M. Baker, 9 Jackson av, L. I. City, has finished plans for a 1-sty brick storage building in the south side of 8th st, 125 ft east of West av, for Toch Brothers, 9th st, owners. Cost, \$6,000.

LONG ISLAND CITY.—The William Wrigley, Jr. Co., 87 35th st, Brooklyn, con-

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templates the erection of a brick factory on Newtown Creek, for which the name of the architect and details will be available later.

**STABLES AND GARAGES.**

LONG ISLAND CITY.—Thomas J. Reidy, 76 Hoyt av, Long Island City, has completed plans for a 1-sty brick garage, 50x98, on the west side of the Boulevard, 100 ft south of Orchard st, for Meyer Weisberg, Orchard st, owner and builder. Cost, \$7,500.

LONG ISLAND CITY.—Plans have been prepared privately for a 1-sty brick and reinforced concrete garage and workshop, 40x200, on Review av, for the Texas Oil Co., 17 Battery pl., Manhattan, and at site. Owner will take bids on construction.

**Richmond.**

**DWELLINGS.**

PORT RICHMOND, S. I.—Henry G. Otto, 156 Fifth av, Manhattan, has finished plans for a 2½-sty hollow tile and stucco residence, 30x45 ft, at the southeast cor of Hillside av and Serpentine Road, for the Evangelical Lutheran Ministerium of the State of New York, Rev. F. Bosch, president, 142 West 123d st, Manhattan. Cost, \$10,000. Eric Fundner, 112 Wright st, Stapleton, S. I., has the general contract.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

PATERSON, N. J.—Jos. De Rose, 119 Ellison st, Paterson, N. J., has finished plans for two 3-sty frame flats, 22x52 ft, at 328-334 Hamilton av, for David Letz, 44 Carroll st, Paterson, owner and builder. Cost, \$6,500 each.

NEWARK, N. J.—Ralph Calabrese, Duncan st, North Arlington, N. J., has prepared plans for a 3-sty brick tenement (six families), 32x61 ft, at 229-231 Berkeley av, for S. Mazza and Jos. Molluara, 621 North 8th st, Newark, N. J., owners and builders. Cost, \$14,000.

**DWELLINGS.**

SUMMIT, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 28x40 ft, at Summit, N. J., for owner, to be announced later. Cost, \$7,000. Architect will take bids on general contract soon.

GARFIELD, N. J.—Jos. De Rose, 119 Ellison st, Paterson, N. J., has finished plans for a 2-sty brick two-family dwelling, 22 x38 ft, on Division av, for Guiseppina Capolange, 56 Market st, Garfield, N. J., owner and builder. Cost, \$4,500.

**CONTRACTS AWARDED.**

All items following refer to general contracts, except those marked "sub."

**APARTMENTS, FLATS & TENEMENTS.**

MANHATTAN.—Frank Everhardt, Inc., 401 East 76th st, has the general contract for alterations to the 7-sty brick tenements, 40x98 ft, at 201 West 78th st and 200 West 79th st, for M. Bayard Brown, c/o J. A. Murray, 46 Wall st, from plans prepared by Randolph H. Almirot, 220 5th av, architect. Cost, about \$4,000.

**CHURCHES.**

GARRISON, N. Y.—Mead & Taft, Cornwall, N. Y., have the general contract for alterations to the church at Garrison, involving the erection of a new tower and porch and interior changes, for the Protestant Episcopal Church of St. Phillip, in the Highlands, from plans by H. B. Upjohn, 456 4th av, Manhattan, architect.

**DWELLINGS.**

MANHATTAN.—Bernard Golden, 153 Lafayette st, has obtained the general contract for alterations to the 5-sty brick residence, 24x63, at 82 University pl, into studios, apartments, with stores, for the Denison Realty Co., C. F. Noyes, Pres., 92 William st, owner. Cost, about \$12,000. Plans were prepared by J. H. Knubel, 305 West 43d st, architect.

MANHATTAN.—Walter T. Murphy, Inc., 41 Union sq, has obtained the general contract for alterations to the 3-sty brick dwelling, on lot 25x100, at 108 East 17th st, into studio apartments with stores on the first floor, for Felicia M. Tucker, owner, care Frank Tucker, 346 Fourth av, from plans prepared by Renwick, Aspinwall & Tucker, architects, 8 West 40th st.

MAPLEWOOD, N. J.—E. Brooks & Co., 3 West 39th st, Manhattan, have the general contract for a 2½-sty brick and frame residence, at Somers av and Hubert pl, for Miss Isabelle Crosby, owner, from plans prepared by Keese & Alcott, 244 Madison av, Manhattan, architects. Cost, \$18,000.

**FACTORIES AND WAREHOUSES.**

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, have the general contract for the reconstruction of the 6-sty brick warehouse, 84x114 ft, at 537-539 Tenth av, for the David Stevenson Estate,



## Necessity of Safeguarding Realty Mortgages

### Total of Six Billion Dollars in This Class of Securities in New York City Alone

By LEO DAY WOODWORTH,  
Secretary, Advisory Council of Real Estate Interests, New York.

THE following discussion results from four facts: War conditions, the general weakness of the real estate market, the effect of the growing tax levies and the entire absence of government support in the mortgage market.

#### I

Hesitancy appears both natural and proper when we would call attention to conditions in the mortgage market. Whole-hearted support of the war administration must not be clouded by any act indicative of mere selfish interest.

The splendid accomplishments of the real estate divisions in floating the war loans, toward the success of which realty board facilities contributed so much—also like deeds by realty's labor, material and contracting allies—give ample proof of the unalloyed patriotism of the real estate interests.

The national "will to win" has swept away deterrent influences. Both material and services now are on the altar without reserve. Even the respected and necessary principles of constitutional government and of political economics are laid aside as necessary—for the time being.

Property is now on a quick asset basis in order to "win the war and do it now." The working capital of the country must be used for the rapid and extensive turn overs of unprecedented payrolls, new construction in most unexpected places, added production of materials at increased prices. Long term private investments would not be opportune.

#### II

Before the war there were two primary securities in which to invest permanent funds—government bonds and real estate mortgages—both protected by the constitutions and moral standards of the Nation.

Loans secured by realty being the more remunerative, attracted by far the larger amount of capital. This favorable aspect made possible the enormous growth in the real property of the country through improvements and extensions for manufacturing, business, residence and agriculture. The lure of the unearned increment, as Prof. Ely has called it, has supplied us with enterprises and facilities and resulting rewards which enables us at this critical juncture to step in as the big brother among twenty-three allies.

The total of mortgage obligations is about half of the total value of real property. In other words, the investments of realty owners are about equal to those by mortgages. However, in New York City it is possible that mortgage indebtedness amounts to even 60 per cent. of the whole. This immense volume of mortgage securities—over six billions in New York alone—is maturing in one, three and five-year periods and no small part is past due.

Such is the size and scope of the problem of conserva-

tion which confronts the real estate interests—borrowers and lenders, landlords and tenants, bankers and depositors, and all others, including public utilities and their strap-hangers!

#### III

The problems of mortgage securities are tied up with those of public (especially city) finance and credit. A brief sketch will indicate our need for serious attention to this field.

The borrowing power of the city is limited to a percentage of the total assessed value of the real property therein. The taxing power is practically limited to what it can extract from the real estate owners. As if this were not enough, the State of New York has drawn its sustenance from an assortment of indirect taxes which must now be supplemented by a State direct tax upon realty. The threat is now made that the indirect taxes will be more and more preempted or "dried up" by Federal taxation, both during and after war—to the enlargement of the real estate tax.

Real estate values must be conserved, and be maintained as a productive and profitable investment, if it is to carry this burden—and threat.

If real estate values are not conserved and fostered rather than impaired and destroyed by improper tax laws and regulations, we can safely predict a declining market. That in turn produces an increasing total of uncollected taxes, demands for payment or reduction of mortgage debts, decreased building activity, higher rents. How many of these symptoms are present today? If present, are they increasing in severity or are we applying a remedy?

While it is our main purpose here to deal with the need for attention to the mortgage market, municipal finance furnished during the present month an event of significance which should be noted. The Comptroller of the City of New York discontinued certain tax sales for the period of the war. The owners are relieved in order that taxes may continue to pile up against them—but meanwhile the city budget must be met either by borrowings or by further contributions from taxpayers who have already paid their share.

The war is not the *real reason*. The causes are much more complicated. They are to be found in recognized principles which are not to our taste but which are controlling and follow in sequence about as follows:

Realty will bear a heavier burden of taxation than other property. That burden can be increased so long as the realty is increasing in value or allowed to produce a reasonable net income, *but*,

- (1) taxes, like all fixed or increasing charges, deter buyers and therefore depress values in properties to both present and prospective demands; therefore,
- (2) owners of vacant or inadequately improved land,



as well as improvident owners of improved lands, being without the income from the property or the profits from its re-sale, and likewise unable to borrow on their depreciating security, are forced to permit their holdings to go to tax sale; but,

(3) when tax sales are general they defeat their object, the market is further depressed—and the item of “uncollected taxes” in the budget grows continuously. Every such increase (a) makes larger the amount charged back to other taxpayers, (b) the higher become the taxes assessed, (c) the larger become the totals of uncollected taxes, (d) the greater the amount of property which should but cannot be sold for taxes, (e) the cycle repeats, and, therefore,

(4) values become further depressed and troubles increase. Every sacrifice at tax sale depresses the value for all purposes of both the property sold and that held by other taxpayers—and so it happens that tax sales become both undesirable and impossible; then

(5) finally, it becomes cheaper and also prudent to ignore tax bills and not pay taxes. Confiscatory rates under the general property tax now lead us to condone tax dodging by owners of personal property—and the same *unmoral* attitude may develop for the over-taxed owner of realty.

An over-drawn picture? *No!* It is not only theory, but it is fact. An exact parallel is to be found today in the Western provinces of Canada where promised magic of a near-approach to the application of the single tax doctrine has produced chaos in public finance and taxation along the lines described here. For example: Vancouver this year has a tax levy of \$4,369,000 and tax arrears of \$5,038,537—payable by 22,000 taxpayers among a present estimate population of 102,422. Think of a condition where the total of uncollected taxes exceeds the current budget!

*New York City and State, thanks to the efforts of the “New York Tax Reform Association” and similar bodies and other single tax propagandists, have been brought closer to this Henry George heaven (?) than any other part of the United States or Europe.*

Furthermore, although the evils have long been evident and have been clearly exposed by able economists, there are several Federal and some few State officials who would graft such a destructive tax policy onto the public land, the colonization and even the housing ventures of government.

Where the situation is most serious, as in New York, the real estate owners and those having “an equity of redemption” are now bearing the brunt of the situation. But,

Tenants, especially those dependent upon wages or salaries, are most affected in the long run from the bread-and-butter viewpoint. Every condition unfavorable to real estate ownership makes for fewer and poorer housings and higher rents. In America, if not in “the old country” across the seas, everyone who will may own his own home and garden or farm, as land ownership is not monopolized or made difficult—and if it is our choice to rent we must expect to employ our landlord at what the job is worth—we must make it worth his while!

Mortgagors as a class do not face any serious danger of loss of investment, with the interests or owners and tenants alike involved for the conserving of their security. But the great bulk of mortgage money comes from such trust funds as savings deposits, insurance premiums, estates, endowments and other funds which must be liquidated sooner or later. The management of such funds involves superior sagacity and prudence—and bad risks can find no favor. Therefore, the security for loans must be conserved.

Various phases of this situation as affected by tax laws will be discussed in more detail following the completion of studies being made for the Advisory Council of Real Estate Interests, for the information of taxpayer, commercial, banking and all other classes of citizens.

#### IV

The conservation of mortgage securities appear to require immediate attention to certain banking problems. The War Finance Corporation Act authorizes a measure of relief to institutions for savings, but the inclusion does not extend to mortgage, insurance and other corporations or individuals. In short, at the present time our mortgage investments are outside the pale of either public or popular consideration.

Of course we all admit that some problems of the day, large as well as small, must wait on others. Fortunately the mortgage market can, far better than less tangible securities, take care of itself—primarily because of popular faith that it is and always will be worth 100 cents on the dollar. Full value and prompt payment of interest is deemed more certain here and market fluctuations are not recognized except in rare cases.

But in spite of these advantages, the banking problems of real estate cannot be allowed to drift indefinitely. On the one hand, the housing needs of the country cannot be ignored, as has been pointed out by Senator Calder. War housing by the Federal Government is intended to meet the direct emergencies of the conduct of the war.

Back of the front line of offences is the far larger aggregate of industry and commerce which provides the sinews for the former, and we must anticipate these other housing needs after the first are provided for. In the second place, we cannot assume a stagnant condition in the tremendous real estate interests of the country.

It has been stated that the mortgage indebtedness of realty owners in New York City alone totals six billion dollars, of which about one-fifth matures annually. Having in mind the small units into which this debt is divided on both the debtor and creditor sides, we realize the need for a certain amount of new financing or re-financing if each individual is to enjoy the greatest economic efficiency such as is required at the present time.

Various remedies have been proposed. That we may not resort to a temporary expedient which will be injurious in the long run, let us consider the various plans proposed, in what we consider to be their order of importance.

(1) *Forbearance by mortgagee.* General action along this line in all cases where the security is being maintained by the borrower, will preserve to the mortgage market that independence which has been its strength. We commend the efforts along this line by Chairman Nathan Hirsch, of the Mayor's Committee on Taxation. The Advisory Council early spoke against the ill-considered patriotism of lenders who called their real estate mortgages in order to acquire Liberty Bonds, as this shifting of the mortgage does not reduce the principal nor increase the amount of money available to the Government—in addition, unnecessary expense results to the borrowers. This spirit of leniency appears to prevail among the great lending institutions, in spite of the calls upon them by depositors. The principal offenders are those less acquainted with the peculiarities of the mortgage market, such as managers of endowment funds who desire to make a showing for their institution, club or society on the score of patriotism. Any lender guilty of profiteering should be promptly exposed and should be forever barred from the mortgage market. On the other hand, *borrowers* should be especially careful to

(Continued on page 215)



# U. S. Government Asked to Protect City's Credit

## Comptroller Craig Protests Against Proposal to Tax Municipal Bonds—Mayor Wants Police Exempt

**M**UNICIPAL affairs of the City of New York figured this week in a protest filed by Comptroller Craig with the members of the Ways and Means Committee of Congress, and an appeal by Police Commissioner Enright and Mayor Hylan, backed up by the Chamber of Commerce, to the Secretary of War, Provost Marshal General Crowder, Chairman Chamberlain and the Senate Military Affairs Committee, and Chairman Dent of the House Military Affairs Committee.

A protest against the proposal to tax municipal securities for war purposes was made on Monday by Comptroller Charles L. Craig in a telegram sent to each member of the Ways and Means Committee of the House of Representatives. The Comptroller said:

"August 20, 1918.

"Press reports state that your committee contemplates including in the new revenue bill a provision for the taxation of State and Municipal bonds. On behalf of the City of New York permit me to express an urgent and earnest protest against such taxation. The burdens of such taxation would fall most heavily upon the Municipal Government of the City of New York and seriously cripple its governmental functions. The City of New York has aided the Federal Government in every way in the prosecution of the war. Large and valuable properties have been turned over without charge for Army and Navy purposes. The co-operation of the municipal authorities is continued and unreserved.

"A tax, direct or indirect, upon municipal bonds is in effect a tax upon the government of the City of New York. It is a tax upon public schools, hospitals, charitable and correctional institutions and upon fire and police protection, and upon water supply, rapid transit and waterfront improvements. A certain amount of such improvements are vital under war conditions. The power to tax is the power to destroy. It is inconceivable that Congress should prostrate the credit and cripple the functions of a great and devoted municipal government. The gain cannot possibly offset the injury of a tax that so clearly appears to be unconstitutional. I earnestly urge that no tax be laid directly or indirectly upon municipal bonds.

"CHARLES L. CRAIG,  
"Comptroller, City of New York."

Financial interests relied upon to handle municipal bonds in blocks, advised the Comptroller that the imposition of a war tax on these securities would make them less attractive and might result in the failure of future financial operations on the part of the city. Protests against the proposed tax were filed with the Ways and Means Committee by some of these financiers and it was understood that assurances were received from individual members of the committee that they personally believed the laying of a tax on these bonds would be unconstitutional as set forth by the Comptroller in his telegram of protest, and for that reason they would oppose the measure.

Police Commissioner Enright, in a letter to Senator Calder, listed four plans under which members of the New York City police department might be exempted from military service. The Police Commissioner suggested these avenues of exemption for policemen:

"Application of an amendment proposed by the Provost Marshal General projecting the exemption among others, of those in employments necessary to the maintenance of the national interest.

"Direct and specific exemption of New York policemen, permitting the retention of those remaining on the force and the recruiting of the department from the

civil service list.

"Exemption of municipal police forces of all seaport cities of the United States having a million or more inhabitants.

"Deferred classification for New York policemen, making them subject to call only when all other preceding exempt classes have been exhausted."

Of the four plans, Commissioner Enright favors the first. In his letter to Senator Calder, Commissioner Enright said: "There seems to be no logical reason why the police force of the largest city on this hemisphere, a city from whose docks and piers depart seventy-five per cent. of the soldiers and sixty per cent. of the supplies, should not come under the heading 'necessary to the maintenance of the national interest.'"

In a letter to Senator Calder, Mayor Hylan said: "Possible uprisings against authority due to dissatisfaction with the war or with the Government may occur in New York, and would bring about a very grave situation without adequate police protection for the metropolis.

"Under the extended draft ages practically every policeman in the city would eventually go into the army, and they would have no plea for exemption on account of dependents, because under the Fenner law the difference in their police pay and army pay would be made up by the city. More than seven hundred New York policemen are already in the army, and one thousand more will be before the end of the year, even under the present draft age."

The Chamber of Commerce in a letter to Secretary of War Baker, General Crowder, Chairman Chamberlain and the Senate Military Affairs Committee and Chairman Dent of the House Military Affairs Committee, said: "Men cannot be trained quickly to knowledge of the laws under which the police have to act and to their duties. Green men can be much more quickly trained to be efficient soldiers of the line than to be efficient police officers.

"The value of the existing trained force of police in their present position is worth vastly more to the interests of the Government and the country while at war than would be the military value of the whole force were it put into the army as a unit. Indeed, this force is worth immensely more to the Government where it is, in protecting the vast industries and functions being performed here than many times their numerical strength as soldiers of the line."

It has been pointed out that there are 75,000 alien enemies in New York City and hundreds of thousands of citizens of the Teutonic races against whom demonstrations may be expected under certain conditions.

That ample provision will be made in the new draft regulations for retaining proper police protection for New York City, Provost Marshal-General Crowder on Thursday informed Senator Calder in answering the Senator's letter pointing out that the new draft was likely to leave the city absolutely unprotected. General Crowder said: "In view of your request and upon the approval of the bill now before Congress, I shall endeavor to make suitable provisions by regulations."

Senator Calder had said in a letter to General Crowder that if necessary he would offer an amendment to the draft bill exempting policemen and firemen from the draft.



# Building Trades Choose Liberty Loan Chairman

## Otto M. Eidlitz Will Again Lead the Campaign—Committees of Real Estate Men Organized

**A** CCEPTANCES have been received by George de B. Greene, chairman of the Advisory Trades Committee of the Rainbow Division, for the Liberty Loan from forty Industrial Committee chairmen named by Governor Benjamin Strong of the Federal Reserve Bank, to conduct the campaign of the Fourth Loan among the trades of New York City. Of particular interest to the building industry and the various trades affiliated with it is the announced acceptance of Mr. Otto M. Eidlitz, of the firm of Marc Eidlitz & Son, and Director of Industrial Housing for the United States Housing Corporation, as chairman of the Fourth Liberty Loan Committee for the Building and Allied Trades. Mr. Eidlitz acted as the chairman of this committee for the Third Loan drive and it was largely through his interest, influence and co-operation that it was possible for the committee representing the building trades to report a large over-subscription to their quota notwithstanding the far from prosperous condition of the building industry as a whole.

Already the machinery has been set in motion that will insure the complete success of the Fourth Liberty Loan as far as the building trades of New York City are concerned. The general committee for the industry has been formed and will consist of Mr. Otto M. Eidlitz, chairman; Messrs. Ronald Taylor, Charles J. Kelley and John P. Kane, vice-chairmen; Francis A. Shinn, secretary, and Bertram Sears, publicity member. As for the last drive, the Liberty Loan Committee has appointed Mr. Cecil Landale as advisory member.

The work of forming the sub-committee representing the various branches of the building industry is under way and up to the present time the acceptances lead to the opinion that the sub-committee chairmen that served so faithfully for the last drive will again devote their time and energy to this work.

At the luncheon which closed the drive for the Third Loan all of the committee men present responded favorably to the appeal from the toastmaster for their services in the next drive, and it can be stated that the personnel of the sub-committees will be changed only in instances where former members have been called to more important patriotic work. The complete list of committee chairmen will be announced next week.

For the purpose of more thoroughly canvassing the building industry there has been a slight re-arrangement of the various trades. These will be grouped as follows: Builders, Shorers and Hoisters; Investing Builders; Building Materials; Woodworkers; Cement Workers; Elevators; Insulation; Lighting Fixtures; Marble Industry; Painters; Plasterers; Plumbers; Roofers and Sheet Metal Workers; Steam Fitters;

Stone Industry; Steel and Iron; Ornamental Bronze and Iron; Wire Workers; Metal Lathers and Glass Industry. The new grouping somewhat broadens the field of activity for the building trades, and the Liberty Loan Committee feels that the reclassification will materially increase results in the forthcoming drive.

A complete card catalogue of the building trades has been devised and each chairman will be furnished a list of names to canvass as in the last campaign. By retaining the personnel of the sub-committees and having the use of the extensive card system that has been worked out it is predicted that the Building Trades Committee will make a new high record in the campaign for the Fourth Liberty Loan.

## Realty Men's Sub-Committees

**A**T an organization meeting of the Steering Committee for the Fourth Liberty Loan drive in the offices of Robert E. Simon, Chairman, the following sub-committees and their duties were named:

1. District, Captains and Teams, T. G. Hobbs, A. B. Ashforth, Mr. Benedict and E. P. Blake. The duties of this committee will be to select captains for assistants on their teams and allot the districts in which they are to work.
2. Publicity Committee, Joseph P. Day, Chairman. This committee is to keep the public informed of the activities of the larger committee.
3. Committee on Literature, Douglas L. Elliman and Mr. Guerrlich. This committee is to prepare the literature for all sub-committees, informing the public, as well as those who will be actively engaged in the canvass of the work of the General Committee.
4. Committee on Lists and Allied Lists. Messrs. Schuyler, Rainey and Ramsey. This committee is to prepare lists of all allied trades which might be asked to subscribe either the full amount or part of their subscription through the Real Estate Board; also lists of individuals who might be justified in subscribing through the Real Estate Board, who are the owners of property or control canvass, of the work of the General other trades.
5. Committee on Accepting Liberty Bonds as Collateral, Mr. Wheelock, Chairman. This committee will see all classes of financial institutions which have large amounts outstanding on bond and mortgage, regarding Liberty Bonds as collateral, to avoid payment of cash in reduction of mortgages. The headquarters of the General Committee will be at the Real Estate Board rooms.

## Protection of New Concrete Work Necessary

**A**LL newly placed concrete work must be protected against the elements and against injury from other outside causes until the concrete has thoroughly hardened. In most cases this protection need be no other than a covering of some sort which will prevent rain from falling directly on the exposed concrete surface.

In certain climates, and in certain seasons of most all climates, especial precautions must be taken to protect the concrete against freezing temperatures. There are various ways of doing this. The most effective and also the most usual and easily accomplished is to build a sort of covering over the concrete either of boards or canvas and place under this covering small stoves or heaters which are kept burning continuously until the concrete has hardened. The heat given off by these stoves will be sufficient to prevent the concrete from freezing.

In seasons of extreme heat it is also necessary to protect the concrete against direct rays of the sun and direct exposure to the heat. Such exposure will cause the water in the concrete mixture to evaporate or dry out before the concrete has had an opportunity to

harden, and thus an inferior concrete will be produced, particularly at the surface. The best way to protect the concrete against such injury is to keep it covered with water until it has hardened. In the case of pavements or floors, this is easily accomplished by building little dams of clay or other suitable materials across the surface of the concrete and keeping the enclosed spaces filled with water for several days, or until complete hardening has been accomplished. In other cases where this method is not practicable the concrete may be protected by keeping the air in the room in which the concrete is located saturated with moisture either by means of escaping steam or fine spray of water.

The presence of water or moisture in the atmosphere will not in any way injure the concrete either before it has hardened or after. Before hardening has set in the presence of moisture in the air is exceedingly beneficial to the complete and thorough hardening of the concrete. After the hardening has been accomplished the presence of moisture in the air will not affect it.

The application of paint or other protective coatings to concrete work before it has hardened will cause it serious injury.



# Fashion in Building Stone Runs in Periods

## Ohio Sandstones Now in Favor—Light and Warm Tints Taking Place of Dull Brown Stone of Early Days

By ARLANDO MARINE.

THE physical appearance of New York City has changed in many ways in the last fifty years, but in no other respect more than in the outward aspect of its principal buildings, due not only to the great changes that have taken place in the architecture, but also in great measure to a change in the character of the materials and in the style of the facades, the show walls, of the city's big business blocks, apartment houses, churches and other monumental buildings and its better-class private houses.

In the early days of New York the buildings were sombre in color and plain in architectural lines. Brown stone and red brick predominated along the streets and the severeness and lack of originality in the elevations of buildings, and a depressing sameness in their general appearance, made the city singularly unattractive. But this ugly, low-toned and monotonous three, four and five-story city has given place to one that is bright and cheerful, whose buildings are full of color and variety and reflect the best ideas of the greatest architects of all times.

The advent of the "skyscraper" has had much to do with changing the appearance of the city. Built of light-colored materials, they have risen above the mass of low-lying and dingy blocks and dominated the whole color scheme, changing the skyline from its former stratified character to a more picturesque, sometimes slightly grotesque but always interesting and compelling irregularity. Early American architecture in cities was generally of a strictly utilitarian type. We all know, or knew, the woman who would not live in any other than the conventionally and austere planned, badly-lighted and poorly-ventilated brown Connecticut stone house with its prison-like yard, this house only one unit in a block repeated endlessly throughout fashionable New York. Now the same woman or her daughter cannot be induced to enter the portals of a building unless its main architectural features are carved out of Indiana limestone, Ohio sandstone, Knoxville marble or some one or other of the delicately-tinted and wonderfully-attractive materials of which our modern buildings are constructed. There was too much Queen Anne in the country and too little Stanford White in the city in the early days in New York.

It is my intention to discuss the advance in the architectural treatment of buildings particularly as affected by the change in the choice of materials, to call attention to the great changes that have taken place in the use of the one building material with which I personally am most familiar. It is since my coming to New York, thirty-two years ago, that the greatest change in the outward aspect of the city's chief buildings has taken place, and it is in the use of various kinds of stone that the greatest transformation had been affected.

Fashions in building stone as in other things may be said to move in cycles. These periods have succeeded each other, roughly speaking, at intervals of ten or fifteen years, and during the time under discussion nearly the whole range of available building stone has been covered until at the present time there is a return to the use of certain kinds of stone which were largely used a number of years ago, but which in successive periods were displaced in the esteem of architects as they turned to the use of some other kinds of building material.

The periods in which various building stones have held their own against other varieties have been established by chance more than by any concerted action of architects. The old favorite has been displaced and a new one set up when some leading architect has successfully used a particular stone with telling effect. Other men have quickly adopted the idea until all the leading architects would be using the same stone. Then would come a time when all were tired of it and almost simultaneously turned to some other variety.

It is interesting to remember that in the whole wide expanse of the country east of the Rocky Mountains, there are comparatively few deposits of workable building stone. Ohio, Indiana and Kentucky produce probably ninety-five per cent. of the free stone used in buildings throughout the entire country. The New England States are the granite field, while as to marbles Vermont, New York State and Georgia produce the white building and monumental stock, and Knoxville, Tenn., the colored stock, the light pinks and grays. Since the war the foreign supply represented by the French limestones and the Roman Travertine has been entirely cut off.

The result is that architects have been turning to the domestic fields and are finding the native stones very satisfactory. For one thing the local stone is adapted to the climate. One of the curious things about stone is the well-known fact that a stone can be used successfully east or west along the latitude in which it is quarried, but if laid in a colder climate is apt to disintegrate rapidly. Not all building stones quarried in a temperate zone can be used successfully in a more rigorous climate than in the one in which they are produced. Another interesting fact is that Vermont marble and Indiana limestone are practically of the same composition, each containing about ninety-eight per cent. of carbonate of lime. The Vermont marble can be polished while the Indiana limestone cannot. The Vermont marble was crystalized by heat and pressure in the process of formation, giving it texture which makes it susceptible to polish. This is not true of the limestone.

Attempts have been made to imitate these native stones, and also some of the more popular foreign varieties. But the imitations, while some of them widely used because of their cheapness, have never met with the favor of the best men in the architectural profession. Peary and Cook found ice a desirable building material up to a certain point, but it, too, has its limitations. Real stone contains natural quarry sap which under the action of the elements ages the stone, making it life-like, giving it character and adding to its beauty. It is durable and dignified. No man-made material has ever equalled the natural product in this process of acquiring the appearance of having been meant for the place it is taking in the architectural layout.

Previous to my acquaintance with this market, which began in 1886, Connecticut brown and Ohio gray sandstones were largely used, but prior to this, dating back to 1850, considerable white marble was in use. In the period from 1886 to 1900 a very noticeable change came about in the style and colors of stone, and this period is particularly marked with the use of red sandstone from Lake Superior, Longmeadow and Maynard, Mass., as also from Scotland and England. Of the Scotch stones, the Murray Hill Hotel is a notable example, while the Waldorf-Astoria is built of the Lake Superior and Maynard stones. There were also used olive-colored sandstones from Nova Scotia. At the close of this period the limestone from the Bedford and other Indiana districts began coming in and it was marked also by the return to the use of white marbles.

The most notable examples of the use of marbles, towards the end of this period, were in the building of the Public Library, in which Carrere & Hastings made use of Vermont marble; the Stock Exchange, in which Geo. B. Post & Sons used Georgia marble, and the Tiffany Building, for which the choice of the architects, McKim, Mead & White, fell upon South Dover, N. Y., marble. It is an interesting fact that the South Dover marble comes from the quarry nearest to New York City. Not less interesting is the fact that while the Public Library was in process of erection, Mr. Owen Brainard was a constant visitor to the quarry in Vermont and personally selected the stone which was laid in its walls. Later, when Messrs. Carrere & Hastings got the contract for the United States Rubber Building, they made use of a large amount of stone originally intended for the Public Library, which was not up to the high standard set for ma-



terial in that public edifice, thus materially reducing the cost of the latter building, while not seriously altering its fine appearance.

In the period of 1900 to 1915 the taste of the architect and the public as directed by the leaders of the profession tended to the more widespread use of tinted marbles rather than to the white examples which have just been mentioned. The desire for color, for relief from the lack of warmth in white marbles, was met in the fine Knoxville, Tenn., varieties, which run to delicate pinks and greys, with peculiarly interesting veinings. Some of the prominent buildings erected from these marbles are the Morgan Library, of which McKim, Mead & White were architects; the Morgan Bank Building, Trobridge & Livingston, architects; the New Haven Post Office, James Gamble Rogers, architect; the Morton F. Plant residence, Guy Lowell, architect, etc.

Also during this period (1900 to 1915) French limestone and the Roman Travertine stones began to be used for special buildings. In the former a notable example is the Altman Stores, Fifth avenue and Thirty-fourth street, Trobridge & Livingston, architects. Of the Roman Travertine stones, the Duveen Bros. Building, Fifth avenue, at Fifty-sixth street, Horace Trombaur, architect, is a notable example. Roman Travertine was also used for the interior work of the Pennsylvania Station.

The distinguishing feature of the French limestone as compared with domestic limestone is its beautiful warm, yellow tone. It might be interesting to say that when the Altman Building was put up the architects designed to use Indiana limestone, but when Mr. Altman's attention was called to the beauty of French limestone he decided to use it, although the change involved an additional cost of approximately \$150,000.

The distinguishing characteristic of the Roman Travertine stone is the warm, yellowish tone and the irregular perforations in the stone. This stone is evidently of a lava formation and is found in the vicinity of Mt. Vesuvius.

In designing the Kane residence, at Forty-ninth street and Fifth avenue, which has attracted so much attention and was so favorably received by the architects, attempts were made to get a domestic stone that would approximate the appearance of the Roman Travertine. This stone was discovered in some of the Indiana quarries, the bottom cuts of which had never been thought of any value. Stanford White, who saw samples of these domestic Travertines, specified that they should be used in the Kane residence, and he also used the same stone in the Second National Bank Building, Twenty-eighth street and Fifth avenue.

But the dominant material of this period as a whole was Bedford or Indiana limestone, which took practically the whole market not only in New York but throughout the United States in many public and monumetal buildings, post offices, city halls, bank buildings, private residences, etc. The Columbia University Buildings are built entirely of this stone, including the great library building, the Grand Central Terminal Group, the Yale Club, Biltmore Hotel, Commodore and Pennsylvania hotels, St. Bartholomew's Church, the Racket and Tennis Club, the Henry C. Frick residence, and many others.

During the past five years architects have been searching for other stones. Having tired of the use of limestone, they have again turned to the use of Ohio sandstones, among which may be mentioned mahogany, Briar Hill, Buff Wakeman, Gray "Canyon," Buff Mountain, etc. These met the desire in that they afford a variety of color and texture. During this period there has grown a great change of sentiment in favor of variegated colors and variety of textures, this desire being met first by the use of the Kingwood stone, which was used in the Synod Hall of the Cathedral of St. John the Divine, the Russell Sage Memorial Building, Lexington avenue and Twenty-second street; the Ledyard Blair residence at Tuxedo Park; the Duncan residence at Newport, etc. This stone, however, is very expensive to produce and work and has not met with popular success. The Ohio sandstones above mentioned are produced in large quantities and are easily fabricated and are rapidly growing in favor. They have also the precedent of weathering satisfactorily in this market, having been used here for probably sixty years.

This climate is very trying on all building stones because of the action of the salt atmosphere. The obelisk

in Central Park, a product of Egypt and far from its home, is an example of stone deteriorating when taken out of its native environment. It has undergone treatment regularly ever since it was erected in Central Park to preserve it and to prevent its crumbling. The Old Blue-Hole limestone of which the William K. Vanderbilt mansion is such a good example, while it has withstood the climate of New York in a satisfactory way, has been found in some particularly exposed portions of the seacoast to disintegrate.

In the selection of stones architects have to take into consideration climatic conditions and in that they are sometimes hard put to find just the stone that will meet the texture and color and at the same time afford the necessary staying qualities. In the J. K. Branch residence, Richmond, Va., a very palatial residence, the architect, John Russell Pope, used a combination of Briar Hill stone and rough brick with very marked success. Jas. W. O'Connor is now using the same material in the Sherman House at Great Neck, L. I.

Among the notable buildings where Ohio stone has been used for interior work is the very wonderful church of pure Gothic at Bryn Athyn, Pa., begun about four years ago by Ralph Adams Cram, architect-in-chief of the Cathedral of St. John the Divine. This church stands alone as the most unique building operation ever undertaken on this continent. All of the material is fabricated on the site of the building. For this purpose a cut-stone plant was erected and fully equipped with modern machinery. The stone for the field of the exterior was quarried on adjoining property. All of the cut stone for the exterior is of Kentucky limestone, but fabricated in the plant at the site. A modelling building was erected where all the stone models were made up of plaster, the windows and all important cut stone work being set up in place on the building to be passed upon by the architect before being executed in stone. In some cases, even after the stone had been cut and erected, it was discarded and the models changed. The tower of the church is now being erected. The wooden frame work of the roof has all been fabricated on the ground and the leaded glass windows, many of which are completed, are being prepared on the site of the building. The stone work in the interior is perhaps the most beautiful of the age. The heavier mahogany colors are used in the lower strata, shading off to the lighter mahogany colors and then to the warm buff colors toward the top of the building, the whole presenting a wonderful study in harmony of colors and markings. This church is the monument which a wealthy member of the Swedenborgian Congregation determined to leave for himself and family. He set aside five millions of dollars with which to build the church edifice, bishop's residence, etc. It is estimated that two years longer will be required to complete it. Lovers of art from all over the country are already making pilgrimages to the site to study the interesting effects. Truly there are "Sermons in Stones."

In the interior of St. Thomas' Church Mr. Bertram G. Goodhue used Kentucky sandstone, and in the interior of the Chapel of the Intercession, One Hundred and Fifty-fifth street and Broadway, he used Tammany Buff, as also in St. Vincent Farrar, Sixty-sixth street and Lexington avenue, and at the present time is using the same stone in St. Bartholomew's Church, Fiftieth street and Park avenue. The character of these buildings indicated that we are now in the "stone age" for church interiors. The use of stone in interior walls of churches is of recent development in this country, although in practically all the church interior in Europe stone has been used for centuries.

Cut stone is also being used extensively in various large private house interiors, stairways, wainscoting, etc. In the Harkness Memorial Quadrangle group of buildings now being erected in New Haven for Yale College, the architect, James Gamble Rogers, selected for the field, Seam Face Granite from East Weymouth, Mass., and for all of the cut stone trimmings, Briar Hill stone from Ohio, using throughout the building all of the variations promiscuously as found from the top to the bottom of the quarry. These variations run from gray to mahogany in warm tones and buff shades, from ochre to the deepest brown with pink streaks. This group of buildings is one of the largest building operations ever undertaken in the east, the cost running well into the millions, the trimmings alone amounting to approximately 300 carloads.



# Grand Central Palace a Government Hospital

## Printing Crafts Building Taken Over for Administration Purposes by War Department

AMERICA'S participation on the battlefields of France has been forcibly brought home to New Yorkers not only by the casualty lists daily appearing in the papers but also by the recent announcement that the Federal authorities have taken over a number of prominent buildings in this city and will convert them into reception hospitals for wounded soldiers and sailors.

Some time ago a careful survey of the buildings suitable and available for this purpose was undertaken under the direction of the Real Estate Board of New York, and it is now reported that from the list of structures found suitable to Federal requirements a number have been selected and will soon be taken over, if orders for them have not already been issued.

Grand Central Palace, occupying the block front on the west side of Lexington avenue between 46th and 47th streets, is probably the best known of the buildings to be classed as non-essential and turned over to Government use. Tenants in this structure have been notified by the management that they must give up their leases and be prepared to vacate by September 15 in order that the Medical Department of the United States Army may make required arrangements to transform this building into a hospital for the reception of wounded prior to their transfer to the base hospitals at Mariners Harbor, S. I., and at Lakewood, N. J. Although definite details of the project are not available the tentative plans contemplate only slight structural changes. The Government plan in taking over buildings of this character for war purposes is to find the most suitable, without material structural changes, so that at the termination of their usefulness, the buildings may be returned to the owners, in approximately the same condition as when taken.

Plans for the Grand Central Palace contemplate the installation of about 6,000 beds and the equipment that is required to efficiently serve them. The ballroom will probably be used as a recreation hall for convalescents.

Another prominent building said to be included in the list of structures now being considered by the Government for use as a reception hospital is the handsome structure built recently for the Yale Club. This is a twenty-two story building, with roof garden, kitchens gymnasium and swimming pool, located at the northwest corner of Vanderbilt avenue and 45th street. The building possesses every possible requirement for adaptation to hospital uses, and Federal officers recently went over the premises thoroughly with the view of taking it if necessary. The club management admits

the interest of the Medical Department in this building, but at present is unable to confirm the report that it has formally been commandeered.

The modern office building owned by the United States Rubber Company, at the corner of Broadway and 57th street, also figures in the rumor involving military hospitals, but there has been no confirmation of the fact other than an acknowledgment of the canvass of the Federal officers and their acceptance of the structure if found desirable later.

Lease of the twenty-two-story Printing Crafts Building which occupies the westerly block front on Eighth avenue, between Thirty-third and Thirty-fourth streets, facing the Pennsylvania tunnel, by the United States Government, is taken by those familiar with important details of the transaction as an indication that the Federal Government has abandoned the plan to establish extensive executive quarters in Battery Park, because of the opposition manifested. This building is one of the largest of its kind in the city and will house, it is said, the administration branches of the army and navy in which there are upwards of 15,000 employees.

There are few structures in the city that will meet the needs of the Government for this purpose as well as this one. The building has a frontage on the avenue of approximately 200 feet, and extends back on each street about 120 feet, giving each floor an area of 24,000 square feet, making a total amount of space provided in excess of 500,000 feet. The property is owned by the 461 Eighth Avenue Company, composed of Thomas A. & Edward L. Larkin, and others, which purchased the site in January, 1915. The present building was erected expressly for the purpose of housing under one roof, all branches of the printing business, including machinery, ink, and supplies, and practically all of its tenantry is made up of firms in the printing and allied trades. The order to vacate, to make room for Government departments, will work unusual hardships for those firms under the present renting conditions and particularly since there is not another structure in the city so well adapted to their needs. The city last year assessed land and building at \$2,700,000, all but \$670,000 of which represented the value of the improvements. There is a first mortgage of \$1,800,000 on the property, held by the Metropolitan Life Insurance Company. The lease just made with the Government calls for a yearly rental running well into six figures. Tenants, it is said, will be given a reasonable time to seek other quarters, and as soon as possession can be obtained, the Government will begin elaborate structural changes to meet its needs.

## Title Company's Lawyers May Act

THE application of the Brooklyn Bar Association to intervene in a foreclosure suit brought on a mortgage guaranteed by the Bond & Mortgage Guarantee Company, has been denied by Judge McDermott of the County Court of Kings County. This motion was made by the Brooklyn Bar Association in connection with its effort to stop the title insurance companies from doing that which the association claims violates the provisions of the Penal Law against practicing law by corporations. This application was made by the Bar Association for leave to intervene in an action to foreclose a mortgage which Evelyn G. Post had bought from the Title Guarantee & Trust Company, of which the Bond & Mortgage Guarantee Company had guaranteed payment of principal and interest.

When an action to foreclose the mortgage was brought in the name of Mrs. Post and at the request of the Bond & Mortgage Guarantee Company, its attorney, Harry C. Thompson, appeared for Mrs. Post. The Brooklyn Bar Association alleged that this was unlawful and a violation of the Penal Law, because Mr. Thompson was retained and paid by the Bond & Mortgage Guarantee Company and not by Mrs. Post. It alleged that the general practice of the bond and mortgage companies was to have mortgages foreclosed by their attorneys, at the expense of the mortgage com-

panies, and that the attorneys who appear in such actions are not the attorneys of the persons for whom they nominally act as plaintiffs. This application was brought as a test of this practice of the mortgage companies.

Judge McDermott says in his opinion:

"I do not consider that the plaintiff, whose good faith is not questioned, should be deprived of the rights she believed she acquired when purchasing the bond and mortgage and accepting the company's guarantee."

This decision apparently enables the mortgage companies to continue their practice under which they control the time when mortgages may be foreclosed. The concerted action of the mortgage companies in this respect has been a very great relief in the present mortgage situation. If the individual holders of the many thousand mortgages which have been guaranteed by the mortgage companies on homes and property of the people, amounting to many hundred million dollars, were not thus protected and if the holder of each mortgage were free to press the owners of the property, without the controlling influence of the mortgage companies, the present situation of property owners would be very much worse than it is and a real estate panic might long ago have been precipitated.



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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

A Good Example

To the overburdened taxpayers of New York City it must seem almost too good to be true that Commissioner Enright has saved three quarters of a million dollars in the cost of conducting the Police Department during the first six months of 1918. Yet such seems to be the fact, as shown in Commissioner Enright's first semi-annual report to the Mayor, covering the period which ended June 30th.

The operating costs of the department, the Commissioner reports, were reduced \$777,158.23 during the first six months of the year. This result was accomplished despite the fact that a total of \$240,575 was paid to the families of policemen taken into the military service. Nearly 700 of the uniformed force and twenty-seven civilian employes are now in the service, but Commissioner Enright has adopted the policy of handling the department's business without filling these vacancies. If the city can be safely policed with the lesser number of men, no objection can be raised to the plan.

Commissioner Enright has made a big saving in the matter of special patrolmen. Formerly about 2000 of these men were employed at a gross cost of \$1,203,361. The total on June 30th had been reduced to 349 and the Commissioner figures that on this item alone a saving of \$326,680.50 was made during the first half of the year.

Many of these men had been used to safeguard private property and the Police Commissioner has arranged for their services to be paid for by the property owners benefited. Seventeen automobiles have been retired from service, the men operating them have been returned to regular police duty and thereby nearly \$13,000 a year has been taken from the department ex-

penses. Another item of \$25,000 has been saved by not filling clerical vacancies.

The Record and Guide is pleased to call public attention to the good financial showing made by Commissioner Enright. The taxpayers of the city have to go down into their pockets to get the money necessary to run this and all other branches of the municipal administration. The total bill has grown to be enormous and most taxpayers will hope that the example set by Commissioner Enright will be followed by the heads of many other departments.

Commissioner Enright has given a good illustration of the fact that the way to save money is not to spend it.

The Fourth Liberty Loan

The campaign for the Fourth Liberty Loan will begin September 28th and close October 19th. The result of the loan will be watched with keen interest in Europe, not only by our Allies in the war against the Teutonic powers, but by our enemies. It will be regarded by them as a measure of the American people's support of the war.

The Germans know full well the tremendous weight and significance of popular support of the people at home backing up the troops in the field. If the loan is a success, the morale of our enemies will be that much weakened; if the loan falls short their morale will be strengthened. Every dollar subscribed will help and encourage the ever-increasing American troops in France who are doing their part in a manner to win the admiration of the world.

The loan will be a test of the loyalty and willingness of the people of the United States to make sacrifices in some degree comparable with the willingness of our soldiers to do their part. There must be no failure by the people to show their appreciation of courage and devotion of our men on the firing line. Many have given their lives; shall we at home withhold our money?

Let us not prove false to the trust reposed in us. Let us devote our last dollar, if need be, to the support of those who are fighting for Liberty, Justice and Democracy.

Winning the War Comes First

Announcement is made from Washington that builders and contractors not engaged in the erection of structures for war work have been placed in the industries listed as non-essential by the Community Labor Board of the District of Columbia, and are called upon to voluntarily release their unskilled labor for war work to help overcome the shortage of 1,000,000 unskilled laborers in the country. The reserve of skilled workers is also exhausted, according to the field agents of the Federal Employment Service, and further curtailment of non-essential production is planned to release them for war work.

Community Boards are being organized throughout the country by the Department of Labor to work in co-operation with local draft boards, and it is probable that the list of non-essential industries designated by each of these boards will be similar to the one promulgated by the District of Columbia board.

Local building operations have been so curtailed by the difficulty of obtaining money and materials that the effect of such action is not likely to make any great change in the building situation in this city. Already operations of any other character than for war purposes have been reduced to a minimum. This latest ruling, like that of the War Industries Board providing that all freight cars heretofore used in hauling sand, gravel and other building materials shall be used ex-



clusively in hauling coal, may seriously affect the building industry throughout the country and therefore may react on local producers and manufacturers of building supplies.

But this rigid curtailment of building at this time, whether it affects the local situation or not, will be accepted with good grace as necessary for the successful conclusion of the war within the next year.

The military experts are pretty well agreed that by this time next year the war will be over or well in hand. It is worth while making a good American job of it while we are at it. Things are almost at a standstill, anyway. The best thing to do is for all to take a hand in the fight, doing or not doing whatever will be of help, each man in his own way. There is a good time coming, when it is all over, for those who have done their part.

## Readers' Comment on Current Subjects

New York, August 22.

Editor of the Record and Guide:

An examination of the preliminary 1919 budget estimates of the city, county and borough departments and offices shows a large increase over 1918.

Salaries have been raised, new functions of government have been established, and the cost of all materials used by the city has largely increased.

If the increases are sustained, and they probably will be, the budget of 1919 for the ordinary expenses of government will reach \$245,000,000.

The comptroller and the subway officials have made various estimates of the deficit in operation and maintenance charges of these lines, the estimates running from \$6,000,000 to \$15,000,000.

There will also be the regular increase in the cost of debt service and very likely a larger amount necessary to cover the item of unpaid taxes. Then there must be a greater State tax than last year. In all a budget of at least \$260,000,000 may be expected and a consequent general increase in the tax rate of 28 points.

This would bring the rate in the Borough of Richmond at least to 2.74 or about, if not over, the constitutional limit of two per cent. exclusive of the debt service.

The wisdom of the effort made last winter by Lawrence McGuire, President of the Real Estate Board, and by Robert E. Dowling is clearly apparent. They asked the Legislature to fix a limit of two per cent., including the debt service, as the amount real estate could be taxed, and that a tax of 2½ mills be placed on personal property, with no exemptions, and with some satisfactory system of listing. A tax of thirty per cent. on the average gross earnings of any kind of property is almost confiscatory and should never be imposed except as a war measure.

Real estate must be relieved. There should not only be great economies effected by the abolition of unnecessary city departments and the consolidation of departments doing similar work, but \$30,000,000,000 of personal property should be taxed. A 2½ mill tax on personal property would bring in \$75,000,000.

The Comptroller last year made an excellent suggestion both as to a system of listing and as to the method of raising taxes. He proposed that a personal tax be first levied and collected and then the balance of the budget, after deducting the surplus revenues of the general fund, be levied on real estate.

EDWARD P. DOYLE,

Chairman Budget Committee, Real Estate Board.

## Necessity of Safeguarding Realty Mortgages

(Continued from page 208)

meet their interest obligations promptly and to preserve an unquestionable equity above their debt.

(2) *Federal aid.* If our statement as to the importance of the real estate interests is correct, it stands to reason that the War Finance Corporation should undertake at an early date to alleviate any cases of special hardship which result from the absorption of investment funds in the conduct of the war. The selection of the cases to be aided would involve some difficulties, but the general result would be beneficial to the nation, and also it would be far from burdensome when compared with the enormous expenditures needed by utility and industrial corporations.

(3) *Mortgage bank or cooperation among mortgagees.* Voluntary cooperation and a virtual pooling of the resources of lending interests would provide a safety valve. It would command capital and credit superior to any now existing, and it would be in such command of the situation as to eliminate well-known abuses. This idea was advanced very forcibly two months ago, in the *Record and Guide*, and it would seem to be time to act upon it if the attitude of the national Administration does not show more interest than formerly in our second proposition.

(4) *Federal mortgage bank.* This idea is brought forth with new trimmings from time to time by persons more or less ignorant of the several experiences

in this country with public loans for private purposes. Every one has failed. It is well known that the ordinary rules of sound business and the principles of economics do not mix well with our system of political organization. Even the Federal Farm Loan act has yet to justify its enactment, either as a means for improving agricultural conditions and for stimulating production, or as a proper use of Government credit. Taxpayers are interested because to save the farmer \$5 in interest we grant a tax exemption to some bondholders of over thirty dollars, and pay from the budget for various overhead expenses which are more or less necessary. These defects in this system will doubtless be overcome, the same as large defects in the original Federal Reserve act had to be greatly modified by amendment. It would seem that the cost of "pork-barrel politics" is already great enough without injecting this new source for Government expense. Also, private capital as a general rule will not compete with Governmental activities.

(5) *Moratorium.* Failing all other relief, the doubtful merits of a general moratorium must be considered as soon as there is too great competition for the funds available for new loans. The disadvantages of a suspension of the right to foreclose, and the many difficulties in preventing abuses, are not difficult to ascertain by any one who undertakes to prepare a definite plan.



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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Chance in Contract for Commission.

**I**N an action by a broker to recover a commission under an express contract upon a sale of real property, it appeared that the broker was unable to negotiate a sale according to the terms of the listing agreement previously made. The defendant entered into a less favorable contract negotiated by the broker with the understanding as claimed by the defendant that the broker was to make up the difference out of his commission. The North Dakota Supreme Court held, Paulson v. Reeds, 167 N. W. 371, that no commission in excess of that provided by the new contract could be recovered.

### Approval of Title.

A contract for the sale of land provided that the buyer should pay interest at 7 per cent. on the agreed price from the date the title was approved. It also contained a provision that he should pay the interest on an existing mortgage on the land for \$4,000, bearing 8 per cent., until the date named for the payment of \$5,000 on the purchase price. In an action in which the sole controversy was as to the date when by approval of the title the buyer became liable for interest, the Kansas Supreme Court held, Gillidet v. Hayden, 171 Pac. 617, that the existence of the mortgage could not be regarded as an obstacle to the approval of the title, at least where by oral evidence an understanding was shown to the effect that the mortgage was to be satisfied out of the \$5,000 payment.

### Priority of Liens.

The Oregon Supreme Court holds, Alliance Trust Co. v. Hubbard, 171 Pac. 550, that a note executed by the owner of a building and secured by his assignment of a lease of part of it creates a lien which must be postponed to the liens of the owner's mortgages, except insofar as one of the mortgages, subsequent to the assignment, may be affected by the rentals that have been or may be collected on the lease.

### Building Restrictions—Incumbrances.

Since it is only when the purchaser, at the time of contracting, has full knowledge of existing incumbrances which could not be removed by the vendor, that the purchaser may be compelled to take title under a contract to convey free and clear of incumbrances, constructive notice not being sufficient, unless the incumbrances are apparent upon the premises themselves, the New York Appellate Division holds, Lincoln Trust Co. v. Williams Bldg. Corp., 169 N. Y. Supp. 1045, that a purchaser, having at the time of making the contract no actual knowledge of restrictions placed upon the property by resolution of the board of estimate and apportionment under Greater New York Charter (Laws 1901, c. 466, as amended by Laws 1914, c. 470, and Laws 1916, c. 497), giving the board power to designate certain areas to which restrictions as to use of buildings shall apply, would not be compelled, in suit for specific performance, to complete the purchase under the contract, for such restrictions are not required to be made public and can be learned of only by examination of records of the board.

Building restriction placed upon land by resolution of the board of estimate and apportionment, passed pursuant to Greater New York Charter (Laws 1901, c. 466, as amended by Laws 1914, c. 470, and Laws 1916, c. 497), giving the board power to designate certain areas to which restrictions as to use of buildings shall apply, is an "incumbrance," within the meaning of a contract to convey property free and clear of all incumbrance, and not in the nature of a governmental regulation, to which such contracts are impliedly subject, not

being placed upon the property by any public statute, nor by an ordinance of the city.

### Breach of Building Restrictions.

Property in a residential improvement scheme was conveyed with covenants not to build any building to cost less than \$2,500, not to use the premises for any other purpose than for a private dwelling, and that any building or extension should stand at least 15 feet back from the street line, and a map which the grantor made showed lots running east and west and fronting on streets running north and south. The New York Appellate Division holds, McKenna v. Levy, 169 N. Y. Supp. 1009, that the erection upon two of such lots, of three houses built on spiles, with no cellar, fronting toward the south to face the ocean, except for intervening buildings, and reached by a court or passageway on the south side of the southern lot, was a breach of the covenant, for the covenants must be read and construed with reference to the map, and the words "building" and "dwelling" therein meaning a building or dwelling on the lots so laid out, an owner had no right to change and alter the map by laying out a private court or way at right angles to the streets shown on the map, or to so radically change the lay-out as to build three houses on two lots by changing the frontage to the side line.

### Passways by Necessity.

Where an estate was partitioned, the Kentucky Court of Appeals holds, Godman v. Jones, 202 S. W. 662, that easements of necessity were immediately created, but a subsequent change in conditions would not give rights to a way by a necessity. The owner would be confined to the way existing at the time of the partition. On the conveyance of one of several parcels of land belonging to the same owner, or upon a partition of land in a judicial proceeding between the heirs of a deceased owner, there is an implied grant or reservation of all apparent and continuous easements or incidents of property which have been created or used by the owner during the unity of possession, though they could then have no legal existence apart from his general ownership.

### Broker's Contract.

A contract, complete and unambiguous, which has provided for the payment of a specified commission if a purchaser of land was procured by the broker on stipulated terms without any limitations as to the person to whom the sale might be made, must be regarded as a complete expression of the entire agreement as to commission, and it cannot be contradicted, added to, or modified by parol evidence of a prior oral agreement to the effect that no commission was to be paid if a sale was made to a particular person.—Buxton v. Colver, Kansas Supreme Court, 171 Pac. 1158.

### Forfeiture of Tenant's Deposit.

The New York Appellate Division holds that, under a lease providing that, if the lessee is dispossessed, the sum deposited by him as security for faithful performance shall belong to the lessor as liquidated damages, where the lessee was dispossessed before the expiration of the term for non-payment of rent, he could not recover the deposit. Silverman v. Hill, 189 N. Y. Supp. 409.

### Suits to Foreclose—Receivership.

The New York Appellate Division holds, Cohn v. Bartlett, 169 N. Y. Supp. 604, that the fact that the payment of a mortgage is guaranteed by a title company, as to whose solvency there is no question, is not sufficient reason for denying a motion for a receiver in a foreclosure suit, as the guarantor is equally entitled to protection.



## REAL ESTATE REVIEW OF THE WEEK

**Unusually Dull Market With Operator Figuring in Majority of Sales—  
Apartments and Loft Buildings in Sales—Leasing Continues Good**

THE past week has been an unusually slow one in realty circles, and few sales were recorded. At this time of the year when brokers and office assistants are on their vacations there is, as a rule, a somewhat apathetic market, but this week has been unusually so.

Frederick Brown, the operator, figured in two of the principal sales of the week. Mr. Brown reports that there is a particularly healthy market for high-class properties which are being offered at attractive, but not what he considers bargain prices, and he further reports that he has been able to, in spite of the war conditions, dispose of his properties at attractive figures, so that the volume of business this week has been done by Mr. Brown. He sold the five-story apartment house covering the block front in East 178th street, between Marmon avenue and Southern Boulevard, which he recently acquired in a cash transaction. The house accommodates 29 families, and, with the four stories fully occupied, yields more than \$13,000 a year. The property was held at \$100,000.

The building at 20-26 West 36th street purchased by Mr. Brown about two weeks ago has been resold to Conrad Hubert, and is another evidence of the confidence of investors in real estate in that section of the city. The transaction involved considerable over half a million.

Transformation of the block front in the south side of One Hundred and Fortieth street, between Seventh and Eighth avenues, into a district for the homes of colored folks is contemplated through the purchase of the Terry Holding Company of the properties at 202-230 West 140th street from the Corporation of H. A. Cohen. The property includes a six-story tenement and six- and seven-story apartment houses, and is subject to a mortgage of about \$500,000.

The sale of the eleven-story loft building at 57-59 East 11th street to I. Randolph & Everett Jacobs, operators, was consummated by the United States Trust Company, which secured it through foreclosure three years ago. The property is between Broadway and University road. Contracts were signed this week by the Young Women's Christian Association for the purchase of the twelve-story structure at the southeast corner of Lexington avenue and Thirty-eighth street known as "Allerton House," and it will be used for the housing of self-supporting women. Title of the property, which is valued at \$300,000, will be taken in October.

Paramount in the leases of the week was that of the twenty-two-story Printing Crafts Building, covering the westerly block front on Eighth avenue, between Thirty-third and Thirty-fourth streets, to the United States Government for the housing of the administrative branches of the army and navy. A rumor has been current, but lacks confirmation, that the Federal Government is about to take over the Grand Central Palace for conversion into a war hospital. Last May announcement was made that an organization in which Alfred I. du Pont was one of the stockholders had purchased the lease-hold of the building and intended to use it as an exhibition place for foreign and domestic goods of all kinds. The leasing of this structure would give the Government one of the best hospitals in the world. There are twelve floors, each floor having 50,000 square feet of space.

Apartment leasing was fairly active this week, and the brokers in their reports indicate that there is a constantly increasing demand for apartments in all parts of the city, but because of lack of new buildings due to war conditions report that the demand far exceeds the

supply, and many tenants are compelled to remain where they are because of inability to secure other quarters.

### Sale in Midtown Section.

Midtown loft zone, which has shown signs of renewed speculative activity during the past few weeks, furnished another interesting transaction this week in the sale of 20 and 26 West Thirty-sixth street, a twelve-story loft building occupying a plot 48x98.9.

William M. Sperry, formerly of the Sperry and Hutchinson Company, sold the property to Frederick Brown, operator. It is fully rented for about \$38,000 a year, and was held at \$400,000. William A. White & Sons negotiated

the sale. Last month Mr. Brown purchased the Horner Flint building at 20 to 26 West Thirty-sixth street, and resold it last week to Conrad Hubert for investment. The three transactions involved over \$1,500,000.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20 as against 26 last week and 17 a year ago.

The number of sales south of 59th street was 8 as compared with 13 last week and 6 a year ago.

The sales north of 59th street aggregate 12, as compared with 13 last week and 11 a year ago.

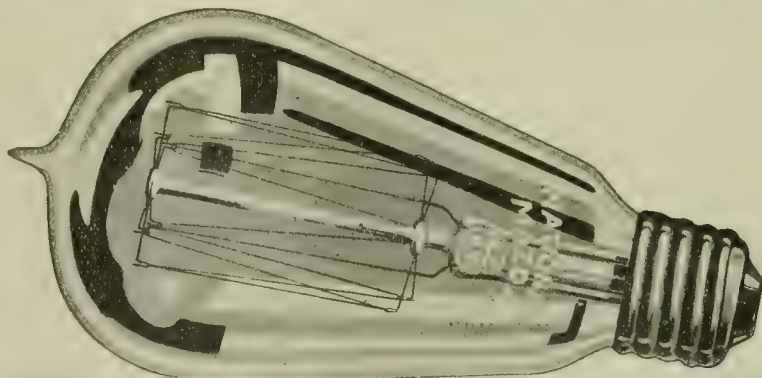
From the Bronx 12 sales at private contract were reported as against 13 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 222 of this issue.

# Announcement

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162 REMSEN ST. BROOKLYN  
Telephone 6480 Main**Homes for Colored People.**

Transformation of the block front on the south side of 140th street, between Seventh and Eighth avenues, into a district for the homes of colored folk is contemplated through the purchase by the Terry Holding Company (Watt Terry) of the properties 202 to 230 West 140th street from the Corporation of H. &amp; A. Cohen. The property purchased by Mr. Terry, title to which was transferred yesterday, comprises a plottage 100 feet deep with a 575-foot frontage, improved with fifteen six-story tenements, adjoining, on the Seventh avenue corner, the Dorothy, a seven-story apartment house, and at Eighth avenue the Lourian, a six-story apartment. The holdings are subject to a mortgage of approximately \$500,000, and were transferred through Samuel Horowitz, as attorney.

**Sells Bronx Apartments.**

Frederick Brown resold to Louis Smith, Jr., the five-story apartment house covering the block front on East 178th street, between Marmion avenue and Southern boulevard, which he recently acquired in a cash transaction from Hattie Goldschmidt. The house covers a plot 36x171xirregular, accommodates twenty-nine families, and, with four stories fully occupied, yields more than \$13,000 per annum. The property was held at \$100,000. Louis Fine was the broker in the present sale.

**Home for Women.**

Contracts have been signed by the Young Women's Christian Association for the purchase of Allerton House, a twelve-story structure valued at \$300,000 at the southeast corner of Lexington avenue and 38th street. Title will be taken in October, and the property used for the housing of self-supporting women. The present owners, the Allerton 38th Street Company, have arranged to transfer the 250 tenants of the Allerton to a new sixteen-story building which the company is about completing at 143 East 39th street.

**Chicago Property Taken in Trade.**

An interesting exchange was consummated on Thursday by Frederick Brown, operator, who sold to David Herring, 54 Vermilye avenue, adjoining the corner of Academy street in the Dyckman section, a five-story apartment house with accommodations for twenty families on plot 50x100. The property was held at \$70,000. In part payment Mr. Brown took 2024 East Seventy-second street, Chicago, a modern brick residence adjoining the Lake and South Shore Country Club. This property was held at \$30,000, and is free and clear. Negotiations are pending for the resale of the Chicago property by Mr. Brown.

**Sell Loft Building.**

United States Trust Company sold the eleven-story loft building, 54x103, at 57 and 59 East 11th street to I. Randolph and Everett Jacobs, realty operators. The property is between Broadway and University place, and was developed about nine years ago by Charles Brogan, builder. It was acquired through foreclosure by the present seller three years ago.

**Successful Auction Sale.**

Several houses and plots were sold at the Edgemere Crest Auction Sale, Saturday afternoon and evening, August 17, under the direction of Lewis H. May, Chas. S. Gerth, Alfred S. Wagg. Associated among the purchasers were Bernardo Di Salvo, Morris N. Lubell, M. Moses, E. J. Ruland, Samuel L. Lubell, Geo. A. Fairchild, N. S. Stern. The remaining houses and lots will be offered this afternoon and evening.

**Manhattan.****South of 59th Street.**

CROSBY ST.—William A. White &amp; Sons sold Italian Savings Bank, 35 and 37 Crosby st, two 6-sty tenements, with stores and two rear 6-sty tenements, on plot 50x100.

HUDSON ST.—William H. Archibald sold for Agnes G. Boyd the 4-sty building at 615 Hudson st.



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**DYCKMAN ST.**—Louvian Construction Co. purchased from Tubby Hook Realty Co. the seven lots, 100x174, at the northeast corner of Dyckman st and V st, partly improved with four 1-sty frame buildings. Frank Volz was the broker.

**RENWICK ST.**—Wm. A. White & Sons sold to Borden's Condensed Milk Co. for Raffaello Ronaco 515 to 521 Renwick st, a plot 80x60, with old buildings. The plot adjoins in the rear of a large fireproof warehouse at the corner of Greenwich and Canal sts, which the same brokers recently leased to Borden's Co.

**122D ST.**—Thomas J. O'Reilly sold the 6-sty elevator apartment house known as Marimpol Court at 521 to 523 West 122d st in a cash deal for New York Life Insurance Co. The house, which is assessed at \$95,000, is arranged for 30 families.

#### North of 59th Street.

**HAMILTON TER.**—Duff & Brown Co. have sold for Barney Estate to a client for occupancy 21 Hamilton ter, a 4-sty dwelling on plot 17.5x82.

**82D ST.**—Carter Macy & Co. sold the 4-sty dwelling at 21 West 82d st to Anna Quinn, the present tenant.

**98TH ST.**—Anchor Bohemian Real Estate Corp. sold 56 West 98th st, a 5-sty flat, 25x100.11, to Joseph Zonnek and Marie Ronbick.

**107TH ST.**—Frederick Southack & Alwyn Ball, Jr., sold for Charles H. Young and Central Trust Co., trustees of estate of George Bell, two 5-sty tenements at 205-7 East 107th st.

**114TH ST.**—Lawrence Mortgage Co. sold 211 East 114th st, a 5-sty tenement, on lot 25x100.

**119TH ST.**—Central Savings Bank sold the dwelling, on plot 17x100.11, at 72 West 119th st, near Lenox av.

**131ST ST.**—Anthony Avenue Realty Co. sold through John F. Fetzer 53 East 131st st, a 5-sty apartment, to Josephine Banek.

**138TH ST.**—James H. Cruikshank resold to Anna L. Lumbard the 3-sty private residence at 308 West 138th st on plot 16x100. W. B. Smith was the broker.

**145TH ST.**—G. Walter Campbell sold for estate of Thomas M. Weed the 3-sty brownstone dwelling at 464 West 145th st to Dr. Manuel J. Brazill. Frederick A. Southworth represented the Weed estate.

**MADISON AV.**—Edward Wolf sold through Freidus & Co., 2089 Madison av, a 5-sty flat, on lot 25x96.

#### Bronx.

**DAWSON ST.**—Frederich Brown, operator, resold to Isaac Cohen 820 Dawson st, a 5-sty flat, on plot 50x100.

**HOFFMAN ST.**—Santo Gianci sold the 5-sty apartment house at 2357 Hoffman st.

**WASHINGTON TER.**—Lawyers Mortgage Co. sold the dwelling, 17.6x62, at 2 Washington ter, corner of West 186th st.

**FOREST AV.**—Anna Friedrich sold through J. F. Fetzer 133 Forest av, a 3-sty brick dwelling.

**FOREST AV.**—Rubin & Marcus purchased from Benenson Realty Co. 1072 Forest av, a 5-sty flat, on plot 50x103, held at \$52,000.

**FRANKLIN AV.**—Richard L. Lee and Clarence M. Haight sold for American Realty Co., Joseph Mautner, president, the 5-sty building, with three stores, situated at the corner of Franklin and 3d avs and 162d st, to a munitions manufacturer for \$85,000.

**JEROME AV.**—Frederick Brown resold to Benenson Realty Co. the 5-sty apartment house, on plot 63x121, having accommodations for 25 families, at 2615 Jerome av, opposite St. James's Park. The property is one block from the Kingsbridge subway station and was held at \$75,000. Schwab & Co. were the brokers.

**PONDFIELD RD.**—Charles E. Lester bought from Oliver M. Oake his house on Pondfield rd. Burke Stone was the broker.

**SCOFIELD AV.**—John C. Bremen sold the dwelling, 59x100, at the southwest corner of Scofield av and William st, to Louis Mickelson.

**WHITLOCK AV.**—Nehring Co., Jules Nehring, president, sold for Max Ashman through Nicholas Lopard a 5-sty apartment house at 868 Whitlock av, near Tiffany st, 37.6x100, held at \$40,000.

**3D AV.**—Schwab & Co. resold for Benenson Realty Co. the 1-sty taxpayer at 3026 and 3028 3d av on plot 37.6x100.

#### Brooklyn.

**HARMAN ST.**—R. A. Schlesing sold for Barbara Boehmer the 3-sty, 6-fam. brick house at 481 Harman st, Ridgewood, to John Alber for investment; also sold for estate of Frederick Closs the 6-fam. brick tenement at 81 Bleecker st to Frank Schmitt for investment.

**ORMOND PL.**—Louis Arnold sold 33 Ormond pl, a 3-sty brick dwelling, for T. E. Cisney.

**PACIFIC ST.**—Louis Arnold sold 874 Pacific st, lot 25x131, for Fred M. Ahern to Mr. Sandiford.

**PACIFIC ST.**—Louis Arnold sold 876 Pacific st, 25x131, for Nennie M. Anderson to A. & J. Haber.

**RYERSON ST.**—Bulkley & Horton Co. sold the 2-sty, 1-fam. dwelling at 109 Ryerson st for Jennie Hibbard.

**ST. JOHNS PL.**—Louis Arnold sold 996 St. Johns pl, a 2-sty, brown stone, 2-fam. dwelling for Mrs. Catherine Madden to Mrs. Keyes.

**3D ST.**—Charles Rickerson sold 544 3d st, between 7th and 8th avs, a 3-sty stone dwelling, for Ernest F. Beck to Henry Van Dyne.

**15TH ST.**—Samuel Galitzka sold for Lillian C. Mahlistad the 2-sty dwelling at 1151 East 15th st, Flatbush.

**82D ST.**—Walter S. Ross and C. C. Gretsinger sold for Ella G. Buckley the 1-fam. house at 345 82d st.

**89TH ST.**—William Carson sold 221 89th st, a 2-fam. house, for C. P. Latting.

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CARLTON AV.—Louis Arnold sold 558 Carlton av, a 2½-sty brown stone dwelling, for Percy G. Ullman to Patrick Connolly.

COLONIAL RD.—Frank A. Seaver & Co. sold the new 1-fam. cottage on the easterly side of Colonial rd, 50 ft. south from 85th st, Crescent Hill, for Stuart M. Waldenburg to Herman Heimbockel.

NEW JERSEY AV.—Realty Trust sold for Alco Building Co. the brick dwelling at 777 New Jersey av, at East New York, to M. Horowitz.

5TH AV.—McInerney Klinck Realty Co. sold the 3-sty brick apartment building at 464 5th av, on the west side of 5th av, 20 ft. south of 10th st, on plot 20x80, for Garvey estate.

5TH AV.—Tutino & Cerny sold for William Ulmer Brewing Co. to Samuel and William Lesnick, jewelers, the 4-sty double brick stores and apartments, on plot 25x100, 5102 5th av.

### Queens.

BAYSIDE.—Winifred C. Newton sold to C. T. Porter a plot, 80x100, on the south side of Royston rd, 160 ft. west of Highwood rd.

BAYSIDE.—J. Wilson Dayton sold a dwelling in Nelson st for Andrew T. Knox to Ed Lee Wrothe, and one on Lamartine av for Bayside Homes Co. to George Newman.

BAYSIDE.—Henry Brady purchased from Thomas C. Bell four lots west side of Kingston av, near Palace blvd, and two lots east side Kingston av, near Lawrence blvd.

BAYSIDE.—Henry Brady purchased from Thomas C. Bell the vacant lot, 50x100, in the west side of 6th st, near Ashburton av.

CORONA.—J. E. Potter sold to M. Kern the dwelling east side of Evergreen av, 411 ft. south of Jackson av.

FLATBUSH.—Samuel Galitzka sold for Lillian C. Mahlstad the dwelling at 1151 East 15th st.

FLUSHING.—W. W. Gillen sold to F. J. Zink the dwelling east side of Bowne av, 375 ft. north of Forest av.

JAMAICA.—Sim & Greig sold to W. H. Cunningham a plot, 100x100, on the northwest side of Kingston rd, 145 ft. northeast of Mayfield rd.

JAMAICA.—Henry Cowden sold to E. Hilliker the dwelling, 40x100, east side of Flushing av, 145 ft. south of Hillside av.

LONG ISLAND CITY.—E. M. Grant sold to M. Rennert 50x100 ft. west side of 9th av, 550 ft. south of Broadway.

ROCKAWAY.—Lewis H. May Co. sold for Lena Friedlander the Kenmare property on Franklin, Ocean and Meadow avs to Joseph Ross.

WOODHAVEN.—E. C. Huelle sold to S. W. Haff the dwelling west side of Ferry st, 219 ft. south of Syosset st.

### Nassau.

GREAT NECK.—A. E. Clarkson and C. E. Thompson sold their residence property to Helene S. Strasberg. Baker Crowell, Inc., consummated the deal.

### Westchester.

MAMARONECK.—J. Arthur Fischer sold to Frederick Poffet the Howell estate, consisting of two acres, dwelling and outbuildings, at Boston Post rd and Orienta av.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold "Hathaway Hall," in the Greenacres section, to William H. Alfring.

YONKERS.—Milo D. Herron of Waterloo, Iowa, sold his house on Holleywood av through B. B. Lewis and Burke Stone.

YONKERS.—Robert E. Farley Organization sold for Michael J. Harmonay his house at the corner of Morningside rd and Fairview av, in the Nepperhan Heights section, to Austin N. Cranfield, of New York City.

### Out of Town.

MONTCLAIR, N. J.—B. M. Culver bought through F. W. Crawley & Bros., the residence of Julia D. Keyler, on Porter pl, which has been held at \$20,000.

NEWARK, N. J.—Feist & Feist sold for estate of Amos H. Van Horn to E. A. Kirsch & Co. 91 Bank st, a 5-sty business building, on plot 28x90.

JERSEY CITY.—The George Bockhaus Co. sold to William Hoppman 688 Grove st, corner of 18th st, a 5-sty brick store building, 25x100; also the four 4-sty brick flats, 176 to 182 18th st, on a plot 100x100.

JERSEY CITY, N. J.—John J. Erwin sold for the Robert Davis estate the old Parnly Memorial Baptist Church, located on a plot 59x100, on the east side of Grove st, near Mercer st, to the Congregation of Bnai Israel.

JERSEY CITY, N. J.—William L. Andrus of Yonkers sold three 4-sty brick store and apartment houses, 85x75, at 260 to 266 Newark av, at the corner of Monmouth st, to Vincenzo Campana.

NEWARK, N. J.—Charles Prichard of South Carolina purchased from Margaret Sandford the old Sandford homestead, at the southwest cor. of Madison av and South 10th st. The buyer will occupy after improvements, including the addition of a garage, are made. Feist & Feist were the brokers.

NEWARK, N. J.—Charles F. Kraemer has sold in Newark, N. J., 737 Parker st, a dwelling, on plot 50x100, for Robert Kuebler to Edna May Bates of Nyack, N. Y.; 96 South 8th st, a dwelling for William Rommelts to Amy Balduc, and 883 South 18th st, a dwelling for Fred Dienfenthaler to Paul Fuchs.

PASSAIC, N. J.—The Alliance Silk Co. bought a tract at Erie av and Feronia way to erect a manufacturing plant.

PICTON, N. J.—American Felt Co. bought four houses at Picton, adjoining Rahway, N. J., from the M. H. & A. Wolfe Realty Co. These houses are adjacent to the mills of the felt company, on which it recently expended \$300,000 in extensions. The houses were needed to accommodate families of new employees.

PLAINFIELD, N. J.—The plant of the Bosch Magneto Co. on South av, which was recently acquired by the Wright-Martin Aircraft Co., has been resold to the Wasson Piston Co. of New Brunswick.

NYACK, N. Y.—A Hudson shore property of 2½ acres, with a large residence and other improvements, fronting on Tappan Zee Bay, at Nyack, has been sold by Howard Goldsmith to Alvin S. Johnson of the editorial staff of The New Republic. The property was owned by the estate of Margaret Cushing and adjoins the residence of County Judge Mortimer B. Patterson.

STAMFORD, CONN.—James G. Phelps Stokes sold Caritas Island, his 4-acre summer place at Stamford, Conn., to Joseph P. Bartram, of Bridgeport, Conn.

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RECENT LEASES.

Leases Printing Crafts Building.

Printing Crafts Building, covering the westerly block front on Eighth avenue, between Thirty-third and Thirty-fourth streets, facing the Pennsylvania Terminal, one of the largest structures of its kind in the city, has just been taken over by the United States Government. Here, it is said, will be housed the administrative branches of the army and navy, in which there are upward of 15,000 employees.

The structure has a frontage on the avenue of approximately 200 feet, and extends back on each street about 120 feet, giving each floor an area of 24,000 square feet. As there are twenty-two stories the total amount of space provided exceeds 500,000 square feet. The realty is owned by the 461 Eighth Avenue Company, composed of Thomas A. and Edward L. Larkin and others, which purchased the site in January, 1915. The present building was erected expressly for the purpose of housing under one roof all branches of the printing business, including machinery, ink, and supply houses.

The city last year assessed land and building at \$2,700,000, all but \$670,000 of which represented the value of the improvement. There is a first mortgage of \$1,800,000 on the property held by the Metropolitan Life Insurance Company.

Grand Central Palace Leased?

Tenants in the Grand Central Palace, it was reported on Saturday, had been notified that they must give up their leases and prepare to vacate the premises by Sept. 15. The Government, it was said, had negotiations under way to take the property over for one of the great war hospitals at this port. It was announced in May last that an organization in which Alfred I. du Pont, of Wilmington, Del., was one of the stockholders had purchased the leasehold of the building and intended to use it as an exhibition place for foreign and domestic goods of all sorts. The principal object of the new organization was to stimulate trade between the United States and other countries, and so, it was planned, that part of the building would be converted into a club for foreign buyers. No confirmation of the reported taking over of the property by the Government was obtainable from the officers of the Merchants' and Manufacturers' Exchange, which controls the building. G. D. Grundy, proprietor of the Dancing Carnival, which occupies two floors of Grand Central Palace, said that he had received notice that he must give up his lease. Mr. Dupont confirmed the report on Thursday and said that he had agreed to lease the building to the Government, but the amount of rent and other details have not yet been arranged. The leasing for hospital purposes of the Grand Central Palace would give the Government one of the largest hospitals in the country, if not in the world. There are twelve floors, each floor having 50,000 square feet of space.

Manhattan.

MRS. F. M. BARNES leased to Frederick E. Anderson the Hotel Lenox at 149 to 151 West 44th st for ten years at an annual net rental of \$15,000.

BASTINE & CO., INC. rented the 2d floor at 1243 Lexington av to Samuel Ost; the 2d floor at 152 Wooster st to Louis Levy; also with L. Tannenbaum & Strauss the entire buildings 141-5 7th av and 154-6 West 19th st to Exporters Warehouse Co., Inc. and Berthold Schnee; and the building 138 West 18th st to Charles Awe.

DOUGLAS L. ELLIMAN & CO. leased 106 East 30th st, a 4-sty dwelling, on lot 29x98, for Catherine C. Hall to Emma Francese; also 44 East 35th st, a 3-sty house, on lot 21x72, for Mrs. Urania Woodman to William B. Dinsmore; and have renewed the lease of 100 West 57th st, a 4-sty dwelling, on lot 20x109, for Herman M. and France R. Biggs to Charles P. Beiling.

DOUGLAS L. ELLIMAN & CO. leased apartment at 270 Park av for Vanderbilt Avenue Realty Co. (Dr. C. V. Paterno, president) to William A. Prime; a furnished apartment at 375 Park av to Oscar Cooper, president of New York County National Bank; also an apartment at 161 East 79th st to Elton S. Wayland.

(Continued on page 230)

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**STATISTICS**

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
Total No.....	126	86
Assessed Value.....	\$5,497,300	\$4,670,000
No. with consideration.....	16	8
Consideration.....	\$566,300	\$977,500
Assessed Value.....	\$576,300	\$1,207,500
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
Total No.....	4,017	5,142
Assessed Value.....	\$231,635,480	\$357,529,822
No. with consideration.....	632	676
Consideration.....	\$27,520,011	\$28,788,023
Assessed Value.....	\$31,215,800	\$37,724,056

**Mortgages.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
Total No.....	44	40
Amount.....	\$484,658	\$350,696
To Banks & Ins. Cos..	3	8
Amount.....	\$150,504	\$85,750
No. at 6%.....	24	15
Amount.....	\$163,350	\$146,421
No. at 5½%.....	3	1
Amount.....	\$69,000	\$9,000
No. at 5%.....	10	4
Amount.....	\$214,784	\$29,250
No. at 4½%.....	1	1
Amount.....	.....	\$5,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	7	19
Amount.....	\$37,524	\$161,025
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
Total No.....	1,640	2,296
Amount.....	\$40,667,092	\$96,735,127
To Banks & Ins. Cos..	278	473
Amount.....	\$19,750,947	\$57,403,600

**Mortgage Extensions.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
Total No.....	16	18
Amount.....	\$1,571,000	\$1,374,000
To Banks & Ins. Co....	12	7
Amount.....	\$1,482,500	\$953,000
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
Total No.....	816	1,327
Amount.....	\$59,050,299	\$90,249,150
To Banks & Ins. Co....	332	659
Amount.....	\$35,116,957	\$69,162,700

**Building Permits.**

	1918 Aug. 17 to 23	1917 Aug. 18 to 24
New Buildings.....	3	6
Cost.....	\$60,500	\$147,000
Alterations.....	\$337,030	\$100,900
<b>Jan. 1 to Aug. 23</b>	<b>Jan. 1 to Aug. 24</b>	
New Buildings.....	129	245
Cost.....	\$7,621,650	\$23,863,100
Alterations.....	\$7,038,097	\$8,643,158

**BRONX.**

**Conveyances.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
Total No.....	76	89
No. with consideration.....	4	15
Consideration.....	\$51,125	\$82,915
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
Total No.....	2,929	3,991
No. with consideration.....	367	765
Consideration.....	\$3,586,010	\$5,132,963

**Mortgages.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
Total No.....	35	44
Amount.....	\$293,925	\$396,760
To Banks & Ins. Cos..	4	1
Amount.....	\$99,000	\$3,000
No. at 6%.....	19	11
Amount.....	\$140,475	\$92,750
No. at 5½%.....	4	3
Amount.....	\$17,250	\$27,800
No. at 5%.....	4	11
Amount.....	\$27,500	\$200,422
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	2	2
Amount.....	\$11,500	\$1,130
Interest not given.....	6	17
Amount.....	\$97,200	\$74,658
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
Total No.....	11,137	1,984
Amount.....	\$7,514,959	\$13,004,250
To Banks & Ins. Cos..	60	134
Amount.....	\$966,142	\$1,944,415

**Mortgage Extensions.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
Total No.....	5	6
Amount.....	\$70,500	\$257,500
To Banks & Ins. Cos..	.....	4
Amount.....	.....	\$208,500
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
Total No.....	253	459
Amount.....	\$4,908,812	\$8,961,924
To Banks & Ins. Cos..	63	123
Amount.....	\$1,629,450	\$3,257,200

**Building Permits.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
New Buildings.....	.....	12
Cost.....	.....	\$45,150
Alterations.....	\$20,100	\$7,750
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
New Building.....	381	513
Cost.....	\$6,689,525	\$7,288,125
Alterations.....	\$812,350	\$849,450

**BROOKLYN.**

**Conveyances.**

	1918 Aug. 15 to 21	1917 Aug. 16 to 22
Total No.....	484	395
No. with consideration.....	26	37
Consideration.....	\$141,016	\$552,950
<b>Jan. 1 to Aug. 21</b>	<b>Jan. 1 to Aug. 22</b>	
Total No.....	14,893	14,480
No. with consideration.....	1,071	1,246
Consideration.....	\$8,573,638	\$13,787,710

**Mortgages.**

	1918 Aug. 15 to 21	1917 Aug. 16 to 22
Total No.....	284	197
Amount.....	\$826,441	785,375
To Banks & Ins. Cos..	20	24
Amount.....	\$82,400	\$335,700
No. at 6%.....	210	132
Amount.....	\$570,607	\$346,085
No. at 5½%.....	38	28
Amount.....	\$161,125	\$304,950
No. at 5%.....	19	19
Amount.....	\$44,650	\$58,190
Unusual rates.....	2	.....
Amount.....	\$1,550	.....
Interest not given.....	15	18
Amount.....	\$48,509	\$76,150
<b>Jan. 1 to Aug. 21</b>	<b>Jan. 1 to Aug. 22</b>	
Total No.....	8,611	9,339
Amount.....	\$28,720,009	\$39,190,920
To Banks & Ins. Cos..	833	1,769
Amount.....	\$4,520,940	\$14,190,176

**Building Permits.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
New Buildings.....	29	39
Cost.....	\$70,745	\$187,550
Alterations.....	\$114,556	\$71,348
<b>Jan. 1 to Aug. 21</b>	<b>Jan. 1 to Aug. 23</b>	
New Buildings.....	2,156	1,889
Cost.....	\$13,289,003	\$17,939,790
Alterations.....	\$2,929,318	\$3,452,897

**QUEENS.**

**Building Permits.**

	1918 Aug. 16 to 22	1917 Aug. 17 to 23
New Buildings.....	43	52
Cost.....	\$582,070	\$123,465
Alterations.....	\$11,369	\$22,901
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 23</b>	
New Buildings.....	1,539	2,359
Cost.....	\$5,358,993	\$8,187,136
Alterations.....	\$997,825	\$1,214,297

**RICHMOND.**

**Building Permits.**

	1918 Aug. 16 to 22	1917 Aug. 16 to 22
New Buildings.....	34	14
Cost.....	\$71,693	\$13,215
Alterations.....	\$2,520	\$5,460
<b>Jan. 1 to Aug. 22</b>	<b>Jan. 1 to Aug. 22</b>	
New Buildings.....	428	401
Cost.....	\$933,981	\$1,105,456
Alterations.....	\$285,631	\$220,729

**The House of the Future.**

In building the simple house, the plan is the beginning of wisdom. The person building should himself study every detail of the plan. He should know just what is absolutely essential for him and his home and what he is willing to give up. He must consider the best way to use every foot of space.

In fact, the moderate house is successful in its appearance just so far as the outside of it fails to suggest lack of space within. After the plan is decided upon and economy is assured, the question of materials arise.

Here in America we have practically everything essential for the building of the home, for the finish of the home. So interesting and varied are the sites in this country for home building, so inexhaustible the materials, so wide the range of individual interest and expression in home making, that I am bound to believe that, in spite of the war, in spite of our social and political outlook, we shall come into a better, more artistic condition in our homes, a holier state so far as architectural beauty is concerned.

The house of the future will surpass all other forms of domestic architecture in that it will be the most sanitary, the most fireproof, the most comfortable. The very fact that we are a luxury-loving people may help us to devise this right kind of house. And eventually we will demand that the people who build our cities will be trained craftsmen.—Bertram G. Goodhue in "The Craftsman."



# Federal Housing for Workers in War Industries

## Comparison With English Housing Economics Promises Success to Present Government Plans

AT the present time when many perplexities and difficulties are presenting themselves in the building industry, it is interesting to catch glimpses of the situation as it presents itself elsewhere. England, as well as the United States, is feeling acutely the extensive demands which are being made for adequate housing facilities. Moreover, it is recognized that post-war requirements will be even heavier than they are at present. English building concerns are looking ahead to the future, and doing their best to assure an adequate answer to this demand.

A problem which they must reckon with, however, is one from which contractors here are free. Land owners and speculators face a graduated income tax on the same basis with all other business men. Such a tax would prevent them from making excessive profits at the community's expense. In addition, they have to contend with the difficulties arising from the land tax. This tax originated previous to any income tax, and although considered obsolete by many on this account, it still obtains. At the time of its inception the idea was that through this means could be prevented the selfish holding up of property by private individuals when it was needed for development by the community.

Another benefit which was anticipated from such a ruling was that when land values increased because of improvements of a community nature, heavier taxes could rightly be required since the increased property value was due to the community.

As a matter of fact, the actual application of the tax at no time came up to expectations. It appeared that the number of landowners selfishly holding land was small, and could be more effectively dealt with through special legislation. Moreover, when the results of thoughtful planning and invested capital were taken into consideration, the augmented value of real estate through community improvements alone was negligible. Oftentimes the tax seemed more a levy on skilfully carried out speculation than anything else; a tax to which no other industry was subject.

In addition to the fact that the revenue gained in this way was very small, the tax had the extremely unfavorable result of curtailing building activities. Even before the beginning of the war, the influence in directing capital away from building activities was manifest. Investors do not wish to put their money into ventures where the government takes a share of the profits and leaves what losses there are to the speculator. That capital has been driven away on account of this condition is an established fact. Builders are hoping for a repeal of the bill, as the logical way in which to draw capital again into building channels. If this financing can be secured, they call the building problem more than half solved.

The building concerns feel that with this condition changed,

adequate housing could be provided in the usual way without government supervision, except as it would occur in the way of certain perfected legislation. And, indeed, many features of the English housing projects show that in the initial working out of such plans on a large scale, very real difficulties have been encountered.

The extent of the need for some form of housing was shown by the house shortage, reckoned in 1913 to be over 100,000, and to have increased at the rate of 75,000 a year since that time. Total appropriations for housing, up through the first quarter of 1917, amounted to less than \$30,000,000. Only a half of this amount was used for war housing, with one third expended for temporary housing. In view of the comparatively insufficient number of these dwellings, it is extremely significant to note that in some localities only 31% of them were occupied. Moreover, the general average of occupation was estimated to be only 56%, indicating a loss as regards the proper interest on capital and necessary expenses of upkeep.

In view of the general shortage of accommodations for workers, the existence of such a situation indicates the difficulties that have been encountered in applying the scheme. Problems in the exact location and type of building required were unsatisfactorily met, and incurred a penalty in the form of lack of rentals. The necessity for more careful estimates and more skilful judgment in the erection of such buildings was thus painfully made manifest.

Merely for the interest of comparison with our own housing projects, the expense of these cottages may be mentioned. At the Woolwich Arsenal the average cost of 1,200 houses, including purchase of land, roads, and other necessary expenses of development, reached the figure \$3,221. A house erected at this cost must be regarded in the light of its suitability for the occupant. When it is realized that the weekly wage of the men laborers is said to be not more than \$11.76, and of the women \$8.29, one can see the reason why such a high proportion of unoccupied houses is reported.

A comparative figure for the worker's average salary in this country is difficult to ascertain, and if once found would be subject to constant higher revision. It is, however, a matter of common knowledge that it stands on a substantially higher level than that of the English worker. A fair indication of the value of similar houses in this country may be determined by averaging the estimated cost of nearly 80,000 houses. Such a process gives about \$3,725 for a single dwelling, a price only slightly over that of the English houses. It follows, then, that in the United States rent consumes a smaller part of the laborer's salary than in England. This is evidence of sound planning and perhaps the direct result of the conferences with employees. It would seem to augur better, in one direction at least, for the success of our Federal building projects.

## Progress in Government's Plans for Dwellings

LACK of housing facilities in industrial communities where the production of war munitions and supplies are among the principal occupations of the localities has rapidly outstripped the ability of the Federal Bureau of Industrial Housing to provide decent living accommodations for the workers. From all accounts the \$100,000,000 appropriated for the alleviation of the intolerable congestion brought about through the scarcity of living quarters for mechanics and laborers will not be sufficient to provide the number of structures necessary.

The problem of housing the hundreds of thousands of workers in war industries has been one of the most serious problems the Government has had to contend with in handling its military program. The Shipping Board had funds to provide homes for its workers but lacked the required authority to use the money for this purpose. Congress subsequently passed a bill giving the right to construct workmen's dwellings and stipulated that the work be done in conjunction with the Housing Committee of the Department of Labor.

The original appropriation made available \$60,000,000 of which the sum of \$10,000,000 was specifically set aside for the erection of dwellings to relieve the congestion in the District of Columbia. Later an additional \$40,000,000 was appropriated

to extend the scope of the housing program, making the total provided by the Government \$100,000,000.

Throughout the country the lack of dwellings is serious and in many localities has materially hampered the production of war necessities. Requests for assistance in solving their difficulties by providing housing facilities for newcomers who are employed in war industries are being received from many towns in all sections of the country. Many of the applications are from cities and towns along the Atlantic seaboard where a large part of the manufacturing for war purposes is centered. All housing projects that come under the control of the Federal authorities require the assent of the War or Navy Department before action will be taken by the Housing Bureau. Further requests for additional housing facilities in war manufacturing centers will be granted only upon the certification of these departments that the desired structures are absolutely to the fulfillment of war contracts.

The original plans of the Government for housing war workers and their families in sanitary and comfortable dwellings contemplated entering into an agreement with local interests and jointly cooperating in providing the needed houses. This, however, was found to be subject to too many

(Continued on page 226)



# CURRENT BUILDING OPERATIONS

THROUGHOUT all departments of the building industry the subject of Federal housing for industrial workers is engaging attention to the entire exclusion of almost all other phases of construction, with the exception of essential military building operations and those projects of an industrial character that are destined to directly contribute in winning the war. The housing plans are practically perfected and in a number of localities active construction has already been started upon projects planned under the direction of the United States Housing Corporation.

The markets for both materials and labor will be effected by the plans of the Government to supply adequate housing facilities for mechanics in war industries. From a building material standpoint the construction of thousands of dwellings in various parts of the country will be a large order. For the Metropolitan markets for materials, supplies and labor, the task will be still a greater one as in the territory included in the Metropolitan district some of the most important housing projects are scheduled. Brick, cement, lumber, roofing materials, slate, tile and composition, and heating, plumbing and electric fixtures will be called for in immense volume. Labor will be commandeered in order to erect these dwellings in the minimum of time. Both the materials and labor required for the housing projects must be acquired at the expense of those private building operations that do not either directly or indirectly contribute to winning the war, as essential projects cannot be hindered. As a natural consequence it is predicted that the immediate future will witness a further recession in private building endeavor, but this will be more than offset by increased activity in Government building and housing construction under Federal control.

The lack of new speculative building is daily becoming more apparent as the renting season draws to a close. Practically all space in apartments, flats and small dwellings is contracted for under leases for the coming year and there are yet hundreds of families who are seeking for living accommodations and are willing now to take whatever they can get. The condition makes easy the prediction that there will be an unprecedented boom in speculative and invest-

ment building operations immediately following the close of the war and as soon as labor and materials can be released for work of this character. High construction costs will maintain, but builders will be willing to pay them, as there will certainly be every opportunity for renting properties at high rentals for a long time to come.

**Common Brick.**—The Hudson River common brick market has passed through an extremely quiet week. The demand is not particularly active and sales have been relatively light. Arrivals from up-river points are in volume that about equal the actual sales and the reserve unsold remains nominal, with sufficient for all ordinary requirements, but not enough to supply a sudden heavy demand. Prices are unchanged since last week and apparently steady at the present level, although it is predicted that they will again advance to the \$15 level and might even go considerably higher before next spring. The producing end of the brick business is exceptionally dull and manufacturers are now thinking of closing operations for the season.

From all accounts the season of 1919 will witness a still lower rate of output than than which maintained this year. The only hope is that there will be a strong Government demand for common brick, that will make it possible for the producers to obtain adequate labor and fuel, and to dispose of their product at a reasonable margin of profit. Many rumors of Federal requirements of common brick have been current from time to time, but up to the present they have not materialized in actual orders and the industry is settling down into an apathetic condition and is willing to wait for greatly improved building conditions before it endeavors to force production.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, August 23, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 12. Distribution: Manhattan, 4; Brooklyn, 6; New Jersey points, 2.

**Lumber.**—The situation in the lumber market, both retail and wholesale, is rather quiet with orders up to the re-

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —  
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal)... 1.95@ —  
Crushed limestone, 1½ in..... 1.70@ \$1.75  
Crushed limsetone, ¾ in..... 1.80@ 1.90

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.14  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks), per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots...\$1.85@ —  
Less than 5 bbls..... 1.86@ —

**Turpentine**—

Spot in yard, N. Y., per gal....\$0.61@ \$0.62

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f o b N Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price

per M.....@ —


(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

# LEHIGH CEMENT

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MATERIALS AND SUPPLIES

cent average in volume, and prospects for the future considerably brighter than they have been. One of the most satisfactory phases of the present market situation is the slight easing up of shipping difficulties particularly from southern points, and this factor is responsible for anticipated further improvements in the transportation conditions from all parts of the country. Better transportation facilities will be of material advantage in making it possible for both wholesale and retail dealers to replenish their badly depleted stocks and will assist in stabilizing lumber prices to a marked degree. At the present writing lumber prices continue firm, with a strong tendency to advance. The demand is fair in general consuming channels, although the building interests are not in the market to the extent that was anticipated some time ago when it seemed as though building operations, and especially the construction of small frame dwellings, were on the increase. There have lately been additional deterrents to building progress through Federal demands for materials and labor for war industries, and these are the

prime cause for the slight volume of building work.

**Structural Steel.**—The preponderance of Government orders allows but slight opportunity for activity in the commercial end of the steel market. At the present time dealers are being granted only sufficient material to bring their stocks up to the average of the first six months of the year. Steel supplies for consuming interests not directly contributing to Federal military plans are being strictly curtailed. The demands from the various Government departments are daily growing heavier and practically all new work now being placed is for Federal account. According to the records of the Bridge Builders' and Structural Society it is shown that during the month of July, 1918, one hundred sixteen and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. The total tonnage contracted for during the first six months of the current year was fifty-six per cent. of the entire capacity. New York prices for fabricated steel are unchanged.

**Portland Cement.**—Demands from Government sources continue to dominate the cement market situation and all other requirements are made subservient to filling the Federal wants. Manufacturing is progressing without interruption but on a reduced rate of output. There is very little cement now available for export at the present time and the outlook for this phase of business is not bright. The demand from private building sources is light and no increase is anticipated until general building conditions are materially changed and there is an improvement all along the line. Portland cement prices are firm and unchanged.

**Building Stone.**—Owing to the general scarcity of important building operations the market for building stone is exceptionally quiet. The recent agreement of the War Conference Committee at Washington, that all building construction except that most essential to the progress of the war be withheld until the situation is clarified, will effectually put a damper upon what little work was contemplated. Stone prices are steady, but without fluctuation.

**Window Glass.**—Practically the only movement in this market is that caused by Government orders for cantonment extensions, hospitals, and other military projects. Private consumption is at an extremely low ebb owing to the widespread recession in building construction. The very limited volume of business coming from private building interests is due to alteration and repair work. Glass manufacturers and jobbers have recently held meetings relative to the resumption of manufacturing operations and price schedules, but as yet no definite announcement as to future plans are obtainable. There are tentative plans to resume production in a number of plants about December 8, but this date is uncertain. Unless business materially improves only a relatively small amount of the product will be required for the needs of the coming year.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00	B grade, single strength, first three brackets.....	82%
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		Grades A and B, larger than the first three brackets, single thick.....	79%
Lath (Eastern spruce f. o. b. N. Y.):		Double strength, A quality.....	80%
Standard slab .....	\$5.00@ \$5.25	Double strength, B quality.....	82%
Cypress lumber (by car, f. o. b. N. Y.):		Plaster—(Basic prices to dealers at yard, Manhattan):	
First and seconds, 1-in. ....	\$70.00@ —	Mason's finishing in 100 lbs.	
Cypress shingles, 6x18, No. 1		bags, per ton.....	\$23.00@ —
Hearts .....	10.00@ —	Dry Mortar. In bags, returnable at 30c. each per ton..	14.05@ —
Cypress shingles, 6x18, No. 1		Block, 2 in. (solid), per sq. ft.....	\$0.11
Prime .....	8.50@ —	Block, 3 in. (hollow), per sq. ft....	0.11
Quartered oak .....	95.00@ 107.50	Boards, ¾ in. x 8 ft.....	.12½
Plain oak .....	@ 75.50	Boards, ¾ in. x 8 ft.....	.16½
Flooring:		Structural Steel (Plain material at tide-water, cents per lb.):	
White oak, quartered, select. ....	@ \$67.00	Beams & channels up to 14 in.....	3.245@ —
Red oak, quartered, select.....	@ 67.00	Beams & channels over 14 in.....	3.245@ —
Maple No. 1.....	\$55.00@ —	Angles, 3x2 up to 6x8.....	3.245@ —
Yellow pine, No. 1, common		Zees and tees.....	3.245@ —
flat .....	39.50@ —	Steel bars, half extras.....	3.245@ —
N. C. Pine, flooring, Norfolk..	43.00@ —	Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Sand—		Exterior—	
Screened and washed Cow Bay.		4x12x12 in., per 1,000.....	—
500 cu. yds. lots, wholesale..	\$1.25@ —	6x12x12 in., per 1,000.....	—
Lime (standard 300-lb. bbls.):		8x12x12 in., per 1,000.....	—
Eastern common, wholesale		10x12x12 in., per 1,000.....	—
price .....	\$2.50@ —	12x12x12 in., per 1,000.....	—
Eastern finishing, wholesale		Interior—	
price .....	\$2.70@ —	3x12x12 in., per 1,000.....	—
Hydrated common (per ton)....	15.20@ —	4x12x12 in., per 1,000.....	—
Hydrated finishing (per ton)....	17.20@ —	6x12x12 in., per 1,000.....	—
Window Glass, Official discounts from manufacturers' lists:		8x12x12 in., per 1,000.....	—
Single strength, A quality, first three brackets .....	80%		

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## Fuel for Cement Making Restricted

Federal Administrator Garfield Orders Industry  
to Curtail Coal Consumption.

United States Fuel Administration,  
Washington, D. C.

August 8, 1918.

It appearing to the United States Fuel Administrator, after consultation with the chairman of the War Industries Board, in view of the necessity for conserving the country's resources for the prosecution of the war, and in consideration of the increased demand for fuel for industries engaged in the production of munitions and commodities required in the conduct of the war; and the fact that owing to the limitations upon transportation facilities and other causes resulting from the war, there is an insufficient supply of fuel for these purposes and also for all the other purposes existing in normal times, that it is essential to the national security and defense for the successful prosecution of the war, and for the support and maintenance of the army and navy, to restrict the consumption of fuel in certain lines of industry; and that among such industries is that of the manufacture of cement, as defined in the regulation hereinafter prescribed; and the United States Fuel Administrator hereby finding that the restriction of fuel consumption to the extent specified in said regulation is reasonable, and that such restriction will contribute to the successful outcome of the war through the releasing of fuel and other resources for war purposes, and will result, with other limitations upon the use of fuel in various other lines of industry through the establishing of similar regulations, in an equitable distribution and apportionment of fuel among consumers, in accordance with the relatively essential nature of their products to the prosecution of the war:

THE UNITED STATES FUEL ADMINISTRATOR, acting under authority of an executive order of the President of the United States, dated 23 August, 1917, appointing said administrator, and of subsequent executive orders, and in furtherance of the purpose of said orders and of the Act of Congress therein referred to and approved August 10, 1917, and as requested by the chairman of the War Industries Board.

HEREBY MAKES AND ESTABLISHES the following regulation, effective until further or other order and subject to general or specific modification hereafter from time to time and at any time:

### REGULATION.

Restricting Fuel Consumption by Manufacturers of Cement.

1. That the term "cement" in this regulation shall be construed to cover all Portland cement, natural cement, and Puzzuelan (slag) cement, made by any process whatsoever, as those terms are customarily used in the trade.

2. That the term "manufacturer" in this regulation shall be construed to cover any person, firm, association or corporation engaged in the manufacture of cement.

3. No manufacturer, as defined above, shall at any of his plants consume, burn or use fuel of any description, including coal, coke, natural gas, fuel oil or other petroleum products, or use power derived from any such fuel, for or in connection with the manufacture of cement, as above defined, during the year beginning January 1, 1918, and ending December 31, 1918, to an amount in excess of the amount required to manufacture seventy-five per centum (75%) of the average annual production of cement as such plant during the period from January 1, 1915, to December 31, 1917.

Excepting,

First: In case such plant was not in existence on January 1, 1915, then and in such case the period during which it had been in existence prior to January 1, 1918, shall be used as a basis in arriving at a determination as to the quantity that would constitute seventy-five per

centum (75%) of the average annual production.

Second: That any manufacturer of cement may burn fuel for the manufacture of cement in excess of the amount provided for in this order whenever permission in writing for such excess production is granted by the United States Fuel Administration to such manufacturer.

(a) Upon evidence that the necessities of the Government in the particular district in which such manufacturer is located cannot be supplied by plants within practical shipping distance of the place where the United States Government requires such product, unless permission is granted for such excess production, and that on this account it is necessary in the interest of the United States Government that such permit be issued.

(b) Upon receipt of certification from the Fuel Administrator of the state in which the plant is located that the material to be manufactured is to be used in connection with building operations of urgent public necessity and that the fuel used in manufacturing such material can be spared for such purpose.

Third: That whenever two or more manufacturers of cement shall find that a further fuel economy would result from combining and using jointly the allotments of fuel to their several plants permitted by this regulation, upon application to the United States Fuel Administration, and upon receipt of a permit therefor, such manufacturers may use at one or more of such plants to be operated by them jointly, sufficient fuel to manufacture seventy-five per centum (75%) of the aggregate of the average annual production of all such plants when operated separately, the manufactured product of such jointly-operated plants being distributed to the individual manufacturers as may be agreed between them.

Fourth: That wood and peat, when not requiring railroad transportation, may be used for the manufacture of cement, in excess of the amount provided for in this regulation, and all manufacturers of cement shall, within five days after beginning the use of such wood and peat as fuel for the purposes aforesaid, notify their respective State Fuel Administrators, in writing, of the exact time they and each of them began the use of such wood and peat as fuel.

Any such manufacturer violating or refusing to conform to the above regulation will be liable to the penalty prescribed in the aforesaid Act of Congress.

H. A. GARFIELD,

United States Fuel Administrator.

### FEDERAL HOUSING

(Continued from page 223)

differences and an altogether new plan was evolved, upon which the Government is now operation, and which consists of a clean cut policy in which the Government will erect, own and rent the homes provided. In order that greater freedom of action might be possible it was decided to create an adjunct to the Bureau of Industrial Housing and Transportation, which was to be known as the United States Housing Corporation, of which Otto M. Eidlitz is the director.

The United States Housing Corporation enjoys a distinct legal entity and through it will make the payment of reasonable local taxes by the Government a possibility.

One of the principal means by which the Bureau of Industrial Housing and Transportation has been attempting to meet the demands for accommodations for industrial workers and to offset the shortage in dwellings has been to induce local residents, with unoccupied rooms in their homes to place these rooms at the disposal of workers at moderate rentals. This plan has not proved feasible, however, and the con-



struction of new buildings was found to be urgent. Another plan of the bureau involved the extension of local transportation facilities to bring war workers into closer touch with their occupations and to bring adjoining residential communities into closer proximity to manufacturing centers.

Among the systems where these plans have not measured up to their early expectations and immediate action to relieve the existing congestion will be taken include Elizabeth, Bayonne, New Brunswick, in New Jersey, Staten Island, Bridgeport and New London, in Connecticut, and Quincy, Lowell, Mass., and Watertown, New York. Plans for the dwellings to be erected at a number of these localities have already been prepared and in some instances contracts have been awarded and work usually started.

#### GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

LAKEHURST, N. J.—Charles Hedden Co., 763 Broad st, Newark, N. J., has the general contract for the construction of a school at Lakehurst, N. J., for the U. S. Government, Col. J. R. Marshall, Jr., from plans by Col. F. B. Wheaton, Advisory Architect, and Col. M. B. Gunby, Advisory Engineer, Washington, D. C. Cost, approximately \$600,000.

#### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

#### FACTORIES AND WAREHOUSES.

MANHATTAN—Walter B. Wills, 1181 Myrtle av, Brooklyn, has prepared plans and is taking estimates on general contract for a 1-sty brick storage warehouse, 77x72 ft, in the south side of Cherry st, 24 ft west of Clinton st, for Daniels & Kennedy, 189 Front st, owners. Cost, \$12,000. No date set for closing of bids.

#### STORES, OFFICES AND LOFTS.

BRONX.—Lankan Realty Co., Louis Langner, pres., 656 West 181st st, is taking estimates on general contract for the construction of eight 1-sty brick stores on a plot 45x125 ft, at the southwest cor of Ogden av and 171st st, from plans by Gronenberg & Leuchtag, architects, 303 5th av. No date set for closing of bids. Cost, about \$13,000.

#### CONTEMPLATED CONSTRUCTION.

##### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

56TH ST.—Gronenberg & Leuchtag, 303 5th av, have finished plans for alterations to the 4-sty brick dwelling at 69 East 56th st, into bachelor apartments, for Florence S. Bissell, 69 E. 56th st, owner. Cost, about \$15,000.

RIVERSIDE DR.—Benjamin W. Levitan, 10 East 38th st, will probably be retained to prepare plans for alterations to the 7-sty brick and stone apartment house, 51x105 ft, at 115 Riverside dr, southeast cor of 85th st, for Gustave Sandblum, owner, c/o architect. Details will be available later.

#### DWELLINGS.

15TH ST.—Plans have been prepared privately for alterations to the 3-sty brick residence at 362-364 West 15th st, for the Carter Estate, 297 Summer st, Stamford, Conn., owner. Conron Bros., 10th av and 13th st, lessees and builders. Cost, about \$6,000.

66TH ST.—Henry S. Lion, 512 5th av, has prepared plans for alterations to the 4-sty brick residence, 20x55 ft, including interior changes and front and rear extensions, at 46 East 66th st, for Arthur M. Bullowa, 280 Madison av, owner. Cost, about \$18,000.

#### FACTORIES AND WAREHOUSES.

WATER ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick storage building, 50x70 ft, at 643-645 Water st, for the Kaufman-Lowenthal Realty Co., 206 Division st, owner. Cost, \$10,000.

CLIFF ST.—Plans have been prepared privately for alterations to the 4 and 5-sty brick warehouse on plot 50x100 ft at 64-66 Cliff st, through to 303 Pearl st, for

Edw. M. Raphael & Co., 17 Battery pl, owners.

#### STABLES AND GARAGES.

11TH ST.—A. L. Kehoe & Co., 1 Beekman st, have prepared plans for alteration to the 1-sty brick car barn, 100x189 ft, at 710 East 11th st, into garage, for the New York Railways Co., 165 Broadway, owner. Lessee, Peter Franz, 130 West 3d st. Cost, about \$20,000. Architects will soon call for bids on general contract.

BARROW ST.—Geo. M. McCabe, 96 5th av, has completed plans for a 1-sty brick garage, 48x70 ft, at 146-148 Barrow st, for Thomas F. Farrell, ft Barrow st, owner. Cost, \$10,000. Architect will be ready for estimates on general contract about Aug. 29.

16TH ST.—Gronenberg & Leuchtag, 303 5th av, have finished plans for a 2-sty brick garage, 75x184 ft, at 355 West 16th st, through to 354 West 17th st, for Isadore H. Kempner, 17 West 42d st, owner. Cost, about \$30,000.

57TH ST.—J. C. Cocker, 2017 Fifth av, has finished plans for alterations to the 2-sty brick garage, 25x100 ft, 615 West 57th st, for the estate of Chas. E. Appleby,

c/o Edgar S. Appleby, Executive, 11 John st, owner. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

BROADWAY.—Severance & Van Alen, 4 West 37th st, have finished revised plans for a 2-sty brick addition to the 8-sty office building at 18 Broadway for Elmer Smathers, 304 West 75th st. Felix Isman, agent for owner. Cost, about \$20,000. Architect will take bids on general contract.

#### Bronx.

##### DWELLINGS.

235TH ST.—Wm. H. Meyer, 1861 Carter av, has completed plans for a 2-sty frame dwelling, 21x55 ft, in the south side of 235th st, 150 ft west of Oneida av, for Jos. E. Butterworth, 1665 Nelson av, owner and builder. Cost, about \$3,000.

#### Brooklyn.

##### DWELLINGS.

52D ST.—Herman Le Quanich, 255 Concourse st, Morris Park, Long Island, has completed plans for a 2-sty frame extension to dwelling in the south side of 52d st, 200 ft east of 13th av, for Harry Goldberg, 1327 52d st, owner and builder. Cost, \$5,000.

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**BROADWAY**—Slee & Bryson, 154 Montague st, have finished plans for alterations to the 3-sty brick dwelling with stores, 29x70 ft, at the northeast corner of Broadway and Halsey st, for J. H. Rohrs, 65 Milwood st, owner and builder. Cost, \$4,000.

**WEST 6TH ST.**—Charles G. Wessell, 1399 East 4th st, has finished plans for eight 1-sty concrete block and frame dwellings, 13x52 ft, in the east side of West 6th st, 232 ft north of Sheepshead Bay rd, for Henry M. Prah, 904 Av M, owner and builder. Total cost, \$8,000.

**PRESIDENT ST.**—Shampan & Shampan, 772 Broadway, have plans in progress for alterations and extensions to the 2-sty brick residence, 50x114 ft, in President st, near Brooklyn av, for A. Horowitz, 694 Metropolitan av, owner, who will take bids on general contract. Cost, about \$8,000.

**HOPKINSON AV.**—E. M. Adelson, 1776 Pitkin av, has completed plans for two 2-sty brick dwellings, 20x55 ft, on the west side of Hopkinson av, 146 ft north of Newport av, for L. Lapidus, 358 Hopkinson av, owner and builder. Total cost, \$12,000.

**WEST 1ST ST.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 2-sty frame dwelling, 21x36 ft, in the west side of West 1st st, 148 ft north of Seabreeze av, for Anna Light, 666 Madison av, Manhattan, owner and builder. Cost, \$3,000.

**FACTORIES AND WAREHOUSES.**

**NORTH 11TH ST.**—Thos. Englehardt, 905 Broadway, has completed plans for an addition to the 4-sty brick factory building in the north side of North 11th st, 175 ft west of Berry st, for McKesson & Robbins, 91 Fulton st, Manhattan, owners. Cost, about \$8,500. Architect will be ready for bids on general contract about Sept. 2.

**STABLES AND GARAGES.**

**LORIMER ST.**—Frank Laspi, 525 Grand st, has completed plans for a 1-sty brick garage, 50x100 ft, at 646-650 Lorimer st, for B. Greico, 172 Russell st, owner and builder.

**ADELPHI ST.**—Henry Holder, 342 Franklin av, has prepared plans for a 1-sty brick garage, 30x50 ft, in the east side of Adelphi st, 100 ft south of Park av, for Wm. J. Smith, 63 Adelphi st, Brooklyn. Cost, \$2,500.

**ATLANTIC AV.**—Plans have been prepared privately for alterations and additions to the 4-sty brick garage on the north side of Atlantic av, 150 ft east of Hoyt st, for A. A. and R. E. Bridgette, 539 Atlantic av, owners. Cost, \$25,000. Owners will be ready for estimates on general contract about Sept. 15.

**BAY RIDGE AV.**—F. W. Eisnela, 650 68th st, has prepared plans for a 1-sty brick extension to garage, 30x145 ft, on the north side of Bay Ridge av, 330 ft east of 2d av, for Nicola Leuzzi, 245 69th st, owner and builder. Cost, about \$10,000.

**STORES, OFFICES AND LOFTS.**

**5TH AV.**—Russell Tracy Walker, 52 Vanderbilt av, Manhattan, has completed plans for general alterations to the 3-sty brick department store at the northwest cor of 5th av. and 53d st for Abraham Heilbron, 5220 5th av, owner. Cost, about \$18,000. Architect will be ready for bids on general contract about Aug. 26.

**MONTAGUE ST.**—W. T. McCarthy, 16 Court st, has plans in progress for interior alterations to the 2-sty brick office building at 184 Montague st, for the Lawyers Mortgage & Trust Co., owner, on premises. Cost, \$3,000. Architect will award separate contracts.

**THEATRES.**

**LINCOLN PL.**—Thomas W. Lamb, 644 8th av, Manhattan, is preparing preliminary plans for a 3-sty brick theatre, 117x180 ft, at the northeast cor of Lincoln pl and Bedford av, for Levy Bros. Realty Co., 189 Montague st, owners. Cost, about \$200,000.

**Queens.**

**DWELLINGS.**

**BELLE HARBOR, L. I.**—S. Levy, 154 Montague st, Brooklyn, has completed plans for a 2½-sty frame dwelling, 40x45 ft, in the west side of Henry st, 340 ft south of Newport av, for Lewis Speigal, 280 Argyle rd, Brooklyn. Cost, \$6,000.

**JAMAICA COURT, L. I.**—A. P. Sorice, Jr., 126 South st, Jamaica, has completed plans for a 1-sty frame dwelling, 30x33 ft, on the east side of Adelaide av, 40 ft south of 4th st, for P. Winciguerra, Springfield, L. I., owner and builder. Cost, \$3,000.

**LONG ISLAND CITY**—Chas. W. Hewitt, 613 Academy st, Long Island City, has completed plans for two 2-sty brick dwellings, 40x69 ft, with stores, at the northwest corner of Hamilton and Pierce av, for Emilio Conti, 625 Hamilton st, L. I. City, owner and builder. Total cost, \$7,500.

**UNION COURSE, L. I.**—C. P. Canella, 1163 Herkimer st, Brooklyn, has completed plans for three 2-sty frame dwellings, 16x39 ft, in the east side of Ruby st, 140 ft south of Chichester av, for Charles Lerner, 3698 Chichester av, owner and builder. Cost, \$7,500.

**FACTORIES AND WAREHOUSES.**

**RIDGEWOOD, L. I.**—Benjamin Driesler, 153 Remsen st, Brooklyn, has completed plans for a 1-sty brick factory and garage, 100x200 ft, at the southeast cor of Onderdonk and Flushing avs, for the Gefes Machine Co., 1401 Clinton st, Hoboken, N. J., owner. Cost, about \$30,000.

**HOTELS.**

**FORREST HILLS, L. I.**—Plans have been prepared privately for a 1-sty brick and hollow tile dining room, 21x27 ft, at the southwest cor of Station Square and Continental av, for the Sage Foundation Homes Co., 27 Greenway Terrace, owner and builder. Cost, \$14,000.

**STABLES AND GARAGES.**

**OZONE PARK, L. I.**—A. P. Sorice, Jr., 126 So. 6th st, Jamaica, L. I., has finished plans for a 2-sty brick stable, 13x14 ft, on east side of Lawn av, 200 ft south of Belmont av, for A. Barraecano, 1214 Ocean av, Ozone Park, owner and builder.

**New Jersey.**

**APARTMENTS, FLATS & TENEMENTS.**

**WALLINGTON, N. J.**—A. De Paola, 131 Spring st, West Hoboken, N. J., has prepared plans for a 2-sty brick tenement, six families, 22x62 ft, at 53 Wallington av, for Peter Hicswa, 57 Wallington av, owner and builder. Cost, \$7,000.

**DWELLINGS.**

**ELIZABETH, N. J.**—Charles W. Oakley, 280 North Broad st, Elizabeth, and Hugh Roberts, 1 Exchange pl, Jersey City, have been retained as associate architects to prepare plans for the housing development at Elizabeth to be undertaken under the jurisdiction of the United States Housing Corp., Otto M. Eidlitz, director. Cost, about \$3,500,000. Details will be available later.

**GARFIELD, N. J.**—Jos. De Rose, 119 Elison st, Paterson, N. J., has completed plans for a 2-sty brick dwelling, 22x38 ft, at 199 Jewel st, for Vincenzo Costanzo, 271 Jewel st, owner and builder. Cost, \$4,000.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—W. E. Lehman, 738 Broad st, has completed plans for a 1-sty addition to brick factory, 60x60 ft, at 440 Frelinghuysen av, for the Linden Tanning Co., owner, on premises. Cost, about \$8,000.

**NEWARK, N. J.**—F. A. Phelps, Union Building, Newark, N. J., has plans under way for a large factory addition, approximately 700x200 ft, to occupy the block fronts in Wright and Miller sts, between Aves. A and B, for the Klaxon Co., 194 Wright st, owners. Details will be available later.

**HALLS AND CLUBS.**

**LAKEWOOD, N. J.**—The American National Red Cross, John Magee, 44 East 23d st, Manhattan, in charge, contemplates the erection of a 1½-sty frame Red Cross building, type E, 82x82 ft, at Lakewood, N. J., plans for which will be prepared privately. General contract will be awarded about Sept. 1.

**STABLES AND GARAGES.**

**NEWARK, N. J.**—M. B. Silberstein, 123 Springfield av, has completed plans for a 1-sty brick garage, 50x100 ft, at 377-379 Bank st, for J. Weisberger, 96 Hunterdon st, Newark, owner. Cost, \$6,500.

**NEWARK, N. J.**—M. B. Silberstein, 123 Springfield av, Newark, N. J., has prepared plans for a 1-sty brick garage, 30x96 ft, at 88 Summerset av, for Gash & Lefkowitz, 97 Monmouth st, Newark, N. J., owners. Cost, \$5,000.

**NEWARK, N. J.**—J. B. Acocella, Union Building, has prepared plans for a 1-sty brick and frame garage, 30x60 ft, at 38 High st, for Giovanni De Falco, owner and builder, on premises. Cost, \$3,500.

**PATERSON, N. J.**—F. B. Grosso, 126 Market st, is preparing plans for a 1-sty brick garage, 25x100 ft, in Straight st, between Market and Morton sts, for U. Betta & Co., 290 Straight st, owner.

**STORES, OFFICES AND LOFTS.**

**NEWARK, N. J.**—Charles Fall, 1400 Washington st, has prepared plans for alteration and additions to the 5-sty brick loft bldg, including alterations to first and second floors, new 1-sty brick addition and rearranging partitions and plumbing at the northwest cor of Central av and 4th st, for the Jewel Tea Co., 15th st, Hoboken, N. J. Cost, \$6,000.



PATERSON, N. J.—Fred W. Wentworth, 140 Market st, has plans in progress for alterations to the store at 244 Main st, for the Eclipse Talking Machine Co., owner, on premises. Cost, \$3,000.

#### Other Cities.

##### DWELLINGS.

GREENWICH, CONN.—John McE. Bowman, Biltmore Hotel, Manhattan, has purchased property on the Byram River, Greenwich, Conn., and contemplates the construction of a residence for his own occupancy. The name of the architect and details of construction will be announced later.

##### SCHOOLS AND COLLEGES.

PORT JERVIS, N. Y.—W. T. Towner, 200 Morningside Drive, Manhattan, is preparing plans for a 3-sty brick and limestone school, 55x130 ft, to contain 14 rooms, auditorium and gymnasium, for the Board of Education of Port Jervis, James Glander, chairman. Cost, \$90,000. Owner will soon advertise for bids on construction work.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

##### BANKS.

PLAINFIELD, N. J.—Hoggson Bros., 485 5th av, Manhattan, have obtained the general contract for remodeling the banking quarters for the City National Bank of Plainfield, at 102 East Front st, from plans prepared privately. Cost, about \$12,000.

##### FACTORIES AND WAREHOUSES.

JACKSONVILLE, FLA.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of a 2-sty reinforced concrete fertilizer manufacturing building, 400x240 ft, at Jacksonville, Fla., for the American Agricultural & Chemical Co., owner, from plans by A. H. Nickerson, engineer.

BATH, PA.—The Turner Construction Co., 244 Madison av, Manhattan, has obtained a general contract for a reinforced concrete cement stock house, 315x97 ft, and 51 ft high, at Bath, Pa., for the Pennsylvania Cement Co., owner. Private plans. This project will also include the erection of several concrete dwellings for workmen.

ROCHESTER, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of a reinforced concrete barrel storage building, 4 stories in height, 150x70 ft, to be located at the Rochester Refinery, for the Vacuum Oil Co. Plans were prepared privately.

PATERSON, N. J. (SUBS.).—A. Gleek & Son, 65 Garfield av, have the mason contract, and C. Sikkelee, 921 Madison av, the carpenter contract, for the 3-sty brick factory addition, 60x125 ft, at 106-114 Madison av, for the Empire Piece Dye & Finishing Co., owner, on premises, from plans by Elliott R. Coe, Romaine Building, Paterson, N. J., architect. Cost, \$40,000.

NEWARK, N. J.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for the construction of the briquet plant to be erected at Alpine st, Av A, Earl st and Railroad av, for the Burnrite Briquet Co., room 222, Singer Building, Manhattan, owner, from plans prepared by the Mashek Engineering Co., 90 West st, Manhattan. The project consists of a large group of structures of various heights and dimensions. Cost, approximately \$200,000.

POMPTON LAKES, N. J.—Fred K Kilgus, 13 South 6th st, Newark, N. J., has the general contract for the construction of a 2-sty brick hydro-electric plant, 40x67 ft, at Pompton Lakes, N. J., for the Borough Council of Pompton Lakes, J. Frank Cornelius, borough clerk, owner, from plans by S. Firestone, Granite Building, Rochester, N. Y., engineer. Cost, \$25,000.

##### HALLS AND CLUBS.

MANHATTAN.—Charles Herman, 52 Vanderbilt av, has obtained the general contract for alterations to the settlement house, 4-sty brick, 50x100 ft, involving changes to interior and installing new plumbing and heating plans, at 232-234 East 79th st, for the Henry Street Settlement, 265 Henry st, from plans by Louis Allen Abramson, 220 Fifth av, architect. Cost, about \$10,000.

##### STABLES AND GARAGES.

MANHATTAN.—J. O. Devlin Construction Co., 233 Broadway, has obtained the general contract for the construction of a 1-sty reinforced concrete garage, 86x100 ft, at 536-540 West 49th st, for Mae Sifert, owner, c/o J. J. Buckley, attorney, 233 Broadway. Plans were prepared by Frank J. McCabe, 303 5th av, architect.

BROOKLYN.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have the general contract for the 1-sty brick garage and machine shop, 68x195 ft, at the northwest cor of Franklin and Oak sts, for the American Manufacturing Co., Noble and West sts, owners, from plans prepared by William Higginson, 21 Park Row, Manhattan, architect. Cost, about \$25,000.

##### STORES, OFFICES AND LOFTS.

MANHATTAN.—David Henon, 70 West 45th st, has the general contract for alterations to the 4-sty brick dwelling, 22x65 ft, at 68 West 45th st, into stores and lofts, for Alex. R. Boyd, 70 West 45th st, from plans prepared by Henon & Boyle, 10 South 18th st, Philadelphia, Pa., architects. Cost, about \$10,000.

MANHATTAN.—Wells Construction Co., 237 5th av, has the general contract for alterations to the clubhouse at 200 West 57th st, into offices and showrooms, for the American Society of Civil Engineers, 29 West 39th st, owners, from plans by Arnold W. Brunner, architect, 101 Park av. Lessee, Ajax Rubber Co., 1796 Broadway.

MANHATTAN.—J. Odell Whitenack, 231 West 18th st, has the general contract for alterations to the 12-sty brick garage, 95x148 ft, into service station and offices for the Estate of Mary E. Pinchot, 60 Broadway, from plans by John H. Duncan, architect, 347 5th av. Lessee, Goodyear Tire & Rubber Co., 10 Central Park West. Cost, about \$20,000.

JERSEY CITY, N. J.—Jos. Jewkes & Sons Co., 676 Montgomery st, Jersey City, N. J., has the general contract for alterations and additions to the 5-sty brick office building for the Manufacturers Liability Insurance Co., 1 Montgomery st, Jersey City, owner, from plans by A. L. C. March & O. J. Gette, associated architects, 46 Cedar st, Manhattan. Cost, about \$65,000.

NEWARK, N. J.—Duffy & Collin, 334 East 23d st, Manhattan, have obtained a general contract for alterations to the store at 775 Broad st, Newark, for Landay Bros., Inc., 23 West 42d st, Manhattan, owners, from plans by Eisendrath & Horowitz, architects, 18 East 41st st, Manhattan. Cost, about \$6,500.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

#### CALENDAR

##### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

##### HOURS OF MEETING.

In accordance with action taken by the Board of Standards and Appeals on August 13, the regular weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

Special meetings may be held as announced in the Calendar.

##### BOARD OF STANDARDS AND APPEALS.

Tuesday, August 27, at 10 A. M.

##### Petitions for Variations.

1322-17-S—265-267 Broadway, Manhattan.

1325-17-S—291 Monroe st, Manhattan.

1337-17-S—336 Delancey st, Manhattan.

1339-17-S—37 West 17th st, Manhattan.

1352-17-S—58-60 North 1st st, Brooklyn.

1358-17-S—181 East 119th st, Manhattan.

1360-17-S—297 Monroe st, Manhattan.

## GOOD WILL

### The Advertiser's Priceless Asset

NO matter what effect this war may have upon your business, there is one thing you cannot afford to lose—the GOOD WILL which has been created by your advertising.

Material things may be replaced, GOOD WILL once lost is gone forever, or at least can be restored only by years of effort and the outlay of much money.

The Record and Guide will keep your name, your product and your trade-mark before a 100 per cent buying class at a cost small in proportion to results. Its advertising columns are the gateway to a fertile field. The purchasing power exercised by its readers is a factor you cannot afford to overlook.

You may not be able to meet the present demand for your product, nor to secure the raw material. Neither of these facts, however, constitutes a logical argument for permitting the public to forget your name, your product or your trade-mark.

The business concern which maintains its publicity for the sake of that priceless asset, GOOD WILL, alone, will be infinitely better off after the war than the concern which takes down its sign.

Let us serve you. We can plan an effective campaign for you that will justify your outlay on a GOOD WILL basis.



1425-17-S—60 Duane st, Manhattan.  
 1426-17-S—52 Howard st, Manhattan.  
 1427-17-S—817 6th av, Manhattan.  
 1413-17-S—41½ West 45th st, Manhattan.  
 1428-17-S—47 West 45th st, Manhattan.  
 1430-17-S—100 East Broadway, Manhattan.  
 1437-17-S—75-77 Nassau st, Manhattan.  
 1438-17-S—14-18 Dunham pl, Brooklyn.  
 1441-17-S—336-340 Canal st, Manhattan.  
 1442-17-S—26 West Broadway, Manhattan.  
 1590-17-S—307-309 West Broadway, Manhattan.  
 1593-17-S—120-122 West 18th st, Manhattan.  
 1595-17-S—22 Thames st, Manhattan.  
 1508-17-S—29-35 Ninth av, Manhattan.  
 1396-18-S—53-57 Duane st, Manhattan.  
 1325-18-S—44-48 West 3d st, Manhattan.  
 1326-18-S—44-48 West 3d st, Manhattan.  
 1327-18-S—44-48 West 3d st, Manhattan.  
 1344-18-S—26 West Houston st, Manhattan.  
 1418-18-S—81-101 Southern blvd, The Bronx.  
 1404-17-S—240-242 & 244-246 West 23d st, Manhattan.  
 1405-17-S—241-243 West 23d st, Manhattan.  
 1362-17-S—45 West 46th st, Manhattan.  
 1418-17-S—188-190 Front st, Manhattan.  
 1317-18-S—245 East 23d st, Manhattan.

## BOARD OF APPEALS.

Tuesday, August 27, 1918, at 1.30 P. M.

## Under Building Zone Resolution.

1407-18-BZ—20 West Jackson av, Queens.  
 1413-18-BZ—31-33 East 133d st, Manhattan.  
 1397-18-BZ—117-119 West 46th st, Manhattan.  
 1342-18-BZ—121-123 Carroll st, Brooklyn.  
 1343-18-BZ—119 Carroll st, Brooklyn.

## Appeals from Administrative Orders.

1285-18-A—Pier No. 4, East River, Manhattan.  
 1286-18-A—Pier No. 4, East River, Manhattan.  
 1287-18-A—Pier No. 34, East River, Manhattan.  
 1288-18-A—Pier No. 34, East River, Manhattan.  
 1289-18-A—Pier No. 35, East River, Manhattan.  
 1290-18-A—Pier No. 35, East River, Manhattan.  
 1291-18-A—Pier No. 31, East River, Manhattan.  
 1292-18-A—Piers No. 16 & 17, North River, Manhattan.

1293-18-A—Pier No. 23, North River, Manhattan.  
 1294-18-A—Pier No. 23, North River, Manhattan.  
 1295-18-A—Pier No. 31, North River, Manhattan.  
 1296-18-A—Pier No. 72, North River, Manhattan.  
 1297-18-A—Pier No. 72, North River, Manhattan.  
 1298-18-A—Pier No. 73, North River, Manhattan.  
 1300-18-A—Piers No. 16 & 17, North River, Manhattan.  
 1299-18-A—Pier No. 102-B, North River, Manhattan.  
 1301-18-A—Pier No. 102-B, North River, Manhattan.  
 1302-18-A—Pier No. 103-D, North River, Manhattan.

1303-18-A—Pier No. 103-D, North River, Manhattan.  
 1304-18-A—Pier No. 104-E, North River, Manhattan.  
 1305-18-A—Pier No. 106-G, North River, Manhattan.  
 1306-18-A—Pier No. 106-G, North River, Manhattan.  
 1307-18-A—Pier No. 105-F, North River, Manhattan.  
 1308-18-A—Pier No. 105-F, North River, Manhattan.  
 1309-18-A—Pier No. 104-E, North River, Manhattan.  
 974-17-A—513-19 Broadway, Manhattan.  
 985-17-A—396-98 Canal st and 1 Laight st, Manhattan.  
 1402-18-A—1264 Boston road, The Bronx.  
 1730-17-A—204-8 East 27th st, 209 East 26th st and 369 Third av, Manhattan.  
 1731-17-A—204-8 East 27th st, 209 East 26th st and 369 Third av, Manhattan.  
 1431-18-A—1462 President st, Brooklyn.  
 1275-18-A—290 Broadway, Manhattan.

## LEASES

(Continued from page 221)

DOUGLAS L. ELLIMAN & CO. sublet for Martha M. Kines to Mary C. McLean 15 East 43d st.

FISCHER REALTY CO. leased to Nobletti & Riggi property corner of 112th st and 3d av; also two stores at 2098 3d av to Iron Specialty Co., and loft at 2071 3d av and 178 East 112th st.

J. ARTHUR FISCHER rented to a Mr. Brandl an apartment at 215 West 108th st and to R. Benton an apartment at 210 West 109th st.

F. J. GUILFOYLE & CO. leased for the Equitable Life Assurance Society the 4th floor at 395, 397 and 399 Broadway, southwest corner of Walker st, to Library Bureau, Inc., for its tabulating department, for a term of years at an aggregate rental of about \$35,000.

M. & L. HESS, INC., leased for estate of Bradish Johnson, Inc., the 2d floor of the building at 923-5 Broadway and 149-51 5th av, northwest corner 21st st, to Alexander Jamieson & Co., of Scotland. Everett M. Seixas Co. represented the lessees.

HENRY HOF leased the store at 695 2d av to Jacob Mast; also the store at 553 3d av to Jacob Metsh.

HENRY HOF leased for C. E. Tyte the 1st loft at 623 3d av to A. Pulise.

HOUGHTON CO. leased for Edward Rafter Estate the 4-sty dwelling at 43 West 80th st to Margaret Marshall.

HOUGHTON CO. leased for estate of Ewen McIntyre the 5-sty dwelling at 303 West 74th st, opposite Charles M. Schwab's mansion, to M. P. Polich for five years.

HOUGHTON CO. leased for Henrietta J. Freeman the 4-sty dwelling 354 West End av to Charles H. Torrey.

JOHN J. KAVANAGH leased for Dr. E. L. Keyes his dwelling at 28 East 75th st to Dr. Alfred Meyer; also for Dr. F. G. Becker the 4-sty dwelling at 105 East 80th st to Mrs. Everett Bowler.

PEASE & ELLIMAN rented the following apartments: 350 Park av to Anson W. Hard; 44 West 10th st to Gertrude W. Harder; 565 Park av to Henry W. J. Bucknall; 850 Park av to Mrs. Sidney Whelen; 4 West 50th st to Dr. W. B. Coley; 103 East 75th st to Mrs. Edward Ingraham; 21 West 58th st to John Z. Middleton; 138 East 36th st to Mrs. Willard Parker, Jr.; 44 West 10th st to Jas. W. Masterman; also let furnished for Mrs. G. B. Cook to Mrs. George H. Gray the 3-sty dwelling at 140 East 65th st, between Lexington and 3d avs.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to United Cigar Stores Co. from Alexander Jay Bruen the property at the southeast corner of 135th st and Lenox av, containing five stores, for a term of years.

M. ROSENTHAL CO. leased to Roth & Sachs the top loft in 118-120 5th av; to Max Kirschman the 2d floor at 1213 Broadway; to Pioneer Ladies' Garment Co. the 15th floor at 6-8 West 32d st; for the receivers for American Real Estate Co. at 114-116 5th av, corner 17th st, the 14th floor and the 18th floor, containing 35,000 sq. ft., at an aggregate rental of \$100,000, to Kehillah Society and Federation of Jewish Philanthropic Society; for Cruikshank Co. the loft at 244 5th av to When Stores Co.; to Pincus & Hershkovitz the 5th floor at 31-33 West 31st st; to Loeser-Auslander Co. the 11th floor at 131-137 West 35th st; to Jane Rosner the 4th floor at 23 West 45th st; to George Jacobson the 7th floor at 48x56 West 25th st; to Samuel Gerst the 3d floor at 6-8 West 32d st; to Monarch Dress Co. the 21st floor, at an aggregate rental of about \$60,000, at 11-13 East 26th st through to 10-12 East 27th st; and to Crown Underwear Co. the 9th floor at 12 West 31st st.

SHAW & CO. leased for Mrs. Elizabeth Winthrop Chapman, Winthrop Astor Chanler and William Astor Chanler, who were represented by Charles S. McVeigh, of the firm of Morris & McVeigh, attorneys, the plot 200x200, running from 55th to 56th st, 200 ft. west from 10th av. The tenant is 512 West 56th Street Corp., who will erect a 1-sty garage on the plot.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Ideal Gas & Electric Co. store and basement at 433 Broadway, corner Howard st, to Tawil Bros., Inc.; for Samuel E. Bernstein store and basement at 474 Broadway to William Allen & Co., Inc.; and for Kanter & Aronwitz store and basement at 294 Church st to B & C Manufacturing Co.

STEPHEN H. TYNG, JR., & CO., INC., leased at 381 4th av offices to Max Lippman; at 50 Union sq offices to Samuel Schwartz and to New York Piece Goods Co.; at 31 Union sq offices to William Fischer & Co. and Pablo Del Rio Co.; at 100-102 Worth st the 5th floor to Metzger & Lind; 4th floor to Isidore Gelbtrunk; for William H. Whiting & Co. 2d floor at 373 4th av to S. J. Hall & Sons, Inc.; for Tucker, Speyers & Co. 10th floor at 11-13 East 26th st to American Shirt Co., Inc.; sub-leased, in conjunction with Roy Scherick, for M. Heminway & Sons Silk Co. the 7th floor at 890 Broadway to Herbert B. Lederer Co.; sub-leased for R. L. Cochran Co. space at 11 East 36th st to E. Virgil Neal Chemical Works; sub-leased for Kienzie Clock Co. space on the 3d floor at 129-31 5th av to J. C. Dowd & Co.; and sub-leased for George Borgfeld & Co. 5th floor in the building at 105-7 East 16th st to Martin & Lundburg.

UNITED CIGAR STORES CO. leased a store at the southeast corner of 6th av and 58th st.

UNITED STATES RAILROAD ADMINISTRATION leased the following stores formerly used by various railroads: 172 Broadway to Gillette Safety Razor Co.; 387 Broadway to Begie Brothers, and 1182 Broadway to American Salvage Co.

CHARLES B. WALKER leased to Standard Commercial Tobacco Co. the 6-sty building at 222 to 228 West 14th st, for use as a warehouse. It will be occupied by West Fourteenth Street Warehouse Co. This lease provides for an annual rental considerably over 200 per cent. in excess of the rental paid by the present tenant.

## Brooklyn.

JOHN STITCH leased 1574 and 1576 Pacific st to Lion Match Co. of New York, for a factory.

## Richmond.

CORNELIUS G. KOLFF leased to Catholic War Council two houses on the Fingerboard rd, opposite the entrance to the Government Debarbation Hospital, at Fox Hills.

NEW BRIGHTON.—Cornelius G. Kolff leased to R. W. Probert an apartment at 261 Bement av, West New Brighton, for M. L. Ryan. Mr. Probert is connected with Downey's Shipbuilding Corp.

TOMPKINSVILLE.—Moffatt & Schwab rented for Mrs. M. Bendick her residence at 41 Sunrise ter to Charles J. Bosca.

## Westchester.

SCARSDALE.—Robert E. Farley Organization leased for Philipse Manor Co. their house in Philipse Manor to Ralph R. Lounsbury.

BRONXVILLE.—Fish & Marvin rented for Mrs. Fernix J. Meigs her house on Prescott av to E. F. Rorebeck, vice-president of Metropolitan Trust Co.; also for Fabian Franklin an apartment in Alger Court to S. C. Judsan; also for H. H. Duden his cottage in Oak Court ter to R. Pomeroy; and for Mrs. Pressley E. Bisland her house on Tanglewyld to William A. Wilson.

WHITE PLAINS.—Robert E. Farley Organization leased for Westchester Syndicate their house in Battle Hill Park to W. J. Young.

## Out of Town.

NEWARK, N. J.—Fiest & Fiest, Inc., leased for Estate of Amos H. Van Horn 71 Market st, a 5-sty bldg on plot 30x160.

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## Backing Up Our Ships With American Dollars

### United States Is Now a Creditor Nation and in a Favorable Position to Build Up Huge Foreign Trade

By EDWARD N. HURLEY,  
*Chairman United States Shipping Board.*

**T**HE United States is the greatest coffee consuming nation in the world.

We buy every year from Brazil about \$100,000,000 worth of coffee. Potentially, that should be the greatest influence for sales of our own products to Brazil. Actually, this coffee consumption has yielded to the United States only a fraction of its potential benefits.

European shipping concerns have controlled practically all shipments from Rio de Janeiro and Santos to New York and New Orleans. About two-thirds of the coffee comes to New York and one-third to New Orleans. An average of three ships a month were required in normal times to carry to New Orleans the 2,000,000 bags for the South and Middle West. In a well-balanced trade, these ships would have been available for return cargoes of American products.

The Middle West, especially, might have been in an advantageous position, because it could command lower railroad rates to New Orleans than New York. But the ships of this coffee fleet, all under foreign flags, made no effort to secure return cargoes. After discharging coffee, they loaded with cotton and other raw materials for European manufacturers. They steamed away to Europe, took on cargoes of manufactured goods made largely from American raw materials, and carried these back to Brazil.

Lacking ships to South America and banks on that continent our coffee importers had to pay exchange and commission to European banks. The foreign ships upon which we depended provided a smooth highway for Brazilian coffee into New Orleans, greased the way for American raw materials to reach European mills, and carried European goods to Brazil, where they were paid for with the Brazilians' profits on sales of coffee to the United States. These foreign ships were so routed that they rendered their first service to the European exporter, their second service to the Brazilian coffee grower—and we came in for service after that.

Our foreign trade has been full of opportunities like this. But, lacking American merchant ships and American banking facilities in other countries, we have let the foreigner improve the opportunities.

Now we are building a real merchant marine. American banks are establishing foreign branches. The American ship and the American dollar are going to work together, and the more attention we pay to this great field of business the harder they will work for us.

Shipbuilding for war purposes has made a tremendous appeal to the American imagination. We must now put our merchant marine into the Nation's thought in just the same way. These are the Nation's ships. They will increase prosperity for people in the corn belt even more than those on the seaboard. They will serve the

farmer and consumer even more than the manufacturer and exporter. When we get the American merchant marine into the daily thought of every producer, and our boys and girls play with shipping toys, and American youth consider the sea in choosing a career, then we shall have something upon which to build foreign trade, foreign exchange, foreign investment.

War has made us a real creditor nation. We have bought back from European investors billions of dollars worth of American securities. We now own our own railroads and factories, and hold the bonds issued by our state, county, and municipal governments. We have lent billions of dollars to the Allies, and will lend them billions more before the war ends. We have opened book accounts with nations not actively engaged in the war who want to buy goods on credit from us. Best of all, we have begun to learn new habits of thrift and investment through buying liberty bonds, so that peace ought to find us with the mortgage of foreign investments on this country paid off and money in pocket to lend other nations.

The world owes us a great deal of money. But our principal debtors are the great manufacturing and exporting nations, like England, France, and Italy. Naturally, they will pay their debts in goods as far as possible, and much of the trade which grows out of these obligations will take the form of shipments of American raw materials to make the goods with which they will pay us. Necessity will also lead them to be active sellers of manufactured goods in South America, the British colonies, and the Orient, and in that trade there will never be either American competition or jealousy over business that properly belongs to them, because we realize the enormous sacrifices they have made for humanity, and wish to see them return to peaceful prosperity as fast as possible.

But there is trade to be built on new shipping routes between this and other countries. More than that, there is service to be rendered other countries by our ships and money.

Let us take Brazil as an illustration. When American ships go to Rio and Santos for coffee, they will carry American officers and seamen. There are no better salesmen or creators of good will in the world than the men who man merchant ships running on regular lines from one country to the other. For their employment depends largely upon freight traffic. With our coffee, brought to us in American ships, and paid for in American manufactures sent back to Brazil, our officers and sailors will work like those of other nations to get freight.

With our manufacturers making payments in goods

*(Continued on page 236)*



# Realty Men Urge City Officials to Save Money

## Budget Committee of Real Estate Board Shows How Taxes Can Be Reduced Considerably

IT is the intention of the Real Estate Board of New York, through its Budget Committee, to show the city authorities how large sums of money can be saved without in any way affecting the efficiency of government or curtailing any proper service now rendered the community.

These statements will be sent weekly to the Board of Estimate, and will be published, so that if possible proper public sentiment may be awakened in this time of stress against extravagance or against the use of public funds for purposes not proper functions of government.

At the beginning the Real Estate Board desires to establish this basic principle that should control Municipal expenditures, the principle "that nothing should be done by the city for any individual, except as a matter of charity, that the city is not ready and able to do for every member of the community." What the Real Estate Board means is this: if one citizen is entitled to free college education, free doctors, free dentists, free nurses, free medicine, then all citizens are.

A family living on the east side is not entitled to anything free from the city that the city is not prepared to give to a family living in Flushing or on Staten Island.

The members of the Budget Committee also feel that there never was a time when the poorer people of the city needed less help than now. The poorest kind of unskilled labor is in demand at \$4.80 a day and skilled labor is paid from \$50.00 to \$125.00 a week. The rents in cold water tenements have not increased, and there are many vacancies, and the latest government report shows that the cost of living has only increased 65 per cent. since 1914.

It should be idle, therefore, for the sentimentalist, the professional settlement worker, or the professional mendicant who, so often in the past, have unjustly influenced City Boards to waste City money, to make much impression now.

The Budget Committee of the Real Estate Board urges this week the saving of one point in the tax levy by the following:

1—The collection of water taxes in the Comptroller's office and the abolition of the Bureau for Collection of Water Revenues in the Department of Water Supply, Gas and Electricity. Water taxes come due and can always be made to come due at a time when there is very little to do in the Tax Collection Department of the Comptroller's office. A proper reorganization of the inspection and audit forces of the Department of Water Supply, Gas and Electricity would make the matter of certifying the reading of water meters to the Comptroller's office a simple one. This economy would result in a saving of at least \$300,000.

2—There is no need for a separate bureau in the Comptroller's office for the Collection of Assessments and Arrears and the Collection of City Revenue. The Bureau for the Collection of Taxes would take care of the collection of taxes, assessments, water taxes, city revenues, and still not be overworked. There ought not to be one place to pay taxes due, one to pay taxes in arrears and another to pay water taxes. All accounts due the City should be paid at one place and over one counter. This would save \$100,000.

The Law and Adjustment Bureau in the Comptroller's office should be part of the Bureau of Auditing, Accounting and Disbursing. With the aid of the Corporation Counsel's office that Bureau could easily pass on disputed claims and save another \$100,000. The Chief Accountant

should be in charge of Municipal Investigation and Statistics or at least the work of that Bureau should be divided between the Auditing Bureau and the Chief Accountant's Bureau and at least \$75,000 saved.

The Comptroller should be City Treasurer and the First Deputy could act as Chamberlain and \$40,000 saved the City.

The Commissioners of Accounts, which have been in the past, and may be in the future, used merely as instruments to injure political opponents of the Mayor, should be abolished. Some of their expert accountants could be used in the Bureau of Audit in the Comptroller's office and given special charge of the investigation of the accounts of certain departments.

All the bookkeeping of the City, however, ought to be done in the Comptroller's office. At least \$175,000 could be saved here. To summarize:

In the collection of water taxes.....	\$300,000
Abolition of Assessments and Arrears Bureau..	100,000
Abolition of Law and Adjustment Bureau.....	100,000
Abolition of Municipal Investigation and Statistics.....	75,000
Abolition of City Chamberlain.....	40,000
Abolition of Commissioner of Accounts.....	175,000
	<hr/>
	\$790,000

\$800,000 is one point in the tax levy.

The following is the Budget Committee of the Real Estate Board:

EDWARD P. DOYLE, Chairman.  
CHARLES F. NOYES.  
WARREN CRUIKSHANK.  
W. D. KILPATRICK.  
E. A. TREDWELL.  
FRANK H. TYLER.  
W. H. BROWNING.

## Backing Up Ships With Dollars

(Continued from page 235)

to Brazil, there will be a direct money exchange between Rio and New York, Santos and New Orleans, instead of the old triangular payment of money by American coffee importers to Brazil through European banks. So American dollars will be working with American seamen to safeguard the trade that belongs to us.

What sort of manufactured goods will our ships carry back to Brazil?

Some of the stuff will be for consumption, such as textiles, shoes, hats, millinery, agricultural implements, office equipment, household furniture. But Brazil needs production and public service equipment as well. The Balkan war diverted European capital from her industries and communities. The world war has put her on still shorter allowances. Her prosperity thus far has rested on two products—coffee and rubber. The development of rubber plantations in the East Indies has decreased her sales of crude rubber and awakened her to the necessity of wider agricultural development—cattle raising, grain growing, and the like. This calls for investments in agricultural enterprises, the settlement of new lands, the building of new railroads, the financing of new communities. Brazil also possesses vast undeveloped water power, and is endeavoring to establish manufacturing industries. She will need a market for her bonds and stocks, and if the American dollar helps her create the basis of prosperity, it will be followed by American electrical machinery, railroad equipment, and other apparatus, thus creating freight for the return voyages of American merchant ships operating regularly in the Brazilian coffee and passenger trade.

Ships are the keystone of this whole elaborate structure.



# No Coal Shortage this Winter, says D. W. Cooke

## State Fuel Administrator Confident Supply Will Meet Legitimate Demand But Must Be No Extravagance

D. W. COOKE, U. S. Fuel Administrator for New York State has authorized the following statement as to the outlook for coal supplies for this city for the approaching winter.

"I never have had and I do not now have any fear that there will be any shortage of coal during the coming cold season provided there is reasonable care taken to prevent waste and careless extravagance and provided the weather is not so extreme as last winter, but is similar to that prevailing in average seasons."

In support of this statement Mr. Cooke reviewed the various conditions obtaining in the handling of coal from the mine to the consumer, in response to an inquiry of a representative of the Record and Guide made to clear up the situation so far as it effects property owners and managers in the city.

It is known that the Federal Administration has taken steps to provide for the falling off in man-power at the mines and the War Industries Board has arranged with the Railroad Administration to divert more cars for the handling of coal. There is plenty of coal in the mines. What is of particular interest to consumers in this city is whether the local facilities for handling coal are adequate.

Mr. Cooke has been in office long enough to master the details of the work of providing New York with its quota of fuel. What he says applies to anthracite coal, which is the kind used in heating the offices, apartment buildings and private residences in the city.

"The system of handling coal in this city is all right," said Mr. Cooke. "We are not making any revolutionary changes in it. What is the feature of the condition to-day is that we are all working together to obtain a certain result. All the administrative functions have been co-ordinated for this purpose.

"We have this year, in addition to the former method of administration, a director of dock terminals who will see to it that they are used to the best advantage.

"We have sufficient barges and towboats and the railroad terminals are adequate. There is additional capacity in coal shutes provided by the new Jersey Central coal shed and there are additional steaming plants for handling coal in severe weather.

"The retail dealers are provided with proper and sufficient equipment to do their share of the work.

"The method of handling coal for New York City has been satisfactory, except in such extreme seasons as last year which was exceptional. Unless we have a recurrence of the extreme weather of last year we shall be able to supply New York without any trouble. The quota is 12% more than last year. But there must be no waste or extravagance."

It can be stated that provision has been made for breaking ice in the Hudson River if there should be any trouble as there was last winter, but the Fuel Administration does not care to announce publicly what steps have been taken as these involve matters over which the National Government has jurisdiction.

The tremendously increasing demand for coal for special war purposes in the Eastern part of the country, particularly for the Navy and Transport service, is making it necessary to draw more heavily on the Eastern coal fields than was originally contemplated.

In order to decide how best to secure this coal for

these purposes with the least disturbance of the coal supply moving to other industries, a meeting of all State Fuel Administrators East of the Mississippi, and also the States of Minnesota, North Dakota and South Dakota, was held in Washington last week.

At this meeting it was decided that to accomplish the desired result it would be necessary to limit the amount of coal storage that industrial plants would be allowed to accumulate and to carry on hand and to fix a uniform amount for each State.

United States Fuel Administrator Garfield announced the basic policy of the Fuel Administration as to storage as follows:

"Coal in excess of that required for current operations shall be delivered to plants not on the Preference List of the War Industries Board only when it is not in demand for use before April 1, 1919, by consumers on said list, namely, railroads, the Federal Government, states, counties, public utilities, retail dealers, or manufacturing plants on the Preference List.

"In carrying out this policy, allowance shall be made for differences in distance from the mines and for differences in transportation conditions which may require more or less storage at the beginning of winter to insure uninterrupted operation until the following spring."

The storage allowance fixed by a committee of State Fuel Administrators aided by officials of the Administration, was adopted by the conference, and concurred in by Dr. Garfield. For nearby states it was as follows:

### MAXIMUM NUMBER DAYS STORAGE BITUMINOUS COAL ALLOWED UNTIL FURTHER NOTICE.

	STEAM COAL			BY PRODUCT AND GAS COAL		
	Public Utilities	Preferred Industries	Non-Preferred Industries	By-Product and Gas Plants	Preferred Industries	Non-Preferred Industries
Maine .....	120	90	30	120	90	0
Mass., Vt., N. H., Northern N. Y.	90	60	30	90	60	0
Conn., R. I. ....	75	45	20	75	45	0
Southern N. Y., N. J., Del., Eastern Pa. ....	30	30	15	45	30	0

The report says: "It is understood that these limits are mandatory and each Fuel Administrator is expected to see that the different classes of consumers are not allowed to exceed these limits. At the same time, it is understood that particular cases may require special treatment by a State Fuel Administrator, either by way of granting more stocks of coal than are indicated by these limits, or by restricting them to a less supply than indicated by these limits.

"Where a State Administrator decides that the maximum limit should be exceeded in a special case for some special reason, he shall have authority to grant a revocable increase in writing for a specific added number of days. The administrator shall report each such specific case in writing immediately to the United States Fuel Administrator at Washington, which may in writing disapprove the extension granted by him. Otherwise, it shall stand subject to action of the State Fuel Administrator."



# War Service Committee of Building Stone Men

**A**NOTHER of the nation's highly-important industries has organized and formally tendered its co-operation to the Government for the winning of the war.

The War Service Committee of Building Stone has been formed, including in its membership the leaders in the building stone industry throughout the United States. Colonel Sam Tate, of Georgia, is chairman of this new War Committee, Charles T. Vandever is Acting Secretary, and Philip B. Parker, of New York City, is Chairman of the Central Group.

The communication in which this new committee tendered its services to the Government follows:

To the War Industries Board:

Actuated by a desire to co-operate in every way with the Government in the present emergency, we hereby pledge our hearty support in whatever action may be deemed necessary as affecting our industry and as outlined to us by your Mr. Humphrey in conference with us at New York last month, and beg leave to report that in compliance with the suggestion previously made to us we have perfected a permanent organization.

A War Service Committee has been selected consisting of Mr. H. E. Fletcher, of Boston, Mass., representing the New England group; Mr. P. B. Parker, of New York City, representing the Central group; Col. Sam. Tate, of Tate, Ga., representing the Southeastern group; Mr. R. M. Richter, of Bedford, Ind., representing the Mid-west group; Mr. Mastin Simpson, of Kansas City, Mo., representing the Trans-Mississippi group, and Mr. John D. McGilvray, of San Francisco, Cal., representing the Far-west group.

These several group chairmen were duly confirmed at meetings of their respective groups held at Boston, Mass., New York City, Atlanta, Ga., Chicago, Ill., Kansas City, Mo., and San Francisco, Cal.—all within the past week.

They have organized by designating Col. Sam Tate as National Chairman, and Mr. Chas. T. Vandever as Secretary and Treasurer. Mr. Vandever will be located permanently in Washington on behalf of the Building Stone Industry and its War Service Committee, with offices at 626 Colorado Building, telephone, Main 3932.

The action of the group meetings above referred to, confirming the unanimous opinion of the Chairmen of the War Service Committee on Building Stone, makes it imperative, in our opinion, that the fabricators of building stone for both exterior and interior use be included in our National organization. The quarrying and fabricating of stone for building use are so closely co-ordinated and inter-related that, in our opinion, the best interests of our Committee, and the War Industries Board, can be served by including the cut stone and marble plants under our Committee and we respectfully request your consent to such procedure.

The Building Stone Industry is one of the basic operations of the Nation, and represents a vast National resource, the conservation of the investment in which is of the utmost importance to our commercial fabric.

The output of natural building stone of all kinds is, under normal conditions, measured by tens of millions of dollars annually and the capital at stake may very conservatively be placed at fifty million dollars.

The conditions respecting labor in numerous quarry districts, which may be found in all sections, are that a considerable contingent of workmen represents a second and third generation at this particular task. Many of these men have grown old in the service, are, in fact, not fitted for a change in occupation, and otherwise find themselves tied to their native localities through ownership of modest homes and dependence of family relations.

By reason of the consistent policy of the government in discountenancing building operations not directly or indirectly necessary for the prosecution of the war, the Building Stone Industry has already been reduced in volume to a point where the percentage of production

for this business, as a whole, must probably be fixed at some point between 25 and 50% of normal. In effect the condition we have with us represents an irreducible minimum unless the industry with respect to its investment and organization is to be extinguished entirely. That we have been told is not the purpose. The fact of the matter is that perhaps in excess of one-half of the volume of operations remaining is fairly directly contributory to the Nation's war program, and we express the hope that the Government will recognize our pleading that many factors combine to justify a material expansion of these opportunities.

A substantial proportion of the many different structures in course of erection and planned by the different departments is of a permanent and semi-permanent nature. We have in mind the housing program going forward under the jurisdiction of the Department of Labor, large warehouses for the War Department, officers' quarters, hospitals, dormitories, and other buildings for the military and naval establishments, dry docks, sea walls, railroad terminals, bridges, telephone and telegraph buildings, ammunition and other factories, schools, Y. M. C. A. buildings, and many more too numerous to mention.

We are convinced that we can demonstrate conclusively that natural stone may quite properly be called upon wholly or in part to render service in all such operations as have just been set out.

While ordinarily natural building stone is the logical product in connection with such building operations, there are powerful reasons why to-day more than ever its use should not only be encouraged but in fact insisted upon.

Likewise, for sanitary reasons, artistic value and permanency, stone for interior work should recommend itself for extensive use on side walls, toilet and shower partitions and floors.

The production of natural building stone involves the consumption of a negligible quantity of fuel, 3% to 5% as compared with substitutes involving fuel consumption approximating, probably, a ration of pound for pound of fuel for finished product—or 100%.

To relieve the pressing demand for steel and transportation, buildings can be constructed of natural stone of the wall-bearing type from material generally, and immediately, available in the several localities where such buildings are needed. Simplified designs with a minimum of ornamentation need not increase the first cost of such to any appreciable degree, if at all, over buildings designed with a large amount of structural steel, and their permanency and beauty cannot be questioned.

The application of already existing machinery, now largely idle, reduces the amount of labor required in the production and fabrication of building stone to a minimum.

These we cannot produce except as an operation concurrent with, and dependent upon, the production of building stone. We have in mind here fluxing and lime for the steel industries, lime for water purification, and fertilizer, crushed stone for railroad ballast, concrete work and road construction, paving and riprap. To undertake direct production of these essential by-products would enormously increase the cost of same and would destroy the value of any building stone quarry property so converted.

Finally, inasmuch as we have voluntarily complied with the expressed desires of the Government by curtailing the production of natural building stone in the United States, it would seem eminently fair and justifiable that the importation of all building material of a like nature from foreign nations be entirely suspended during such period of curtailment.

SAM TATE,

Chairman War Service Committee on Building Stone, Washington, D. C., Aug. 20, 1918.

[The War Industries Board has accepted the offer of co-operation from the Building Stone Industry and important results are expected.]



# Plans Commodity Exchange for Foreign Trade

New Owner of Grand Central Palace Proposes to Make It Headquarters for After-the-War Business

**F**OLLOWING the announcement that the Grand Central Palace has been taken over for use as a hospital Alfred I. du Pont, chairman of the Allied Industries Corporation, who bought the building recently, outlined his plans for its use after the war. Mr. du Pont purchased control of the building by obtaining the stock of the Merchants' and Manufacturers' Exchange, which investment cost him about \$1,000,000. With this he secured a lease which has forty-two years to run. The lessee becomes owner of the building after twenty-eight years.

Mr. du Pont explained his plan as follows:

"My purpose in acquiring the Grand Central Palace for the home of the Allied Industries Corporation was, and is, to establish a point of contact between commercial United States and the rest of the world in the development of foreign trade. Yet ours is essentially an After-the-War activity and as it has now appeared that our Government desires this building for hospital purposes we are heartily glad to devote it to that use for the duration of the war. While all of the details of the transfer have not yet been completed we have given notice to our tenants to vacate by September 15th.

"This will not alter the plans I am prepared to announce for the permanent use of the Palace Building. These plans are so vast and so far-reaching that a great amount of preliminary organization is necessary. This work will be carried on during the Government's occupation of the Palace, and I have no doubt that by the time we are ready to use the building it will have again reverted to us.

"The vision of the position which this country may occupy in the markets of the world, if it takes advantage of its present opportunity, is not exclusively mine. Many men have dreamed it, but it remains for someone to realize that dream, and it is my hope that through the Allied Industries Corporation this may be done.

"Foreign trade is not, however, a one-sided matter. It does not consist solely of selling your products to other countries—it consists of selling to them and buying from them, reciprocally. It consists, further, in the establishment, through trade relations, of greater international understanding, of appreciation for permanent business alliances with their nations and other peoples which will result in closer world-friendships. This is the antithesis of present world conditions, except insofar as concerns the Allied nations. It is my hope and belief that through the plans we are developing around the Grand Central Palace, the alliance we have made for purposes of war will be cemented and strengthened for the years of peace that are to follow.

"At the Hague there is a Peace Palace that stands for something very definite in the world, however circumstances may have nullified its immediate practical usefulness. It is my purpose that here in New York there



THE GRAND CENTRAL PALACE.

shall stand a Palace that is no less for peace, though its functions be to promote foreign trade and closer international understanding—the basis of peace.

"It is all very well for us to talk of these things but it seems to me the thing to do is to create some very definite local point around which these thoughts can be crystallized into acts. Therefore, the Grand Central Palace is to be something more than an executive building for a great business corporation, representing only an exclusive group of manufacturers. While we shall assemble there the American made goods of our Allied industries, which are to be offered to the buyers from other countries, and reciprocally, foreign made goods that are seeking an entry to the markets of the United States, the Grand Central Palace under its new direction will become also the assembling place for the commercial thought of the whole world.

"New York is very definitely the gateway through which American goods must go out to the markets of Europe and South America, just as it is the gateway through which the products of these countries must largely enter the United States. It is not that we wish to narrow the gateway, but rather to broaden it, very definitely locating its place and for the future we hope to bring together these buyers of all the world under one roof in this city, in order to facilitate the exchange of commodities and the interchange of ideas. Our expositions of domestic and foreign goods will become—like the Leipsic Fair—events of world-wide importance and should attract an increased number of buyers.

"Further, to develop our plan, it is proposed to centralize here, as far as possible, the entire flow of foreign trade. It has generally been thought that the Palace was to be used only by such groups of manufacturers as were allied with the Allied Industries Corporation. This is not correct, since the purpose is, as I have said,

(Continued on page 243)



# Asks Mayor to Remove Commissioner Day

Receivers' and Distributors' Association Says His Activities Are Directed Against Retail Merchants and Affect Realty Unfavorably

THE Receivers and Distributors Association, Inc., of this city has filed with Mayor Hylan a request for the removal of Rev. Jonathan C. Day from the position of Commissioner of Markets. Edward P. Doyle, secretary of the association, gives the following explanation for this action:

"The Receivers and Distributors Association asked Mayor Hylan to remove the Rev. Jonathan C. Day, Commissioner of Markets, because it has seemed to us that his whole attitude, since he assumed office, was that of professional agitator apparently seeking to excite certain classes of our people against business men. The reasons for the high cost of living are plain to all intelligent men, but they are no so easily understood by the uneducated, especially if they are of foreign birth.

"The Reverend gentleman before his appointment as commissioner was in charge of a mission located in the Labor Temple at 14th street and Second avenue. He is very persuasive and is an adept in that form of oratory which appeals to the passions and not to the reason of an audience. Because of this he was able to render very valuable service to Mayor Hylan during the mayoralty campaign and apparently for such service was made Commissioner of Markets.

He was not a man of business knowledge or experience and had never in any way been connected, as far as we can ascertain, with any form of business or with markets.

"He first attracted the attention of our organization by his purchase of 700,000 pounds of fish, which proved unsalable, and by a remarkable interview published in the New York 'Sun' on March 12th advocating the entire shifting of trade centers and existing terminals and the building of great storage warehouses where each East Side housewife could store, in the summer, the necessary food for winter use. This plan, if carried out would have cost the taxpayers many millions of dollars, and would have destroyed real estate values in many sections of the Greater City. Then came his two requests for \$350,000 to buy eggs and butter to be sold the poor and his starting the city in business. The Record and Guide recently accurately analyzed and de-

scribed this feature of his career.

"At the suggestion of the Broadway Association a meeting was held at the Hotel Martinique to protect the business interests of the city against the commissioner. I attended, representing the real estate board. As a result of that meeting the West Side Taxpayers Association retained Senator Wm M. Bennett to begin an investigation of the commissioner and his methods. That investigation disclosed the fact that the commissioner was conducting a business in violation of the City Charter; that he was buying merchandise, in the name of the city, before he had obtained an appropriation; that he was selling and billing in the name of the city, merchandise so purchased and depositing the proceeds, not with the Comptroller or City Chamberlain as required by law, but in a bank account opened by himself.

"The investigation showed that he was selling to stores, hotels, restaurants, and to individuals in the Municipal building, fish, butter, eggs, coffee and sugar, and that he had no proper books of account approved by the Comptroller. Protests were made to the proper authorities and on July 16 the Board of Aldermen appointed a commission of 5 to supersede the Reverend gentleman as purchasing and selling agent of the city.

"In the meantime and again without the slightest justification the commissioner began attacking the ice and coal dealers of the city and claimed that he had contracted for an enormous quantity of ice and 300,000 tons of coal to be delivered at very much lower prices than those being charged by, as he called them, the 'profiteering' merchants of the city. This of course was all talk and has resulted in nothing except to again create public sentiment against business men. Our association thought it was about time the thing stopped. The long rows of empty stores on all our avenues are sufficient evidence of the damage already done through unjust interference by city and state authorities with small business men.

"We asked for Commissioner Day's removal, and will continue to ask for it, and we will ask the Legislature to modify the law under which he was appointed."

## Department of Labor on Rent Profiteering

Makes Suggestions as to How Landlords Who Demand Excessive Amounts for Leases Can Be Curbed

THE Department of Labor authorizes the following as a possible solution of any rental profiteering by landlords.

From many industrial cities engaged on war contracts complaints of rent profiteering have been received by the Bureau of Industrial Housing and Transportation. The following measures to overcome this evil have been recommended by the bureau to the local councils of defense and other co-operating agencies, and are applied under the direction of the Homes Registration and Information Division of the bureau:

First, the supply of housing accommodations can be increased by means of a publicity campaign and a canvass of the vacant houses, flats, and rooms. Property owners who have never before taken roomers should be appealed to on patriotic grounds to open their houses. By listing all vacancies from one central registry, rent extortion may be, to an extent, prevented through the law of supply and demand.

Next, lists maintained by the registry may be rendered accessible to the local city governments, which in some places have instructed the assessors to increase the valuation of houses so that taxes will be levied on the basis of the profiteer's rental. When the valuations of houses are raised to the extent to which the rent has been raised, profiteering, it has been found, is quickly curbed.

In addition to these methods, and most important of all, representative local committees on rent profiteering have been established in 30 cities through the Homes Registration Service of the Housing Bureau. The Coun-

cil of National Defense has co-operated in establishing such committees. These are divided into rent adjustment committees composed of one representative of labor, one representative of real estate interests, and one representative of the general public. One such sub-committee meets one night weekly and summons both landlord and tenant.

Landlords who have raised their rentals are considered profiteers by the Bureau of Industrial Housing. Those, however, who have raised them are called on to show expenses and improvements which will justify increases. Landlords guilty of profiteering are appealed to on patriotic grounds. They are shown that their practices interfere with the comfort and well-being of the workers. They are shown that their action increases labor turnover by making the workers discontented and that thereby the production of war essentials is reduced.

When they see that rent profiteering means aiding the enemy and postponement of victory, they almost invariably agree to the decision of the committee. If they do not agree, the facts are published in full without comment. These committees are thus a powerful means of creating sentiment against the profiteer and of inducing all citizens to co-operate with the Government in securing homes for war workers at reasonable rentals.

The local committees are able, by these patriotic appeals and by publicity, to check rent profiteering. Reports to the Bureau of Industrial Housing and Transportation have indicated notable success of this plan.



# Improved Real Estate Being Bought Steadily

## Large Operator Declares War Conditions Have Not Stopped Demand for Property at Good Prices

By FREDERICK BROWN, Real Estate Operator.

TO many people the assertion that war conditions have brought about an increase in the value of New York real estate may seem doubtful. But as an operator who has been very active since America entered the world war I feel that I am qualified to pass upon the matter, my knowledge being gained from personal experience rather than from hearsay.

My business as an operator has been better during the last year than it has been since 1903. There has been no building going on during the past year and as a result there has been a great demand for property at good prices. There is no mortgage money to be had but mortgages are not being called, as some people would have us believe.

In 1917 my business amounted to \$16,000,000, and I am confident that for 1918 it will exceed \$22,000,000. The reason for this increase in business as well as the stability of real estate in spite of war conditions is that rents are better, and property is one hundred per cent. rented, instead of the usual ten per cent. vacancies during the times when building operations exceed the demand for property. While the upkeep of property is higher the great demand and the better rental incomes make for increased values.

While realty in all parts of the city is in great demand I have found it most noticeable in the Washington Heights and West Bronx sections. Of late there has been great activity in the midtown loft section. Mr. Noyes in his article in the Record & Guide a few weeks ago gave some very interesting facts and figures about downtown property and the recent activity on the part of tenants to buy their buildings. But Mr. Noyes omitted many parcels that have changed hands through other brokers or are at the present time being negotiated for.

The war will have no bad effect on New York realty. There is always something on the market and I do not have to leave my office to pick up attractive parcels. Every day many offers are made to me. I do not have to dig them up. In the last two months business property has not been so active, but high class apartments and even private dwellings are unusually active and at prices by no means in the bargain class. By this I mean owners are not trying to dispose of their holdings at any price, but on the contrary are asking good prices and getting them. While there has been great activity in the lower end of the city the loft section between 14th and 42d streets is coming in big.

I fully expect that conditions will remain good during the next five years. Beyond that period a man cannot very well predict. But there is a scarcity of renting space and no new buildings are going up, so that I believe that conditions will not only remain as good as they are today but become better. It takes at least a year to put up a building, so that when labor and material are no longer needed for Government war work there will not be many new buildings to supply the great demand for at least one year after the war.

The methods of transacting mercantile business have changed in recent years and so have the methods of the operator in real estate. The operator of today is nearer in his ways of doing business to the merchant than was the operator of ten years ago. One reason for this is that since the building boom of 1907 there has been a steady decrease in building and the operator who no longer is able to assemble plots and resell them to builders for structural purposes has had to branch out in a bigger and newer field, that of buying improved properties and reselling at a profit to speculator, investor or occupant.

It may be that my method of doing business is different than other operators: perhaps it is, but the fact remains that I am successful. My way means a great volume of business to me and I am always busy looking into offerings and discussing trades and resales, so after all what some people have been pleased to term my unique method is productive of results and that is

what counts. I always tell a prospective customer my lowest price when he comes in to do business with me. If we should dicker over the price it would take too long to close the deal. I put in my contracts of sale a clause stating that the purchaser has the right to decline to take title to the property under negotiation without damages. That makes him feel safe in dealing with me. I feel sure that I can sell anything that I carry, and the clause in the contract enables me to close in a day a sale which under old-time methods would have been hanging fire for a month.

Perhaps I am a jobber. I don't object to the appellation, for I was a merchant for twenty years before going into the real estate business. I have met few of the principals in the deals which I have made. I transact all details so far as possible with brokers.

It frequently happens that I take in exchange out of town property, as in the sale last week of property uptown, in part payment for which I took property in Chicago, and never even saw the Chicago property.

In offering a piece of property for sale it is the best policy to give the prospective buyer plain facts and plain figures. If all the cards are on the table the broker knows where he stands. In bygone days they would ask for rental figures and often were given exaggerated amounts. My plan is to buy for cash and sell in trade. Frequently I can take a piece of property with which the owner can do nothing and exchange it. One of my rules is to give the name of the buyer in the contract of sale.

I keep an index of my properties for sale. There are between seventy-five and one hundred cards in the file now. Information about them is written on a card. The cards are numbered and filed numerically. Another card contains a list of properties in street order, and the index numbers are placed beside the street numbers. This information is copied on slips, one to a property—and these are placed on a table in the reception room of my office. There anybody may see them, and if one of the slips suggests a possible transaction to him I am ready to talk. If he doesn't see anything that attracts him he doesn't need to take his time discussing with me the merits of a property of which he knows only the location.

I am always willing to talk property with a man and there is no other formality necessary than to come to my office and walk right in, provided there is no one ahead of him, in which event he must take his place and await his opportunity. It is not necessary to make an engagement with me, since I am always open for attractive offerings.

Numerous inquiries are made of me for property in a certain section or sections of the city and if I happen to have on my list what I consider just the thing sought I at once place all data concerning the property before my inquirer. If I have not got on my list what he wants I so advise him and when I am able to pick up a piece of property in the section mentioned I do so and then begin negotiations for the resale of it and in this way I manage to keep things moving all the time.

Here is a sample of the slip containing information for prospective buyers for a typical apartment house:

No. .... West..... Street.		Description Six-story walk-up; size, 55x100 feet; ground floor, 1-2, 1-5 and 2 stories; upper floors, 2-4's, 1-5, 2-6's; first mortgage, \$75,000, 3 years, 5 per cent.; title company, -----; assessed, \$110,000; rents, \$14,020; price, \$130,000.			
		Ap- proxi- mate ex- pense	Grade floor	Third floor	Fifth floor
Interest .....		\$1,195	store, \$2,500	4 rooms, \$300	4 rooms, \$300
Taxes .....		2,999	store, 680	5 rooms, 490	5 rooms, 372
Water .....		165	store, 900	4 rooms, 360	4 rooms, 360
Insurance .....		95	2 rooms, 998	6 rooms, 444	6 rooms, 490
Coal .....		1,200	5 rooms, 396	5 rooms, 490	6 rooms, 420
Heat .....		480	Second floor	Fourth floor	Sixth floor
Light and Ranges .....		165	4 rooms, \$200	4 rooms, \$200	4 rooms, \$298
			5 rooms, 490	5 rooms, 490	5 rooms, 348
			4 rooms, 360	4 rooms, 318	4 rooms, 224
			6 rooms, 490	6 rooms, 422	6 rooms, 384
			6 rooms, 384	6 rooms, 420	6 rooms, 372
Total .....		\$8,452			
At \$7.50 a room this property will rent for over \$16,000. Total rent roll, \$14,020.					



# REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Coal Enough But None to Waste

The statement of Mr. D. W. Cooke, New York Fuel Administrator, that the city can reasonably expect enough coal for heating purposes this winter ought to be reassuring to both landlords and tenants. Before taking hold of his present work Mr. Cooke was Vice-President of the Erie Railroad, one of the largest coal carriers, and therefore is fully conversant with the coal business from mine to consumer. He was in a position to get first hand information as to the difficulties under which the city labored last year, and can now profit by the experiences of his predecessor in office during the most strenuous year this section of the country has ever known.

Mr. Cooke's statement deals largely with local conditions and his assurance that the terminal facilities are adequate is of good augury. There are other facts in the general situation which he has left to the National Administration's announcements, which have been made from time to time, and which, progressive in character, have all tended to assist in providing additional safeguards against a recurrence of the troubles of last year.

These are briefly the organization of a Bureau to Stimulate Production; the allotting of coal mined in the East to eastern, and that in the West to western consumers, thereby saving an immense amount of unnecessary haulage; the shifting of flat cars from other work to that of hauling coal; the encouragement of coal storage during the summer months in anticipation of later needs; the opening of new mines; inducing miners to work on holidays and cutting down "off"

days to make up for the decrease in the number of men which has been reduced by the Draft and their transfer to other and better paid employment; a systematic attempt to locate new industrial plants in districts outside the congested ones where the coal supply is below the present demand; fixing of prices; restriction of anthracite shipments to Canada; curtailment of non-war industries; conservation of fuel by "lightless" nights and by setting the clock ahead; and a general publicity campaign to influence consumers to husband coal with the greatest care.

New York State is to receive 12.69 per cent. more anthracite coal than last year. While the output of bituminous coal is way behind the requirements, which are 80 million net tons over last year, the shipments of anthracite in the first six months of 1918, as reported by the anthracite Bureau of Information, is 1,183,447 tons more than last year, an advance of over three per cent. This is not a huge gain but it is at least indicative of improvement.

But no one should bet the idea that with all that has been done to prevent the disastrous experiences of last year we are to lie on a bed of roses during the coming winter. We may not have to hibernate in order to keep comfortable, but we shall all have to be careful not to overfill the coal scuttle and every man will have to sift ashes—it's a healthful exercise and it will add to the discomfiture of our common enemy who is starting in on the Winter of his discontent.

## Relation of Rentals To Taxation

Several of the daily newspapers recently have commented on the figures printed by the Record and Guide comparing income and expenses of typical groups of buildings in this city. The burden of the criticism seems to be that the statistics furnished by this publication do not justify an increase of twenty-five per cent. in rentals, and there is an implication that the figures are inexact or camouflaged in order to favor owners of buildings.

It was pointed out by the Record and Guide when the figures were printed that they were exact, and not made up for the occasion nor presented with any object other than to give the truth about the serious conditions obtaining in the real estate business to-day. Buildings were selected at random, the only consideration being that they were modern high-class structures. The managers of these buildings were asked for the figures at hand, and these were turned over to this publication without reserve and were the actual statistics for the business of the years under discussion, made up for the use of the managers themselves, and were not especially prepared for publication. A considerable number of items thus furnished were grouped under general heads instead of being given separately.

It was because of this plan of getting the figures that several items show abnormal amounts. In one group there was included a very large repair item which brought the total way above the average. In another group the inclusion of new buildings made this tax item not representative of the average for the city. But this was explained when the figures were printed.

It is not necessary to get the figures for any group or groups of buildings to show that taxes in New York City have advanced in the last few years to an extraordinary degree. In 1915 the Manhattan rate was 1.87, the highest since the inauguration of assessments at full valuation. In 1918 the rate was 2.36. Thus in three years the rate has advanced 49 points, or 26 per cent. If rentals, then, were fixed in accordance with the



fluctuations in the tax rate there would be ample justification for an increase of twenty-five per cent. over rentals prevailing at the beginning of the war.

But the statistics presented by the Record and Guide showed that landlords of high class office and apartment buildings had advanced rents only from 5.23% to 8.40% and that because of increased operating expenses, including taxes and insurance, the net income decreased during the period from 3.38% to 17.40%, according to the group of buildings.

The Record and Guide is not without appreciation of the fact that when the editors of the Tribune, the Evening Post and the Globe seek information about real estate they consult the columns of this publication, which has for more than fifty years consistently and faithfully tried to represent and serve the interests of realty men. In publishing the facts about the net incomes obtained from investments in high class buildings in this city the outstanding fact is that landlords have not increased rents anything like twenty-five per cent. There may have been some instances where the increase has reached such a figure. But the real estate men generally have not been able to make their incomes keep pace with the outgo. Taxes, and other expenses, have run up faster than it has been possible to advance rentals. Leases are frequently made for three years and it has been pointed out that in the last three years taxes have become twenty-six per cent. greater with the landlord having no adequate opportunity to reim-

burse himself for the increased outlay, nor for the numerous advanced costs of coal and other supplies, or labor, which have no fixed period for making fresh inroads on the property-owner's cash account.

The Record and Guide does not attempt to argue in favor of increased rentals of twenty-five per cent., or any other per cent., unless the advance is justified by the facts. The figures presented showed with a fair amount of reason that rentals on high-class property do not give the landlord the same returns on his investment that he was getting three years ago, and it may be fairly assumed that at that time he was not getting more than he was entitled to. There is no concert of action, nor trust, in the real estate business. No single interest controls enough property to give it the power to fix the general rental rate, nor even to unduly influence it. There are many thousands of landlords in the city and there is the keenest competition in the business of renting. In no other line of business is there greater competition. And in no other line of business does the city arbitrarily take a big slice of the income, leaving the landlord at its mercy as to the amount it will assess his property.

The figures given by the Record and Guide were printed rather to point to the necessity of reform of the system of taxation than as justification of abnormal increase of rentals. And on the question of tax reform this publication will continue to be heard from frequently.

## Plans Commodity Exchange for Foreign Trade

(Continued from page 239)

to make it the focalized center of all our foreign trade activities.

"The Grand Central Palace will become in this spirit the home of a Commercial Union of Nations, a formal association as definite as 'The League to Enforce Peace,' the objects of which will be to foster reciprocal international trade relations, the establishment of international customs tariffs, standardization of merchandise, the promotion of international legislation affecting trade relations and of international good will and co-operation. It will investigate international market requirements and international natural resources. It will tabulate international exporters and importers for the service of buyers and sellers and disseminate information on these subjects. International trade marks and patents will be listed and international financial investigations made and kept on file. In other words, the Commercial Union of Nations will become the connecting link between the already organized trade associations of the entire world.

"In conjunction with this will be operated the Allied Club, an international club affording all of the usual and some very unusual club privileges to its members who will be foreign and domestic importers and exporters, brokers, bankers, lawyers, shipping men and commercial agents. Membership in this club will include all of the proposed branches at London, Paris, Milan, Brussels, Lisbon, Shanghai and Tokio.

"Through the Club's information bureau, its members will be entitled to use of all the data gathered by the Commercial Union of Nations, and when in New York to the use of the club rooms, conference rooms and reading rooms, writing rooms and library, together with the great convention room and banquet hall. It is rather absurd that there is no place in New York, other than some hotel, for great gatherings of world business men assembled in a spirit of co-operation.

"The World's Fair will be opened in 1920-21 and will operate for the first two years in New York, and thereafter every third year, alternating with London and Paris. This will occupy seven of the twelve floors of the Grand Central Palace for a period of three months, showing the products of representative international industries and bringing together the world's leading manufacturers and buyers, regardless of whether they

are associated with the Allied Industries Corporation or not. One thousand of these will be invited to visit the Fair as the guests of the Allied Industries Corporation, and this gathering will resolve itself into the first International Trade Convention to consider international trade problems.

"Other expositions will follow in their turn, so that throughout each year there will be a succession of these modern educators—one dealing with goods 'Made in U. S. A.' and intended to popularize that mark; another with seasonable exhibits of domestic goods and still another to be known as 'The World's Wants Exhibit,' to educate American manufacturers and others in the raw products of the world and the uses to which they may be put.

"Permanently the Grand Central Palace will be the executive offices of the Allied Industries Corporation and its activities as the central selling organization for the manufacturers and producers of the world, and also for the French-American Constructive Corporation, the function of which is to assist in the rebuilding of certain sections of devastated France when hostilities happily shall have closed.

"Together with all of this, there will of necessity be the conduct of the broadcast campaign of education possible to promote, beyond the immediate reach of the influence of the Grand Central Palace, the principles of good will and international understanding generated there. This influence is to be made to radiate as widely as possible through a comprehensive system of public education through the co-operation of other associations, by its own publications, and, it is hoped, through the friendly co-operation of the press which will interpret these various activities in their full significance.

"This is the work we must set out to do to gain for America its fair quota of World Trade but by methods which we believe are in harmony with the thoughts of those nations which are to-day allied in opposition to another method which is passing.

"The general plans laid down for the Allied Industries Corporation are formulated to co-operate very closely with the various domestic and foreign Trade Bureaus of our Government and to work in harmony with the various International Foreign Trade Bureaus of the Allied and neutral Governments."



## To Electric Light Users

The New York Edison and United Light & Power Companies have announced that they will no longer supply lamps without charge after July 1st.

The well-known Columbia MAZDA lamps, in all styles and sizes, may be obtained from us or from any of our local distributors listed below:

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Chas. S. Berger, 212 Broadway  
E. A. Briggs, 133 W. 125th St.  
Covlo Electric Co., 118 E. 28th St.  
Crown Motion Picture Sup., 150 W. 48th St.  
S. J. Feingold, 425 Third Ave.  
L. Gabler & Sons, 59 Vesey St.  
Max Gabler, 51 Broad St.  
H. Goldberg, 1373 Third Ave.  
Julius Gray, 2911 Broadway  
F. Gray's Sons, 1055 Third Ave.  
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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Vendee's Duty to Examine Title.

IT is the duty of the purchaser of land on receiving an abstract of title to examine it within a reasonable time and to point out the defects and requirements so as to give the vendor an opportunity to have them corrected. This rule also applies to making a further examination of the abstract after the vendor has in good faith attempted to cure all defects pointed out and asserts that he had done so by a new or supplemental abstract. *Higgins v. Engleton*, 155 N. Y. 406. *Hobson v. Lenox* (Mo.) 201 S. W. 964.

### Agreement to Approve Alterations.

A lessor agreed that all plans for alterations should be submitted to and be approved by the lessor before any alteration was made, and that on the breach of any of the conditions of the lease the lessor might obtain possession by an amicable action and confession of judgment in ejectment. The lessor sold the reversion and the lessee made improvements, consent of the owner. There was evidence that the owner's refusal was capricious and solely to enable him to forfeit the lease. The Pennsylvania Supreme Court holds, *Williams v. Notopoulos*, 103 Atl. 290, that the owner was not entitled to judgment.

### Abstract Showing Marketable Title.

Specific performance of a contract for the sale of land is not a matter of strict right, and whether it will be ordered is a question for consideration. Where a vendor agreed to furnish an abstract showing marketable title, the Michigan Supreme Court holds, *Bradway v. Miller*, 167 N. W. 15, that specific performance of a contract to purchase will not be decreed where the title shown by the abstract contained defects; for if the title was good, the vendor would probably suffer only the inconvenience of delay, while if it was bad the purchaser might suffer loss. It was not a compliance with the agreement that other facts showed the vendor to have a title good in law, though not in record, such as title by adverse possession.

### Parol Agreement for Future Tenancy.

The Ohio Supreme Court holds that a parol agreement made by a landlord and tenant in possession under an existing lease, prior to the expiration of such lease, for a tenancy in futuro from and after the original lease, may be repudiated by either party before it has been validated by possession taken thereunder. Notice by the landlord to the tenant, after the parol agreement has been entered into, that he desires possession of the premises at a time prior to the time fixed for the tenancy by the parol agreement, is a repudiation of such an agreement.—*Buschman Co. v. Garfield Realty Co.*, 119 N. E. 142.

### Assumption of Mortgage Debt.

The California Supreme Court holds, *Andrews v. Robertson*, 170 Pac. 1129, that a promise at the time the parties met to carry out an existing enforceable agreement by exchange of lands on the part of one that he would protect the other against a certain mortgage constituted no part of the consideration for the grant, and imposed no personal liability for the mortgage debt; there being no new consideration. Such a promise was a mere voluntary promise without binding effect. The validity of a promise by a grantee of a mortgagor to such mortgagor to assume the mortgage debt, where there is no new and independent consideration, is based upon the theory that such assumption in some way constitutes a part of the consideration for the grant.

### Revocation of Broker's Authority.

The Texas Court of Civil Appeals holds, *Binder v. Millikin*, 201 S. W. 239, that when the agent turns aside from his plain duty and seeks individual advantage inconsistent with the rights of

his principal, his authority is automatically destroyed and the agency revoked. A purchaser secretly agreed with the vendor's agent that the agent should become a partner in the purchase and that a contract should be signed by which the security of the vendor would be greatly impaired. The court held that a fraud was thereby perpetrated upon the vendor stopping the purchaser from asserting any claim for misrepresentation of the agent made prior to such partnership agreement.

### Delivery of Deeds—Conditions.

Where the vendors who understood that a payment for land should be in cash, on finding that the purchaser was not prepared to make such payment, executed the deed, contending that it should be held in escrow for two days, when payment was to be made, the vendors may, in the event of the purchaser's failure to make payment on or before the expiration of the time limited, rescind the contract. A deed takes effect only from its delivery; and where a deed is placed in the hands of a third person as an escrow, the grantee is only entitled to its delivery on a strict compliance with the terms of the agreement, which was clearly a condition precedent to its delivery. It is the rule that the performance of the condition of an escrow must be absolute and accurate, and cannot be dispensed with on any otherwise substantial performance. The evidence in the case indicated that the grantors wanted the cash at once, and there was nothing to indicate that a payment in a reasonable time would satisfy them. Time was an essential matter with them, and was of the essence of the contract.—*Grimm v. Williams*, Texas Civil Appeals, 200 S. W. 1119.

### Owner's Liability to Adjoining Owner.

Under New York Building Code, §230, subd. 3 b, providing that, where the excavation is not, or is not intended to be, more than 10 feet in depth, the owner of the wall, building or structure, the safety of which may be affected, shall preserve the same from injury, and for that purpose may enter upon the excavated land, the New York Appellate Division holds that the excavating owner is not liable, in the absence of negligence, for injury to a wall, building, or structure on adjoining land. But where the excavating owner practically took possession of the adjoining owner's yard, and thus by his trespass deprived her of the beneficial enjoyment of that part of her premises, the excavating owner's exercise of due care was no defense.

### Condemnation Award.

The Maine Supreme Judicial Court holds that a utility company which has begun proceedings to condemn land for its site, an award of damages having been made and confirmed, without appeal therefrom, could not thereafter abandon the proceedings, the property owner having acquired a vested right in the award.—*York Shore Water Co. v. Card*, 102 Atl. 321.

### Building Restrictions—"Houses."

The Missouri Supreme Court holds, *Bolin v. Tyrol Inv. Co.*, 200 S. W. 1050, that an apartment house containing six dwelling apartments is a house within the meaning of the term as used in a restriction covenant, providing that not more than one such dwelling "house" shall be erected on each 50 feet front of the lot, and is not six houses.

### Abrogation of Option to Purchase.

The New Jersey Court of Chancery holds, *Thommen v. Smith*, 103 Atl. 25, that an option to purchase contained in a lease is not abrogated by the parties making a purchase agreement containing different terms of payment which they later abandoned by mutual consent, and thereafter continued to pay and receive rentals under the lease.



## REAL ESTATE REVIEW OF THE WEEK

Loft and apartment structures figure in sales of quiet week. Leasing continues good.

**L**OFT buildings and apartment houses figured in what few sales were consummated this week. That property in the former retail shopping district is again being looked upon as desirable, is evidenced in the sale of the 12 story store and loft structure at 43-5-7 West 16th street sold by Hugh E. O'Reilly to the Nason Realty Company, Max M. Nathanson, president. The selling price in understood to have been about \$265,000.

Another loft building in the same section was acquired by Metcalf Brothers & Co., woolen commission merchants who bought from Ira A. Kipp, Jr., the 12 story loft building at 45-47 East 20th street. Metcalf Brothers & Company evidently intend entering the real estate field more extensively, since they have formed the 45 East 20th Street Company under which they will take title to the property which was purchased as an investment.

Downtown business property continues to attract buyers, the most recent sale being that of the modern 6-story fire proof loft building at 25-27 West Houston street, sold by L. Tannenbaum-Strauss & Co. for the United States Trust Co. This property was foreclosed by the trust company in 1915 and its sale this week makes the third time that these brokers have sold it. The first sale was of the land in 1891 for \$91,500 and the second sale of a new building and land for \$225,000 in 1893.

To meet constantly increasing demands for apartments of small suites which, since the beginning of the war, have become very scarce, the 64 West 77th Street Corporation, Lewis Cowan, pres., has purchased from the Finn Holding Corporation, 64 West 77th street, at the southeast corner of Columbus avenue, a 7-story elevator apartment building with several stores. This building will be reconstructed into apartments of small suites with kitchenette, will have two elevators and every modern improvement. Brokers predict an unusual active period in the reconstruction of private houses and other structures into buildings capable of providing small apartments. A striking example of this being the transformation of the private dwelling at 19 East 56th street by the Payson McMerrill Co., Inc., into street and parlor floor stores and apartments with all up-to-date devices of one and two large rooms and bath. When it is taken into consideration that an expenditure of less than \$13,000 for the work of reconstruction, this building will rent in its new form for nearly \$14,000 as against \$4,500 that it would bring in its old condition as a property dwelling, the wisdom of such reconstruction is manifest.

On Washington Heights, Frederick Brown, the operator, bought from Isaac Meyer the two 5-story buildings at 502-6 West 173rd street, between Amsterdam and Audubon avenues, held at \$120,000.

Another apartment house property figuring in the sales of the week was that of the 5-story structure at 3246 Kingsbridge avenue which has accommodations for 32 families and was held at \$70,000. A five story apartment house accommodating forty families at 318 and 322 Haven avenue was purchased by A. Joachim, a retired commission merchant, as an investment. This property was held at \$127,000 and was sold by the Chas. Hensell Construction Company and was one of four houses completed by the selling company on Haven avenue.

Paramount in the leases of the week was that of the five-story hotel covering the block front on 8th avenue between 58th street and Columbus Circle and occupied since its completion about 15 years ago by Pabst, which has been leased for a long term by Walter J. Solomon. The fact that the property is now leased for a period of twenty-

one years and still has two years to run is taken as an evidence that property in this section will be in great demand a few years hence. The International Committee of the Y. M. C. A. has taken space on the fourth and fifth floors in the old Renaissance Hotel at the southwest corner of Fifth avenue and 43d street recently converted into store and office building by William Ziegler. The International Committee leased last January in the Equitable Trust Building on Madison avenue and 45th street, 7 floors, but they are no longer spacious enough to take care of the ever increasing war activities of the committee and the latest rental is expected to provide sufficient space to take care of the committee's work for some time to come.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 15 as against 20 last week and 13 a year ago.

The number of sales south of 59th street was 7 as compared with 8 last week and 3 a year ago.

The sales north of 59th street aggregate 8, as compared with 12 last week and 10 a year ago.

From the Bronx 13 sales at private contract were reported as against 12 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 252 of this issue.

**Buys Loft Building.**

A large loft-building property in the former retail shopping district was a feature sale of this week's trading in

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realty. The property in question, a twelve-story store and loft structure, covering a plot 65x92 at 43, 45 and 47 West 16th street, was sold by Hugh E. O'Reilly to the Nason Realty Company, Max M. Natanson, president. The sale is said to have been consummated for a price approximating \$265,000. The seller originally owned the site, which he sold in 1911, together with three dwellings, to the Hasco Building Company, Lorne A. Scott, president. The latter improved the plot from plans by Walter Harfeli, at an estimated cost of \$225,000, and sold it back to Mr. O'Reilly in an exchange transaction in the following year, which included the five-story front and rear tenements at 87 Monroe street. The property just sold faces St. Francis Xavier Church and the home of the Greenwich Savings Bank at the corner of Sixth avenue. A few weeks ago the structure was partly damaged by fire and was purchased as is by the Nason Company; which will restore the property.

#### To Convert Apartment Building.

Finn Holding Corporation has sold to the 64 West 77th Street Corporation, Louis Cowan, president, Finn L. Fossum, treasurer, 64 West 77th street, southeast corner of Columbus avenue, overlooking Manhattan Square and the grounds of the Museum of Natural History, a seven story elevator apart-

ment building, with several stores, on lot 50x102. The new interests have filed plans for the reconstructions of the building into apartments of small suites with kitchenettes. The building will have two elevators and will contain every modern improvement. The facade will be of stone and brick and the store fronts on the avenue entirely modernized. To assist in overcoming the servant problem, the owners will provide maid service with each apartment. The building will be completed and ready for occupancy by October 15. The new interests are the owners and builders of the Hotel Alexandria, a fifteen story structure completed last October.

#### Sale of Bronx Apartment.

Bernard Noonan purchased from the Ulster Court Corporation, Joseph G. Abramson, president, the five-story apartment house at 3246 Kingsbridge avenue, on a plot 50 by 125. This property, which contains thirty-two apartments showing an annual rent return of \$9,500, was held at \$70,000. In part payment the buyer gave the new building on Linden avenue, Nepperhan Heights, Yonkers, occupying a plot 150 by 100, and two corners each 100 by 100, on Linden avenue at Marlborough road and Morningside road, the entire plot and building being free and clear and held at \$20,000. Hiram T. Wood was the broker.

#### Investor Buys Apartment.

Rembrandt Court, a five-story apartment house, accommodating forty families, on a plot 75x119, at 318 to 322 Haven avenue, was purchased as an investment by A. Joachim, a retired shoe merchant. The property, held at \$120,000, was sold by the Charles Hensle Construction Company, and is one of four houses the company completed on Haven avenue, one of which, 306 to 310, was sold last December to Bert L. Haskins, vice-president of the Chatham-Phoenix National Bank. C. J. Elgar was the broker in both transactions.

#### Merchants Buy Loft Building.

Metcalf Brothers & Co., woolen commission merchants, have purchased the twelve-story loft building, on plot 50x92, at 45 to 47 East 20th street, from Ira A. Kipp, jr., who acquired the property about six years ago, subject to a mortgage of \$240,000, held by William Ziegler, jr. The new owners have formed the 45 East 20th Street Company, under which they will take title to the property, which was purchased as an investment.

#### Sell Downtown Loft Building.

L. Tannenbaum, Strauss & Co. have sold for the United States Trust Company to one of their clients the modern six-story fireproof loft building, 25-7 West Houston street, size 50x100, which was foreclosed by the Trust Company in 1915. This is the third time that this firm of brokers sold this property. The first sale was of the land in 1891 for \$91,500 and the second sale of a new building and land for \$225,000 in 1893 at which period the building was rented for \$16,000 and the first mortgage \$120,000 held by the United States Trust Company which was reduced to \$80,000 prior to foreclosure proceedings.

#### Operator Buys on Heights.


On Washington Heights Frederick Brown bought from Isaac Mayer the two five-story buildings at 502 and 506 West 173d street, between Amsterdam and Audubon avenues. The structures, which house forty families and cover a plot 100 by 100, have been held at \$120,000. Harry J. Rogers was the broker.

#### Land Company Buys in Newark.

Through the offices of Feist & Feist, Inc., of Newark, N. J., the American Investment Co. have sold one of their central properties, located at 21-23 Central avenue to the Fuller Land & Improvement Co., of Philadelphia. The property is on the north side of Central avenue and has a frontage on the street of fifty feet and a depth of one hundred feet, on which is erected a large, gray stone, old fashioned mansion. The present property will probably be wrecked in the very near future and the Fuller Land & Improvement Co. will then begin the erection of a substantial and modern commercial building. The property lies midway between Broad and Halsey streets and is in what is known as one of the best sections of the city for specialty shop purposes. It is anticipated that the new structure will be ready for occupancy early next year. This property was held by the former owners at \$100,000. The American Investment Co. were represented in this transaction by John C. Eisele, of Eisele & King, and the Fuller Land & Improvement Co. interests were taken care of by J. C. Fuller, of Philadelphia.

#### Edgemere Auction Sale.

At the sale of Edgemere property last Saturday afternoon and evening, houses sold from \$2,350 to \$6,975 to the following purchasers: C. W. Yates, Peter Tessler, Sarah Bernard, Mrs. Allen, C. V. Ruland, Aaron Lubell. Lot buyers were: Herman Brash, Peter Tessler, C. V. Allen, Wm. A. Allen, Elizabeth S. Hurwitz, Max Lehrer, W. A. Yates. The sale was conducted by Chas. S. Gerth, Alfred H. Wagg, Lewis H. May, associated, and will be continued Saturday, Aug. 31, afternoon and evening.



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at 7:30 P. M., in the Brooklyn Real Estate Exchange, 189 Montague St.

#### The Following Brooklyn and Queens Parcels

- I. Plot containing over 68,000 sq. ft. on Shore Road, near 80th St., together with the substantially built frame house thereon.
- II. 72 lots in block bounded by Utica Av., Montgomery St., Schenectady Av. and Malbone St.
- III. 30 lots on Ft. Hamilton Parkway, 55th St. and 11th Av.
- IV. 15 lots on Av. N, East 12th St. and Coney Island Av.
- V. 11 lots on E. 3d St. and Av. J.
- VI. Lot at Rugby on E. 88th St., nr. Av. B.
- VII. 16 lots in Jamaica, on Queens Boulevard and Maple St., near Hillside Av.

NOTE. The Bond & Mortgage Guarantee Co. is extremely conservative in loaning on vacant property, generally limiting any such loan to 10% of the value. For one reason or another, it has accumulated the above properties. It is not in the real estate business and, like every really great financial institution, adopts the policy of disposing of the collateral it is obliged to take over—if necessary at a loss that to the average real estate operator would be prohibitive.

The character of the parcels reflects the conservatism of the company, for they are all in active sections and close to stations of the "Dual Subway System."

In order to make this auction a popular offering, all lots (excepting the Shore Road plot) may be paid for in MONTHLY INSTALMENTS; or on purchases of over \$1,000, two-thirds may remain on mortgage. On the Shore Road plot 75% may remain on mortgage.

ALL TITLES ARE INSURED to purchasers without expense to them by the Title Guarantee & Trust Co.

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To Sell Unrestricted Property.

On September 19, in the Vesey street Salesroom, L. J. Phillips & Company, auctioneers, will sell, in partition proceedings, No. 125 West 72d street, a four-story and basement dwelling, on lot 20x102. This is the only block on that street which is not restricted (under Zone use) against business. Ellery O. Anderson is referee; Timothy A. Leary, plaintiff's attorney.

Manhattan.

South of 59th Street.

CHRISTIE ST.—Charles R. Farulo sold for Arthur D. Weeks 288 Christie st. a 6-sty tenement, on lot 25x75.  
10TH ST.—Pease & Elliman, in conjunction with Dunlop & Loyd, sold for Dr. C. Adelbert Becker, president of The Bronx Borough Bank, 48 West 10th st. a 3-sty converted dwelling, on lot 21.6x92.3.  
29TH ST.—Pease & Elliman and E. A. Turner sold for Mary F. and Josephine Willis their residence at 39 East 29th st, on lot 21.5x98. This sale was a cash transaction.  
38TH ST.—Pease & Elliman sold for estate of Charles E. Rhinelander the dwelling, on plot 17x98.9, at 123 East 38th st.

North of 59th Street.

118TH ST.—I. Lester Wood purchased for cash the 7-sty elevator building at 357 and 359 West 118th st, on plot 50x100.11, near Morningside av. The house brings in an annual return of about \$12,000.  
120TH ST.—Adavine Construction Co. sold 7 West 120th st, 5-sty dwelling in exchange for the 5-sty apartment, 85x95, at the southwest corner of Weeks av and 173d st. The latter was sold by Ulster Court Corp.  
136TH ST.—B. W. Smith sold to William H. Gardner for Helen S. Duncan for occupancy the 3-sty dwelling, 18x99.11, at 229 West 136th st.  
145TH ST.—Dr. Manuel J. Brazill purchased from estate of Thomas M. Weed 46 West 145th st, a 3-sty private dwelling, on lot 16x99.11. G. W. Southworth and G. W. Campbell negotiated the sale.

MANHATTAN AV.—John R. Davidson sold for estate of Annie M. Backes, John J. Backes, executor, the 3-sty private dwelling 117 Manhattan av, on plot 18x50.  
2D AV.—Katherine L. Minifie sold to Luigi Cerullo, subject to a mortgage of \$5,500, 2487 2d av, a 5-sty cold water flat, 24.4x100, 25.8 ft. north of 127th st.

Bronx.

GLOVER ST.—Frederick Brown resold to James H. Lawler the 2-fam. 3-sty house, on plot 25x125, at 1438 Glover st. P. H. Hening negotiated the sale.  
MANIDA ST.—Alexander Selkin and David Mintz sold for Ida Brantman 658 Manida st, a 3-sty brick 3-fam. house, on plot 15x67.  
137TH ST.—Benenson Realty Co. resold 338 East 137th st, a 5-sty flat, on plot 27x100, near Alexander av.  
BELMONT AV.—Angelina Pucci sold to Filipa Gracini 2115-17 Belmont av, a 5-sty building, 50.8x81.6, subject to a mortgage of \$22,200.  
BRIGGS AV.—Monmouth Realty Co. resold 2767 Briggs av, a 3-sty dwelling, 20x94.6, acquired a few months ago from Mrs. Elizabeth McCullagh.  
CLINTON AV.—Mary A. Truslow sold to Frederick Brown the 3-sty brick 2-fam. dwelling, on lot 19.7x90.7, at 1818 Clinton av, between 175th and 176th sts. J. Clarence Davies and Goersch & Co. were the brokers. The property was sold free and clear.  
HOE AV.—Fannie Waxenbaum sold to Wilhelm K. Gronholy, 1288 Hoe av, a 5-sty apartment, 50x100, subject to a mortgage of \$34,000. The seller acquired the property in July, 1917, in a trade.  
SEDGWICK AV.—Harry Aronson, Inc., resold to William Jones the 2-sty frame dwelling at 2523 Sedgwick av, on plot 37.7x85, near Bailey av.  
WEEKS AV.—Ulster Court Corp., Joseph G. Abramson, president, purchased from Advance Construction Co. the new 5-sty apartment house at the southwest corner of Weeks av and 173d st, on plot 85x95, held at \$100,000. In part payment was given the 5-sty dwelling at 7 West 120th st. Heller & Sussman were the brokers.  
3D AV.—Elia M. Perella purchased from James H. Cruikshank the 5-sty tenement, with two stores, at 3714 3d av, on plot 26x100. Assessed by the city at \$17,000. Smith & Phelps were the brokers.  
3D AV.—Leo Suchomel purchased for all cash from James H. Cruikshank the 5-sty tenement, with stores, at 3712 3d av, on plot 26x100. Smith & Phelps were the brokers in this transaction. Assessed at \$17,000.

Brooklyn.

BLEECKER ST.—R. A. Schlesing as broker sold for Alfred Klein the 3-sty 3-fam. brick house at 381 Bleecker st to Michael Fuchs and wife.  
DEAN ST.—Bulkeley & Horton Co. sold the 3-sty brick dwelling at 1320 Dean st, between New York and Brooklyn avs, on lot 20x107, for L. H. Losee.  
UNION ST.—Charles E. Rickerson sold 902 Union st, between 8th st and Prospect Park West, a 3-sty brownstone dwelling, for C. L. Livingston.  
49TH ST.—I. Salzberg sold 1-fam. cottage for J. Manheimer to I. Stark, on a plot 40x100, in the north side of 49th st, known as 1430 49th st.

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Telephone 6480 Main**50TH ST.**—Tutino & Cerny sold for William Z. Wilbeck to Andrew Norelius the 2-story brick dwelling at 645 50th st.**52D ST.**—I. Salzberg sold for C. Mehan to C. Lentz the 2-ram, 13-room cottage, on plot 40x100, in the north side of 52d st, known as 1350 52d st.**53D ST.**—I. Salzberg sold for Connelly Construction Co. to Annie Leblang the 2-ram, brick 13-room house, on plot 41x100, in the south side of 53d st, 100 ft. east of Fort Hamilton parkway, known as 1002 and 1004 53d st.**61ST ST.**—Realty Trust sold for Alco Building Co. the 1-ram, semi-detached brick dwelling, with garage, at 2041 61st st, in the Mapleton Park district, to Barnet Kantor, of the Bronx.**61ST ST.**—Realty Trust sold to Esther Kanter the 1-ram, brick dwelling at 2017 61st st.**82D ST.**—James Watters sold for John Plate the detached frame dwelling 135 82d st, on plot 40x109.**85TH ST.**—William Carson, as broker, sold the 1-ram, stucco house at 234 85th st for W. M. Abbott.**CLASSON AV.**—Charles Buermann & Co. sold for A. and S. Goldinger the corner building 634 Classon av, corner Pacific st, lot 24.5x100, to T. F. Quigley.**OVINGTON AV.**—Frank A. Seaver & Co. sold the 1-ram, house at 211 Ovington av for John Heinlein.**POTNAM AV.**—R. A. Schlesing as broker sold for Charles Glum the 6-ram, brick house at 1861 Putnam av, on plot 27½x100, to Robert C. Kuck and wife.**3D AV.**—Levy Bros sold through Frank A. Seaver & Co. the building at 7005 3d av, adjoining the corner of Ovington av.**10TH AV.**—Frank A. Seaver & Co. sold the 2-ram, brick house 6912 10th av for Ethel Norton.**20TH AV.**—Realty Trust sold for Alco Building Co. the 1-ram, semi-detached brick dwelling, with garage, 6013 20th av, Mapleton Park, to Henrietta Wolf.**20TH AV.**—Realty Trust sold for Alco Building Co. the 1-ram, semi-detached brick dwelling at Mapleton Park, 6005 20th av, to Ella Saslav.**Queens.****FLUSHING.**—William Powers bought from estate of Anna P. Hill the dwelling at 175 Cypress av. J. Albert Johntra was the broker.**FLUSHING.**—Harry Fogelman bought from Nora Sisson the dwelling and lot, 20x100, at 14 South Prince st. J. Albert Johntra was the broker.**LONG ISLAND CITY.**—Queens Waterfront Development Co. sold to National Sugar Refining Co. the plot, 125x214, at the southwest corner of Pidgeon st and West av. This plot is adjacent to the Long Island Railroad yard and the present factory of the company.**Richmond.****GREAT KILLS.**—J. Sterling Drake sold for Garrett T. Townsend, trustee, the following lots at Giffords-by-the-Sea, Great Kills; John A. Donohue of Great Kills 4 lots on Cleveland av; Frank Lynde of Brooklyn 2 lots in 2d st; Caroline O'Donohue of Manhattan 6 lots on Harrison av; Kurt W. Seeler of Brooklyn 3 lots in 2d st; John Warren of Brooklyn 3 lots on Harrison av; Louis Schaum of Manhattan 3 lots on Harrison av; and William H. McNutt of Manhattan 8 lots in 2d st.**Nassau.****GREAT NECK.**—Frederick C. Gilsey bought from Perle M. De Ford the dwelling and garage at the northwest corner of Beverly rd and Netherwood dr. I. G. Wolf was the broker.**Westchester.****GREENBERG.**—Walter Douglas of Manhattan purchased from estate of Edwin J. Gillies a portion of its property comprising 32 acres and situated just off the Saw Mill River rd, adjoining the St. Andrew's Club. The property was held at \$32,000. Fish & Marvin negotiated the sale.**LARCHMONT.**—James D. McCann sold for W. J. Eshbach his residence, valued at \$10,000, to D. M. Harris of Utica, N. Y.**MT. VERNON.**—Frederick Brown, operator, purchased from Leland C. Smith the dwelling and garage at 98 West Lincoln av. A. G. Nelson was the broker.**PELHAMWOOD.**—Fish & Marvin sold for Dr. William Pack his residence to Mrs. Meta J. Cowenhoven of Babylon, L. I. The property was valued at \$14,000.**PELHAM.**—Fish & Marvin sold for Pelham Heights Co. the residence, with about half an acre of ground, on Highbrook av to Lillian C. Siebert. The property was held at \$14,000.**SCARSDALE.**—Scarsdale Estates Organization, Robert E. Farley, president, sold for Arthur P. Vermilya his house on Walworth av, in the Greenacres section, to Earl M. Wilson of Kew Gardens, L. I.**SCARSDALE.**—Robert E. Farley Organization sold for A. S. Fedde his property on Garden rd to A. J. Kobler of New York City.**RECENT LEASES.****Lease in the Future.**

The five-story hotel covering the block front on Eighth avenue, between 58th street and Columbus Circle, occupied by Pabst's since its completion about fifteen years ago by Albert Flake, who up to his death was a partner of Robert E. Dowling, has been leased for a long term by Walter J. Salomon. The

lease, which was made for the present owner, Mrs. Nellie Flake, by William P. Mangan, of S. Osgood Pell &amp; Company, is for a period of twenty-one years, operating from the expiration of the present contract, which terminates about two years hence. The hotel, which was completed by Flake &amp; Dowling along with the Majestic, now the Park Theatre, has a frontage of 40.8 feet on Eighth avenue, 100 feet on 58th street, facing Reisenweber's, and 115.4 on the Circle. The taxpayer stores to the west of the entrance to the theatre, known as 8, 9, and 10 Columbus Circle, have also been leased under the above contract by Mr. Salomon, who about fifteen years ago developed out of a series of old tenements and dwellings the present Thoroughfare Building, now owned by Jacob Wertheim, and comprising the block bounded by Broadway, Eighth avenue, 57th, and 58th streets.

**Y. M. C. A. Leases More Space.**

Apparently the seven floors which the international committee of the Y. M. C. A. leased last January in the Equitable Trust Building at Madison avenue and Forty-fifth street are no longer large enough to take care of the ever increasing war activities of the committee, for it was learned today that it has taken space on the fourth and fifth floors in the old Renaissance Hotel, southwest corner of Fifth avenue and Forty-third street, recently converted into store and office building by William Ziegler. There are more than 12,000 square feet in the quarters just taken. The lease, made with the Park Avenue Operating Company, J. Curry Watson, president, is said to be for three and a half years and calls for a yearly rental of about \$30,000. The work of the international committee assumed such proportions with America's participation in the war that it was decided last January to bring the various departments, then housed in seven different buildings, under one roof and the Madison avenue lease followed.

**Belgian Relief Leases in Newark.**

Through the Factory Department of Feist &amp; Feist, Inc., of Newark, N. J., the Commission for Relief in Belgium have just leased for a term of years a warehouse in Newark, which will be the main distributing station for the Relief Commission in the United States, before shipping to various points. The building just taken was originally occupied by the Gould &amp; Eberhardt Company, and is located at the corner of New Jersey, Railroad avenue and Green street, and was more recently rented to the McGann Company. The property has a frontage on New Jersey Railroad avenue of some 250 feet, and on Green street of about 200 feet. Erected on the plot is a four-story, steel and brick constructed building, having an unusual amount of carrying capacity, and covering an area of 60,000 square feet. This building will be used for reconstruction work and shipping. Possession will be taken at once, and after a few minor improvements are made the commission will employ in the neighborhood of 100 to 150 hands in the conduct of their relief work. Newark was decided upon by the commission as a central point of distribution by reason of its nearness to all the main piers, as well as being a central point for all the big trunk lines of the United States. All of the clothing, shoes, and other merchandise that is collected for the commission throughout the United States will be sent to Newark before being finally shipped. The Commission for Relief in Belgium were represented in this transaction by H. C. Hoodnel, Director for the United States and B. C. Hempel, treasurer, and F. W. Arrowsmith. The McGann Company interests were taken care of by J. T. McGann, president and general manager of the company.

**Manhattan.****BASTINE & CO., INC.**, as agents, renewed the lease of Amelia Mann for the two upper floors at 42 Lexington av.**RACHEL J. BROWN** leased to Max Rogers the two 6-story tenements at 230 to 234 East 99th st at a net yearly rental of \$5,532. Each house has a frontage of 37.6 ft.**CUSHMAN & WAKEFIELD, INC.**, leased offices at 52 Vanderbilt av to Valeria Home.



FRANK E. CAMPBELL leased two lofts at 507 to 513 West 50th st. Charles B. Van Valen negotiated the lease.

MRS. H. DINGLEMAN rented furnished apartments at 440 West End av to Jessie H. Erstein; 839 West End av to Mrs. M. E. Munroe; 215 West 91st st to Mrs. D. Burton; 195 Claremont av to E. R. Dickson; 216 West 89th st to Mrs. G. Quinlivan; 140 West 69th st to E. Benedickson; 817 West End av to M. Nordegg; 936 West End av to G. E. O. Bell; 771 West End av to L. R. Jones; 120 West 70th st to Mrs. M. Bellman; 135 West 69th st to Miss M. Bellman and Miss Scoville; 628 West 227th st to C. D. Nelson; 601 West 127th st to R. Wise; 1 West 85th st to S. Hyman, and 270 Riverside dr to Leopold Auer.

DOUGLAS L. ELLIMAN & CO., in conjunction with Seton Henry and Douglas Gibbons, leased a furnished apartment at 116 East 58th st to H. W. Brower, and at 27 East 62d st to Mrs. Homer A. Wessell; to Mrs. Herman Oelrichs, whose residence at the northeast corner of 57th st and 5th av will be occupied as a branch banking office of the New York Trust Co., at 270 Park av a large apartment, consisting of 16 rooms and 5 baths; for Harris Fahnestock the dwelling 14 East 67th st, between 5th and Madison avs, on lot 20x102.2, recently purchased through them, to Mrs. Thomas Fortune Ryan, to be used in connection with the dwelling at 12 adjoining, for the housing of officers and enlisted men of the United States Army and Navy on furlough in the city.

DOUGLAS L. ELLIMAN & CO. leased 56 East 55th st for Mrs. M. L. Gunther, of Babylon, L. I., to Mrs. H. Maye Fitzgerald; also, as agents, the garage at 123 West 56th st to General Lead Batteries Co.; also 89 Park av for George C. Fraser to New York branch of the Jewish Welfare Board; and as agents an apartment at 127 West 56th st to Walter M. Kidder.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av to Miss Constance Puall and Mrs. Myron Falk; also apartments at 471 Park av to Mrs. Sarah C. Hamill; 480 Park av to H. E. Mitchell; 1155 Park av for Bing & Bing to Mrs. John W. Castles; and at 130 West 57th st to Charles Tough; also at 45 East 51st st a 5-sty residence, on lot 22x 102.2, unfurnished, for Julian A. Ripley to Mrs. Lounsberry Perry.

J. ARTHUR FISCHER leased for Jacob Rupert Realty Corp. to Naugatuck Tire & Rubber Co., Inc., the store and basement at the southeast corner of 53d st and 8th av.

HERBERT HECHT & CO. leased for F. & G. Pfomm, as agents, store in the building being altered at 11 West 31st st to Frederick Haims (Terminal Lunch).

HERBERT HECHT & CO. leased for Ritchie & Cornell the north store at 1387 Broadway to Harry I. Pell.

HERBERT HECHT & CO., in conjunction with Geo. R. Read & Co., leased for Essnkey Shop (Harry Silverman) the store at 1538 Broadway to Marlborough Photo Shop.

M. & L. HESS, INC., leased the 2d floor at 13-15 West 34th st to Georges Clothing Co., Inc.

HOUGHTON CO. and Charles S. Kohler leased to Louisa K. Hansen the 4-sty dwelling at 77 West 104th st for Margaret A. Hayunga.

HOUGHTON CO. leased for Robert Ferguson the 3-sty dwelling at 119 Manhattan av to Susan M. Phyle.

HOUGHTON CO. leased to May Stuckler the 3-sty dwelling at 70 West 91st st for Jane Peeke.

JOHN J. KAVANAGH leased for estate of Rosalie Burgheim the dwelling 176 East 79th st to Dr. Meyer Jackson; for estate of Charles Gulden apartments at 42 East 78th st to L. M. D. Trask; and at 1142 Madison av to S. R. Lawton; and for Samuel A. Herzog an apartment at 114 East 84th st to Dr. S. Neuhoif.

SAMUEL H. MARTIN leased for Helen Straus the 4-sty dwelling at 108 West 87th st to Nellie Walsh.

SAMUEL H. MARTIN leased for Bolton Hall the 3-sty dwelling at 109 West 63d st to Lotta A. Moran.

SAMUEL H. MARTIN leased the store and basement at 74 West 97th st, adjoining the corner of Columbia av, to Louis Martinez.

SAMUEL H. MARTIN leased offices at 1974 Broadway to Stony Wold Sanatorium for a listing office.

MOORE, SCHUTTE & CO. rented the 4-sty American basement dwelling 462 West 141st st for Norbert Wolff to Mrs. Philip Muller; 512 West 142d st for May Helen Eagan to Charles Winternitz, and 522 West 140th st for Knox & Dooling to Clara Wilbur.

NEW YORK RAILWAY CO. leased the old car-barn property at 405 to 415 East 10th st, formerly used by the Dry Dock & East Broadway street car line, to Peter Franz for 21 years at a yearly net rental of \$7,000.

CHARLES F. NOYES CO. AND HERBERT HECHT & CO. leased to Mintz & Gutterman the store at 147 West 42d st, 13x36, for five years at an aggregate rental of \$45,000.

OGDEN & CLARKSON CORP. and Francis B. Robert leased the store, basement and 1st loft at 43 to 51 West 36th st to F. Blumenthal & Co.

A. Q. ORZA leased for 10 years the 6-sty store and basement loft building at 40 Wooster st to Atlantic Storage and Trucking Co.

PEASE & ELLIMAN leased for H. B. Barnes Real Estate Corp. to Edwin H. Tompkins the 4-sty dwelling at 11 West 49th st, between 5th and 6th avs; also the parlor floor at 24 West 47th st to B. Adams; also apartments at 370 Manhattan av to Isaac Hynes, Vera Brooke, M. S. Herskovitz, Alfred H. Steiner and Mrs. F. M. Medina; and a large apartment at 190 Riverside dr for Townsend Realty Co. to Max B. Kassche.

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THE RECORD AND GUIDE

**PEASE & ELLIMAN** rented for William C. Adams the 4-sty dwelling at 126 East 39th st., on lot 20x95.0, to Miss Bowen; also the 5-sty dwelling at 80 East 56th st for Mrs. Robert Holmes Greene to William W. Snow, whose apartment they recently sublet at 550 Park av to William W. Snow.

**PEASE & ELLIMAN** leased for Tucker, Speyers & Co., as agents, the store and basement at 743 5th av. between 57th and 58th sts., to Haas Soeurs, milliners; also for William C. Adams to Miss Bowers the 4-sty dwelling at 126 East 39th st., between Park and Lexington avs.

**PEASE & ELLIMAN** rented a large apartment at 969 Park av to Mrs. John J. Phelps; also at 850 Park av to Sheridan S. Norton; also apartments at 146 East 49th st to Mrs. Ella F. Engel; at 21 West 58th st to Charles M. Rolker; at 56 West 11th st to Katherine M. Pierce and E. S. Young; at 829 Park av to Alfred Hayes; at 23 West 58th st to Harry Hutchins; at 772 Park av to Mrs. Fanny Tobias; at 3 East 84th st to D. Harold Boulton; at 15 West 55th st to Edwin W. Hammer; at 51 East 58th st to Mrs. John Barrymore; at 21 East 57th st to Miss Dorothy Peake; and at 55 East 65th st to Max Berking.

**PEASE & ELLIMAN** let for Mrs. Robert H. Greene to William Waite Snow the 4-sty dwelling at 80 East 56th st., between Madison and Park avs.

**PEPE & BRO.** leased apartments at 124 Weaverly pl to Walter Le Roy Talcott, Ernst Berg and William J. Gebhardt; at 146 West 4th st to D. A. Verenikis and John Collier; also one to Mrs. James W. Ashley at 108 Washington pl.

**DOUGLAS ROBINSON, CHARLES S. BROWN CO.** leased for Anna Van Nest Gambrill the building 150 East 36th st to Amateur Comedy Club. The building will be extensively altered by the club and used by it to give free theatrical performances to officers of the United States Army and Navy.

**FREDERICK SOUTHACK & ALWYN BALL, JR.,** leased for estate of George W. Bassett store, basement and sub-basement at 71 Barclay st to Santiago Briones; for William C. Walker's Sons loft at 169-73 Wooster st to Scientific Glass Ornament Co; for Gropper Knitting Mills loft at 450 Broome st to Supreme Romper Co.; and for Baudouine estate top loft at 690 Broadway to B. Rosenblatt.

**SPEAR & CO.** rented for Edgar Bloxham the building at 137 West 19th st to Thomas Stelle.

**SPEAR & CO.** rented for Fleischer Cloak & Suit Co. the 1st loft at 826-8 Broadway to Lester Austern, Inc., for John H. Day; two lofts at 9 East 4th st to Leslie Judge Co.; for Thomas J. O'Reilly and Golinko & Marks 1st loft at 5-7 East 16th st to Kaufman Brothers; for R. Kilpatrick 5th loft at 141-5 Wooster st to New Jersey Felt Shoe Co.; for William C. Walker & Sons a loft at 425 Broadway; for H. Barth & Sons store and basement at 9 East 4th st; for Sailors Snug Harbor store and basement at 777 Broadway to Fairview Mills.

**SPEAR & CO.** leased for Charles H. O'Connor Co. the 15th floor at 53-5 5th av., containing 18,000 sq. ft., to Federation of American Zionists for their executive offices.

**SPEAR & CO.** leased for 30 Irving Place Co. the store and basement at 24-30 Irving pl., containing 16,000 sq. ft., to Greenstein & Pelz. Sol Stern Co. represented the owners. They have also sub-leased for Greenstein & Pelz a floor, containing 11,000 sq. ft., at 54-62 West 21st st to Conway & Co.

**E. K. VAN WINKLE**, agent, leased the following unfurnished apartments: at 723 St. Nicholas av to William Scheuer, M. Da Costa, Joseph Cohn, Harry T. Jones and Capt. Harry E. Hissong; at 110 Riverside dr to Powhatan Robinson; at 59 West 76th st to Mrs. A. G. Brush, Misses Hall and Morrell and Mrs. F. T. Disney; and at 36 Gramercy Park to John M. Bruce and Prof. A. F. Wilson.

### Bronx.

**A. BLUMENTHAL** leased for Grand Concourse Realty Co. 1033 to 1043 Boston rd., two 5-sty apartment houses, at an aggregate rental of \$51,000.

**McDOWELL & McMAHON** rented the private dwellings at 515 West 185th st for Henry B. Wolryche-Whitmore to W. Goldsmith, and 398 Audubon av for Mary Connelly to J. Storey.

### Queens.

**DOUGLAS ROBINSON, CHARLES S. BROWN CO.** leased the entire plot owned by Wother-spoon Plaster Mills, Inc., at Vernon and Washington avs and the East River, Long Island City, to James T. Dinsmore. The property consists of 115,000 sq. ft., with large factory and several smaller buildings. The tenant will use the property for storage and shipping purposes.

### Richmond.

**CORNELIUS G. KOLFF** leased to A. C. Hume an apartment at 46 Pendleton pl, New Brighton, for Mrs. J. F. Pendleton.

**CORNELIUS G. KOLFF** leased furnished for the summer for Mr. Raut his field stone cottage on Forest av, Brighton Heights.

**CORNELIUS G. KOLFF** rented the apartment for Mrs. Weber at 327 Fingerboard rd, Fort Wadsworth, to Mrs. J. M. Coates Cole, of Hoboken, N. J.

### Westchester.

**BURKE STONE, INC.,** rented for Benjamin Edwards his residence on the New York Post rd, in Scarsdale, to E. J. Brooks of Crestwood; for Mrs. F. D. Lewis an apartment in Pondfield Court, furnished, to T. Coolidge Fowler of New York City; also rented for Mrs. Ralph Payne Craft her residence in Cedar Knolls, furnished, to Mrs. C. Zak of Mt. Vernon; and for Village Investing Co. a dwelling in Lawrence Park to W. P. Miller of New York City.

**MT. KISCO.**—Julia Beverley Higgins leased for F. C. Bishop his house at Mt. Kisco to David Rumsey of New York.

**TARRYTOWN.**—Robert E. Farley Organization leased for Philipse Manor Co. their house at the corner of Farrington and Monroe avs at Philipse Manor to Mrs. E. Ozburn.

## REAL ESTATE NOTES.

**REAL ESTATE BOARD'S** rooms will not be open today or Labor Day.

**REALTY CONVERSION CORP.** is the buyer of the dwelling at 137 West 74th st.

**JOHN J. KAVANAGH** has been appointed agent for 66 East 120th st, 119 West 136th st, 602 West 138th st.

**THOMAS J. O'REILLY** has been appointed agent by Emigrant Industrial Savings Bank of 307 and 311 East 41st st.

**MARGARET BRAY** of the Bray Studios is the buyer of the 6-sty apartment house at 521 to 523 West 122d st, sold last week.

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BELLE DE COSTA GREEN, librarian for J. P. Morgan, is the buyer of the residence at 123 East 38th st, sold recently by Charles E. Rhineland.

METCALF BROTHERS & CO. are the buyers of the loft building 45 to 47 East 20th st. The property was purchased for investment from Ira A. Kip, Jr.

McDOWELL & McMAHON have been appointed agents for the building known as the "Atlanta" at the northwest corner of 178th st and Amsterdam av.

MARY MARGARET is the buyer of the taxpayer at the northeast corner of 6th av and 9th st, sold last week by R. S. Elliott, and held at \$100,000. In part payment the buyer gave the private dwelling 65 West 52d st.

DOUGLAS L. ELLIMAN & CO. announce their appointment as managing agents of the 13-story apartment building at 969 Park av, northeast corner 82d st, by the owners, Randolph Walker Corp., John H. Randolph, president.

FRANK D. VEILLER, real estate broker, has entered the service of the Government and is temporarily stationed in Washington. He has discontinued his office at 10 East 47th st for the duration of the war, after which he will re-establish himself in the real estate business.

CITY CLERK P. J. SCULLY has been requested by Robert L. Moran, vice-chairman of the Board of Aldermen, to place the report of the Police Department on vacant apartments in this city in the hands of the Deputy Clerk in each borough, with instructions to aid apartment seekers in securing information they may wish concerning the vacancies listed.

### Apprentices in England.

A new scheme of apprenticeship in the building trade was some time ago unanimously adopted at a conference convened by the London Advisory Committee for Juvenile Employment. The conference was between representatives of the Institute of Builders and of the Building Trades Organizations. The object was to regulate the method of entry into the trade, and to provide proper means for training. All apprentices are to be bound for a period of five or six years. If, however, a boy has satisfactorily completed a two years' course at a day technical school where instruction is given on the lines of the Bristol School of Building and has obtained a certificate of proficiency from the principal, the period so spent is to count as part of the apprenticeship and the apprentices will start at the third year's rate of wages.

The training is to be of two kinds, in the workshop and on the job. The employer must see that every opportunity shall be given the boy to learn the trade to which he has been apprenticed. In the continuation school all apprentices who have not obtained a certificate from a day technical school shall be bound during the first two years of apprenticeship to attend such during the employer's time for one whole day or two half days every week, or a minimum of six school hours, as may be found most convenient to the employer. This is without deduction from wages. The apprentice is further bound to attend evening school for two evenings each week while the schools are open.

All apprentices during the third and fourth year of their apprenticeship shall be bound to attend technical classes for two evenings each week while the schools are open. All apprentices shall be encouraged to qualify for the Institute medals and award.

### How the Ancient Built Walls.

The statement is frequently made that the ancient Romans used concrete freely, and that their work has lasted perfectly down to the present day. The impression that is sought to be conveyed by all such statements is that the concrete was precisely similar to that we are using now, and consequently is an argument for the durability of some of our cheap construction. Every one who has looked into the subject with any thoroughness knows, of course, that the Romans faced their walls with stone, and merely used a core, or filling, of cement and spalls, says Stone. This is far different from our concrete poured into removable forms. C. R. Peers, chief inspector of ancient monuments and historic buildings in Great Britain, delivered an interesting address on "The Care of Ancient Monuments," recently. Among other things, Mr. Peers said:

We are accustomed to hear comparisons drawn between the work of former ages and our own, not to our own advan-

tage. This is by no means always fair. There has been good and bad building in all ages, and in the course of nature more of the bad buildings have perished than of the good, and in consequence the achievement of any period which has left an appreciable number of works is liable to be judged on too favorable a ground. Even in such Roman buildings as are left there is no uniform standard of merit.

The Roman tradition of building with two faces and a core was continued in the Middle Ages, but often with none of the care and thoroughness which was necessary for its success. In the eleventh century, at any rate, the core in many instances was little more than earth and building rubbish packed in between wrought stone faces, these latter in small stones with shallow beds. Such walls would stand no great weight and were also particularly sensitive to any foundation movement or lateral stress, having no natural strength.

In a small building, where stresses are neither great nor complex, a weather-proof wall face protecting a weak core will often serve well enough for the time, but the ruin or reconstruction of many of our medieval buildings has followed the adoption of such a principle. Walls were pointed in tolerable lime mortar, but built in nothing but clay, and as long as the pointing was able to keep the weather out, they were able to do the work for which they had been designed. But if, through any settlement or stress, a fracture developed, the masonry had no power of resistance, but fell away and became fit for nothing but pulling down, for lack of sound walling to which to bond a repair. It will easily be seen that it is almost impossible to strengthen such a wall so as to prolong its existence appreciably without destroying its character, considering that its character is the very source of its weakness.

### Efficiency of Wooden Joints.

Tests of the efficiency of various types of wooden joints were made during the past year by the Forest Products Laboratory maintained by the United States Department of Agriculture. About three thousand nail-pulling tests were completed on nails driven into twenty-five different species of American timbers. While the data has not been analyzed, it appears that the holding power of nails has a definite relationship to the density of the wood, and that there is practically no difference in strength between a solid beam and a wooden beam of the same dimensions made of two planks nailed together.

### Estimate of Acreage.

When one person says to another, in an exchange of lands, "I have 3/4 acres or more," or, in a large body of land, that "I have 374 acres and maybe 400," or that "I think," or "I believe I have," it is tantamount, for all practical purposes, to an express notice that he does not know the number of acres, and is only expressing an opinion, or giving an estimate. It can make no difference how positively one may express his opinion or belief, for he may have a confident opinion and a strong belief, yet he may not know, and he is not guilty of fraud in expressing such opinion. To be liable, in this character of action, he must, with intent to defraud, represent the matter spoken of to be a fact, when he knows it is not, or does not know whether it is or not.—Torbitt v. Hayes (Mo.), 196 S. W. 788.

Brooklyn has 201 miles of waterfront and Queens is second with 196, Bronx third with 68. Richmond has 57 miles, and Manhattan 55, the total waterfront of the city is about 577 miles.

The American Museum of Natural History was incorporated in 1869. It is governed by a self-perpetuating board of twenty-five trustees who hold office for five years, and by the Mayor, the Comptroller and the President of the Park Board, who serve as trustees ex-officio.

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REAL ESTATE

STATISTICS

The following table is a résumé of

the Record of Conveyances, Mort-

gages, Mortgage Extensions and

Building Permits Filed in Each

Borough During the Week.

(Arranged with figures for the correspond-

ing week of 1917. Following each weekly

table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

1918

Aug. 23 to 29

Aug. 24 to 30

Total No. .... 85

Assessed Value. .... \$4,654,500

No. with consideration. .... 9

Consideration. .... \$209,150

Assessed Value. .... \$256,000

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

Total No. .... 4 102

Assessed Value. .... \$236,289,980

No. with consideration. .... 641

Consideration. .... \$27,729,161

Assessed Value. .... \$31,471,800

Mortgages.

1918

Aug. 23 to 29

Aug. 24 to 30

Total No. .... 28

Amount. .... \$258,485

To Banks & Ins. Cos. .... 3

No. at 6% .... 14

Amount. .... \$74,250

No. at 5½% .... 5

Amount. .... \$62,765

No. at 5% .... 5

Amount. .... \$22,470

No. at 4½% .... 1

Amount. .... \$100,000

No. at 4% .... 1

Amount. .... \$10,000

Unusual Rates. ....

Amount. .... 4

Interest not given. .... 11

Amount. .... \$99,000

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

Total No. .... 1,668

Amount. .... \$40,925,577

To Banks & Ins. Cos. .... 281

Amount. .... \$19,819,247

Mortgage Extensions.

1918

Aug. 23 to 29

Aug. 24 to 30

Total No. .... 32

Amount. .... \$672,250

To Banks & Ins. Co. .... 23

Amount. .... \$346,250

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

Total No. .... 848

Amount. .... \$59,722,549

To Banks & Ins. Co. .... 355

Amount. .... \$35,463,207

Building Permits.

1918

Aug. 24 to 30

Aug. 25 to 31

New Buildings. .... 3

Cost. .... \$23,000

Alterations. .... \$251,497

Jan. 1 to Aug. 30

Jan. 1 to Aug. 31

New Buildings. .... 132

Cost. .... \$7,644,650

Alterations. .... \$7,289,594

BRONX.

Conveyances.

1918

Aug. 23 to 29

Aug. 24 to 30

Total No. .... 65

No. with consideration. .... 2

Consideration. .... \$8,700

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

Total No. .... 2,994

No. with consideration. .... 369

Consideration. .... \$3 594,710

Mortgages.

1918

Aug. 23 to 29

Aug. 24 to 30

Total No. .... 23

Amount. .... \$62,101

To Banks & Ins. Cos. .... 1

Amount. .... \$3,000

No. at 6% .... 12

Amount. .... \$21,751

No. at 5½% .... 3

Amount. .... \$11,100

No. at 5% .... 3

Amount. .... \$13,050

No. at 4½% .... 2

Amount. .... \$8,880

Unusual rates. .... 3

Amount. .... \$1,912

Interest not given. .... 5

Amount. .... \$16,200

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

Total No. .... 1,260

Amount. .... \$7,577,060

To Banks & Ins. Cos. .... 61

Amount. .... \$969,142

Mortgage Extensions.

1918

Aug. 23 to 29

Aug. 24 to 30

Total No. .... 2

Amount. .... \$25,000

To Banks & Ins. Cos. ....

Amount. ....

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

Total No. .... 255

Amount. .... \$4,933,812

To Banks & Ins. Cos. .... 63

Amount. .... \$1,629,450

Building Permits.

1918

Aug. 23 to 29

Aug. 24 to 30

New Buildings. .... 4

Cost. .... \$19,250

Alterations. .... \$307,300

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

New Building. .... 885

Cost. .... \$6,708,775

Alterations. .... \$1,119,650

BROOKLYN.

Conveyances.

1918

Aug. 22 to 28

Aug. 23 to 29

Total No. .... 453

No. with consideration. .... 22

Consideration. .... \$126,601

Jan. 1 to Aug. 28

Jan. 1 to Aug. 29

Total No. .... 15,346

No. with consideration. .... 1,093

Consideration. .... \$8,700,239

Mortgages.

1918

Aug. 22 to 28

Aug. 23 to 29

Total No. .... 220

Amount. .... \$597,520

To Banks & Ins. Cos. .... 14

Amount. .... \$52,850

No. at 6% .... 161

Amount. .... \$412,920

No. at 5½% .... 36

Amount. .... \$116,050

No. at 5% .... 8

Amount. .... \$13,450

Unusual rates. .... 2

Amount. .... \$5,700

Interest not given. .... 13

Amount. .... \$49,400

Jan. 1 to Aug. 28

Jan. 1 to Aug. 29

Total No. .... 8,831

Amount. .... \$29,317,529

To Banks & Ins. Cos. .... 897

Amount. .... \$4,573,790

Building Permits.

1918

Aug. 23 to 29

Aug. 24 to 30

New Buildings. .... 43

Cost. .... \$731,695

Alterations. .... \$79,700

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

New Buildings. .... 2,199

Cost. .... \$14,020,698

Alterations. .... \$3,009,018

QUEENS.

Building Permits.

1918

Aug. 23 to 29

Aug. 24 to 30

New Buildings. .... 33

Cost. .... \$33,765

Alterations. .... \$27,615

Jan. 1 to Aug. 29

Jan. 1 to Aug. 30

New Buildings. .... 1,572

Cost. .... \$5,392,758

Alterations. .... \$1,025,440

RICHMOND.

Building Permits.

1918

Aug. 23 to 29

Aug. 23 to 29

New Buildings. .... 6

Cost. .... \$5,800

Alterations. .... \$1,700

Jan. 1 to Aug. 29

Jan. 1 to Aug. 29

New Buildings. .... 434

Cost. .... \$939,781

Alterations. .... \$287,331

Concrete Mixtures.

THE strength and density of concrete

are dependent upon correct pro-

portioning of all materials. Strength, of

course, depends upon using clean, hard,

durable sand and broken stone or peb-

bles, while density depends largely upon

correct proportioning.

Proportioning of materials must be

such that the cement will coat every

particle of sand, and the cement mortar

will coat every pebble or particle of

broken stone and be slightly in excess

of what is actually required to fill the

air spaces or voids in the mass. Un-

less these conditions are secured the

concrete will be porous, and hence not

watertight.

The generally recommended mixtures

and the types of concrete construction

to which they apply are herewith ap-

pended. The figures represent the

volume of material used—1 being gener-

ally taken as a cubic foot. The first

figure represents cement; the second,

stone, and the third, stone.

Wearing course for heavy usage. .... 1-1 -1

Wearing course for floors—stone up to

½ inch in size. .... 1-1 -1½

Roof slabs, concrete roads, fence posts,

reservoirs, storage tanks, etc.—stone

up to 2 inches. .... 1-2 -3

Reinforced concrete floors, beams,

columns, arches, engine founda-

tions, sewer pipe, etc. .... 1-2 -4

Silos, building walls, pits and paving

bases .... 1-2½ -5

Mass concrete and heavy foundations. .... 1-3 -6

Inside plastering of water tanks and

prevention of leaking—sand and

cement only. .... 1-2½

Scratch coat, wearing course for

walks, etc. .... 1-2

Stucco coating and fence posts—with-

out stone. .... 1-2½



# Reduce Tenement Construction in New Jersey

Statistics Compiled by State Board of Tenement House Supervision Show Marked Decrease During Current Year

UNDOUBTEDLY it would be difficult to obtain a more potent or convincing manifestation of the serious shortage of housing accommodations that exists, as a result of the recession in building construction in the United States during the past two years than the table of comparative statistics recently compiled by the New Jersey Board of Tenement House Supervision. These statistics show in detail the number of plans for new tenement houses and alterations to existing ones, approved by the Board during the first six months of 1915, 1916, 1917 and 1918. In addition are shown the number of families provided for in each project and the total amount scheduled to be expended in the erection or alteration of these buildings.

The degree to which the marked drop in the number of new structural projects has effected the housing situation is best evidenced by the fact that Federal assistance has been solicited by municipalities in all parts of the United States. That the conditions have been felt in New Jersey cities to a degree in excess of that experienced in many other congested communities, is particularly marked by the recent urgent demand for housing accommodations which has resulted in a number of the most prominent cities of the commonwealth making application to the Federal Government for immediate relief from their housing difficulties.

Elizabeth, Bayonne, New Brunswick, Camden and other large cities that are leaders in industrial activity, have become so congested since the beginning of the war, that plans have been formulated and in some instances contracts placed and work started upon Federal housing projects, to provide the relief that the stoppage of private and speculative building operations made essential to the welfare of the respective communities.

According to the figures compiled by the New Jersey State Board of Tenement House Supervision 1916 was the banner year, as during that year plans were approved for a total of 404 new tenement houses, providing living accommodations for 3,666 families and representing a total expenditure of \$5,808,000. The year 1915 was second in importance, having plans filed with the Board for 418 new multi-family projects designed to house 3,227 families at an estimated cost of \$5,290,000. Beginning with January 1, 1917, there was a distinct falling off in both the number and cost of tenement house projects in the State and the first six months of that year shows a total of 203 plans approved for new structures, including accommodations for 1,935 families and costing approximately \$3,804,000. The figures for the first half of the current year are almost discouraging, as they have dropped to the lowest ebb on record in the department. From January 1 to July 1, 1918, only 65 plans for new projects in New Jersey were approved, supplying homes for 818 families and estimated to cost \$1,793,000.

Although tenement house alteration projects largely follow the trend of new operations the decline is not quite so sharp in the comparison of the four years. During 1915, alteration plans were approved for 157 projects, housing 716 families and costing \$165,700; in 1916, there were 145 plans approved, housing 675 families and costing \$164,500; in 1917, the approved plans numbered 145, accommodating 688 families to cost about \$137,900 and in 1918, the total was for 103 alteration plans approved, providing for 531 families and costing \$136,000.

That the great decline in the volume of tenement house construction has materially affected the building markets of New York is easily seen when it is realized that in the most prosperous times the largest part of structural activity of this character is closely confined to the territory contiguous to greater New York and draws a large portion of its materials and labor from the markets of the Metropolis.

Bayonne, Jersey City, Hoboken, Weehawken, Newark, the Oranges, Elizabeth, Paterson, Passaic and Harrison in the past have all experienced considerable tenement house construction and it has been in these very centers that the recession has been the most apparent.

Newark is an excellent example of the manner in which tenement house construction has fallen off during the past four years, as shown by the statistics for the first six months of each year. In 1915, new plans were approved for 104 projects, to house 776 families and to cost \$1,204,000; in 1916, approved plans amounted to 47, accommodating 413 families

and costing \$759,000; in 1917, a total of 27 plans were sanctioned for 265 families, costing about \$561,000, and in 1918, the number dropped to 14 plans approved by the Board, providing for 232 families and costing in the neighborhood of \$467,000.

Orange, Paterson and Passaic are equally fine examples of the recent status of speculative and investment building in New Jersey. The drop is practically the same as is shown by the Newark figures, the only difference being that, during the first six months of the present year, no plans were presented to the Board for its approval.

Throughout the State of New Jersey the falling off in the construction of tenement and apartment houses has been general and in no instance has the current year shown an increase over the figures of previous years. Furthermore, the ratio of decrease in the various communities has been about the same in all cases, indicating conditions of a similar character in all sections of the commonwealth.

Atlantic City is practically the only large city outside of the Metropolitan district that could be considered an important center of apartment house construction. Here, as in communities in closer proximity to the Metropolitan district, the recession in tenement house construction has been rapidly declining. Of the past four years, 1916 was undoubtedly the best from the speculative builder's viewpoint, as during that year a total of 12 plans for new tenement houses were approved by the State Board, providing living quarters for 154 families and costing \$294,000. The figures for 1915 were about fifty per cent. lower than for 1916, but were infinitely greater than those for the current year, when during the first six months only 2 plans were approved, accommodating 9 families and costing but \$30,000.

Of the 66 communities in the State of New Jersey which, during the past four years have been the scene of tenement house construction in a greater or lesser degree, only 19 have experienced activity of this character in the first six months of 1918, the remaining 47 being entirely without representation among operations of this type.

## Alterations Increase Income

TO increase the rental income of a building by nearly three hundred per cent. at an outlay of considerably less than the first year's income after alteration and to complete the transformation of a brownstone high stoop dwelling into a modern store and apartment house in less than two months is an accomplishment just completed by the Payson McL. Merrell Company, Inc.

The property in question is the former home of the late N. Cornwall Rogers, for many years a prominent figure in legal circles in this city, at nineteen East Fifty-sixth street. The house was originally a private dwelling, four floors and basement, containing sixteen rooms, the upper floor being cut up into quarters for maids. The house was occupied by Mr. Rogers up to the time of his death a few years ago and was placed in charge of the Payson McL. Merrill Company as rental and managing agents. The improvement of the building was planned by this company and L. B. Smith was the architect commissioned to draw the plans for the alteration. The work of reconstruction was commenced on June 15 and the building will be ready for occupancy on September 1. A dwelling of this character in its original condition would usually rent for about \$4,500 per annum. Under its new arrangement of two stores and six apartments of two rooms and bath it will bring when fully occupied a total rental of \$13,760, the apartments which are of the non-house-keeping style renting from \$780 to \$1,400 per annum, according to location and dimensions of the rooms.

Aside from the financial gain to the owners of the property because of the improvement, the operation is a striking example of what can be done in a comparatively short space of time by improving a residence of this type to relieve the housing shortage due to the lack of new apartment buildings.

The managing agents have already received many applications for apartments in the reconstructed buildings and are not at all dubious about renting every apartment within a very short space of time after the alterations are fully completed.



# CURRENT BUILDING OPERATIONS

It has been stated that the War Industries Board recently ruled that for the remainder of the war no additional schoolhouses shall be erected in New York City, but up to yesterday noon no confirmation of the statement has been obtained. Mr. C. B. J. Snyder, architect of the Board of Education of New York City, has prepared working plans for about fifteen new school buildings and alterations and improvements to a number of old structures and this work will involve an outlay of city funds approximating \$10,000,000. The matter of obtaining priorities for the materials required in the construction of these buildings has been placed before the Priorities Committee of the War Industries Board and in a telegram to President Somers of the Board of Education received yesterday, it was stated that the subject of priorities for materials and supplies was under advisement by the War Industries Board and that the local authorities would be notified of the decision in a few days.

Should the War Industries Board render a decision adverse to the prompt erection of these most essential buildings the ruling would be a far-reaching one that will undoubtedly apply also to the construction of other public and semi-public structures in all parts of the country and would include in its scope post offices, court houses, police and fire stations and many other buildings that do not come under the classification of projects absolutely essential to the war aims.

With the rulings to the effect that non-essential building operations would not be countenanced during the remainder of the war it is but a natural corollary that there should be a marked falling-off in construction even from the extremely low rate of activity that has lately been evident. Except for required industrial expansion and planning for new operations scheduled for a start after hostilities have ceased and building conditions materially improve, there is but little of interest in the local building situation. A limited volume of speculative work progressing favorably but additional projects of this character are urgently needed to house the growing population of the city.

However, as the fundamental purpose of the Government is to win this war with all possible speed, the requests of the War Industries Board will be heeded by the building industry, no matter what additional difficulties may be in-

volved. During the past two years the building and allied trades have weathered many storms of adversity and have emerged with a better understanding of the meaning of cooperation and coordination, and with high hopes for the future.

Under the circumstances it is but natural that the building material markets should be exceedingly quiet. There is little demand for building commodities except for those going into direct or indirect Federal work. Inquiries have recently dropped to a negligible volume and the prospects for increased activity in the markets for building materials and supplies is not particularly bright. At the same time commodity prices are well maintained and recently some lines have recorded sharp advances. These have been caused by the mounting production costs and not by any increased demand.

**Common Brick.**—There has been no particularly outstanding feature to the wholesale market for Hudson River common brick during the past week. Prices seem to be almost stabilized at the \$13.50 to \$14 level and material fluctuations from these figures are not an-

ticipated at present. Arrivals of barges from up-river plants have been somewhat in excess of the sales, which have been light, and as a consequence there is a reserve now accumulating that will have a tendency to hold prices from sharp advances. Conditions at the plants are about the same as they have been. There is no improvement noted in the labor situation, and manufacturers are not at all optimistic for next year unless the Government should come into the market for brick in large quantities. At the present time the only real prospect for increased business for the brick industry is that expected from Federal sources, but so far only rumors instead of tangible orders have been current.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, August 30, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 18. Distribution: Manhattan, 7; Brooklyn, 4; New Jersey points, 4; outside, 3.

**Face Brick.**—Owing to the slight volume of building construction the face brick market has been exceptionally

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —  
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. along-  
side dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel.....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in..... 1.70@ \$1.75  
Crushed limsetone, ¾ in..... 1.80@ 1.90

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.14  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill  
blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New  
York, per cu. ft..... 3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots...\$1.85@ —  
Less than 5 bbls..... 1.86@ —

**Turpentine:**

Spot in yard, N. Y., per gal....\$0.63@ —

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f o b N. Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00


Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —

Hemlock, W. Va., base price  
per M.....@ —

(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random car-  
goes narrow (delivered)... 38.00@ 42.00

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MATERIALS AND SUPPLIES

quiet. Manufacturers who are equipped are turning their efforts to making fire and chemical brick for war industries. A few brick producers have advanced their prices somewhat, but in the majority of instances current prices are unchanged.

**Lumber.**—Both wholesale and retail Metropolitan lumber markets have been quiet during the past week. The lumber demand is almost wholly confined to orders and inquiries emanating from Federal sources or from industrial projects directly traced to war activity. Manufacturing consumers have been an important factor in the market, but the demand from this source has slowed down somewhat owing to the curtailment of non-essential industries. The lumber situation as applied to the building industry leaves much to be desired. Orders for private building operations are extremely light and there is no material improvement anticipated by the lumber dealers at present. Some time ago there were prospects of a marked improvement in structural activity, but during the past two or three weeks a number of factors have entered into the situation that have been effective in

causing a large number of contemplated projects to be withheld for the time being. Lumber prices are firm without exception and the upward price tendency is still manifest in all departments of trade.

**Building Stone.**—Lack of demand caused by the scarcity of important structural projects is the dominating feature of the cut stone situation. The producers of building stone are for the greater part marking time and waiting for improved conditions throughout the building industry. Prices are unchanged since last week.

**Wire Products.**—The Federal authorities recently placed orders for 21,000 tons of plain wire, 2,600 tons of wire rope and approximately 100,000 kegs of wire nails. The major portion of these contracts are designed for the needs of the army in France. Wire mills were recently ordered by the Government to turn out large quantities of shell steel and this is taken to mean that the output of wire and wire nails will be still further curtailed. During the past month or so the mill output has been in the neighborhood of sixty per cent. of capacity and it may now be reduced to

thirty-five per cent. or less. At present stocks in the hands of jobbers are at an extremely low ebb and there is no prospect of increased supplies for some time. Official prices for wire products are unchanged: Wire nails, \$3.50 base per keg and bright basic wire, \$3.35 a hundred pounds.

**Portland Cement.**—The cement situation is without feature and although producers are busy to the limit of their ability the cement produced is largely being diverted to Government use. Demand for this product from building sources for use in private construction is not particularly brisk and no increased business in this line is anticipated until the structural conditions generally improve. Prices for Portland cement remain unchanged.

**Structural Steel.**—The shortage of steel has greatly decreased the amount available for building purposes, and according to all accounts there will be little to be had for a long time to come. Government requirements must come before orders for private interests are filled, and at present Federal needs are dominating the steel situation to an extent that will leave practically none of the product for consumption outside of war industries.

**Window Glass.**—There is but little activity in the glass market. Stocks are light and there is practically no buying except for direct and indirect Government account. There is virtually no current demand from the building trades and this phase of the business is not expected to improve for some time. Up to the present time it has not been determined when glass production will be resumed in the autumn or winter nor is it yet definitely known what action the Government will take regarding glass production during the coming season. Tentatively the second week in December is being considered as the time for resuming manufacturing operations, but as yet no real forecast can be made.

**Cast Iron Pipe.**—Conditions in this market are without feature. Both buying for direct and indirect Government account have slowed down materially and private business is negligible. Prices are unchanged at \$61.75 a ton for 6 in., 8 in., and heavier; \$64.75 for 4 in., and \$71.75 for 3 in.

**Linseed Oil.**—There is a marked scarcity of this product which is having a tendency to maintain wholesale prices at their existing high levels.

IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in.	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime	8.50@ —
Quartered oak	95.00@ 107.50
Plain oak	@ 75.50
Flooring:	
White oak, quartered, select.	@ \$67.00
Red oak, quartered, select.	@ 67.00
Maple No. 1.	\$55.00@ —
Yellow pine, No. 1, common	
flat	39.50@ —
N. C. Pine, flooring, Norfolk.	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale.	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price	\$2.50@ —
Eastern finishing, wholesale	
price	\$2.70@ —
Hydrated common (per ton)	15.20@ —
Hydrated finishing (per ton)	17.20@ —
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	77%
Double strength, A quality.	79%
Double strength, B quality.	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton.	14.05@ —
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	.12 1/2
Boards, 3/4 in. x 8 ft.	.16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.245@ —
Beams & channels over 14 in.	3.245@ —
Angles, 3x2 up to 6x8.	3.245@ —
Zees and tees.	3.245@ —
Steel bars, half extras.	3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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### New Pacific Coast Shipyard.

With the Victory Plant at Squantum completed and boats being launched there every few days, the Bethlehem Shipbuilding Corporation has again turned its attention to further expansion and authorized the construction of a new shipyard located at Alameda, California, near the present plant of the Union Iron Works. Contract for the construction of the plant was awarded to the Aberthaw Construction Co., of Boston, who recently completed the Victory Plant in record time, and who has handled practically all the wartime expansion of the Bethlehem 000,000 exclusive of the present work. The Alameda plant will be the second largest in the United States, exceeding in size only by Hog Island. It will be twice the size of the Victory Plant at Squantum and will involve twice the expenditure. The plant which will be complete for building on ten slips will cover over a third of a square mile and from three to four million yards of dredging will be necessary. Large cargo vessels will be constructed, contracts for which have already been awarded to the Bethlehem Shipbuilding Corporation by the United States Shipping Board. The formal opening of the work occurred on August 13 when the first pile was driven and there was a big celebration with addresses by Mayor Green of Alameda, W. H. Ryerson of the Aberthaw Construction Co., Mr. Ely of Monks & Johnson of Boston, the Architects and Engineers, and by several representatives of labor, who pledged their hearty support. 500 men are already on the grounds and it is anticipated that the construction work will require the services of approximately 15,000 men within the next few weeks.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**WARDS ISLAND.**—Bids are being taken to close 11 o'clock a. m., Sept. 3, for the construction of hospital buildings (Specification No. 3307) at Wards Island, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Yards and Docks, Washington, D. C., from privately prepared plans. Cost, about \$1,000,000.

**BROOKLYN.**—Plans have been prepared privately under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for a laundry building and power house at Fort Terry, N. Y., for the U. S. Government, Gen. R. C. Marshall, in charge. Cost, about \$300,000.

**MAGNOLIA, N. J.**—Arthur McMullen Co., 149 Broadway, Manhattan, has the general contract for the construction of various buildings at Magnolia, N. J., for the U. S. Government, Gen. R. C. Marshall, Jr., Washington, D. C., in charge, from plans prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. M. B. Gunby, advisory engineer. Cost, about \$3,000,000.

**FORT TERRY, N. Y.**—Plans will be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for a laundry building and power house at Fort Terry, N. Y., for the U. S. Government, Gen. R. C. Marshall, in charge. Cost, about \$300,000.

**FORT WRIGHT, N. Y.**—Plans will be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for a laundry building and power house to be erected at Fort Wright, N. Y., for the U. S. Government, Gen. R. C. Marshall, in charge, Washington, D. C. Cost, about \$300,000.

**IONA ISLAND, N. Y.**—Plans have been prepared privately for officers quarters to be erected at Iona Island, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C. Cost, \$18,000.

**MONTAUK, L. I.**—The J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has the general contract for the construction of a recreation building at the military post for the Knights of Columbus, from plans prepared by Scott & Prescott, 1 Madison av, Manhattan, architects. Building will be frame, 2 stys, 31x63 ft., containing assembly, lounge, dining room and kitchen and dormitories.

**CAMP MILLS, L. I.**—Plans are to be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F.

M. Gunby, advisory engineer, Washington, D. C., for a laundry building and power house at Camp Mills, L. I., for the U. S. Government, Gen. R. C. Marshall, in charge, Washington, D. C. Cost, about \$300,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**76TH ST.**—Werner & Windolph, 25 West 33d st, have plans in progress for alterations to the 5-sty brick and stone dwelling, 18x60 ft., at 103 West 76th st, into studios apartments, for Margaret A. Reddington, 344 West 56th st, owner. New partitions, plumbing, etc. Cost, about \$5,000.

**BROADWAY.**—Gronenberg & Leuchtag, 303 Fifth av, have completed plans for alterations to the 7-sty brick apartment, 50x90 ft., at 1694-1696 Broadway, for the Inman Estate, care John H. Inman, 30 Exchange Place, owner. Cost, \$3,500.

### CHURCHES.

**CATHERINE ST.**—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing sketches for alterations to the 3 and 5-sty brick loft buildings at 39-41 Catherine st, into a mission for the Five Points Mission, 129 Worth st, owner. Will alter first and second floors. Details will be available later.

### DWELLINGS.

**105TH ST.**—Nathan Langer, 81 East 125th st, has prepared plans for alterations to two 3-sty brick dwellings, each 18x50 ft., at 114-116 East 105th st, for the Cong. Beth Hamedrash Hagodel of Harlem, Samuel Gordon, president, 62 East 110th st, owner. Cost, about \$20,000. Architect will take bids on general contract.

**96TH ST.**—Walter Schmidt, 3850 Park av., has completed plans for alterations to the 5-sty brick dwelling, 18x86 ft., with stores, at 153 East 96th st, involving the removal of stairs, enlargement of kitchen, installation of bath rooms and new store front, for Julia J. Hirsch, 553 West 187th st, owner. Cost, about \$4,000.

### FACTORIES AND WAREHOUSES.

**LAFAYETTE ST.**—Lorenzo F. J. Weiher, 271 West 125th st, has finished plans for fire repairs to the 6-sty brick factory building, 83x84 ft., at 284-290 Lafayette st, and 121-127 Crosby st, for the Estate of J. S. Hawley and Herman W. Hoop, care Dr. H. Reed Hawley, 267 Mulberry st. Cost, about \$40,000.

### STABLES AND GARAGES.

**10TH AV.**—Plans are being prepared privately for a 1-sty brick and stone garage, 69x100, at 118-122 Tenth av, for Z. & W. McGuire, owners, to cost about \$15,000. Jacob Gescheidt & Co., 142 East 43d st, have the general contract.

### THEATRES.

**BOWERY.**—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing new plans for remodeling the 2-sty brick theatre, 75x200, known as Atlantic Garden, at 50-52½ Bowery, involving the construction of a new balcony and increasing the seating capacity 600, for the Koreno Theatre Corp., owner, on premises. Cost, about \$18,000.

### Bronx.

#### SCHOOLS AND COLLEGES.

**TREMONT AV.**—C. B. J. Snyder, Board of Education, is preparing plans for a 5-sty brick extension, 60x142 ft., to Public School No. 6, on the south side of Tremont av, between Bryant and Vyse avs, for the Board of Education of the City of New York. Cost, about \$300,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

**SURF AV.**—Geo. H. Suess, 2920 Railroad av, has prepared plans for an extension to the 3-sty frame tenement on the south side of Surf av, 182 ft. west of West 32d st, for Isaac Kalma, owner and builder, on premises. Cost, about \$7,000.

**14TH AV.**—Ferd. Savignano, 6005 14th av, has completed plans for two 4-sty brick tenements, 20x90 ft. each, at the southwest cor of 14th av and Ovington av, for Jos. Bova, 1366 65th st, owner and builder, who is now ready for bids on materials and subs. Total cost, \$45,000.

### CHURCHES.

**OCEAN AV.**—Helmle & Corbett, 190 Montague st, have prepared plans for a church building to be erected on the northwest cor of Ocean av and Cortelyou road, for the Baptist Church of the Redeemer, to cost about \$65,000. Details will be available later.



## DWELLINGS.

RIDGE BLVD.—J. R. Edwards, 7616 Ridge Boulevard, has prepared plans for an extension to the 2-sty residence in the east side of Ridge Boulevard, between 85th and 86th st, for Fields S. Pendleton, 253 84th st, owner. Cost, about \$10,000.

SHORE ROAD.—W. Whitehill, 32 Union Square, Manhattan, has prepared plans for alterations to the 2½-sty frame dwelling, 42x48 ft., in the north side of Shore Road, between 93d and 94th sts, for Wm. F. Tenny & Co., 841 Broadway, Manhattan, owners. Cost, about \$4,000.

## FACTORIES AND WAREHOUSES.

JAY ST.—Henry Holder, 242 Franklin av, has plans in progress for alterations and additions to the 6-sty brick factory building, including a 2-sty brick extension, 50x96 ft., in the east side of Jay st, 100 ft. south of Johnson st, for the Jay & Johnson Corp., owner, care architect. Cost, \$50,000.

## STABLES AND GARAGES.

GREEN LANE.—A. Brook, 215 Montrose st, has completed plans for a 1-sty brick garage, 30x50 ft., in the west side of Green Lane 70 ft. north of Sands st, for Annie Emalkur, 203 Sands st, owner. Cost, \$3,500.

GERRY ST.—C. P. Cannella, 1163 Herkimer st, has completed plans for a 1-sty brick garage, 100x100 ft., in the north side of Gerry st, 150 ft. east of Harrison av, for Kalmen Ress, 77 Gerry st, owner, who will be ready to take bids on general contract about Sept. 15. Cost, \$20,000.

STONE AV.—F. Laspia, 525 Grand st, has finished plans for a 1-sty brick extension to 2-sty garage on the east side of Stone av, 140 ft. south of Pitkin av, for Henry F. Shepherd, owner and builder, on premises. Cost, \$10,000.

PITKIN AV.—Frank V. Laspia, 525 Grand st, has prepared plans for alterations to the 2-sty brick factory, 75x200 ft., on the east side of Pitkin av, south of Stone av, into a public garage, for Henry F. Shepherd, 381 Stone av, owner and builder. Cost, about \$20,000.

STAGG ST.—Tobias Goldstone, 50 Graham av, has prepared plans for a 1-sty brick garage, 46x100 ft., in the south side of Stagg st, 59 ft. east of Bushwick av, for Lewis Aulick, 200 Stockton st, owner and builder. Cost, \$10,000.

## Queens.

## SCHOOLS AND COLLEGES.

LONG ISLAND CITY.—Gustave E. Steinback, 15 East 40th st, Manhattan, has completed new plans for a 2-sty brick and cast-stone parochial school, 68x100 ft., in the south side of Dupont st, between Franklin st and Manhattan av, for the School of the Saints Cyril and Methodius, Rev. Emil F. Strenski, pastor, on premises, owner. Architect will soon be ready for bids on general contract.

## STORES, OFFICES AND LOFTS.

ARVERNE, L. I.—J. H. Cornell, Mott av, Far Rockaway, L. I., has finished plans for a 1-sty frame store, 50x90 ft., at the southeast cor of the Boulevard and Beach 56th st, for G. Taus & Sons, Inc., 537 Boulevard, Arverne, owners and builders. Cost, \$3,000.

## Richmond.

## DWELLINGS.

DONGAN HILLS, S. I.—B. B. Babbitt, 154 York av, New Brighton, S. I., has finished plans for a 2-sty frame dwelling, 30x20 ft., in the east side of Richmond Road, 150 ft. south of Newbury av, for Alfred L. Else, Dongan Hills, owner. Cost, \$4,000.

## New Jersey.

## APARTMENTS, FLATS &amp; TENEMENTS.

LYNDHURST, N. J.—Fred. L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for a 2-sty hollow concrete block tenement for eight families, 43x65 ft., in Farmer Place, near Milton av, for Vincent Vitty, 701 5th st, Lyndhurst, owner and builder. Cost, \$10,000.

## DWELLINGS.

WEST ORANGE, N. J.—Fred. L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for a 2-sty frame bungalow, 20x26 ft., in Valley Way, for Thomas Heller, Valley Way, West Orange, owner, who is ready for bids on separate contracts. Cost, about \$4,500.

BLOOMFIELD, N. J.—Fred. L. Pierson, 160 Bloomfield av, has prepared plans for two 2½-sty frame dwellings, 21x50 ft., in Montgomery st, for John Young, 2 Brooklawn Road, Bloomfield, N. J., owner and builder. Total cost, \$7,000.

VERONA, N. J.—Fred. L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for a 2½-sty frame dwelling, 20x32 ft., at 49 Hill st, for Fred Moffat, Bloomfield, N. J., owner and builder. Cost, \$3,500.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame dwelling, 25x33 ft., on Maple av, for owner to be announced later. Cost, \$6,000.

LAKEWOOD, N. J.—H. G. McMurtree, 1012 Walnut st, Philadelphia, Pa., has prepared plans for alterations and additions to the 2½-sty frame dwelling at Lakewood for R. C. Plummer, 251 2d av, Lakewood, N. J., owner. Cost, \$2,500.

## FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Plans have been prepared privately for a 1-sty brick factory addition, 40x130 ft. in Davis Lane, for the International Arms & Fuse Co., Inc., owner, on premises. Cost, \$5,000. Owner builds.

PATERSON, N. J.—W. T. Fanning, Colt Building, has plans in progress for rebuilding two 1 and 2-sty brick warehouses, 60x100 ft., at 188-194 Clay st, for Thomas A. Kelly, 173 Marshall st, owner.

EDGEWATER, N. J.—Plans will be prepared privately for a 1-sty reinforced concrete warehouse, dimensions undecided, at Edgewater, N. J., for the Warner Sugar Refinery Co., Edgewater, N. J., owner. Details will be available later.

## Other Cities.

## FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—Plans will be prepared privately for a 1-sty brick, fire-proof, factory building, 40x150 ft., in Pacific st, for the Universal Stamping Machine Co., Stamford, owner. Cost, about \$12,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

## DWELLINGS.

MANHATTAN.—Magoba Const. Co., 1178 Broadway, has the general contract for alterations to the 4-sty brick dwelling, 25x60 ft., at 17 East 71st st, for Dr. Stafford McLean, 776 Madison av, from plans prepared by Harry Allen Jacobs, architect, 320 5th av. Cost, about \$30,000.

MT. VERNON, N. Y.—The J. C. Lyons Sons Co., 30 East 42d st, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling, 40x40 ft., at 265 North Fulton av, for the A. Gertrude Cutter Estate, from privately prepared plans. Cost, \$10,000.

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MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has the general contract for alterations to the residence, 4-sty brick, 25x100 ft., at 33 West 57th st., for Dr. John A. Harris, 141 Riverside Drive, owner. Plans were prepared privately. Work consists of new store front and interior changes. Cost, about \$10,000.

MANHATTAN.—The H. H. Vought Co., Grand Central Terminal, has the general contract for alterations to the 4-sty brick and stone residence, 20x45 ft., at 74 East 54th st, for Robert W. Goelet, 7 West 17th st, owner, from plans prepared by J. E. Casale, care Harris & Vaughn, 569 5th av. Cost, \$3,000.

## PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., August 22, 1918.—Sealed proposals will be opened in this office at 3 p. m., September 16, 1918, for construction of 11 buildings for the United States Marine Hospital at New York, N. Y. (Stapleton). Drawings and specifications may be obtained from the Supervising Chief Engineer, room 731, United States Customhouse, New York, N. Y., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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## APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—R. S. Pollock, 118 East 28th st, has the general contract for alterations to the 3-sty brick tenement at 126 West 10th st, consisting of new openings, 1-sty extension and removing encroachments, for Maud L. Marshall, 47 St. Johns Place, Brooklyn, owner, from plans by Ferd. Savignaro, architect, 6005 14th av, Brooklyn. Cost, about \$4,000.

MANHATTAN.—Victoria Building & Contracting Co., 35 West 39th st, has the general contract for alterations to the 4-sty brick dwelling at 514 Madison av, into apartments and studios with stores, for Joseph Villari, 402 Madison av, owner, from plans by Clement B. Brun, architect, 405 Lexington av. Cost, \$12,000.

## FACTORIES AND WAREHOUSES.

MANHATTAN.—Frank Hagen, 211 West 147th st, has the general contract for a 1-sty brick storage warehouse, 72x77 ft., in the south side of Cherry st, 24 ft. west of Clinton st, for Daniels & Kennedy, 189 Front st, owners, from plans prepared by Walter B. Wills, 1181 Myrtle av, Brooklyn, architect. Cost, \$12,000.

MANHATTAN.—Jacob Gescheidt Co., 142 East 43d st, has the general contract for alteration to the 3 and 4-sty brick warehouse, 40x100 ft., at 141-45 7th av and 154-156 West 19th st, for George C. Flint, 20 West 36th st, owner, from privately prepared plans. Cost, \$9,000.

BRONX.—Frederick Page Contracting Co., 115 Broadway, has the general contract for the construction of two 1-sty brick extensions to the 4-sty brick manufacturing building, 200x250 ft., at 105 East 131st st, for the Goodyear Rubber Insulating Co., owner, on premises, from privately prepared plans. Cost, about \$10,000.

BROOKLYN.—The Austin Company, 217 Broadway, Manhattan, has the general contract for the erection of a 1 and 2-sty brick factory, 80x150 ft., on the west side of Euclid av, 55 ft. north of Atlantic av, for the Columbia Machine & Iron Co., 269 Chestnut st, owner. Plans were prepared privately. Cost, \$50,000.

BROOKLYN, N. Y.—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for a 3-sty brick factory, 100x100 ft., at the southeast corner of Roebling st. and North 8th st, for Saml. W. Peck, 306 Bway, Manhattan, owner, from plans by Helmle & Corbitt, 190 Montague st, Bklyn, architects.

LONG ISLAND CITY.—Clark & Tunison, 17 Queens st, Astoria, L. I., has the general contract for 1-sty frame factory addition, 54x200 ft., on the west side of Review av, 70 ft. north of Young st, for Howell, Field & Goddard, owners, on premises, from privately prepared plans. Cost, \$5,000.

LONG ISLAND CITY.—Barney Bash Ahlers Co., 110 West 40th st, Manhattan, has the general contract to remodel the brick factory buildings located on Newton Creek for Wm. Wrigley Jr. Co., 87 35th st, Bklyn, owners, from plans prepared privately.

LONG ISLAND CITY.—Chris Jensen & Sons, 171 Main st, Astoria, L. I., have the general contract for the 1-sty brick foundry, 100x131 ft., in the east side of Hancock st, 400 ft. south of Graham av, for the John Polachek Bronze & Iron Co., 480 Hancock st, L. I. City, owner. Private plans. Cost, \$35,000.

YONKERS, N. Y.—Westinghouse - Church-Kerr & Co., 37 Wall st, Manhattan, have the general contract to erect two 1-sty storage warehouses, 60x100 ft., at the foot of Arch st, for the Federal Sugar Refining Co., 91 Wall st, Manhattan. Private plans.

JERSEY CITY, N. J.—The Lustbader Construction Co., 103 Park av, Manhattan, has the general contract for alterations and additions to the brick-packing plant at 4th and Henderson sts, for Armour & Co., Frank W. Lyman, N. Y. Manager, 120 Broadway, Manhattan, owner. Plans were prepared privately.

JERSEY CITY, N. J.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for a 1-sty reinforced concrete top addition to the 5-sty concrete and brick factory building at 39-43 Essex st, cor the Rogers-Pyatt Shellac Co., 81 Water st, Manhattan, owner, from plans prepared by L. V. Swezey, 43 East 8th st, Manhattan. Engineer, Harvey E. Mole, 55 Liberty st, Manhattan.

ELIZABETH, N. J.—Fredk. Fatzler Co., 810 Broad st, Newark, has the mason contract for the 2-sty brick warehouse, 46x102 ft., and 1-sty brick garage, 24x54 ft., at 75-77 West Jersey st, for Goerke-Kirch Co., corner of Broad and West Jersey sts, Elizabeth, owner, from plans by Edward A. Wurth, 207 Market st, Newark, N. J., architect.

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THE scarcity of well-appointed apartments has led to a movement in real estate that is interesting and significant and which may easily be productive of a great change in conditions in the residence districts of the city. In the section in which my firm operates—south of 96th street and east of Central Park—there has been, since January 1st of this year, a decided demand by our clients for private houses, and a considerable number have been sold to people who formerly lived in apartments or rented houses in this or other uptown neighborhoods. The movement started in a small way, but has grown more important as the season has advanced, and the number of transactions of this character handled by our company and by other brokers has attained such dimensions as to indicate a more than ephemeral or sporadic interest in this class of property.

It is not difficult to find the cause for a growing change in sentiment of the large number of people who can afford to live in dwellings of the more expensive kind away from the jointly occupied apartment building towards the privately owned house.

There is, of course, no comparison between the freedom and exclusiveness of the latter as compared with the former. The introduction of modern conveniences like the private elevator, which puts the house on a par with the apartment so far as facility in reaching any part of the dwelling is concerned, and of the various mechanical devices in the service part of the house reducing manual labor, have minimized many of the objections to the three or four story building as a home.

There is character and exclusiveness in the private house which cannot be successfully emulated by the apartment building, however fine its appointments. Especially is it true that the private house affords the better location for social affairs, and notwithstanding the great improvement recently made in the planning of apartments there is no doubt that in the house the social and living rooms are more effectually segregated from the service departments.

But while these considerations are now doing their share towards bringing back recognition of the desirability of the privately owned house they are not new, but are only effective because other things have allowed their claims to be brought forward. What is, of course, the real cause for the renewal of interest in private houses is the lack of apartments such as are usually in demand by our clients, ranging in price from about \$2,500 or \$3,000 per year up to about \$15,000.

Under present war conditions, it is practically out of the question for any builder to erect a large apartment house on account of the uncertainty in getting supplies, building materials and labor, and there will be during

the continuance of the war a very great shortage of such accommodations.

Due to this shortage of new buildings, and also due to the fact that private house rentals and sales prices have been radically reduced so that to-day private houses are relatively very much cheaper than apartments, we believe that now is the proper time to lay the facts before owners of private houses in order that they can take advantage of this situation.

In the last few years previous to 1918 there have been built each year in the section referred to an average of twelve to twenty buildings, say, from 300 to 600 apartments counting thirty apartments to the building. With a building program of this extent the supply of apartments kept up fully with the demand, but this year there has been no new building and only one which work was started last year has been thrown open to occupancy. Consequently there has been a great scarcity of apartments to rent.

The demand has been so great and the supply so small that owners have been able to advance rents from 10 to 15 per cent. Incidentally I may say that this does not indicate, nor is it, "profiteering." For one thing it is the working out of the old rule of supply and demand regulating prices. For another and more cogent reason it has been necessary for owners to secure larger incomes to offset the greater operating expenses so that they might obtain suitable returns on their investments.

It can be said without successful controversy that four years ago rents could not have been advanced as they have been during the war period even although the landlords were not being adequately paid for their enterprise in building up the city. There were too many vacancies at that time and tenants could not be forced to pay more than they were accustomed to even if the landlord was out of pocket, but the situation has rectified itself and justly so. At that time the apartment house had tremendous vogue, due to the extraordinary success of the leading architects and builders in designing and perfecting this kind of domicile to the requirements of modern life in a great city. It is not surprising that people were weaned away from the old-fashioned idea that a man's house is his castle to the later dictum that his apartment is his throne room. Certainly some of the modern buildings are regal in their appointments.

There are also a great many people who prefer their own front doors and who wish to feel that they are "lords of all they survey," which is not possible in an apartment house, subject to certain well defined rules which are perfectly proper and necessary for the peace and comfort of a majority of the tenants.

But there was another reason other than the surpass-



ing convenience and good taste of the new apartments that influenced people to move out of private houses into these multiple family buildings, and that was the amazing lack of self-interest displayed by the owners of private houses, whether they lived in them themselves or rented them to tenants. It seemed that when the owner of a building paid the last of the construction bills he felt that he had done all that he was called on to do. Repairs and upkeep had to be forced out of him. Dwellings consequently in time became run down, lost their freshness of appearance and were without the latest contrivances to insure comfort and convenience.

The woman of today wants the best of everything and usually gets it. When her home was behind the times she demanded a modern one, and for the time being the apartment met this demand more completely than any other kind of domicile. But there is no place so pleasant as the modern or modernized private house, and owners of buildings that can put them in perfect order and can install all the latest conveniences have no difficulty in finding purchasers or tenants for them.

Here lies one of our difficulties as brokers. There are many owners of dwellings who would like to rent or sell them who are unwilling to spend any money to put them in presentable condition until they are sure of securing a tenant, or effecting a sale. Now it is almost useless for us to offer a private house to a possible purchaser, except at a bargain price, unless it is in perfect condition. The average woman has little imagination—you have got to show her. It is all right to say to a man that the property is a "good buy," that it will pay him to purchase it and spend money on certain repairs, decorations and improvements and that then his expenses will be cut down from the figure he has been laying out in rent of an apartment; but an argument of that character is useless with a great many women.

Let us suppose that a broker has a woman, customer seeking a place of residence. He shows her a number of private houses on his list, all of which are unoccupied—windows dirty and rooms darkened by the interference with outside lighting; floors not scrubbed; paint cracked; decorations of a prehistoric and badly mutilated character; bathroom impossible; kitchen worse. No matter what picture he presents to his prospective customer of the wonderfully attractive home that can be made out of this building with certain expenditures and the lapse of several weeks time she will not be able to shake off the feeling of disgust that is certain to come over her as she steps daintily, holding up her skirts to avoid the dust, through the cobwebby building.

Then the broker escorts her to a modern apartment house. She enters a marble corridor decked with palms and is gently and safely carried by a luxurious elevator to the floor on which the vacant apartment is located, having seen uniformed and attentive attendants in hall and elevator. She enters the apartment and finds it ready to the minutest detail for immediate occupancy. Floors are polished, paint immaculate, windows clear, decorations in good taste and everything spotlessly clean. No wonder she decides instantly that she wants the apartment—and her husband signs the lease.

It is as if you took your wife to a jeweler and a clerk should show her a lot of second-hand jewels which were undoubtedly great bargains but unmistakably dirty and then took her across to a competitor, where she is shown brilliants that were so partly at least because they were in beautiful, new settings.

Don't, Mr. House-Owner, ask us to sell or rent your house at a fair price unless you first put it in perfect condition. Don't tell us that you will fix it up when we

get you a purchaser or tenant. Fix it up first and we will get you a buyer or tenant at a fair figure.

The number of sales since the beginning of the year proves that many people have found that they can buy first class improved real estate at prices that will cut down their living expenses. It is cheaper to own a house in a good location than to pay rent in one of the apartment buildings fitted up on a scale to provide living quarters equal to those which a family has in a private house.

The prices of many good houses are as low as they were 18 years ago, although their intrinsic value is much greater than it has been at any time in the past, due to the phenomenal growth of this great city. Government decisions are of very great advantage to the owner of a home. The income with which you pay rent has to pay the Government Income Tax; whereas, if the investment from which this income is derived is invested in your own house, there will be no income tax from this sum so invested; and furthermore, you will be permitted to deduct the taxes paid on your house, and also any interest on any mortgage from the balance of your income. Therefore, the actual overhead cost of houses to-day, due to their extremely low prices, is really very much less than it has been for a great many years past; and in fact, in many cases, less than the rent which the houses would actually bring under existing conditions.

To show what has been done since January 1st I have had prepared a list of houses sold by us and by other brokers to people for occupancy by themselves. The larger number formerly lived in apartments. A few bought to protect the property they already owned. If the business has been so good in this section—south of 96th street and east of Central Park—it must have amounted to a good-sized figure throughout the city. In this same period of time ten private houses were rented to former occupants of apartments, in addition to the following list of sales in the district mentioned:

No. 855 Fifth avenue purchased by Judge Elbert H. Gary, who owned the adjoining property.

No. 37 West 56th street purchased by Rodman Wanamaker, who formerly lived in an apartment at Sherry's.

No. 14 East 72d street purchased by Morris W. Kellogg, who formerly lived in a rented private house.

No. 21 East 70th street purchased by Gustav Pagenstecher, who formerly lived in an apartment at 129 East 69th street. This property was a vacant lot and is being improved with a private residence.

No. 116 East 65th street purchased by Mrs. C. J. Welch, who formerly lived in a rented private house.

No. 752 Park avenue purchased by W. H. Woodman, who formerly owned 127 East 69th street.

No. 14 East 67th street purchased by Harris Fahnstock to protect his residence in the rear.

No. 8 West 53d street purchased by Charles D. Wetmore, who formerly lived in an apartment at 31st street and Madison avenue.

No. 933 Fifth avenue purchased by Mortimer L. Schiff for the protection of his adjoining property.

No. 39 West 54th street purchased by Dr. Charles A. Holder, who formerly lived in an apartment at 31 East 49th street.

No. 54 East 68th street purchased by Guy R. McLane, who formerly lived in an apartment at 535 Park avenue.

No. 157 East 70th street purchased by Felix T. Rosen, who formerly lived in an apartment at 45 East 62d street.

No. 40 East 68th street purchased by Mrs. A. L.  
(Continued on page 267)



# Propose Eleven Point Reduction in Tax Levy

## Budget Committee of Real Estate Board Offers Further Suggestions For Relief of Taxpayers

THE Budget Committee of the Real Estate Board, in making its second weekly statement as to needed economies in city expense, calls the attention of the Board of Estimate to the tremendous estimate of the Board of Education. The amount stated to be required for 1919 is about \$50,000,000.

This estimate does not include the amount needed for free college education. In 1906 the amount appropriated for school purposes was \$23,358,188.69; in 1911, \$29,007,747.14. Seven years later the Board of Education asks for \$50,000,000.

The tremendous increase in the number of parochial schools and the establishment of parochial high schools have had no effect in checking the increasing cost of the school system in this city.

Dr. Henry W. Berg, who is an educational expert, has for a number of years analyzed the estimates of the Board of Education and has shown conclusively that thousands of dollars have been wasted on all kinds of fads and that the estimates themselves are based upon incorrect registration and incorrect and improper grading. He has made his yearly protests and has been backed up by the real estate interests of the city, but to no purpose.

The Real Estate Board cannot state within the limits of this article in detail Dr. Berg's objections to the individual items, but submits that there should be no appropriation beyond the amount fixed by law—4-9/10 mills—which would produce about \$43,000,000. This amount was fixed by experts as the limit to be expended for school purposes, and is ample to provide for the proper education of our children. As the estimate calls

for \$50,000,000 this would reduce the proposed budget \$7,000,000, or nearly nine points in the tax levy.

To the real estate interests it would seem that no argument was necessary to prove that there is no obligation on the part of the municipal government to give any person a free college education. It might be advisable under certain exceptional circumstances to give students in the lower grades possessing unusual qualifications scholarships, enabling them to take special courses in colleges, if the students were unable financially to take such courses, but to furnish such education yearly to hundreds who can merely qualify is absurd.

Vocational training, properly carried out through systems of apprenticeship in the industry itself, is of the highest value to the community, and should be encouraged by governmental appropriations; but to merely add to the number of lawyers, doctors, engineers or to any of the other overcrowded professions by the use of city money is to injure the city with its own funds.

In addition to this the city is not able financially to give free college education to all who desire such education and should therefore give it to none unless specially qualified. By abolishing Hunter College and the College of the City of New York or charging a tuition fee sufficient to provide for their support and maintenance the city authorities could save two points in the tax levy, or \$1,600,000. We feel that we have shown that in the education estimates alone eleven points in the tax levy can be saved.

EDWARD P. DOYLE,  
Chairman Budget Committee.

## How War Revenue Law Will Affect Real Estate

THE war revenue acts, in accomplishing their purpose of reaching all surplus profits, have had some effects upon the ownership and use of real estate which were not intended. That condition resulted from the attempt to treat real property and its various interests under the provisions which related primarily to mercantile and commercial interests. The redrafting of the war revenue act has given an opportunity to review some of those provisions and the rulings of the Treasury Department thereon. The Advisory Council of Real Estate Interests has been in constant touch with the situation during the past summer, and yesterday issued a statement on some of the more important features of its work as follows:

1. Rentals. The new bill taxes rental receipts with other incomes rather than accepting the treasury's proposal for distinguishing between earned and unearned incomes, rents being classed with the latter, which were to be taxed at a higher rate. The committee wisely declined to approve such a classification because of the difficulties of administration. To decide that any income is "unearned" is a difficult task and becomes almost impossible when specific cases are considered. The normal tax on individuals now proposed is 12 per cent. upon the taxable income except that it is 6 per cent. upon the first \$4,000 thereof. The surtaxes on incomes up to \$150,000 are generally doubled, and there are substantial increases as to the higher incomes, the highest rate being 65 per cent.

2. Additional Incomes Taxed. The new bill includes in taxable income the interest on new obligations of states, territories and political subdivisions issued; also the salaries of the president, judges and all other federal and state officers and employees, and leaves the validity of such taxes to be determined by the courts.

3. Deductible Interest. The pending bill does not allow borrowed money to be included in computation of invested capital for the purpose of the war profits and excess profits taxes, but allows the full amount of interest paid as a deduction in computing net income.

The injustice in the present law which allowed deduction of one-half such interest has become very evident, especially in the case of many real estate corporations which are capitalized low, but which have large mortgage indebtedness.

4. Depreciation. As in the present law, a reasonable allowance may be obtained for the exhaustion, wear and tear of property. A new provision would permit the Treasury Department to allow for amortization in the case of special buildings and machinery for war purposes, but not exceeding in any year 25 per cent. of the net income. No deduction for obsolescence has been allowed under the present law and that rule may be continued. (The Advisory Council has been urged to test the very small percentage now being allowed for annual depreciation, and any person or corporation interested might find it desirable to lay the facts before the council and co-operate with others in that investigation.)

5. Investors or Dealers. Operating companies are being taxed as investors rather than dealers in some cases merely because of an inactive market. (Such rulings are being placed before a special committee of the Advisory Council, and it is suggested that persons or corporations affected should communicate with the council.)

6. Special Taxes and Provisions. The new excise, amusement and other levies in the bill as introduced can hardly be regarded as final. For instance, the beverage taxes are estimated to yield over one billion dollars. If the pending prohibition measure is enacted the great bulk of this amount will probably be covered by new levies on articles consumed, or perhaps a general tax on all sales.

The effect of the pending legislation on state and local revenues will probably be very marked, especially if the state excise taxes are wiped out. The special tax committee of the Advisory Council is finding it necessary to hold its estimates as to the fiscal needs of the city and state in abeyance until the new federal provisions assume their final form.



# War Labor Board's Ruling on Wage Question

## Decision in Bethlehem Steel Company Case Indicates Attitude of Government Towards Workers Generally

THE National War Labor Board authorizes the following:

The National War Labor Board has rendered its finding in the case of the Bethlehem Steel Co., Bethlehem, Pa.

This decision, one of the most important in many respects which has been reached in the history of the board, grants the workers the right to organize and to bargain collectively, orders the revision or complete elimination of the bonus system now in operation at the plant, the revision of piecework rates, and the establishment of a designated, guaranteed minimum hourly wage rate for some 5,000 machine shop workers in conformity with one of the scales now being applied by the War or Navy Departments; applies the basic eight-hour day with payment of time and half time for all overtime and double time on Sundays and holidays, and provides for just overtime payment to pieceworkers; calls upon the company to pay men and women alike when performing the same work and to allot women no tasks disproportionate to their strength.

It provides that the piecework rates shall be revised by the plant management co-operating with committees of the workers and representatives of the Ordnance Department, which is the department principally interested in the product of the plant; and also that a permanent local board of mediation and conciliation, consisting of six members, three chosen by the company, three by the workers, be established to effect agreements on future disputed points and on disputed points not covered in the award. This board is to be presided over by a chairman to be selected by and to represent the Secretary of War. In addition, an examiner of the War Labor Board is to be assigned to interpret and enforce the award, being specifically instructed to investigate and report to the board upon all charges of discrimination against union men by the company.

Specific wage increases are granted to the 440 electrical workers who made an issue of their wage rates. They demanded increases to 67½ cents an hour for electricians and at least 40 cents an hour for helpers. The board awarded 67½ cents an hour for first-class electricians, 62½ cents for second-class electricians, and 40 cents for helpers. Wages for other workers will be fixed through the system of bargaining and co-operation between the company and the men provided for in the award. Approximately 28,000 workers will be affected by the award.

The case came before the War Labor Board on May 7, following a series of strikes by machinists and electrical workers, and after various Government agencies bent on mediation had exhausted their efforts to effect a settlement. Since that date the War Labor Board has conducted a thorough investigation into the relations of the company and its workers, both by hearings of facts and investigations of conditions. Hearings were first held in Washington by a section of the board composed of Herbert H. Rice, vice president of the General Motors Co., and Thomas J. Savage, executive officer of the International Association of Machinists. The section disagreed, however, and the case came before the entire board, which instructed the secretary, W. Jett Lauck, to conduct an investigation in the field. Hearings were held in Bethlehem by Mr. Lauck and by H. S. Hanna, chief examiner, and these were supplemented by the work of trained investigators.

Stated generally, the workers demanded the application of the basic eight-hour day, with time and half time for overtime, with double pay for Sundays and holidays; the right to bargain collectively through committees; prohibition of discrimination of any kind because of trade-union activities; readjustment of the hourly and piecework rates on the basis of the rates paid in the shipyards of the Bethlehem Steel Co.; elimination of the bonus system of payment. It was contended by the machinists' representatives that the bonus

system, with the alleged practice of continually changing rates under it, operated to hamper production because the men do not understand the method by which their pay is computed. They asserted that the bonus method was in effect a substitute of time and half time for overtime. On the other hand, the company maintained that the bonus system offered a premium for increased production and that the time and one-half was paid independent of the bonus.

Concerning collective bargaining, representatives of the men said the controversy would have been settled had the company chosen to meet with committees of its own workers. The president and vice president of the company stated that the custom of the company in dealing individually with its employees would not be changed and that no committee in the choice of which the management had not some voice would be received.

The machinists said the question of collective bargaining was an issue as vital to them as the methods of payment and conditions in the shops; for it was, they said, the refusal of the company to meet a committee of the workers, seeking to discuss the question of overtime payment at the time the working day was changed from 8 to 10 hours and 25 minutes, that caused the strikes at the plant. They made no demands for a closed union shop or for union recognition, but merely that the company receive committees of its own workers selected by their fellow workers. They presented evidence to support their assertion that the machinists' union was denied the privilege of meeting in any hall or meeting place in the city of Bethlehem and that its leaders and members were discriminated against in various ways, including dismissal from the shops. It was charged that a number of workmen were taken from the shops by the police because they held membership in the machinists' union. A list of names of 91 union workers was submitted by the workers. They declared it to be a copy of a list furnished the employment officers at the various shops. It was captioned, "These men are undesirable and should not be employed." Several witnesses testified that they had been discharged in one shop and secured employment under false names in others. One of these workers told his story in the presence of Vice President H. A. Lewis, who told him to go back to the original shop under his right name and promised the board that he would penalize a particular foreman against whom charges of unfair dealing had been made. It was also brought out that J. A. Kresge, proprietor of the Colonial Hall, leased a portion of the building for a meeting of the machinists, but later refused to permit the meeting on the ground that he had been instructed by the chief of police against permitting labor unions to meet in the building. The chief of police admitted this on the witness stand. Archibald Johnson, vice president of the company, is the mayor of the city.

The attitude of the company with respect to collective bargaining, as expressed by Eugene C. Grace, the president, was that the company was willing to meet employees individually, but not through committees or by any methods "savoring of organization." As to charges of discrimination against union workers, Vice President Lewis said: "So far as the company knows, there is no such thing."

The machinists employed at Bethlehem held their meeting in the city of Allentown. Following the first hearing of the case in Washington they caught a Pinkerton detective in their meeting. The man was arrested and fined \$50 by the mayor of Allentown.

The investigations of the board revealed conditions that undoubtedly were reflected in lost production of important war materials. It was discovered, for instance, that during the year ended May 31, 1918, the company employed 57,423 workers, while during the same period 56,771 left for other employments. It was stated that during the Bethlehem hearings by Vice President Lewis that the labor turnover for the month

(Continued on page 269)



# Street Car Fares Are Increased in 238 Cities

More Than One-Quarter of Urban Population of Country Now  
Paying More Than Five Cents

**A**N urban population of more than 11,000,000 people in the United States and Canada is now paying more than a 5-cent fare for its street car rides. The total urban population of the United States is approximately 41,000,000.

There are 237 cities in the United States and Canada, in which fares have been increased. Thirty-two of the forty-eight States of the Union are represented. The method of increase ranges from a straight ten-cent fare on one of the few municipally owned and operated roads in this country, to the abolition of workmen's reduced rates. The following summary give the methods used:

Ten-cent fare, 3 cities; eight-cent fare, 1 city; ten-cent Owl Service, 7-cent regular, 1 city; ten-cent Owl Service, 6-cent regular, 1 city; ten-cent Owl Service, 5-cent regular, 5 cities; seven-cent fare, 39 cities; six-cent central zone with additional charge for ride outside, 16 cities; six-cent fare, 83 cities; five-cent central zone with additional charge for ride outside, 11 cities; five-cent fare, one-cent charge for transfer, 17 cities; reduced rates eliminated, 42 cities; four-cent fare, one-cent charge for transfer, 1 city; workmen's reduced rates abolished, 18 cities.

While Boston is the largest city in which a seven-cent fare is being charged and there are more seven-cent fares in Massachusetts than in any other State, the Bay State is not alone in increasing its fares two cents. Maine, Mississippi, New Hampshire, New Jersey, New York, North Carolina, Oklahoma, Pennsylvania, and Washington are also represented in the list.

A six-cent fare is being charged in cities in 18 states—these cities having a total population of more than four and one-half million people.

A 10-cent fare is being charged on municipal lines in Tacoma, Wash.; Manister, Mich., and Spencer, Mass. Eight cents is charged in Reading, Pa. In Montreal, Canada, the day rate is six cents, but the "owl" or late night rate is ten cents, and in the following cities the day rate of five cents becomes ten cents for the "owl" service: Ottawa, Canada; Des Moines, Ia.; Little Rock, Ark.; Lincoln, Neb., and Fort William, Canada.

Boston and Cambridge, Mass., are the two largest cities charging seven cents, and a seven-cent fare is charged on the Tacoma privately owned lines. Sixteen Massachusetts towns with populations from 16,000 to 130,000 charge six cents in the central zone with an additional charge for rides outside this zone.

It St. Louis, Mo.; Montreal, Canada; Kansas City, Mo.; Portland, Oregon; Vancouver, Canada; Pittsburg suburbs, Pa.; New Haven, Conn.; Bridgeport, Conn.; New Bedford, Mass.; Hartford, Conn.; and Reading, Pa., cities of from 100,000 to 750,000 population, the fare is six cents and the number of cities in which this rate prevails is 83.

Many cities have adopted the policy of charging for transfers and in a long list of cities where reduced rates formerly were in use these have been abolished and a straight five cent fare adopted. Cleveland, long noted for its three-cent fare, has been forced to raise the rate to four cents. Workmen's rates have been abolished in a large number of cities.

## Many Private Houses East of Central Park Sold

(Continued from page 264)

Rossin, who formerly owned a house at 15 East 62d street.

No. 13 East 75th street purchased by Mrs. W. W. Hoppin, who rented the private house at 19 East 65th street.

No. 52 West 53d street purchased by Dr. Reginald Burbank, who formerly lived in an apartment at 105 West 77th street.

No. 3 East 76th street purchased by Adolph Pagenstecher, who formerly rented a house at 4 East 72d street.

No. 110 East 73d street purchased by Mrs. A. N. Anderson, who formerly lived in an apartment at 44 West 110th street.

No. 824 Fifth avenue purchased by Mrs. Henry W. Lowe, who formerly rented a private house at 1 East 55th street.

No. 43 Park avenue purchased by John E. Berwind, who formerly owned 102 East 39th street.

No. 105 East 73d street purchased by A. F. Pulido, who formerly rented a private house at 111 East 70th street.

No. 17 East 71st street purchased by Dr. Stafford McLean, who formerly rented a private house at 776 Madison avenue.

No. 18 East 72d street purchased by A. P. Villa, who formerly lived in an apartment at 823 Park avenue.

No. 21 East 76th street purchased by F. O. Walther, who formerly rented a private house at 110 East 73d street.

No. 21 East 80th street purchased by Winchester Fitch, who formerly lived in an apartment at 960 Park avenue.

No. 44 East 60th street purchased by Charles E. Rushmore, who owns the adjoining property.

No. 38 West 53d street purchased by F. W. Lincoln, who formerly rented a private house at 32 West 53d street.

No. 48 East 74th street purchased by Mrs. Arthur Stein, who formerly lived in an apartment at 11 East 68th street.

No. 9 East 62d street purchased by Robert Schwarzen-

bach, who formerly lived in an apartment at 471 Park avenue.

No. 2 East 79th street purchased by Henry F. Sinclair, who formerly lived in an apartment at 907 Fifth avenue.

No. 9 East 65th street purchased by Mrs. C. M. Hyde, who formerly lived in an apartment at 903 Park avenue.

No. 8 East 62d street purchased by Parker Sloane, who formerly owned a house at 347 West 87th street.

No. 101 East 64th street purchased by Rufus L. Paterson, who formerly rented the house at 111 East 71st street.

No. 123 East 38th street purchased by Mrs. Bella B. Green, who formerly rented the house at 145 East 38th street.

## Subways Affect Realty Values

Whatever else they may accomplish the new subway lines will bring about a redistribution of population, a tremendous stimulus to business in sections which heretofore had suffered from the lack of appropriate transit facilities, and a readjustment of the business and social life of hundreds of thousands of persons.

The effect of the old subway on real estate values may be judged by the increased assessments on buildings in the section most affected and comparison being made of the valuations made in 1905 and in 1918.

The Broadway Theatre increased from \$1,250,000 to \$1,500,000; the Knickerbocker Theatre from \$2,350,000 to \$3,800,000; the Hotel Astor from \$3,200,000 to \$3,875,000; the Long Acre Building from \$945,000 to \$2,375,000; southwest corner of Broadway and 48th street from \$300,000 to \$575,000.

The longest distance a passenger can travel for five cents on the completed lines are as follows:

	Miles.	Minutes.
Mt. Vernon to Coney Island.....	28.85	83
Jamaica, L. I., to Coney Island....	28.25	71
Bronx Park to Coney Island.....	24.50	62
Van Cortlandt to Coney Island....	22.10	73
Corona, L. I., to Coney Island.....	18.80	68



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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

It Is Time to Be Specific

With the political primaries out of the way owners of real estate in New York City will want to get a line on the attitude and taxation policies of the important candidates.

The Republicans have renominated Charles S. Whitman for governor and the Democrats have selected Alfred E. Smith as his opponent.

There may be added hope for New York real estate owners in the fact that both of these candidates are residents of this city. That coincidence should make both of them naturally sympathetic with the overburdened realty owners of the metropolis and eager to aid in a readjustment of the tax burdens which have become such a serious matter.

Not much satisfaction is to be gained from a study of the platforms on which Mr. Smith and Mr. Whitman are running because these platforms deal only in generalities. New York City's tax problems have become too serious to be longer treated superficially.

It is vitally necessary that this question be taken up specifically, that earnest consideration be given to its details. Nothing is more important to the property owners of the metropolis, who have been put off with generalities entirely too long.

When the next state administration takes charge at

Albany on January 1st it should favor a definite, broad-gauged, square-dealing policy to relieve New York real estate from the unjust burden it has been bearing up to the present time.

Realty Becoming Stabilized

The Record and Guide is fortunate in being able to present in this issue another phase of activity in real estate during the existing general dullness. Mr. Lawrence B. Elliman's very interesting article in this publication is both timely and instructive.

We have had occasion several times during the last few months to show that all the real estate offices were not inactive. Our readers will recall the article by Mr. Charles F. Noyes, among others, as proving the interest of buyers in downtown property. Mr. Elliman shows that the field of operations is not confined to lower New York, but proves that there is good buying power throughout the city for improved real estate at existing prices.

It is becoming more and more apparent that real estate is becoming stabilized by the long period of inactivity in building. To use a war expression, realty may be said to have improved its position and consolidated it. It has "dug in" and is now ready to go ahead, when the pressure is removed.

Investment in property already improved by permanent holders takes just so many parcels out of the market when good times, which are sure to come, make their presence felt. There is ground for renewed confidence in the future of real estate in the conditions prevailing today, likely to become more important as time goes on, which are so graphically described by Mr. Elliman.

National Banks and Liberty Bonds

The Comptroller of the Currency has made an interesting statement of the part the national banks played in the three Liberty Loans.

He reports that \$6,000,000,000, a little more than half of the aggregate of the loans, passed through national bank channels. By far the greater part of this was absorbed by individual subscribers. On June 29 only about \$400,000,000 of Liberty Bonds, constituting less than 3 per cent. of their assets, were held by national banks. At the same time the national bank loans on Liberty Bonds were only \$457,000,000, or 2½ per cent. of their assets.

These figures are taken by the Treasury Department to indicate that Liberty Bonds have been taken largely by individual investors and are being held by them.

The Comptroller of the Currency has no jurisdiction over and makes no reference to the banks of the country other than the national banks, but it is believed that an investigation would show that most of the other banks were equally active in the loans.

Secretary McAdoo, in speaking of the work of the banks for the various loans, made no distinction between national and other banks in praising their efficient assistance and co-operation, and he has expressed the hope and belief that in the coming loan they will continue the policy which has been of such tremendous service to the Treasury and the country.

It is well here, however, to quote further from Secretary McAdoo's statement regarding the banks:

"The loan must have the support of the people of America. The support of the banks, great as their support is, and welcome as it is, and splendid as it has been, is not enough alone to carry the burden. \* \* \*

The only true way to finance this war is to sell the



Liberty Bonds to the people of the United States. The better it is for America and the more discouraging more people who buy \$50 bonds, \$100 bonds, \$500 bonds it is for our enemies."

## War Labor Board's Ruling on Wage Question

(Continued from page 266)

of May, 1918, was 10.39 per cent., or at the rate of 118 per cent. per year.

A charge made by the men, testimony in support of which was turned over to the War Department, was that the company was employing the draft law to coerce workers into remaining at the plant.

The importance of the case from the standpoint of the Government's war program was emphasized by representatives of the War Department in several communications to the board.

Following is the board's decision and award in full:

### NATIONAL WAR LABOR BOARD.

Machinists and Electrical Workers and Other Employees

v.

Bethlehem Steel Co.

### Findings.

The case of the Machinists and Electrical Workers v. Bethlehem Steel Co. is of unquestionable importance from the standpoint of the war. It appears beyond doubt that the dissatisfaction among the employees of the company has had and is having a seriously detrimental effect upon the production of war materials absolutely necessary to the success of the American Expeditionary Forces. This was clearly developed in the testimony of the officials of the Ordnance Department.

The main cause of the dissatisfaction is a bonus system so complicated and difficult to understand that almost one-half of the time of the hearings was consumed in efforts to secure a clear idea of the system. The absence on any method of collective bargaining between the management and the employees is another serious cause of unrest, as is also the lack of a basic guaranteed minimum wage rate.

After having carefully reviewed all the evidence in the case the board makes the following findings:

1. Piece rates. Bonus and basic hourly rates, machine shops.—(a) That the bonus system now in operation should be entirely revised or eliminated; that piecework rates should be revised also; and that a designated, guaranteed minimum hourly wage rate be established in conformity with one of the scales now being applied by the War and Navy Departments as most nearly fit the conditions in this particular case. (b) That any necessary revision of the piecework rates shall be made by an expert in co-operation with the Ordnance Department, the plant management, and a committee from the shops, such expert to be selected by the National War Labor Board and with the approval of the Secretary of War. (c) That the piece rates thus established shall not be reduced during the period of the war.

2. Overtime.—That the principle of daily overtime should be compensated at the rate of time and a half and double time on Sundays and holidays. That in the fixing of piece rates provisions be made for overtime payment such as are now provided in the case of time workers. The application as to the definition of what days constitute holidays and the division of the weekly work periods can in the opinion of the board be best settled by conference between committees hereinafter provided and the management of the plant.

3. Committees.—The right of the employees to bargain collectively is recognized by the National War Labor Board; therefore the employees of the Bethlehem plant should be guaranteed this right. The work-

ers at the Bethlehem plant should use the same method of electing committees as is provided in the award of the National War Labor Board for the workers of the General Electric Co. at Pittsfield.

4. Employment of women.—That on work ordinarily performed by men women must be allowed equal pay for equal work and must not be allotted tasks disproportionate to their strength.

5. Military exemption.—That the evidence relative to the complaints of the workers that foremen and other subordinate officials of the plant have made improper use of the selective draft act shall be referred to the War Department for such action as may be warranted by the facts and the law.

6. Electrical workers.—The board finds in the case of the electrical workers that the following rates should be established: First class, 67½ cents per hour; second class, 62½ cents per hour; helpers, 40 cents per hour. Overtime provisions should be the same as hereinbefore specified.

7. Other departments.—That wages and working conditions of other departments and crafts shall be considered and adjusted by the committees provided for in paragraph "b," subsection 1.

8. Local board.—That a local board of mediation and conciliation, consisting of six members, shall be established, three members of which shall be selected by the company and three by the employees, for the purpose of bringing about agreements on disputed issues not covered by this finding. In the event of the local board failing to bring about an agreement, the points at issue shall be referred to the National War Labor Board. The members of the local board shall be compensated for their services by the parties whom they represent. This board shall be presided over by a chairman, who shall be selected by and represent the Secretary of War.

9. No reductions.—The revision of wages or earnings provided for in this award shall in no case operate to reduce the wages or earnings of any employee.

10. Discrimination.—The examiner hereinafter provided for shall investigate the charges of discrimination, and shall report his conclusions, with recommendations, in each unsettled case to the National War Labor Board and to the company.

11. Examiner.—The National War Labor Board shall detail an examiner to supervise the application of this finding. The examiner shall hear any differences arising between the parties in respect to this finding, from which an appeal may be taken by either party to the National War Labor Board. Pending the appeal the decision of the examiner shall be enforced.

12. Duration.—This finding is to take effect August 1, 1918, and shall be effective for the duration of the war, except that either party may reopen the case before the board at periods of six-month intervals for such adjustments as changed conditions may render necessary.

13. The board desires to point out to both parties to this controversy that the questions raised and for which the board has endeavored to find solution have largely to do with matters which will require a reasonable time to satisfactorily adjust, and that in view of the vital importance of the output of the Bethlehem Steel Co. both sides should address themselves with patience and good spirit to finding fair and reasonable adjustments of the matters to which the board here directs attention.

W. H. Taft,

Frank P. Walsh,

Joint Chairmen.

Washington, July 31, 1918.



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## The Story of THE WINDOW SHADE

(This talk is No. 1 of a series.)

**H**ERE is a new angle on an old story. Either you must buy new shades periodically, or you must have the old ones cleaned.

The only reason you don't have the old shades cleaned is that you are never sure what you get back. Maybe shrunk shades, or shades with no body left, or uneven coloring, or cleaning that leaves most of the dirt still in.

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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

**A**N oral agreement to convey an estate or interest in real property, other than a lease for a term not exceeding one year is nugatory and unenforceable. New York Real Property Law (Consol. Laws, c. 50), § 242. A party to the agreement may legally and rightfully refuse to recognize or perform it. The breach of a void agreement is not a fraud or a wrong in law. *Levy v. Brush*, 45 N. Y. 589. He may, however, withdraw himself from the policy and defense of the statute, or waive its protection, by inducing or permitting without remonstrance another party to the agreement to do acts, pursuant to and in reliance upon the agreement, to such an extent and so substantial in quality as to irremediably alter his situation and make the interposition of the statute against performance a fraud. In such a case a court of equity acts upon the principle that not to give effect to those acts would be to allow the party permitting them to use the statute as an instrument defending deception and injustice. The acts, must, however, be so clear, certain, and definite in their object and design as to refer to a complete and perfect agreement of which they are a part execution, must be unequivocal in their character, and must have reference to the carrying out of the agreement. An act which admits of explanation without reference to the alleged oral contract or a contract of the same general nature and purpose, is not, in general, admitted to constitute a part performance. Because the acts in part performance are essential to the relevancy and enforceability of the oral agreement, it has been held that the agreement cannot be proven until the acts which constitute the part performance of some contract to reconvey have been proven. A grantor paid a mortgage which the grantee had assumed, paid taxes and assessments on the property conveyed, received such rents as the grantee paid him, and complained to the grantee that he did not receive enough. In a suit for specific performance of an oral agreement by the grantee to recovery to the grantor or such persons as he might designate, the New York Court of Appeals holds, *Woolley v. Stewart*, 118 N. E. 847, that this did not constitute such part performance of the alleged oral agreement as to authorize a court of equity to disregard the statute of frauds and compel performance of the oral agreement, as these acts did not create necessarily or naturally and reasonably the conclusion that the grantor had, or believed he had, the right again to acquire the title to or possession of the property.

#### Party Able and Willing to Buy.

The Michigan Supreme Court holds, *Garrisi v. Kass*, 167 N. W. 833, that where an owner instructed a broker to find a purchaser for property at the price of \$7,000, \$1,000 cash and the balance on time, and the broker found a man willing to buy, who visited the owner with \$900 cash, and who owned property worth \$6,000 or \$7,000, he produced a purchaser who was ready, able and willing to buy.

#### Contracts to Sell Land.

A writing agreeing to give a broker all over \$90 per acre to sell land, "\$3,000 cash, . . . balance at 5 per cent. interest," without stating when or how the balance was to be paid, was held by the Michigan Supreme Court, *Cochran v. Staman*, 167 N. W. 1015, to be sufficient under the Michigan statute, providing that every agreement to pay any commission for or upon the sale of any interest in real estate shall be void, unless some note or memorandum thereof be made in writing; and parol evidence was admissible to show that the broker had earned his commission by furnishing a purchaser ready, able, and willing to buy. Where the broker proved that he had furnished one willing to buy at

\$100 per acre, it was not a fatal variance to show that the broker offered to buy the land himself at \$90, the owner having questioned the responsibility of the proposed buyer. If error, it was not so prejudicial as to require reversal to permit the broker to show that the value of the land had advanced to \$250 per acre, the broker only suing for \$10 per acre.

#### Commissions Between Brokers.

An assumpsit by a real estate broker to recover commissions in a deal consummated by the plaintiff and the defendant jointly, where the defendant sought to recoup under a contract whereby the plaintiff was claimed to be liable for payments made by a tenant, the Michigan Supreme Court, *Forsyth v. Nostrand*, 167 N. W. 1002, held it improper to withdraw the subject of recoupment from the jury merely because the parties did not agree as to what such contract was. It was also held improper to permit a cross-examination of the defendant as to charges made by him in dealings not connected with that sued on, where his good faith had been challenged, and the examination affected his credibility.

#### Agreement to Divide Profits.

An oral agreement was made that the plaintiff and the defendant should enter into the business of purchasing houses and remove them to and relocate them upon real estate which should be purchased for that purpose, that such buildings and real estate as might answer the purpose of their agreement should be sold, that the financing of the transactions should be provided for by the plaintiff, that the defendant should supervise the necessary operations of removing, relocating and erecting such buildings, that the plaintiff should have control of the manner and time of sale and the sale price of such properties, and that the profits which might be derived from the transactions should be equally divided between the plaintiff and the defendant. The Michigan Supreme Court holds, *Thompson v. Hurson*, 167 N. W. 926, that the agreement was not within the statute of frauds, since the defendants' claim as finally made was merely for one-half of the profits of the transactions as compensation for services rendered, and not for any interest in lands.

#### Use of Right of Way.

Generally where a right of way is granted or reserved without limitations upon its use it may be used for any purpose to which the land accommodated thereby may naturally and reasonably be devoted, and the grantee thereof is entitled to vary his mode of enjoying the same and from time to time avail himself of modern inventions, if by so doing he can more fully exercise and enjoy or carry out the object for which the easement was granted or reserved. And, agreeable to this principle, the owner of such a right of way may without imposing upon the servient estate any additional burden not reasonably within the contemplation of the parties to the grant or reservation erect or cause to be erected poles and wires along and over such right of way for the use of a private telephone at his residence on the dominant estate. *Davis v. Jefferson County Telephone Co.*, West Virginia Court of Appeals, 95 S. E. 1043.

#### Defects in Title.

The New York Court of Appeals holds, *Begen v. Pettus*, 119 N. E. 549, that where the plaintiff was desirous of carrying out his contract to purchase land and helped to cure defects in the title, but subsequently changed his mind before purchasing the property, a decree of specific performance in favor of the defendant should not charge the plaintiff with interest or taxes accruing prior to date when the first deed curing the defects was tendered.



## REAL ESTATE REVIEW OF THE WEEK

Private Dwelling Hotels and Business Property Figure in Sales of the Week. Several Important Leases Consummated

**H**OTELS, a dwelling and business properties figured in the sales of a week considerably more active than for the four weeks preceding, and the indications are that the autumn will see a resumption of real estate activity in a market that has been dormant of late.

Paramount in the sales of the week was that of the former residence of Henry P. Davison, at 12 West 51st street, which Mr. Davison turned over to the Y. M. C. A., for use as a Hostess House. The land and building have a total valuation of \$115,000 according to the city assessors, \$56,000 representing the value of the dwelling. Mr. Davison lived in this house up to the time that his new dwelling at Park avenue and 69th street was completed.

The sale last Thursday at private treaty of the property of the Trow Printing & Publishing Company at 87-89-91 Third Avenue and 205-213 East 12th street, forming the northeast corner of these thoroughfares, to Louis Leavitt, of Brooklyn, for use, it is said, as quarters for the location of firms engaged in the sale and manufacture of printing accessories, and it is said that the new owner will open negotiations with the tenants in the Printing Crafts Building, recently taken over by the Government, with the view to having them locate in this building. The new owner paid \$184,000 for the property.

Rumor has it that the Federal Government contemplates taking over the eleven-story Cluett Building at 22-28 West 19th street to supply the over-flow needs of the former Greenhut Building, which the Government has leased for a hospital and supply depot.

A new corporation, composed of T. Elliott Tolson, David H. Knott and W. W. Wyckoff, purchased the Hotel Bristol property, 122-124 West 49th street, which is leased to the Wynotol Realty & Hotel Company of which Mr. Tolson is president. Mr. Tolson recently made a contract with the National War Work Council of the Y. M. C. A., to care for their over-seas force during the continuation of the war. Six floors of this building will be set aside for the exclusive use of the association.

In the downtown business section Baker, Carver & Morrell purchased the five-story building at 51 Water street, including the lease on the structure, from the tenants, E. Eising & Company. This purchase was made to provide additional space for their increased war business.

In the Bronx the Barnett Realty Company resold the six-story apartment house with nine stores and containing thirty apartments and held at \$100,000. The property was at once resold to Jacob Berlin for investment. The house is fully rented.

Continuing its policy of selling all properties acquired from time to time the Bond & Mortgage Guarantee Company will offer for sale through the Jere Johnson, Jr., Company, auctioneers, on the evening of September 11, at the Brooklyn Real Estate Sales Rooms, seven properties in Brooklyn having a book value of \$114,000 and an assessed value in excess of \$200,000. The properties will be sold to the highest bidder as it is not the purpose of the company to protect them at the sale.

There was particular activity in the leasing of business properties during the past week the principal transaction being that of the Manhattan Hotel property, now held by the Armbo Operating Corporation of which John McE. Bowman is president, to the same corporation at a substantial increase over the present rental, the aggregate amount of the new lease being more than \$6,000,000. This new lease secures Mr. Bowman from any outside invasion on his chain of hotels in the Grand Central Terminal zone, as the Hotel Manhattan was the only one of the hostelrys under

his control not leased for a long term. The large fireproof garage, recently completed at 305-307 West 28th street, between Eighth and St. Nicholas avenues, has been leased for twenty-one years from September 1, at an aggregate rental of more than \$250,000. The lessee will be a corporation to be formed by a number of interests for the purpose of continuing the business.

The United Cigar Stores Company leased from Melville H. Bearns the two-story Subway Building at the northeast corner of St. Nicholas avenue and 181st street, containing twenty stores on the grade floor with offices on the second

floor. The lease is for twenty years at an aggregate rental said to be in the neighborhood of \$500,000. The United now occupies one of the stores.

On Staten Island the extensive property of the I. T. William & Son, lumber dealers, at Stapleton, has been leased by the Federal Government for a term of twenty years at an aggregate rental of about \$1,300,000. A large dry-dock, where ships damaged by U-boats will be reclaimed will be constructed here. The Government recently took over the plant of the Merritt-Chapman Derrick & Wrecking Company, which is only a short distance away from the Williams property.

The lease of the Grand Central Palace to the Government for use as a hospital was consummated last Thursday, Pease & Elliman representing the owners of the building.



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# COLONIAL MAZDA LAMPS



## IMPORTANT AUCTION SALE

**Jere Johnson, Jr., Co. Will Sell for Bond & Mortgage Guarantee Co.**

Institutions, firms and individuals are now setting their houses in order against the time when war will have been won and business will be resumed again on a peace basis. This applies not only to the real estate and building markets, but also to every business pursuit.

When the peace treaties have been signed there will be a building boom such as had not been witnessed in this city for many decades. The natural result of this large turnover will be the enhancement of real estate values, for builders, speculators and operators, now out of the market, will again become active. Loaning institutions will resume on a large scale the making of commitments and activity all along the line will result.

While knowing this condition and being thoroughly familiar with all phases

of the real estate market, nevertheless, the Bond and Mortgage Guarantee Company has decided to continue its policy of selling all properties which acquires from time to time. It has been decided to hold the next sale at 7:30 p. m. on the evening of September 11 at the Brooklyn Real Estate Exchange salesrooms, 189 Montague street. The Jere Johnson Jr. Company will be the auctioneers.

In speaking of the coming sale, Frank Bailey, vice-president of the Bond & Mortgage Guarantee Company, and in charge of its Brooklyn and Queens business, said yesterday: "The company has decided not to depart from its fixed policy of liquidating its real estate, and we intend to sell, without reserve, all of the properties offered. Few people buy cheap in any of the markets of the world, while the most pay high prices. This is especially true of real estate. Therefore we do not expect to receive what would be considered good prices in peace times.

"We are going to persist, however,

in the auction because we feel that there are many who will buy real estate with the water squeezed out. There is a good real estate market in Brooklyn and Queens, especially so far as small properties are concerned. Though it is not generally realized the number of transfers in Brooklyn this year is almost equal to that of the corresponding period last year. In 1917 from January 1 to August 21 there were 14,893 deeds recorded, while this year the total was 14,480, practically no difference.

"The Bond & Mortgage Guarantee Company was formed about twenty-five years ago to bring money into the mortgage market where people did not know the value of property and still wanted to have someone step in and become surety for it. As the result of the undertaking we have today about 34,500 mortgages outstanding on which guaranteed \$436,000,000 in mortgages and paid off \$242,000,000. The company has \$11,500,000 assets back of its guarantee.

"The coming sale is not to be viewed as a clean-up of the realty owned by the company. It is only one of a series of sales which are held from time to time. The policy of the company is to sell its real estate as soon as possible, either at private sale or public auction. We do not accumulate realty, not being in that line of the business. We always keep our assets clean and in shape.

"The book value of the seven properties to be sold is \$114,000, and the assessed value exceeds \$200,000. It is not the purpose of the company to protect the property at the sale, but it will go to the highest bidder. I consider it a decided opportunity for the investor to buy."

Following is the list of properties to be sold: A plot on Shore Road near 80th street, containing over 68,000 square feet with substantially built dwelling overlooking New York bay; 72 lots in the block bounded by Utica and Schenectady avenues, Montgomery and Malbone streets and Lefferts avenue, five blocks from Utica avenue station to the Eastern Parkway subway, now nearing completion; 30 lots on Ft. Hamilton Parkway, 55th and 11th avenue, two blocks from 55th street station on New Utrecht avenue of West End line, dual subway system, 11 lots on East Third street and East Fourth street and Avenue J, close to Avenue J station on Gravesend avenue of Culver line extension (now almost completed) of dual subway system; 15 lots on Avenue N, East 12th street and Coney Island avenue close to Brighton Beach line. There is an old house on the property. One lot at Rugby, on East 88th street near Avenue B, two blocks from Church avenue trolley; 27 Jamaica lots on Queens boulevard and Maple street just north of Hillside avenue 1½ blocks from elevated railroad on Jamaica avenue or Fulton street (now running). Passed by trolley from 59th street, Manhattan, to Jamaica. A short walk from main Jamaica station of the Long Island railroad.

#### Architectural League Competition.

The subject of the competition to be held by the Architectural League of New York for the Henry O. Avery prize of \$50 for sculptors and a special prize of \$300 for the best design submitted by an architect, sculptor and painter in collaboration was recently announced. Two spaces have been assigned in the forthcoming exhibition of the Architectural League, on either side of the steps approaching the Vanderbilt Gallery in the Fine Arts Building, 215 West 57th street, for the installation of two jardinières in arched recesses. The design of these is the subject of this competition. The jardinières and their supports are to be of stone, faience or metal and the back, side and soffit of the recess or niche, together with the space surrounding it, are to be treated as part of the design in any material desired. The jardinières or their supports must include in the design a sculptural representation of the human figure or of animal life.

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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20 as against 15 last week and 8 a year ago.

The number of sales south of 59th street was 10 as compared with 7 last week and 3 a year ago.

The sales north of 59th street aggregate 10, as compared with 8 last week and 5 a year ago.

From the Bronx 14 sales at private contract were reported as against 13 last week and 5 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 250 of this issue.

H. P. Davison Sells.

Mrs. Gustav E. Kissell, granddaughter of Commodore Vanderbilt, has bought for her permanent home the former residence of Henry P. Davison at 12 West 51st street, latterly occupied by Y. M. C. A. as a hostess house. The dwelling is five and a half stories, on a lot 22x100, with a rear extension that goes to the full depth of the property. It is attractively arranged, with large living rooms, library, conservatory, and a large number of bedrooms. Mrs. Kissell, who made the purchase through John N. Golding, will occupy the premises after completing alterations. She now resides at 12 East 55th street, a dwelling owned by William Rockefeller. Columbia College owns the land occupied by the former Davison house, the building having been built by W. W. and T. M. Hall about ten years ago and subsequently sold to Mr. Davison, who made elaborate changes before taking possession. Land and building have a total valuation of \$115,000, according to the city assessors, \$56,000 representing building value. Mr. Davison lived in the house up to the time his more pretentious residence at Park avenue and 69th street, built by Mark Eidlitz & Son from plans by Walker & Gillette, was completed. The Y. M. C. A., which had possession from February to August, recently moved its hostess house to 30 East 52d street. About five weeks ago it was announced that the 51st street house had been sold to Isidore Book, an operator. While tentative contracts were signed this transaction was never completed.

Trow Property Sold.

One of the most important realty deals in the Stuyvesant section of Manhattan effected at private treaty in recent years was closed Thursday by the Douglas Robinson, Charles S. Brown Company, involving the property of the Trow Printing & Publishing Company, which went into the hands of receivers recently. The transaction was sanctioned Thursday morning for the receivers of the defunct company, Edward H. Titus and John B. Johnson, affects the premises known as 87, 89 and 91 Third avenue and 205 to 213 East 12th street, forming the northeast corner of these thoroughfares. They comprise a five-story structure, erected a few years ago by the Trow Company, whose principal work was the publication of a city directory. The Third avenue frontage consisting of a plot 77.6x100, is a leasehold expiring in 1938, the ground being owned by the Hamilton Fish Corporation, while the 12th street side of the holding, comprising a plot 125x103.3, was owned in fee by the Trow Company. The combined properties have a frontage of 225 feet on 12th street, 77.6 feet on Third avenue, and an east line of 103.3 feet, this permitting an area in the five floors approximating 100,000 square feet. With this area, probably the largest in the city available in a single building for immediate possession, the transaction partakes of added significance, in view of the disturbance of large concerns through the commandeering of buildings for war purposes by the Government, and will doubtless solve the problem for one or

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BOND & MORTGAGE GUARANTEE CO



at 7:30 P. M., in the Brooklyn Real Estate Exchange, 189 Montague St.  
WEDNESDAY NIGHT, SEPT. 11

THE PSYCHOLOGY—The time to buy real estate is when the other fellow wants to sell—when the market is depressed—but when the trend of events indicates a change for the better. Only property of intrinsic merit and value and with the best rapid transit should be purchased.

THE ARITHMETIC—The business of the Bond & Mortgage Co. is to loan money on real estate—not to own and carry real estate. It loans only on good property. Its policy has always been to dispose of any property it is obliged to take over at the earliest opportunity. It has recently accumulated the parcels included in the sale. These parcels are assessed by the city at a total of \$200,000 and stand the Company in only \$114,000, or 57% of the assessed value. If the Company cannot come out whole it is perfectly willing to take a substantial loss, which to it means nothing, but which to any real estate operator would be prohibitive.

The Following are the Properties to be sold:

- I. Plot containing 68,380 sq. ft. on Shore Road, near 80th St., together with the substantially built frame house thereon.
- II. 72 lots in block bounded by Utica Av., Montgomery St., Schenectady Av. and Malbone St.
- III. 30 lots on Ft. Hamilton Parkway, 55th St. and 11th Av.
- IV. 11 lots on E. 3d St. and Av. J.
- V. 15 lots on Av. N, East 12th St. and Coney Island Av.
- VI. Lot at Rugby on E. 88th St., near Av. B.
- VII. 27 lots in Jamaica, on Queens Boulevard and Maple Ave., near Hillside Av.

The character of the parcels reflects the conservatism of the company, for they are all in active sections and close to stations of the "Dual Subway System."

In order to make this auction a popular offering, all lots (excepting the Shore Road plot) may be paid for in MONTHLY INSTALLMENTS, or on purchases of over \$1,000 two thirds may remain on mortgage. On the Shore Road plot 75% may remain on mortgage.

ALL TITLES ARE INSURED to purchasers without expense to them by the Title Guarantee & Trust Co.

With the exception of the Shore Road plot, all parcels will be sold in lots.

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more firms thus displaced. The Trow property, which is a landmark, is ready for new occupancies, having been cleared of the personality of the former owner. Presses, office furniture, and other fixings have been recently removed by the purchaser, Louis Leavitt, of Brooklyn, who paid the receivers \$184,000 for the outfit. The two holdings, assessed by the city for a valuation of \$284,000, are now the property of an investor, who is negotiating with prospective tenants through the Douglas Robinson, Charles S. Brown Company.

**Executors Sell Holdings.**

Pease & Elliman sold for the executors of the estate of George Macculloch Miller to Samuel H. Gillespie property in Morristown, N. J., on Whetmore avenue and Ogden place and consisting of two residences, "Valetop," which Mr. Gillespie has been occupying under lease for a number of years, and the "Knoll," which was the residence of the late Mr. Miller, consisting of stables, garage, greenhouses, and about fifty acres of land. This is the remains of the residential section of Morristown which Mr. Miller laid out and developed and sold off in plots.

**Important Water Street Deal.**

In order to provide additional space for their increased war business, Baker, Carver & Morrell have purchased through Wm. A. White & Sons the five-story building, 51 Water street, 30x85 from Daniel Birdsall, and have also bought the lease on the building from the tenants, E. Eising & Company. Baker, Carver & Morrell several years ago purchased the large plot on the corner of Water street and Coenties slip where they erected an eight-story building entirely for their own use.

**Hotel Bristol Sold.**

T. Elliott Tolson, with his associates, David H. Knott and W. W. Wyckoff, forming a corporation, have purchased the entire Hotel Bristol property, 122-124 West Forty-ninth street, and 129-135 West Forty-eighth street, so that they are now the sole owners leasing it

to the present company which has been operating the hotel for the last eight years, the Wynotol Realty and Hotel Company, of which T. Elliott Tolson is president. Last week Mr. Tolson made a contract with the National War Work Council of the Young Men's Christian Associations of the United States to care for their overseas force during the continuation of the war, and six floors in the Forty-ninth street building will be set aside for the exclusive use of the association. The necessary alterations are expected to be completed within two months. Douglas L. Elliman & Co. negotiated the lease.

**Garage for Beef Company.**

The three-story garage covering the westerly block front on First avenue, between 42d and 43d streets, has been resold by Leo S. Bing to the United Dressed Beef Company. It is on a plot of 200.10 feet on the avenue by 50 feet on each street, diagonally opposite the big plant of the new owner. Mr. Bing, who made a contract for the purchase of the property last November, acquired title from Charles Shongood Wednesday and immediately reconveyed the realty to the United Dressed Beef Company, subject to a mortgage of \$80,000. The property was formerly under lease for a long term to the Postal Transfer Service, Inc.

**Sale and Resale in Bronx.**

Grossman & Phillips have resold for the Barnett Realty Company the six-story apartment house with nine stories on a plot 137x6x87x irregular at 936 Intervale avenue, near the 163d street subway station, in the Hunt's Point section. The structure contains thirty apartments and has been held at \$100,000. The buyer is a client of S. S. Isaacs, attorney. For this unnamed purchaser the same brokers have resold the property to Jacob Berlin for investment. The house is fully rented. It was put up about four years ago by the Sillshire Construction Company and a year later they sold it through the same brokers to the Barnett Realty Company, the two tenements at 125 and 127 Stanton street figuring in the deal.

**Commitments for Buildings Heavy****Current Year Exceeds Any in Past Nine****According to Dodge Company Statistics**

**N**OTWITHSTANDING the gradual reduction in the volume of private building construction throughout the entire country Government building operations are being undertaken that, considering the total amount of expenditure, more than makes up for the lack of private structural endeavor. A study of the table of comparative statistics compiled by the F. W. Dodge Company which shows the totals of contracts awarded from January 1 to September 1, for the past nine years indicates that the current year overtops all previous ones in the expenditures for new construction work.

The figures given are for building and engineering projects in the States north of the Ohio River and east of the Missouri River, including New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Ohio, West Virginia, Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and Eastern Kansas.

During the first eight months of 1918 the total of the contracts for building and engineering operations in this territory amounted to \$1,211,065,000 of which 31 2/5 per cent. was for direct Federal account. The total for the current year is greater than for any previous period during the past nine years and was only approached last year when the total for similar months amounted to \$1,156,176,155. In 1916, for the same time the total amount of building commitments was \$838,024,000 and in years of record prior to this time the totals never reached \$700,000,000.

The figures for the first eight months

from January 1 to September 1 for the past nine years are as follows:

Contracts Awarded	1918....	\$1,211,065,000
"	1917....	1,156,176,155
"	1916....	838,024,922
"	1915....	598,619,600
"	1914....	531,915,200
"	1913....	616,067,000
"	1912....	558,820,000
"	1911....	539,256,313
"	1910....	589,175,910

In the local territory, including New York State and Northern New Jersey, there has been a reduction from the total of last year for the same time. The gross amount placed in new construction work for the first eight months of the present year was \$181,322,000 as compared with \$212,328,000 for 1917, which was the banner year, and \$145,085,500 for 1916. Of the total valuation of the new construction work for 1918 30 9/10 per cent. was Government ex-

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penditure for the successful prosecution of the war.

Figures for the eight months of the past nine years in the local territory are as follows:

Contracts Awarded	1918....	\$181,322,000
"	1917....	212,328,000
"	1916....	145,085,500
"	1915....	101,629,000
"	1914....	91,632,000
"	1913....	196,256,000
"	1912....	169,247,000
"	1911....	165,930,000
"	1910....	180,359,500

The territory that shows the greatest increase for the current year is unquestionably that which included the cities of Philadelphia, Baltimore and Washington. In this district the total volume of contracts awarded for the first eight months of 1918 amount to \$313,306,000, of which 46 3/5 per cent. was for direct Federal account, as compared with \$146,544,000 for 1917 and \$104,793,000 for 1916. The locality placed second in the ration of increase for the current year is the Pittsburgh District, which includes Western Pennsylvania, West Virginia, and Ohio. Here for 1918 the total amount of building and engineering expenditures amounted to \$302,518,000, as compared with \$143,403,000 for 1917 and \$113,730,000 for 1916. Of the total for 1918, 37 3/5 per cent, was for the Government.

Successful Auction Sales.

The auction sale of Manhattan Beach property was one of the most successful conducted in or about New York for some time, and might be construed as a reflection of the public wants. Four hundred lots and six houses were sold to bidders who showed a keen interest in the proceeding, and took the entire offering in less than five hours. Revised figures show a total of \$357,475 was realized. Of this \$66,150 represented the proceeds from the houses, an average of \$11,000 each. The sales of lots, exclusive of those included with the houses, netted an average of \$1,000 each. Actual prices

ranged from \$850 to \$1,750. The higher price was obtained for lots on Corbin place between the Esplanade and Oriental boulevard. A corner plot of five lots at Corbin place and Oriental boulevard brought \$6,750. Inside lots on Beaumont street brought \$900, while lots directly on the Esplanade sold for \$1,500 each.

Auction Sale at Far Rockaway.

J. H. Mayers on Saturday, August 31, and Monday, September 2, conducted an auction sale at Coronado Beach, Far Rockaway, L. I. The sale was held for the account of Joseph Cassidy and 63 lots were disposed of at an average price of about \$400, the prices ranging from \$340 to \$575 per lot. The following are the names of some of the buyers: Frank P. Cumisky, Charles G. Rosewall, Louis T. Walter, Jr., John W. Seaton, W. R. McLean, Walter J. McGill, Fred Fitter, E. W. Webster, R. B. Taft, Sidney A. Schutte, John W. Seymour and O. C. Bianchi. The prices received were far from expectation, as these lots should have brought from 30 to 50 per cent. more, but we had to accept war time prices. Mr. Mayers will continue to offer the balance every Saturday afternoon in September, until the entire 200 bungalow lots are sold.

Manhattan.

South of 59th Street.

WEST HOUSTON ST.—The 4-sty factory building at 200 West Houston st, 25x119.8, has been resold by Michael Maresca through Pepe & Brother.

27TH ST.—Joseph P. Day sold the 4-sty dwelling at 143 East 27th st, on a lot 20x98.9, for Mrs. Georgia A. Grimley.

BROADWAY.—Charles F. Noyes Co. were the brokers in the sale for all cash for the New York Life Insurance & Trust Co. of 915 Broadway, a 6-sty building, on plot 25x105, 50 ft. south of the southwest corner of 21st st. The property has been owned by the Chisholm estate, represented by the New York Life Insurance & Trust Co., for many years.

MANHATTAN AV.—John J. Backes, as executor, sold the 3-sty dwelling at 117 Manhattan av, on lot 18x50, through John R. Davidson.

WEST BROADWAY.—The Bowery Savings Bank sold to a client of Brooks & Momand the 4-sty building, 25x87, northeast corner of West Broadway and Murray st, held at \$55,000.

North of 59th Street.

ARDEN ST.—Frederick Brown sold to Helen E. Rammey, for investment, 29 Arden st, a 5-sty, 20-fam. apartment house, on plot 27x100, near Nagle av. The buyer owns a similar house, 31 Arden st, adjoining, which now gives her a plot of 54x110, and a rental of \$11,600. Both properties are valued at \$75,000. Nehring Brothers and Byrne & Bauman were the brokers in the transactions.

119TH ST.—Samuel Cowen sold the 3-sty dwelling, 20x100, at 149 West 119th st, for V. Rothol.

122D ST.—Porter & Co. sold for Elizabeth Talbot to Merit Realty Corp., Marcus L. Osk, president, the 3-sty brownstone dwelling at 132 West 122d st, on plot 18.7x100.

128TH ST.—Herman Goldberg bought from Jerome J. Hanauer the 3-sty dwelling at 207 West 128th st, on lot 16.8x99.11. B. W. Smith was the broker.

136TH ST.—Mrs. M. Beeman purchased from Leonard Weil the dwelling 264 West 136th st, on lot 17.6x99.8.

137TH ST.—James H. Cruikshank sold to Elizabeth Realty Co. 316 West 137th st, a residence, on plot 16x100. Assessed at \$6,500. Nail & Parker were the brokers.

140TH ST.—Frederick Brown bought from estate of Emilie Oppenheim, 501 East 140th st, a 5-sty apartment house on plot 37.6x100. Harry J. Rogers and Phelps & Damiane were the brokers.

183D ST.—The Linwood Co. is reported to have sold the 3-sty dwelling at 661 West 183d st, on a lot 16.8x74.11.

COLUMBUS AV.—Roseff Realty Co purchased from John A. Brown, Jr., 376 Columbus av, a 5-sty tenement on lot 25.8x106.3, corner of 78th st. O. G. Manass was the broker.

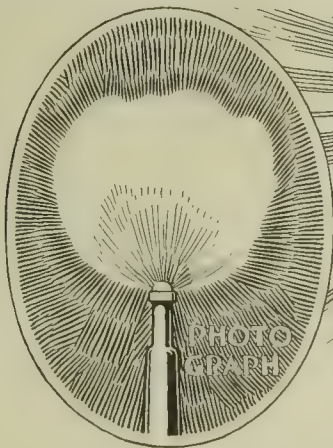
2D AV.—James H. Cruikshank sold to Alicia L. Laird the three 5-sty tenements at 1846 to 1850 2d av, on plot 75x100; assessed by the city at \$51,000. As part payment Mr. Cruikshank took the 5-sty single flat at 546 West 165th st, on plot 20x119. Harry Sugarman was the broker in this transaction.

Bronx.

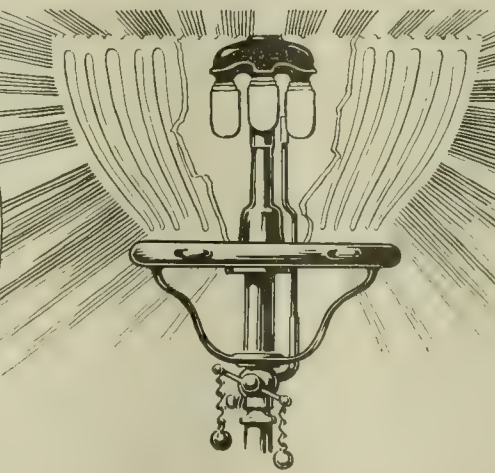
134TH ST.—An investing client of Samuel Cowan purchased from W. Whit 534 East 134th st, a 6-sty tenement, on a plot 40x100.

135TH ST.—Samuel Cowen sold for W. Whit the 6-sty apartment at 534 East 135th st on plot 40x100.

167TH ST.—Grand Concourse Realty Co. sold the two apartment houses at 818 and 822 East 167th st, each on a plot 40x100, to Markstone Realty Co. The property was held at \$80,000. A. Blumenthal was the broker.



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165TH ST.—Alicia L. Baird resold 546 West 165th st, a 5-sty tenement on lot 20.1x18.11.

176TH ST.—Michael Retzker purchased from William Daly the 5-sty apartment house at 506 West 176th st, on plot 43.6x100, which has been held at \$45,000. In part payment Mr. Daly took two lots, 50x100, on Lydig av, in the Morris Park section of the Bronx. S. Geilich was the broker, A. J. Leichter representing Mr. Retzker as attorney.

180TH ST.—Rebecca Roth sold to Clara Cooper, subject to a mortgage of \$5,250, 610-12 East 180th st, a 5-sty apartment house, 40.11x irreg.

214TH ST.—Frank Gass, Inc., sold the dwelling at 826 East 214th st.

AQUEDUCT AV.—William R. Lowe sold for Clayton Realty Co. the 3-sty dwelling at 2436 Aqueduct av, on lot 16.6x85.

BOSTON RD.—J. Clarence Davies sold for Charles J. Crowley the vacant plot, 105x89, on the west side of Boston rd, about 500 ft. north of White Plains av.

GRANT AV.—Samuel Barnett sold the 2-fam. house at 960 Grant av, on lot 20x100, and held at \$12,500, to Price Bros., represented by Abraham Leichter, as attorney. A. H. Hamel was the broker.

HEATH AV.—B. H. Weisker sold for Harry Aronson, Inc., to William Fullerton the 2-sty frame dwelling at the southwest corner of Heath av and West 193d st, on plot 25x100.

SOUTHERN BLVD.—J. Clarence Davies and Grosch & Co. sold for Marie Wauer the apartment house on plot 50x100 at 1560 Southern blvd, 150 ft. south of 173d st. The house has accommodations for 28 families and 3 stores.

WASHINGTON AV.—Charles R. Faruolo sold for Ida K. Bronner the 5-sty flat, 2246 Washington av.

### Brooklyn.

QUINCY ST.—Henry P. Cain as broker sold to Henry Wohlman 580 Quincy st, a 2-fam. stone dwelling.

VAN BUREN ST.—Henry P. Cain as broker sold 471 Van Buren st, a 1-fam. frame dwelling for George M. Richardson; also 473 Van Buren st, a 2-sty frame dwelling to John Adams Henry.

5TH ST.—Frank A. Seaver & Co., Inc., sold for L. Vail the 1-fam. detached house at 516 East 5th st. L. N. Vaughan co-operated in this sale.

43D ST.—Realty Trust sold for the Artee Realty Corp. the 1-fam. brick and stucco dwelling 1562 43d st to Jacob Kaplan of Manhattan, for occupancy.

53D ST.—I. Salzberg sold for Connelly Construction Co. to Annie Leblang the two dwellings at 1002 and 1004 53d st.

65TH ST.—Frank A. Seaver & Co., Inc., sold the 6-fam. brick flat 821 65th st for E. J. White to an investor.

82D ST.—James Watters sold for Munroe Stiner the new detached stucco dwelling, with garage, 163 82d st.

PUTNAM AV.—R. A. Schlesing sold for Charles Glum 1861 Putnam av, a 6-fam. flat, to Robert Puck; also for Alfred Klein 881 Bleecker st, a 3-sty flat, to Michael Fuchs.

ST. MARKS AV.—Bulkley & Horton Co. sold 485 St. Marks av, between Clason and Franklin avs, a 4-sty double flat, for Anna C. Ball.

3D AV.—Levy Brothers sold through Frank A. Seaver & Co. the building at 7005 3d av, adjoining the corner of Ovington av.

12TH AV.—Frank A. Seaver & Co., Inc., sold the 1-fam. frame house and garage, on plot 100x100, at the southeast corner of 12th av and 82d st for L. M. Burchardi to a buyer for occupancy.

15TH AV.—B. J. Sforza sold for George W. N. Hallock the 2-sty brick semi-detached 1-fam. dwelling, on lot 20x100, at 6410 15th av.

### Queens.

ASTORIA.—Minor L. Platt sold 640 Academy st, a 5-sty apartment house, 100x100; 522 to 532 Flushing av, Elite Hotel properties (nurseries and stone yards); 394, 398, 400 3d av, 5-sty apartment houses, 38½x85x97; 26-fam; 3d av, west side, 190 ft north of Jamaica av, 60½x88x100, 32-fam; rent roll over \$9,000.

ASTORIA, L. I.—Minor L. Platt sold for the Frank Zvaneck Building Co. to an investing client, the 5-sty brick apartment house, 60.5x88x100, at 463 3d av, 190 ft. north of Jamaica av, Astoria, L. I., accommodating 32 families and having an annual rent roll of \$9,000. The same broker recently sold apartments at 394, 398 and 400 3d av.

CORONA.—F. R. Wood-W. H. Dolson Co. sold for Herman Fastenau the 2-fam. house on Randall av, near Alburts Avenue Station, to William Pratt.

ELMHURST, L. I.—W. J. Schwartz sold to E. Fuchs the dwelling at the northwest corner of Van Horn st and Lewis av, Elmhurst.

FLUSHING, L. I.—R. F. Smart sold to M. P. Loos dwelling, 50x100, northeast corner of Franklin pl and Union st, Flushing.

FLUSHING, L. I.—Robert Cornell sold his home at 21st st and Mitchell av, Broadway-Flushing, on a plot 60x100, to Louis D. Bodor, of Brooklyn. J. A. Johntra negotiated the sale.

LONG ISLAND CITY.—John Greer sold for Elizabeth Parine a 2-fam. house on Prospect av, 112 ft. north of Harris av, to Victor Boeri.

LONG ISLAND CITY.—Minor L. Platt sold for estate of Edward E. Scheurer the property at the southeast corner of Flushing and 18th avs, 156x172 ft. The sale involves the Elite Hotel property, together with the good will, stock, furniture and fixtures; the Scheurer nurseries and Monumental Works. Part of the property is occupied by apartments and stores. The purchaser will make extensive alterations to the hotel and occupy it.

RICHMOND HILL, L. I.—Calder's Real Estate Co. sold a 2-fam. house at 174 Maple st, Richmond Hill, for a client to Herman C. Stukey.

### Westchester.

LARCHMONT.—Griffen, Prince & Ripley sold for Mrs. Jennie Eggers her residence in Larchmont Park to Maude Smith Shannon.

### Out of Town.

MORRISTOWN, N. J.—Pease & Elliman sold for executors of the estate of George Macculloch Miller to Samuel H. Gillespie, property situated on Whetmore av and Ogden pl and consisting of two residences. "Valetop," which Mr. Gillespie has been occupying under lease for a number of years, is owned by the Miller estate; also property known as the "Knoll," which was the residence of the late George Macculloch Miller. The property consists of stables, garage, greenhouses, and about fifty acres of land. This is about all that remains of the residential section of Morristown, which Mr. Miller laid out and developed and sold off in good-sized plots. The family having owned it for many years, and foreseeing the growth of Morristown, have been able now to dispose of the land at very substantial prices.

### RECENT LEASES.

#### Lease Involves Half a Million.

For an aggregate rental understood to be \$500,000, the United Cigar Stores Company has leased from Melville H. Bearns the two-story subway building at the northeast corner of St. Nicholas avenue and 181st street covering a plot 100 by 175, and containing twenty stores on the grade floor with offices on the second floor. The lease is reported to be for a period of twenty years. The United now occupies one of the stores. Mr. Bearns acquired the property, which is assessed at \$375,000, in July, 1917.

#### Hotel Property Leased.

W. J. Boller, acting for the Anahma Realty Corporation, negotiated an extension of the existing lease of the Manhattan Hotel property, now held by the Armbow Operating Corporation, of which John McE. Bowman is president, to the same tenant for a long term, at a substantial increase of the present rental, the aggregate amount of the new lease being over \$6,000,000. The existing lease was made two years ago for a ten-year term, thus having eight years more to run. This new lease secures Mr. Bowman from any outside invasion on his chain of hotels in the Grand Central terminal zone for many years, as the Manhattan was the only one of his hotels on which his lease was not for a long term.

#### \$250,000 Garage Lease.

S. Osgood Pell & Company, represented by G. M. Mabie, have sub-leased for Proper Brothers the large fire-proof garage recently finished at 305-7 West 128th street between Eighth and St. Nicholas avenues, for a term of twenty-one years from September 1 at an aggregate rental of over \$250,000, which represents a considerable profit. The same brokers recently leased the building before it was finished, for twenty-one years to the present tenant for George Heinlein, the owner, after obtaining a building and permanent loan for five years of \$50,000. The sub-tenant will be a corporation to be formed by a number of interests for the purpose of continuing the business. The garage accommodates about 160 cars and although opened this summer is already nearly full.

#### Government Dry Dock on S. I.

A huge drydock, where ships damaged by U-boats will be reclaimed, is said to be planned for the property of Ichabod T. Williams & Sons, lumber dealers, at Stapleton, S. I., just leased by the Government for a term of twenty years. The tract has a water frontage of 1,500 feet and includes everything from the Tompkinsville line to the land at Stapleton, excepting the Brady property. It is understood that about \$1,300,000 has been appropriated for the improvement of the land. Recently the Government took over the plant of the Merritt & Chapman Derrick & Wrecking Company, in Bay street, Stapleton.



Building for War Needs.

According to a rumor in real estate circles the Government has practically concluded arrangements for taking over the eleven-story Cluett building, at 2 to 28 West 19th street, running through the block to 19-23 West 18th street. This property, it is understood, is wanted for the overflow needs of the big structure formerly occupied by the J. B. Greenhut Co., which the Government recently leased as a department for the personnel of hospitals and supply depot. The latter building has a floor area of 507,000 square feet, and Cluett building contains approximately 165,000 square feet.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space at 105 West 40th st to Arthur Hammerstein Productions, Inc., and Napier-Browning Co., Inc.

DUROSS CO. leased the 2-sty building 352 West 16th st to Acme Varnish & Shellac Co.; also the 1-sty building at 144 West 15th st for J. M. Lowden, Inc., to Street & Smith; and the 3-sty building at 163 West 13th st to J. M. Jones.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 640 Park av, corner 66th st, to Andrew Fletcher, president of American Locomotive Co.; also an apartment at 540 Park av for 540 Park Avenue Co., Arthur Terry, treasurer, to Wendell Baker; an apartment at 815 Park av to Thomas Felder; at 122 East 82d st for Capt. David Dows to L. H. Ingraham at 274 Madison av to Charlotte E. Dunn; a large apartment at 270 Park av for Vanderbilt Avenue Realty Corp., Dr. Charles V. Paterno, president, to William A. Kerr; also at 815 Park av to Jeanette A. Johnson; at 875 Park av to Mrs. Gustavus J. S. White; at 140 West 53th st to Mrs. M. E. Dunn; and at 103 East 84th st to Mrs. John C. Work.

DOUGLAS L. ELLIMAN & CO. leased for J. Searle Barclay of the War Industries Board his 5-sty residence at 25 East 73r st to T. Morrison Carnegie.

DOUGLAS L. ELLIMAN & CO., with F. C. Roberts, leased to Thonet-Wanned Co., furniture manufacturer, store 1 in the apartment house covering the blocks from Park to Madison avs, 47th to 48th sts, and known as 270 Park av. The store is at the Madison av and 47th st corner of the building. The lease includes not only the store space but the basement area under stores 1 and 2 and practically all of sub-basement to 48th st. The sub-surface premises will be used for show rooms.

DOUGLAS L. ELLIMAN & Co. leased apartment in the Verona, southeast corner 64th st and Madison av to Mrs. J. H. Wren. This lease completes the rental of the building; also a large duplex apartment, fully furnished at 969 Park av to Mrs. A. H. Belo; at 40 East 62d st to Stephen L. Snowden, and at 103 East 84th st to Mrs. John C. Work.

J. ARTHUR FISCHER leased to Belle Soudant a studio apartment at 63 West 37th st; also to Mrs. John A. Waldron an apartment at 159 West 45th st.

J. ARTHUR FISCHER rented to Manges Brothers, furniture dealers, the store at 112 West 38th st; also to Campulo & Pydsoglu the 1st loft at 555 8th av.

GOODWIN & GOODWIN rented for Samuel Weil to R. Lewis for a term of five years the 4-sty dwelling at northeast corner 121st st and Lenox av, on lot 22.10x100.

M. & L. HESS leased the 14th floor at 55 5th av, containing 20,000 sq. ft., to F. M. Lupton, publishers of the Peoples Home Journal, who will use the premises for its executive offices.

M. & L. HESS, INC., leased for the estate of Bradish Johnson, Inc., the entire 11th floor of the Broadway & 5th Av Building at 149 and 151 5th av, extending through to 923 and 925 Broadway, covering a floor area of 10,000 sq. ft., to the U. S. Fuel Administration for its New York executive offices. Chas. F. Noyon Co. represented the lessees.

M. & L. HESS, INC., have leased in conjunction with Samuel Geller the 12th floor at 24-6 West 25th st to Melman Bros.; also the 8th floor at 50-54 West 17th st to Superior Wash Suit Co.

M. & L. HESS, INC., leased for the Ellisdale Co., Inc. (Herbert H. Vreeland, president) at 55 5th av the entire 14th floor, consisting of 20,000 sq. ft., for a term of years to the F. M. Lupton, Publisher, Inc. (Moody B Gates, president), publishers of the People's Home Journal, who will use the premises for its executive offices.

HOUGHTON CO. leased for Clarence and Josie Raine to Edward E. Follitt the 4-sty dwelling at 128 West 80th st.

HOUGHTON CO. leased for Dr. John Franklin Crowell the 4-sty dwelling at 17 West 91st st to Mary A. Arrance.

HOUGHTON CO. leased to Paul A. Wooster and William F. Gallagher the 4-sty dwelling at 306 West 89th st for Zachary T. Piercy.

JEWISH WELFARE BOARD, now occupying the 4th floor at 149 and 151 5th av, leased through M. & L. Hess, Inc., the 5th floor in the same building, making a total of 20,000 sq. ft. to be used for executive offices.

CHARLES G. KELLER rented the basement in 301 West 37th st to the Imperial Dyewood Co.; also for J. G. Robinson loft space in the building 429 6th av to G. Stein.

JAMES KYLE & SONS rented for Catherine Griggs, the 5-sty building at 154 East 55th st, on lot 25x100, for ten years, at an aggregate rental of \$31,250.

SAMUEL H. MARTIN leased the 3-sty dwelling at 325 West 137th st for Susie Scott Hall to Mary Mulhern.

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SAMUEL H. MARTIN leased for West 60th Street Realty Co. the 3-sty dwelling at 33 West 60th st to Henrietta Smith.

MAURY, ROGERS & AUCHINCLOSS, members of the New York Stock Exchange, leased ground floor space at 25 Broad st.

MOORE & WYCKOFF leased an apartment at 410 Park av to William A. Barber.

NEW YORK FURNITURE EXCHANGE, representing more than 50 firms in the furniture trade, will move from Grand Central Palace, leased by United States Government, to the Knickerbocker Theatre building, Broadway and 38th st, where it has leased 60 offices through Harris & Vaughn.

CHARLES F. NOYES CO. leased for a long term for the Hanover Supply Co. to the Allied Storing Co. the building at 379 Pearl st.

OGDEN & CLARKSON CORP. leased the 6th floor at 10 and 12 East 39th st to Hugo J. Mischo, Inc.; also the store and basement at 12 East 32d st to Amos T. Hill Furniture Co., Inc., and the 8th floor at 53 and 57 West 36th st to B. G. Behrman & Co.

THOMAS J. O'REILLY rented at 7 West 108th st to E. Watt and J. Violenes, Anna Carruth, Evelyn Mary Clinton, Daniel McDonald; at 99 Claremont av to Henry Pogson, Jay H. Perkins, Clement Stephenson, Albert Goldstein, Frederick R. Blount, R. W. Mason, Ernest A. Scholz; at 561 West 163d st to Alvin P. Block, John Bonwit, John Jacobs, William Berghold, Marc Gurchot, David Cohen, Julius Goldberg.

PEAS & ELLIMAN rented for Mrs. Henry F. Shoemaker 4 East 65th st, a modern 6-sty American basement dwelling, on lot 25x75, adjoining 5th av, to James A. Blair, a well-known banker. The same brokers sold this house to the present owner in 1916.

PEASE & ELLIMAN rented a large apartment at 850 Park av to Emeline Roach; at 138 East 36th st to Mrs. A. K. Morton; at 23 West 58th st, to Mrs. William Jay; at 115 East 53d st to Sir William Wiseman; at 146 East 49th st to Mrs. V. Crane, and a large apartment furnished at 535 Park av to Mrs. Henry L. Collins.

PEASE & ELLIMAN rented for a long term of years for Mrs. Sidney L. Smyth, a modern 5-sty American basement dwelling at 105 East 39th st, immediately adjoining Park av, to Blanche Bates Creel.

PEPE & BRO. leased for estate of H. M. Rosenstein apartments to K. Wright, S. Solano and A. Tormino at 23 East 9th st; at 40 Washington sq an apartment to Dr. Giovanni Meloni of Guayaquil, Ecuador; to Ralph D. Williams and Huntington Adams at 3 Sheridan sq.

RICE & HILL leased to Terminal Lunch Co. the store and basement at 54 West 18th st, at the southeast corner of 6th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the two buildings at 76 and 78 Duane st to Michael Pomerantz.

STEPHEN H. TYNG, JR. & CO., INC. leased at 31 Union sq space on the 13th floor to Trade Reporting Co.; also space on the 3d floor to Racamora & Co.; at 18 East 17th st 8th floor to Friedman Canute Co.; in conjunction with Homer Foot, Jr., the major portion of the 6th floor at 334 4th av to Acorn Silk Co.; for William Meyer & Co., 2d floor at 33-35 East 18th st to Sears, Roebuck & Co.; for Cruikshank Co., entire fourth floor at 890 Broadway to Louis Wolf & Co.; also for Cruikshank Co. 5th floor at 892 Broadway to Loveman Bros.; for Chas. H. Ditson & Co., 9th floor at 8-12 East 34th st to Collins & Aikman Co., and for E. B. Koscherak 2d floor and portion of 3d floor at 129-31 5th av to Zilberman-Rothschild Furniture Co.

UNITED STATES RAILROAD ADMINISTRATION leased following stores, formerly used as railroad ticket offices: 1460 Broadway to St. Regis Restaurant Co.; 1465 Broadway to United Theatre Ticket Co., and 236 Broadway to American Salvage Co.; 387 Broadway to Bigio Brothers, and 1182 Broadway to California Loading Co.

CHARLES B. VAN VALEN, INC., recently appointed agents for the 12-sty Jewellers' Court Building, 51-53 Maiden la, leased an office to Joseph Marino.

E. K. VAN WINKLE leased the store at 128 West 72d st to Marie Magee; sublet for Edison Storage Battery Co. the building at 209 West 76th st to Milton Schnaier Contracting Corp.; to Blanche H. Morgan an apartment at 132 East 57th st; and to Harriet Eager an apartment at 723 St. Nicholas av.

CHARLES B. WALKER leased for J. G. Braun the building at 537 West 35th st to Boel & Kelly as an annex for the storage of crude rubber.

WILLIAM R. WARE leased in connection with Horace S. Ely 324 West 76th st to Thomas D. Toy, and in conjunction with Pease & Elliman, 3305 West 78th st to William A. Lewis.

WHITE-GOODMAN leased the first loft at 16 East 17th st to Albert N. Ehrlich; with M. Forman & Co. the 4th loft at 115 and 117 East 29th st to Elias Priess Co., and at 143 Chambers st 2d loft to Eagle Packing & Rubber Co.

WM. A. WHITE & SONS leased to Louis Levy, at an aggregate rental of \$68,000, the building at 186 and 188 Wooster st.

### Brooklyn.

J. ARTHUR FISCHER leased, in conjunction with D. & M. Chauncey Realty Co. to Low Jung the 1st loft at 365 Fulton st, opposite City Hall Park.

### Westchester.

BURKE STONE CO., INC., rented for P. R. Bisland a residence on Avon rd, Meadowdale, to Charles T. Baird; also rented for James H. Angevine his residence on Pondfield rd to Reynolds Pomeroy.

ROBERT E. FARLEY ORGANIZATION leased for Westchester Syndicate their house on Alexander av, in the Battle Hill Park section of White Plains, to William H. Stark.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, leased to Edward Sturgis, the house known as "Birch Hall," in the Greenacres section.

TARRYTOWN.—Robert E. Farley Organization leased for Philipse Manor Co., the following apartments in the Philipse Manor section, to Mary G. Hanly, Jean B. Paige and Grosvenor Farwell.

WHITE PLAINS.—Robert E. Farley Organization rented for Westchester Syndicate their house in the Battle Hill Park section to A. L. Landis.

### REAL ESTATE NOTES.

A. J. FARNOLO is the buyer of the tenement 228 Chrystie st sold recently.

SPEAR & CO. have been appointed agents for 28-30 East 4th st and 33 Union sq.

JOSEPH P. DAY was the broker in the recent sale of 143 East 27th st for Mrs. Georgia A. Grimley.

BYRNE & BAUMANN negotiated the lease of the Subway Building, 181st st and St. Nicholas av, to the United Cigar Stores Co.

PEASE & ELLIMAN closed lease of the Grand Central Palace to the United States Government for hospital purposes on Thursday.

ESTATES DEVELOPMENT CO., which owns a large tract of land in the Throgs Neck section of the Bronx, on Pelham Bay, filed a voluntary petition in bankruptcy yesterday, giving its liabilities and assets at \$2,000,000.

CROSS & BROWN CO. has been appointed managing agents for the new 10-sty building being erected by Dr. Charles E. Nammack at 38-42 East 29th st. The building was planned by D. Everette Waide, architect, and is being built by Fred F. French Co. and will be ready for occupancy in the spring of May, 1919. Size 62.6x98.9 and of novel reinforced concrete construction.

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CALDER'S REAL ESTATE CO. has been appointed managing agent for the following properties: Hotel Roanoke, 69 South Oxford st, Brooklyn, an elevator apartment; the apartment house at 279 Henry st, and 374 East 2d st, 390 East 2d st, 394 East 2d st.

DOUGLAS L. ELLIMAN & CO. announce the opening of a Country Department in charge of N. M. Ladd, Morton C. Nichols, Hayes Robbins, E. P. Hatch and E. H. Tilson. The entry of Douglas L. Elliman & Co. into the field of country brokers should bring valuable results in building up a market for property around New York. Owners of country property in Long Island, New Jersey, Connecticut, Westchester County and the Hudson being thus assured of the service they are entitled to.

### ESSENTIAL BUILDING.

#### War Industries Board Asks Cooperation of State Defense Councils.

The War Industries Board authorizes the following:

The determination of the War Industries Board and its chairman, Barnard M. Baruch, to meet the demands for war materials from the United States military authorities and the Allies, has brought a tightening up policy as to civilian building plans with a view to the conservation of building materials and to the release of labor to war work.

To assist the Board in passing on the need and essentiality of proposed new non-war construction, Mr. Baruch has called to his assistance the State Councils of National Defense which are asked to investigate through their local organizations and report on all proposed new building projects in their respective territories.

While the recommendations of these local organizations will not be final they will be followed to the extent that no application for materials for projects coming within their jurisdiction will be considered by the War Industries Board until the Council has reported. Final decision in all cases is reserved by the Board.

Judge E. E. Parker, Priorities Commissioner, is preparing a set of instructions for the various State Councils for their guidance in making recommendations as to the needs and essentiality of non-war construction. The duties of the Councils will not include undertakings directed, by or under contract with, the War Department, Navy Department, Emergency Fleet Corporations, Bureau of Industrial Housing and Transportation of the Department of Labor, the United States Housing Corporation, and the following civilian enterprises:

Repairs of or extensions to existing buildings involving in the aggregate a cost not exceeding \$2,500.

Roadways, buildings and other structures undertaken by, or under contract with the United States Railroad Administration or a railroad operated by such Administration.

Those directly connected with mines producing coal, metals and ferro-alloy minerals.

Public highway improvements and street pavements when expressly approved in writing by the United States Highways Council.

For building projects not falling within one of the class mentioned there will be required a special written permit issued by the Chief of Non War Construction Section of the Priorities Division of the War Industries Board.

Anyone contemplating a building which he conceives to be in the public interest or of such essentiality that under existing conditions it should not be deferred, should make a full statement of the facts in writing, under oath and present it to the local representative of the Council of National Defense for his approval. This representative will report his approval with statement of reasons, to the Non War Construction Section of the War Industries Board for final decision.

Secretary Baker, acting as secretary of the Council of National Defense and of the Advisory Commission, promptly accepted for the Council the request for co-operation and assistance made by the War Industries Board.

#### Assignment of Lease.

The mere assignment of a lease has no effect to release the tenant from his contract obligation to pay the agreed rent to the end of his term; and the mere fact that the landlord consents to the assignment, or thereafter receives rent from the assignee, will not of itself discharge the original lessee from such liability. If, however, the landlord expressly or impliedly consents to treat the lease as having been surrendered or abandoned and enters into a new or substituted lease with the assignee, the contract relation between the original parties is severed and the obligation of the original lessee to pay rent ceases. Such surrender of the first lease and release of the first lessee may be implied from circumstances even where the lease forbids an assignment without the lessor's written consent. *Keeley v. Beenblossom*, Iowa Supreme Court, 167 N. W. 638, citing *Wilbur v. Collins*, 4 App. Div. 417, 38 N. Y. Supp. 848, and other New York cases.

#### Description of Lands.

Oral testimony is not admissible to prove the terms of a contract required by law to be in writing, or which the parties have put in writing, but such evidence is admissible to apply the terms of the contract to the subject matter; that is to say, to identify such subject matter where the contract itself furnishes the key to such identification. In other words, such testimony is not admissible to supply a total want of description, but is admissible to make more certain the imperfect description given in the contract. *Stroburg v. Walsh* (Tex.), 203 S. W. 391.



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**REAL ESTATE**  
**STATISTICS**

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
Total No.....	100	102
Assessed Value.....	\$2,927,000	\$4,716,100
No. with consideration.....	15	23
Consideration.....	\$484,000	\$507,900
Assessed Value.....	\$501,500	\$501,500
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
Total No.....	4,202	5,343
Assessed Value.....	\$239,216,980	\$369,488,922
No. with consideration.....	656	711
Consideration.....	\$28,213,161	\$29,740,473
Assessed Value.....	\$31,973,300	\$38,700,556

**Mortgages.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
Total No.....	36	59
Amount.....	\$442,950	\$818,480
To Banks & Ins. Cos..	5	8
Amount.....	\$90,900	\$220,000
No. at 6%.....	18	20
Amount.....	\$116,550	\$169,959
No. at 5½%.....	5	2
Amount.....	\$103,500	\$41,000
No. at 5%.....	9	16
Amount.....	\$195,400	\$322,650
No. at 4½%.....	1	1
Amount.....	.....	\$51,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$10,000	.....
Interest not given.....	3	20
Amount.....	\$17,500	\$233,871
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
Total No.....	1,704	2,395
Amount.....	\$41,368,527	\$98,286,872
To Banks & Ins. Cos..	286	487
Amount.....	\$19,910,147	\$57,890,840

**Mortgage Extensions.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
Total No.....	20	14
Amount.....	\$249,500	\$399,500
To Banks & Ins. Cos..	3	6
Amount.....	\$152,500	\$234,000
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
Total No.....	863	1,359
Amount.....	\$59,972,049	\$90,984,250
To Banks & Ins. Cos..	358	673
Amount.....	\$35,615,707	\$69,588,200

**Building Permits.**

	1918	1917
Aug. 31 to Sept. 6	Sept. 1 to 7	
New Buildings.....	3	5
Cost.....	\$50,000	\$207,400
Alterations.....	\$147,400	\$785,680
Jan. 1 to Sept. 6	Jan. 1 to Sept. 7	
New Buildings.....	135	252
Cost.....	\$7,694,650	\$24,106,500
Alterations.....	\$7,436,994	\$9,720,034

**BROX.**

**Conveyances.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
Total No.....	84	71
No. with consideration.....	5	6
Consideration.....	\$38,885	\$36,075
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
Total No.....	3,078	4,163
No. with consideration.....	374	781
Consideration.....	\$3,633,595	\$5,247,064

**Mortgages.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
Total No.....	38	23
Amount.....	\$140,925	\$86,880
To Banks & Ins. Cos..	6	2
Amount.....	\$38,500	\$5,700
No. at 6%.....	13	11
Amount.....	\$38,400	\$61,900
No. at 5½%.....	9	2
Amount.....	\$27,400	3,500
No. at 5%.....	11	1
Amount.....	\$53,625	\$6,000
No. at 4½%.....	.....	1
Amount.....	.....	\$2,000
Unusual rates.....	.....	2
Amount.....	.....	\$2,430
Interest not given.....	5	6
Amount.....	\$21,500	\$11,050
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
Total No.....	1,298	2,042
Amount.....	\$7,717,985	\$13,194,420
To Banks & Ins. Cos..	67	137
Amount.....	\$1,007,942	\$1,962,115

**Mortgage Extensions.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
Total No.....	3	11
Amount.....	\$72,300	\$90,800
To Banks & Ins. Cos..	.....	.....
Amount.....	.....	.....
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
Total No.....	263	471
Amount.....	\$5,006,112	\$9,054,224
To Banks & Ins. Cos..	63	123
Amount.....	\$1,629,450	\$3,257,200

**Building Permits.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
New Buildings.....	1	9
Cost.....	\$1,200	\$138,925
Alterations.....	\$65,750	\$6,000
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
New Building.....	386	528
Cost.....	\$6,709,975	\$7,457,650
Alterations.....	\$1,185,400	\$858,450

**BROOKLYN.**  
**Conveyances.**

	1918	1917
Aug. 29 to Sept. 4	Aug. 30 to Sept. 5	
Total No.....	482	297
No. with consideration.....	23	24
Consideration.....	\$324,942	\$120,500
Jan. 1 to Sept. 4	Jan. 1 to Sept. 5	
Total No.....	15,828	15,122
No. with consideration.....	1,116	1,299
Consideration.....	\$9,025,181	\$14,062,556

**Mortgages.**

	1918	1917
Aug. 29 to Sept. 4	Aug. 30 to Sept. 5	
Total No.....	270	214
Amount.....	\$999,772	\$727,123
To Banks & Ins. Cos..	12	28
Amount.....	\$137,750	\$173,200
No. at 6%.....	221	136
Amount.....	\$657,493	\$318,673
No. at 5½%.....	27	39
Amount.....	\$96,100	\$232,000
No. at 5%.....	9	19
Amount.....	\$36,650	\$92,750
Unusual rates.....	2	1
Amount.....	\$3,200	\$1,800
Interest not given.....	11	19
Amount.....	\$206,329	\$81,900
Jan. 1 to Sept. 4	Jan. 1 to Sept. 5	
Total No.....	9,101	9,774
Amount.....	\$30,317,301	\$40,759,597
To Banks & Ins. Cos..	909	1,804
Amount.....	\$1,711,540	\$14,404,126

**Building Permits.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
New Buildings.....	30	33
Cost.....	\$617,615	\$234,850
Alterations.....	\$30,100	\$55,640
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
New Buildings.....	2,229	1,964
Cost.....	\$14,638,313	\$18,605,290
Alterations.....	\$3,039,118	\$3,547,112

**QUEENS.**

**Building Permits.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
New Buildings.....	37	31
Cost.....	\$115,675	\$9,435
Alterations.....	\$46,465	\$6,271
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
New Buildings.....	1,609	2,442
Cost.....	\$5,508,433	\$8,771,806
Alterations.....	\$1,071,905	\$1,236,456

**RICHMOND.**

**Building Permits.**

	1918	1917
Aug. 30 to Sept. 5	Aug. 31 to Sept. 6	
New Buildings.....	28	10
Cost.....	\$37,710	\$16,695
Alterations.....	\$4,375	\$9,550
Jan. 1 to Sept. 5	Jan. 1 to Sept. 6	
New Buildings.....	462	421
Cost.....	\$977,491	\$1,152,856
Alterations.....	\$291,706	\$234,719

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# Post-War Prosperity for Building Industry

## Contractors and Allied Interests to Experience Unprecedented Structural Activity Is Prediction

**N**O industry has surpassed the building trades in the spirit and energy which they have manifested in the great cause of winning the war. Today the industry is unremitting in this effort, and yet in common with every other line of business is looking forward to conditions which will exist after the war, and is endeavoring to anticipate with intelligent foresight the situation which will then exist.

In this connection it is vital to note that by all laws of economics the building trades are destined to enjoy a tremendous revival of activity during the post-war period. Present quietness in the industry will be more than offset by renewed activities in building after the war is won. Evidence multiplies of the planning for new building after the war. A straw showing which way the wind blows is the Congressional appropriation of \$100,000 for investigating the reclamation of swamp and cut-over timber lands. One of the purposes is to provide farming lands for the millions of soldiers who will return to civilian life and to whom occupation must be furnished. It is noteworthy that the authorities have urged the appropriation of \$2,000,000 for investigations of this character. Certainly if the United States plays a proportionate part in the program of post-war activity projected by other countries our share in the revival of building and allied industries will be tremendous.

For some time the importance of this reconstruction problem has been widely appreciated abroad and far-reaching legislation has been proposed. In many cases bills have already been passed looking to the providing of homes and occupation for the millions who have risked their lives in the defense of home and country. In Australia \$100,000,000 has been appropriated for use after the war in providing and improving land for homes for returning soldiers. If a corresponding amount were appropriated by the United States in proportion to the relative population this would mean an amount of \$2,000,000,000. Similar measures will be undertaken by Canada, Great Britain, France, Germany and Italy.

Moreover, the building trades of the United States have also to consider the significant fact that we may rightfully be called upon to carry out reconstruction not only for ourselves, but for other countries as well. Reconstruction and housing problems will be especially acute in those lands where density of population is a serious problem. This will mean that, in addition to a vast amount of building activity at home, the building and allied trades will be called upon to fill orders for building materials for the housing of the returning millions in other nations.

The housing problem is far broader in its scope than the mere erection of dwelling houses. In its widest aspects reconstruction, especially in so far as related to reclamation and

other farming projects, may be expected to include road building, public utilities, municipal improvements, and in fact all the varied activities associated with the building of practically new communities. Altogether, in view of new construction which will be necessitated, it is not too much to anticipate that the building trades will themselves experience one of the greatest periods of activity and prosperity in their entire history.

Official reports on the building situation in Canada covering thirty-five cities indicate that building operations at present, as judged by building permits, are within about 10 per cent. of the value for the corresponding period of last year. In fact, in five provinces there is an actual increase in activity ranging from about 83 per cent. gain over last year for Nova Scotia to 2 per cent. gain for Saskatchewan, with the intervening figures as follows:

Alberta, 37 per cent. gain; British Columbia, 29 per cent. gain; Ontario, 22 per cent. gain. For the remaining provinces losses are reported as follows:

Manitoba, 42 per cent. loss; Quebec, 55 per cent. loss; New Brunswick, 69 per cent. loss.

With reference to the individual cities the highest percentage of gain over last year is reported for Fort William, which shows an increase of nearly 530 per cent. Other cities where the statistics indicate an encouraging degree of activity are as follows:

Kingston, 216 per cent. gain; Saint Catherines, 175 per cent. gain; Peterborough, 162 per cent. gain; Brantford, 157 per cent. gain. The city which shows the greatest decline is Saint Johns, with a loss of 96 per cent., although an unfavorable showing is also made by Sherbrooke, where the loss is 91 per cent., and by Port Arthur, Kitchener, London, Stratford, Montreal-Maisonnette, Westmount and Windsor. For all of the last named localities there are losses of 50 per cent. or more compared with last season.

Among the forces at work which may be expected to react favorably upon the building industry in Canada is the incessant growth of the shipbuilding industry. Estimates at hand from reliable sources effecting that before 1919 there will be available fifty-nine steel ships, totalling 290,000 tons, and fifty-three wooden ships, totalling 160,000 tons. The present rate of output is annually ten times that of peace years.

The department of marine has recently contracted for several new steel ships of 5,100 to 3,400 tons each, and it is expected that by November the keels will be laid for three vessels of 10,000 tons. Activity is also evident in various other lines of industry, and the eventual result can hardly fail to be reflected as a standing factor in the building trades.

## Government Warehouses Costing \$218,000,000

**T**HE estimated cost for storage warehouses and other construction required to facilitate the speedy handling of materials at storage points for the use of the army, already erected and at present in the course of construction in the United States, is about \$218,000,000. When completed these projects will provide approximately 33,800,000 square feet of warehouse space, additional wharves and piers and improved harbor depths at various points.

The largest of the warehouse projects is now under construction in Brooklyn. It is estimated that, when completed, it will cost in the neighborhood of \$40,000,000 and provide 3,850,000 square feet of space available for storage purposes. There are two great buildings, each nine stories in height. Building A is 200 x 980 feet and will have twenty-seven elevators, each with a capacity of 10,000 pounds. Building B is 206 x 980 feet and will have thirty-six elevators. Both structures are built entirely of reinforced concrete and steel. There will be three new piers included in this great undertaking, 150 x 1,257 feet, and one pier measuring 70 x 1,300 feet. Five slips will be provided, three of which will be 250 x 1,300 feet, one 185 x 1,300 feet and one 145 x 1,300 feet. The three main piers will be connected to Building A by bridges at the second-story level. These terminals are to be served by railroad yards accommodating 1,480 cars. The estimated date of

completion is July 1, 1919, although half of the warehouse space and one slip and pier will be ready for operation October 15, 1918. The work, under the direction of the Turner Construction Company, was started May 17 of this year.

At Boston, Mass., another important federal storage project is well under way, and the total cost of the building operations, both temporary and permanent, will reach about \$29,111,890. The New Orleans warehouse facilities involve the construction of three warehouses and a large wharf house, and will cost, according to War Department estimates, about \$20,000,000. The new quartermaster terminal at Charleston, commenced June 1, 1918, and scheduled to be completed by December 1, will cost approximately \$11,550,000. The work at Norfolk, Va., includes the construction of both warehouses and piers, and will involve an expenditure of about \$16,438,000. The Philadelphia quartermaster depot includes the construction of piers, railroad yards, dredging new channel and the erection of storage buildings, the whole operation to cost in the neighborhood of \$30,000,000.

Additional storage facilities, designed along similar lines, have been constructed or are at present under construction at Chicago, Ill.; St. Louis, Mo.; Schenectady, N. Y.; New Cumberland, Pa.; Columbus, O.; Newport News, Va., and Little Rock, Ark.



# CURRENT BUILDING OPERATIONS

**OUTSTANDING** features in the building situation with the boundaries of the Metropolitan district are lacking this week. The period has been one of extreme quietude with the industry marking time and wondering to what extent it will be affected by the new draft. Aside from Government contracts and for construction work directly traceable to military activity the structural interests of this district are chiefly concerned with alteration projects and there are not many of this character.

In alteration work the chief interest is in those projects that call for the reconstruction of former private residences into studios and apartments. There are quite a few operations of this type actually under way at present and plans for others are being prepared. Owing to the general lack of new speculative and investment construction the addition of the facilities afforded by these remodelled buildings will be welcomed by homeseekers.

Building operations of a purely private nature are exceedingly scarce and structural interests hold little hope for a revival in work of this kind until the war has ceased and the economic conditions return to the normal of the pre-war period. The need for new construction is admitted in almost every quarter but the needs of the Government are of paramount importance to everyone, and everything that will not assist in furthering the Federal plans of speeding up war activity must be held in abeyance until conditions have materially improved.

Local markets for building materials and supplies are quiet and aside from Government orders transactions are light. Recently the number of inquiries have dropped off to a large extent and the manufacturers and handlers of structural commodities have no anticipation of renewed business until next year. Notwithstanding the curtailed volume of business building material, prices are well maintained in all departments and with the increased cost of labor, raw materials and general overhead, further advances are well within the range of possibility. There is almost a consensus of opinion that material prices have not yet reached their top levels and that in those lines that have not been taken under Federal control increase may be looked for.

**Common Brick.**—The wholesale market for Hudson River common brick has passed through a quiet week. The demand has slackened off considerably and there are few current inquiries for future deliveries. Arrivals have been in volume about equal to recent weeks but with the reduced demand there is somewhat of a surplus accumulating about the docks. Common brick prices are firm at \$13.50 to \$14 a thousand to dealers in cargo lots, with a few barges of superior grades being offered at \$14.25. These prices are expected to hold for some time and there is no promise that the growing surplus will have a tendency to reduce quotations to any degree. The end of the manufacturing season is rapidly approaching and producers generally glad of it. The scarcity of labor, coupled with the limited output has increased the operating overhead to such a high percentage that but a slight margin of profit remains even at present high price levels. Up-river conditions are reflected in the Raritan situation and from all accounts there will be no brick from this district in the Metropolitan market until next year.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, September 6, 1918. Condition of market: Demand very light; prices steady. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 15; sales, 8. Distribution: Manhattan, 2; Brooklyn, 1; New Jersey points, 4; outside, 1.

**Portland Cement.**—Conditions in the Portland cement market are unchanged. The demand from Government sources continues heavy and is the dominating feature of trade at the present time. Prices are firm at the level that now has maintained for some time with the only change being the increase in the rebate upon returned bags. Upon all bags returned 25c. will be allowed instead of 10c. as heretofore. After the meeting of the War Service Committee of the cement industry on August 23, the price fixing committee of the War Industries Board fixed the following basis of prices for Portland cement, f.o.b. at the locations named, for Government purchases, effective for the four months ending December 31, 1918: Hudson, N. Y., \$1.82; Northampton, Pa., \$1.72, and Universal, Pa., \$1.72. Shipments in bulk, 5 cents a barrel less; shipments in paper bags, 30 cents a bar-

## BUILDING COMMODITY PRICES

**CURRENT** wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)..\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in..... 1.70@ \$1.75  
Crushed limestone, ¾ in..... 1.80@ 1.90

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.14  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft.... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots. \$1.95@ —  
Less than 5 bbls..... 1.96@ —

**Turpentine:**

Spot in yard, N. Y., per gal....\$0.66@ —

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b. N. Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price


per M.....@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

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# MATERIALS AND SUPPLIES

rel additional and shipments in cloth bags, \$1 a barrel additional.

**Lumber.**—Improved conditions in the Metropolitan lumber market have been manifest during the past two or three weeks and the circumstances are due for the greater part to the betterment of the transportation facilities. The improvement has chiefly affected the wholesale department of trade and has allowed a considerably enlarged volume of activity to this branch of the lumber industry. The retail market has slowed down perceptibly, due, in part, to a decreased demand from consuming channels. Orders from building sources are almost a negligible quantity, and although there is a small volume of suburban activity, the city building is at an extremely low ebb. Prospects for increased structural activity are anything but bright, and at the present only those operations are going ahead that are essential to the military program. Government demands are paramount in the market, and from all accounts this condition is likely to maintain until the end of the war. Prices in all branches of the lumber market continue firm and there are no immediate prospects of lowered

prices for some time to come. Production is lower than normal and the labor situation is daily growing worse, and it is anticipated that the new draft will materially add to the hardships of the lumber producers.

**Linseed Oil.**—Recent arrivals of flaxseed from the Argentine have to some extent relieved the linseed oil situation. There is still a scarcity of this commodity that would undoubtedly become acute with a strengthening in the demand. Fortunately business in this line has been anything but active during the past month or six weeks and jobbers have been able to fill demands, although in some instances deliveries have been delayed. Manufacturers are the most important source of current business as there is little or no volume of ordering from building sources. Linseed oil prices have advanced and are firm at \$1.95 a gallon in lots of five barrels or larger.

**Wire Products.**—The Government recently placed heavy orders for wire for shipment to France and there are strong rumors that the same interests have allotted orders for about 100,000 kegs of

wire nails. Owing to the large wire and nail orders for Federal use and the fact that mills have been curtailed in output so that part of their facilities may be turned to the manufacture of steel shells, shipments to jobbers are a negligible quantity. Jobbers' stocks are at an extremely low ebb where they are not entirely depleted and there is no prospect that their supplies will be renewed for some time to come. Official prices are unchanged at \$3.50 base, per keg for wire nails and \$3.35 a hundred pounds for bright basic wire.

**Structural Steel.**—Although the only business of consequence in the steel industry is wholly for Government operations the total volume of the commitments for the month of August was not exceptionally large. There is almost no inquiry for fabricated material from private sources although it is definitely known that quite a number of large and important structural operations would immediately proceed if it were possible to obtain the required structural steel.

**Cast Iron Pipe.**—Although municipal buying has dropped off considerably there has been a marked improvement in the volume of business emanating from private sources that has operated to hold up the market situation. There is also a limited amount of business from the Government but this phase of activity is slowing down. Prices are unchanged. Government prices, including freight are as follows: 6 in., 8 in., and heavier, \$61.75; 4 in., \$64.75 and 3 in. \$71.75.

**Window Glass.**—Except for the limited volume of business coming from Government sources the market for plate and window glass is without activity. The almost complete cessation of private building operations has cut off the source of business to the glass interests and no material improvement in the building situation is anticipated until the war is ended. Prices are exceedingly firm and indicate further advances in the near future.

**Rivets.**—There is practically no new demand for rivets from commercial sources. The limited output is being largely consumed by the Government on direct and indirect orders. Current quotations are as follows: Cone-head structural rivets, \$4.40; cone-head boiler rivets, \$4.50 per hundred pounds.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in.	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime	8.50@ —
Quartered oak	95.00@ 107.50
Plain oak	75.50@ —
Flooring:	
White oak, quartered, select.	\$67.00@ —
Red oak, quartered, select.	67.00@ —
Maple No. 1.	\$56.50@ —
Yellow pine, No. 1, common	
flat	43.00@ —
N. C. Pine, flooring, Norfolk.	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale.	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price	\$2.50@ —
Eastern finishing, wholesale	
price	\$2.70@ —
Hydrated common (per ton)	15.20@ —
Hydrated finishing (per ton)	17.20@ —
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	77%
Double strength, A quality.	79%
Double strength, B quality.	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton.	14.05@ —
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	.12 1/2
Boards, 1/2 in. x 8 ft.	.15 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.245@ —
Beams & channels over 14 in.	3.245@ —
Angles, 3x2 up to 6x8.	3.245@ —
Zees and tees.	3.245@ —
Steel bars, half extras.	3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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## PERSONAL AND TRADE NOTES.

Kalich & Lubroth, architects, have moved their offices from 1918 Eighty-fifth street to 2210 Bath avenue, Brooklyn.

Wallace F. Goodow, of the New York branch of the American Radiator Co., has been appointed a first lieutenant in the Construction Division of the Aviation Corps.

Arthur H. Young, director of the American Museum of Safety, has resigned to take charge of the Employee Relations Department of the International Harvester Company. He will be succeeded by R. M. Little.

The Civil Service Commission of the City of New York recently announced that as a means of filling the rapidly increasing number of vacancies due to war conditions women will be employed as street sweepers in the outlying districts of the city.

Louis B. Manheimer, formerly assistant engineer in charge of the topographical bureau of the Borough of Queens, with headquarters in Brooklyn, has been prompted from first lieutenant to captain in the Engineer Officers' Reserve Corps.

William C. Lengel, publicity manager for Hoggson Brothers, has been called to Washington to take charge of the publicity in the Employment Management Division of the War Industries Board. He will spend two days each week at the Capital. He will not be paid for his Federal work, his time being donated by Hoggson Brothers.

Henderson W. Knott has been appointed by the United States Fuel Administration to take charge of the field force of engineers and inspectors which is at work among the power plants of the country, carrying out a campaign of instruction and inspection designed to bring the use of fuel for the production of power to the highest possible efficiency and economy. Mr. Knott was recently general manager of the Morgan Crucible Company of New York.

## GOVERNMENT WORK.

Advance information relative to  
operations for Federal Authorities.

MANHATTAN.—Plans will be prepared privately for alterations to the 22-sty fireproof loft building at 461 8th av. for the U. S. Government, Depot Quartermaster, Major Asprin, 39 Whitehall st, Manhattan, in charge. Details will be available later.

BROOKLYN, N. Y.—Plans are being prepared privately for a large group of 3-sty brick and hollow tile dwellings at the hospital reservation for the U. S. Government, Navy Dept., C. W. Parks, Chief Bureau of Yards and Docks, Washington, D. C. Cost, about \$350,000. Owners will probably be ready for bids on general contract about Sept. 11.

COLUMBIA, S. C.—The Hardway Construction Co., Columbus, Ga., has the general contract for the construction of extensive additions to Camp Jackson for the U. S. Government, Col. R. C. Marshall, Jr., Washington, D. C., in charge, from plans prepared under the direction of Col. F. B. Wheaton, Advisory Architect, and Col. M. B. Gunby, Advisory Engineer. Cost, \$3,000,000.

NEWBURGH, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, have been retained to prepare plans for the Government housing project at Newburgh, N. Y., involving brick and frame 2-sty dwellings for approximately 200 people, stores, road work, grading, etc., for the U. S. Shipping Board, 140 North Broad st, Philadelphia, Pa. Details will be available later.

STAPLETON, S. I.—Bids are being taken to close 3 P. M., Sept. 16, for the construction of a marine hospital involving 11 separate buildings and equipment at Stapleton, S. I., for the U. S. Government, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C. Cost, approximately \$300,000.

TOMPKINSVILLE, S. I.—U. S. Government, J. T. Yates, Lighthouse Inspector, Tompkinsville, S. I., is taking bids to close 2 P. M., Oct. 1, for a 3-sty brick office and

laboratory, 55x30 ft, from privately prepared plans. Cost, \$21,000.

ILION, N. Y.—Walker & Gillette, 128 East 37th st, Manhattan, have been retained to prepare plans for the federal housing project to be erected under the jurisdiction of the U. S. Housing Corp., Otto M. Eidlitz, Director. Details will be available later.

BAYSHORE, L. I.—Bids are being taken to close 11 A. M., Sept. 10, for a magazine building at Bayshore, L. I., for the U. S. Government Navy Dept., C. W. Parks, Chief Bureau of Yards and Docks, Washington, D. C., from privately prepared plans. Cost, \$2,500.

WATERTOWN, N. Y.—Edward K. Fenno, 204 North Beach st., Syracuse, N. Y., has the general contract for the construction of a number of 2-sty frame and stucco dwellings at Watertown, N. Y., for the U. S. Housing Corp., from plans by Davis, McGrath & Klessling, 175 5th av, Manhattan, architects. Ferrico Vitale, 527 5th av, Manhattan, town planner. Cost, approximately \$1,200,000.

WEST TROY, N. Y.—Stanton P. Lee, 55 3d st, Troy, N. Y., has been selected as architect for the Federal Housing Development at the Waterville Arsenal for the U. S. Housing Corp., Otto M. Eidlitz, director, Washington, D. C. Cost, \$7,000,000. Details will be announced later.

FAYETTEVILLE, N. C.—James Stewart & Co., 30 Church st, Manhattan, has obtained general contract for the construction of the camp at Fayetteville, N. C., for the U. S. Government, Col. R. C. Marshall, Jr., in charge, from plans by Col. F. D. Wheaton, Advisory Architect, and Col. F. M. Gunby, Advisory Engineer. Cost, \$3,000,000.

ELIZABETH, N. J.—Charles W. Oakley, 230 North Broad st, Elizabeth, and Hugh Roberts, 1 Exchange pl, Jersey City, associate architects, are preparing plans for the Federal housing development at Elizabeth for the U. S. Housing Corp., Otto M. Eidlitz, director. C. D. Pollack, 23 Park Row, Manhattan, is the engineer, and A. F. Brinkerhoff, 527 5th av, Manhattan, the town planner.

## PLANS FIGURING.

Projects for which bids are being  
taken by architects or owners.

### BANKS.

BROOKLYN, N. Y.—Chas. Werner, architect, 316 Flatbush av, is taking estimates on general contract for alteration to the 3-sty brick bank bldg, 37x72 ft, at the southeast cor of 5th av and Union st, for the Montauk Bank, 207 5th av, Brooklyn, owner. Cost, approximately \$15,000. No date set for closing of bids.

### DWELLINGS.

WESTFIELD, N. J.—Hollingsworth & Bragdon, 405 Lexington av, Manhattan, are taking estimates on general contract for a large residence at Westfield, N. J., for owner to be announced later. Details are not yet available.

### HALLS AND CLUBS.

MANHATTAN.—Louis Allen Abramson, 220 5th av, has completed plans and is about ready for estimates on general contract for a 1-sty social center bldg, 80x38 ft, in Seward Park, northeast corner of Canal and Essex sts, for the Jewish Welfare Board, Mortimer Schiff, chairman, 149 5th av. Cost, \$12,000.

### STABLES AND GARAGES.

HOPEWELL JUNCTION, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, is taking estimates on general contract, to close September 15, for the construction of a group of 1-sty frame and stone farm bldgs, including two cow barns, hay barn, dairy and miscellaneous bldgs, at Emadine Farms, for Robert Stewart, owner, on premises.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### BANKS.

BROADWAY.—Thos. Bruce Boyd, Inc., 286 Fifth av, is preparing plans for interior alterations and new banking equipment at 37 Broadway for the Philippine National Bank, Chas. Q. Robinson, 37 Broadway, agent. Architect will award separate contracts for construction.

#### DWELLINGS.

WASHINGTON SQ.—Frank E. Vitolo, 56 West 45th st, has completed plans for alterations to the 4-sty brick residence, 45x50 ft, at 59 Washington sq South, for the St. Elena Realty Co., D. Abbate, pres., 59 Washington sq South, owner. Cost, \$5,000.



11TH ST.—Harris V. Hartman, 125 West 16th St, has completed plans for alterations to the 4-sty brick residence, 25x46 ft, including new partition, windows, removing entrance and steps and installing new dumb-waiters and plumbing, at 224 West 11th st, for the Church of St. John the Evangelist, 224 Waverly pl, owner. Cost, about \$5,000.

#### FACTORIES AND WAREHOUSES.

32D ST.—J. H. Knubel, 305 West 43d st, has completed plans for alterations to the 3-sty brick factory, 75x98 ft, at 404-408 East 32d st, for Arthur S. Williams, Montclair, N. J., owner. Cost, about \$12,000. Architect will take bids on general contract when plans have been approved.

#### SCHOOLS AND COLLEGES.

109TH ST.—C. B. J. Snyder, Municipal Bldg, has prepared preliminary sketches for a 2-sty brick and stone addition to P. S. No. 83, 92x100 ft, to contain auditorium and gymnasium and 6 class rooms, for the Board of Education of N. Y. City, Arthur S. Somers, pres.

#### STABLES AND GARAGES.

107TH ST.—J. M. Felson, 1133 Bway, has completed plans for alterations and extensions to a 1-sty brick garage, 75x100 ft, at 421-429 East 107th st, for Joseph Weiss, 421 East 107th st, owner. Cost, \$10,000.

#### STORES, OFFICES AND LOFTS.

PARK AV.—C. B. J. Snyder, Municipal Bldg, has finished plans for alterations and fire repairs to the 9-sty brick and stone office bldg, 100x125, at the southwest cor of Park av and 59th st, for the Board of Education of New York, Arthur S. Somers, pres. Cost, approximately \$10,000. Owner will soon advertise for estimates on general contract.

22D ST.—Renwick, Aspinwall & Tucker, 8 West 40th st, are preparing plans for a 2-sty brick office bldg, 50x80 ft, in West 22d st, rear of present factory, for Levering & Garrigues Co., 552 West 23d st, owners and builders.

#### Bronx.

##### DWELLINGS.

DALY AV.—Franz Wolfgang, 535 E. 177th st, has completed plans for a 2-sty brick extension, 15x55 ft, to the 4-sty brick residence at 1890 Daly av, for R. P. Brindell, owner, on premises. Cost, \$3,000.

#### FACTORIES AND WAREHOUSES.

BROOK AV.—R. C. Clark, Union Stock Yards, Chicago, Ill., has prepared plans for alterations to the 2-sty brick storage bldg, involving removal of partitions and installation of new elevators and plumbing fixtures on the west side of Brook av, 87 ft north of 152d st, for Armout & Co., Frank W. Lyman, New York, manager, 120 Bway. Cost, \$25,000.

PARK AV.—Thos. W. Lamb, 644 8th av, has completed plans for alterations to the 3-sty brick photo studio building at the northwest cor of Park av and 175th st for John Wanamaker, Broadway and 10th st, owner. Cost, \$40,000.

#### Brooklyn.

APARTMENTS, FLATS & TENEMENTS.  
MARCY AV.—Tobias Goldstone, 50 Graham av, is preparing plans for alterations to the 3-sty brick dwelling at the corner of Marcy av and Keep st into a 3-family flat, for Rose Greenspan, 50 Graham av, owner.

##### DWELLINGS.

MERMAID AVE.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., is preparing plans for 12 bungalows, 1-sty frame, 13x40 ft, on the north side of Mermaid av, 40 ft west of West 24th st, for F. Schmulker, West 29th st, Bklyn, owner and builder. Total cost, \$18,000.

WEST 27TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., is preparing plans for three 1-sty frame bungalows, 20x36 ft, in the east side of West 27th st, 140 ft south of Mermaid av, for A. Barnett, 2913 West 27th st, owner and builder. Total cost, \$7,500.

EAST 7TH ST.—Plans have been prepared privately for a 2-sty frame dwelling, 24x39 ft, in the west side of East 7th st, 100 ft south of Avenue J, for J. V. & G. I. Lehy, 1834 80th st, Bklyn, owners and builders. Cost, \$6,500.

EAST 8TH ST.—Kalich & Lubroth, 2210 Bath av, Bklyn, have completed plans for alterations and extensions to the 3-sty frame dwelling in the east side of East 8th st, 370 ft north of Av P, for the Mauver Realty Co., David Straubmer, Pres., 160 Bway, Bklyn, owner and builder. Cost, about \$5,000.

51ST ST.—Plans have been prepared privately for interior alterations to the 2½-sty frame dwelling in the south side of 51st st, 100 ft east of 15th avenue, for Joseph Sheild, owner, on premises. Cost, \$2,000. Owner builds.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., is preparing plans for a 1-sty brick dwelling with stores, 20x80 ft, on the south side of Mermaid av, 37 ft west of West 29th st, for Paul Hurdes, 515 Park av, Bklyn, owner and builder. Cost, \$10,000.

79TH ST.—F. W. Eisenla, 650 68th st, has completed plans for a 2-sty brick dwelling, 20x40 ft deep, in the south side of 79th st, 385 ft west of 3d av, for Jacob Oberkeiger, 217 79th st, owner and builder. Cost, about \$5,000.

HERZELL ST.—S. Millman & Sons, 70-80 Pitkin av, have prepared plans for three 2-sty brick dwellings, 20x55 ft, in the east side of Herzell st, 100 ft east of Sutter av, for the Lazborn Bldg. Corp., Saml. Bernstein, pres., 2088 Douglass st, owner and builder. Total cost, \$18,000.

PACIFIC ST.—Montrose Morris' Sons, 533 Nostrand av, are preparing plans for extensive alterations and additions to the 3-sty brick and stone residence, 32x50 ft, 1267 Pacific st, for the Lemco Realty & Holding Co., George Ellis, pres., 306 Livingston st, owner and builder. Cost, \$10,000.

WEST 32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., is preparing plans for two 2-sty brick dwellings, 15x40 and 20x52 ft, in the west side of West 32d st, 240 ft south of Mermaid av, for owner and builder to be announced later. Total cost, \$12,000.

GREENE AV.—Montrose Morris' Sons, 533 Nostrand av, are preparing plans for alterations to the store and residence at the northwest cor of Greene and Grand aves for owner to be announced later. Cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

MESEROLE AV.—L. L. Allmendinger, 20 Palmetto st, has completed plans for a 1-sty brick storage bldg, 25x100 ft, at the southwest corner of Meserole av and Moultrie st, for Thos. F. Reilly, 202 North 10th st, owner. Cost, \$5,000.

#### HOSPITALS.

CEDAR ST.—Carlson & Wissman, 226 Henry st, are preparing plans for a 4-sty brick and stone hospital, 80x80 ft, at the northeast cor of Cedar st and Bushwick av, for a corporation now forming, c/o Dr. M. Duckman, 761 Bushwick av. Cost, \$70,000.

## The Upward Trend

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## STABLES AND GARAGES.

KENT AV.—Cohn Bros, 361 Stone av, are preparing plans for a 1-sty brick extension, 60x40 ft, for the 1-sty brick garage on Kent av, near Little Nassau st, for David Sachter, 777 Kent av, owner and builder. Cost, \$10,000.

FULTON ST.—S. Millman & Sons, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 25x100 ft, in the south side of Fulton st, 150 ft west of Sackman st, for the M. C. K. Construction Co., Lewis Waitkovietz, pres., 2168 Dean st, owner and builder. Cost, \$2,500.

GRAND AV.—W. B. Wills, 1181 Myrtle av, has been selected to prepare plans for a 1-sty brick garage and storehouse, 100x100 ft, on the west side of Grand av, 92 ft south of Park av, for F. W. Huber, 314 Park av, owner and builder. Cost, \$25,000.

61ST ST.—Ferdinand Savignano, 6005 14th av, has completed plans for a 2-sty concrete rock stable, 20x40 ft, containing 8 stalls at the northwest corner of 61st st and 15th av, for Joseph Lupis, 1357 61st st, owner and builder. Cost, \$4,000.

LENOX RD.—Montrose Morris' Sons, 533 Nostrand av, are preparing plans for a 1-sty concrete block garage, 20x20 ft, at 154 Lenox rd, for W. A. Dennison, owner, on premises. Cost, \$2,000.

PRINCE ST.—F. W. Misenla, 650 68th st, is preparing plans for a 1-sty brick garage, 50x104 ft, in the north side of Prince st, 75 ft south of Tillary st, for John Farina, 293 21st st, owner and builder. Cost, \$12,000.

CARROLL ST.—M. A. Cantor, 373 Fulton st, has completed plans for 10 attached 1-sty brick garages, 15x20 ft, in the south side of Carroll st, 100 ft east of Kingston av, for the Goel Construction Co., 4532 Bedford av, owner and builder. Total cost, \$8,000.

## SCHOOLS AND COLLEGES.

WEST 17TH ST.—C. B. J. Snyder, Municipal Bldg, Manhattan, has prepared plans for alterations and repairs to the 6-sty brick school building, 145x143 ft, in the north side of West 17th st, 145 ft south of Neptune av, for the Bd of Education of the City of New York, Arthur S. Somers, president. Cost, about \$150,000.

## Queens.

## DWELLINGS.

JAMAICA, L. I.—H. Spinken, 1 Fulton st, Jamaica, has completed plans for three 2½-sty frame dwellings, 15x38 ft, on the north side of Shelton av, 122 ft east of Campion av, for Anthony Brenzinska, Jamaica, L. I., owner and builder. Cost, \$8,000.

JAMAICA, L. I.—Amos Robbins, 54 Van Wyck av, Richmond Hill, has completed plans for two 2-sty brick dwellings, 36x55 ft, at the northwest corner of Hillside av and Lewis st, for John Mehn, Ward st, Richmond Hill, L. I., owner and builder. Total cost, \$10,000.

HOLLIS, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for six 2-sty brick dwellings, 20x60 ft, on Hollis and Hillside av, for R. Cooperstein, 49 Fulton av, Middle Village, owner and builder. Total cost, \$15,000.

FOREST HILLS, L. I.—Plans are being prepared privately for eight 2-sty brick dwellings, 18x30 ft, in the north side of Burns st, 966 ft west of Union Turnpike, for the Sage Foundation Home Co., 27 Greenway ter, owner and builder. Total cost, \$28,000.

FOREST HILLS, L. I.—Plans have been prepared privately for two 2½-sty brick dwellings, 18x30 ft, in Burns st, 948 ft west of Union Turnpike, for the Sage Foundation Homes Co., 27 Greenway ter, owner and builder. Cost, \$7,000 each.

WOODHAVEN, L. I.—Georg E. Crane, 650 Stoothoff st, Richmond Hill, L. I., has finished plans for a 2-sty frame dwelling, 30x20 ft, on the east side of Dimond av, 1184 ft north of Jamaica av, for Gatehouse Bros., Inc., 54 Chestnut st, Brooklyn, owners and builders. Cost, \$4,000.

BAYSIDE, L. I.—Plans have been prepared privately for a 2½-sty dwelling, 32 x32 ft, at the northwest cor of Gardiner and Ashburton avs, for T. Gardner Elsworth, 1st st, Bayside, L. I., owner and builder. Cost, \$6,000.

## FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Louis Allen Abramson, 220 Fifth av, Manhattan, is preparing plans for a 2-sty brick factory, 50x180 ft, on Borden av, for the American Chicle Co, Darwin R. James, president, Paris av, owner. Architect will be ready for bids on general contract.

LONG ISLAND CITY.—Plans are being prepared privately for a 1-sty reinforced concrete factory bldg, 100x314 ft, in 13th st, for H. S. Karp, 83 Bushwick st, L. I. City, owner and builder. D. E. Seelye, 100 Park av, Manhattan, structural engineer.

LONG ISLAND CITY.—John N. Baker, 9 Jackson av, has completed plans for interior alterations to the power house at the southwest corner of West and Nott, for the Standard Oil Co., 26 Bway, Manhattan, owner. Cost, \$8,000.

## New Jersey.

## DWELLINGS.

WEEHAWKEN, N. J.—Philip H. Diemer, 128 Humboldt st, Union Hill, N. J., has completed plans and is ready for bids on separate contracts for a 2½-sty brick residence, 20x48 ft, and 2-car garage, 18x20 ft, in Hawkshurst Park, for owner to be announced later. Cost, about \$10,000.

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## Order to Breweries Will Affect Real Estate

Loss of Revenue, Computed by Comptroller at \$6,000,000, Will Advance Tax Rate Many Points—Property May Regain Value

THE probable effect on real estate in New York City of the recent order of the National Fuel Administrator prohibiting the manufacture of beer after December 1 and the sale of that commodity after July 1, has occupied the minds of realty interests this week probably as much as it has those interested in the sale and manufacture of beer, especially as to the effect it will have on realty values and rentals and the further fact that the closing of saloons and other places where beer is sold will mean a falling off in the revenue of the city.

Just what the sale of beer in the City of New York means in the way of income may be conceived from the following figures compiled in the office of Comptroller Craig. In 1915 the city derived from liquor licenses \$5,248,040.94, which represents fifty per cent. of the total amount received by the state. In 1916 the city's portion was \$5,202,881.38, in 1917, \$6,147,870.60, and this year under a new provision of the Liquor Tax Law the city will receive a revenue slightly in excess of fifty per cent. and to date has received \$464,374.29. As liquor licenses are issued from October 1, the total figures will not be known until that time.

There are in the City of New York approximately 9,673 saloons, hotels and cafes where beer is sold, and the opinion prevails that a large majority of these places will fail to renew their licenses on October 1. Colonel Jacob Ruppert, a member of the board and president of the New York State Brewers' Association, puts the number as high as fifty per cent. The matter of continuing in business, however, is up to the brewers, since the license fees as a rule are advanced by the brewers and paid by the saloon keeper in weekly instalments. Just to what extent the brewers will decide to go in helping the saloon keepers this year is problematical in view of the order of the Fuel Administrator, which practically forces the brewers out of business.

The closing of so many places where beer is sold will put in the market thousands of stores and apartments occupied by saloon keepers and their families. It is a well-known fact that stores used for saloons return a higher revenue to the owners than do stores used for other business purposes, so that the argument is advanced that the vacation of these stores will result in decreased incomes from the properties and incidentally a decreased valuation of the property, since the income fixes the selling value of property.

Edward P. Doyle, president of the Society for the Prevention of Municipal Waste and the Protection of Property Rights in New York City, Inc., said yesterday:

"If the saloons close generally on December 1, it will mean between 9,000 and 10,000 vacant stores. These stores are the most desirable, as far as location is concerned, and have earned large rentals. There will probably be a loss, in rentals alone, of \$9,000,000 yearly. This

capitalized at 8 per cent. would mean a capital loss of \$112,500,000.

"It will be claimed that many of these stores will be rented to merchants now occupying interior locations, but if so, they will be rented at a lower rate and the interior places left vacant. At present there are more vacant stores in the greater city than has ever been known before and the vacancies are increasing. Nine thousand vacancies will not only mean a loss of rents for the new vacancies, but by largely increasing the number of unoccupied stores it will mean a lowering of rents generally through competition.

"In my opinion the closing of saloons on December 1, 1918 will mean a loss of at least \$10,000,000 directly and indirectly in rentals throughout the city, or a capital loss of \$125,000,000, and an increase of taxes through loss in assessed valuations of \$3,000,000 and a loss in revenue through the abandonment of licenses of \$6,000,000. This would add between eleven and twelve points to the tax levy of 1919.

"I have already called attention to the fact that the coming levy would reach the constitutional limit. This would carry the levy beyond the limit and make it unconstitutional and invalid unless new sources of revenue are formed."

Charles F. Noyes states it would be idle to deny that prohibition would not, temporarily at least, result in a serious reduction of the income secured from many of the prominent locations, and would adversely affect real estate including apartments in which are located stores used for the cafe or liquor business.

Without attempting to go into the seriousness of the drastic and sudden edict that breweries must close December 1, and the fact that already many of the cafe proprietors have expressed an opinion that they will suspend operation on October 1, Mr. Noyes states:

"While the adverse effect on real estate will unquestionably be serious if we have prohibition, or if cafes and saloons are forced to close their doors, yet as time goes on this space will probably be made use of by other lines of business, and eventually—although it will be many years distant—I believe the income conditions will return to normal.

"New York City is growing rapidly, and when one takes into consideration that most cafe stores are in prominent locations, and such locations are in demand for eating places, shoe stores, haberdashery shops, cigar counters, etc., my opinion is that the blow will not be fatal, although exceptionally serious. It will be unfortunate to real estate interests to have 1,000 stores at prominent points close their doors at once."

William H. Shackford, of Daniel Birdsall & Co., Inc., said:

"I can see no detriment to realty values because of  
(Continued on page 294)



# What the Telephone Co. Will and Will Not Do

## Official Statement from Vice-President Bethel Interpreting Government Order on Extension of Service

WHAT to expect in the way of new telephone connections or renewals or transfers of existing lines has been in doubt since the Government has taken over the telegraph and telephone business, landlords and tenants of apartment and office buildings have been anxious to have an authoritative statement of what action the telephone company might take in various circumstances. To clear up the situation the Record and Guide asked the New York Telephone Company for a statement of its interpretation of the order issued by Postmaster-General Bursleson for effecting a saving in the expense of the telephone business.

In reply to this request the following statement was sent to this publication by Mr. F. H. Bethel, vice-president of the New York Telephone Company:

"As requested by the Postmaster-General in his order, dated August 15, 1918, all new telephone service will, until further notice, be restricted to the classes enumerated in his order, quoted below:

To All Telephone Companies:

Pursuant to the authority vested in me by the President of the United States in his proclamation of July 22, 1918, you are notified that during the period of federal control, and unless and until otherwise advised by me, all telephone companies operating in the United States are directed:

To confine extensions and betterments to imperative and unavoidable work to meet war requirements and the vital commercial needs of the country. All companies should at once adopt and enforce such rules and regulations as may be necessary and proper to accomplish this result because of difficulties, incident to war conditions, of securing adequate supplies, labor and transportation."

In forwarding the statement of Mr. Bethel's printed above Mr. H. W. Casler, the advertising manager of the

telephone company, wrote:

"This order affects only applications for new and additional service. It is obvious that service for ship-yards, munitions plants, federal, state and municipal governments falls within the class which will receive service without question. Service for industries listed by the Federal Government as non-essential and for residences falls without this class. There will be certain border-line cases which will have to be considered specifically on their merits as they arise."

It is evident that while telephones already installed would not be removed, it is assumed the burden of the war-time economy order will be felt by dwellers in new apartments or new residences, as well as those who had abrogated telephone contracts or allowed them to lapse. Another phase of the situation growing out of the order is that individuals holding telephone contracts may not transfer them, as, for example, in cases where apartment houses or private residences change ownership.

"Contracts for telephone service," a telephone official said, "are between individuals and the company, and the company could not in any circumstances recognize any private transaction between individuals to transfer service from one to another."

Owners of apartment houses who recently decided to discontinue their branch exchanges with a view to saving money and substitute slot telephones in booths for the accommodation of their tenants were said to be trying to revoke their cancellations of the branch exchange contracts. They were informed, however, that the cancellations were final and that the branch exchanges must come out by October 1. With the war economy order effective September 1 it was said many of these houses would probably be unable to secure slot machine installations and that tenants would have no telephone service.

## Commission Holds Up Demand for Zone Fares

THE Brooklyn Rapid Transit Company notified the Public Service Commission this week that at the end of thirty days it would put into effect a new tariff, under which ten cents would be charged for many rides that now cost only five cents. It also asked for a modification of the transfer order of 1914 to correspond with the new tariff, which would cut off transfers at all except fifty-seven points.

At the offices of the Public Service Commission it was announced that there is no possibility that any part of the increases proposed by the Brooklyn Rapid Transit Company system will become effective until the whole matter has been thoroughly inquired into and all doubtful questions of law and fact carefully determined. The Commission has already suspended all of the proposed tariffs for a period of sixty day on motion of Commissioner F. J. H. Kracke pending hearing, and the Public Service Commission law gives the Commission power to suspend the new tariffs for a further period of three months in the event that its investigation into the propriety of the proposed increases and changes has not been concluded within the initial period of sixty days. Meanwhile all fares remain at five cents and transfers are given as at present. The initial hearing upon the

propriety of the proposed increases was set down by the Commission for September 30 at 10:30 a. m.

Commissioner F. J. H. Kracke, one of the Brooklyn members of the Commission, said this morning:

"No resident of Brooklyn need have any fear that a ten-cent fare will be put in force or transfers withdrawn unless and until the company shows the urgent and undeniable need for such action. More than that I cannot with propriety say until I have heard the evidence. The company's proposal is one of the most sweeping and startling in the transportation history of this town. Strong proof will be required to justify letting any part of the new tariffs ever to become effective."

The company says it does not at all prefer the proposed plan to that suggested to the Board of Estimate some time ago, whereby all fares would be raised to seven cents, with two cents additional for a transfer. It declares that in some respects the latter would be less onerous and drastic, at the same time giving more substantial relief.

It is stated that since June 30 passenger receipts have fallen off \$400,000, while operating expenses have increased steadily. Since August 2 wages have been increased to the extent of \$1,000,000 a year.



# Death of Douglas Robinson, Leading Realty Man

Stricken with Heart Disease While Planning Enlarged Activity  
Necessitated by War Conditions

**D**OUGLAS ROBINSON, who died Thursday afternoon at Amsterdam, N. Y., was one of the leading real estate men in New York City, and prominent in many activities in this community. Mr. Robinson was taken suddenly ill on a New York Central train when on his way to his country home in Herkimer County, and died in a hospital from an attack of heart disease. He was in his sixty-fourth year.

Mr. Robinson's wife, who was with him when he died, was Miss Corinne Roosevelt, a sister of ex-President Roosevelt. He is survived also by two sons and a daughter, Theodore Douglas Robinson, formerly State Senator, who is now an officer in the training camp at Louisville, Ky.; Captain Monroe Douglas Robinson, now in command of Company B, 307th Communication Train, 37th Division, American Expeditionary

Forces, now in France, and Mrs. Joseph Wright Alsop, wife of Senator Joseph Alsop, now a member of the Connecticut State Council of Defense. Another son, the youngest, Stewart Douglas Robinson, was accidentally killed at Harvard in 1909.

As President of the Douglas Robinson, Charles S. Brown Company, of No. 14 Wall Street, one of the largest real estate firms in the city, Mr. Robinson was a leading figure in realty circles. He was also president of the Douglas Land Company, trustee of the Atlantic Mutual Insurance Company and the Astor Trust Company.

Mr. Robinson was making preparations to take on more of the duties and responsibilities of his business enterprises than he had assumed in a number of years. William H. Wheelock, Vice President of the Douglas Robinson Company, has been selected by the Government to establish a real estate department, and this fact had led to the decision by Mr. Robinson to person-



DOUGLAS ROBINSON

other great properties valued at many millions of dollars.

Mr. Robinson was one of the receivers of the Metropolitan Street Railway Company in 1908. He had many business connections in the city, but he devoted his time mainly to real estate operations. He was frequently called in as an expert by big corporations when they were in the market for real estate.

Mr. Robinson, accompanied by his wife, was received by the Japanese Emperor on May 5, 1910, and he was received by the Italian King in March, 1907. It was on the trip to Italy in 1907 that Mr. and Mrs. Robinson visited the Pope.

Mr. Robinson was graduated from Oxford in 1876. His town house was at No. 9 East Sixty-third street. His clubs were the University, State Realty Men, Riding, Down Town and the Essex County Club.

The funeral will be held at his country house, Henderson House, Warren, Herkimer County, N. Y.

ally take over more of the work of the company, believing that in this way he would be giving some aid in the winning of the war.

Among the large real estate transactions managed by Mr. Robinson was the assembling and buying for the Pennsylvania Railroad Company all the real estate that entered into the building of the Pennsylvania's new terminal in the Seventh avenue and Thirty-fourth street region. He executed a similar commission for the Hudson and Manhattan Railroad Company when the McAdoo tunnels were brought to the Hudson Terminal.

Up to the time that the late John Jacob Astor lost his life on the Titanic Mr. Robinson was a trustee of that part of the Astor estate which Mr. Astor's father had left in trust to Vincent Astor's father. Mr. Robinson also managed the affairs of the Kennedy estate and

## Annual Convention of State Realty Men

**T**HE 15th Annual Convention of the Real Estate Association of the State of New York held its first session on Thursday in Buffalo. The program included exercises yesterday and today. One of the proposals before the Convention is to organize a Federation of the Real Estate Boards on the general lines followed in several Western states.

The Convention was called to order at the Statler Hotel by Mr. Fenton M. Parke, President of the State Association. The delegates were welcomed by Frank L. Damforth, President of the Buffalo Real Estate Board, Mr. James Frank of New York, responding for the Association. During the first session there were

reports followed by a discussion on stabilizing and liquidizing of mortgages by Alfred H. Wagg and M. Morgenthau, Jr., of New York, and George E. Priest, of Batavia, three former presidents of the State Association.

The program for yesterday included papers on "Amortization of Mortgages," by Edgar A. Tredwell of New York City; "Stabilizing and Liquidifying of Real Estate Mortgages," by John W. Parish of New York City; "The Possibilities of Realtors in Extension of Activities of Building Loan Association," by Anning S. Prall of New York City.

The convention will close to-day with an election of officers and a "Hoover" dinner.



# Real Estate Taxes Heavier Than in Other Cities

## New York Property Bears Greater Burden Than in Other Big Municipalities—City Impairing Its Credit

**F**ACTORS in the fixing of rents, the supply of mortgage money, the encouragement to building construction and also the promise of profit from real estate investment, are to be found in the census report on municipal revenue for 1917, just issued. The Advisory Council of Real Estate Interests calls attention to some of the more important facts in the following statement:

"New proof is afforded by the report mentioned of the claims made by the Advisory Council that New York's tax burden is the highest per capita of any of the large cities of the country and that this city imposes the highest proportion thereof upon one class of property. Also, the tendency is for this condition to become more burdensome even apart from the conditions created by the war. This constant pressure can only result in higher rents, reduction in loanable value, less building activity and smaller investments.

"These facts and principles are not called to the attention of the public by the New York Tax Reform Association, the tax committee of the City Club or the other single tax propagandists. However, they are of special importance at this time when the city budget for 1919 is under consideration. They are of interest to every citizen. They indicate the need for a close study of the purpose, cost and management of every municipal function. The relation of taxation to production and to capital values has been discussed at unusual length in connection with the War Revenue Bill. It must be clear to every thinking person that there is some relation between the municipal budget and real property depreciation and the complaints of tenants. Furthermore, it is not good business for any municipality to exhaust its powers of both borrowing and taxing as thereby its credit may be seriously impaired.

"The following statistics furnish new proof that the real estate interests, including all tenants and lessees, have been imposed upon and are paying the price of 'the most vicious form of single tax ever perpetrated upon any people in America,' as stated by the State Auditor of Ohio.

"This census report for 1917 states the population of New York, Chicago, Philadelphia, St. Louis and Boston, respectively, as follows: 5,600,000, 2,500,000, 1,700,000, 760,000 and 767,000. The next five cities have about 600,000 each, viz.: Cleveland, Detroit, Baltimore, Pittsburgh and Los Angeles.

"The total revenue of these cities in 1917 were in the order named as follows in millions: 236, 88, 46, 26, 38, 14, 23, 18, 46 and 23. It therefore appears that the Chicago budget was only one-third that of New York, although it is one-half the size. The Philadelphia budget is one-fifth the size of the New York, although its population is about one-third. The St. Louis budget is only one-ninth of the New York, although its population compares as one to seven. The same disproportion appears in all cases, Pittsburgh excepted.

"This situation is not improved by any deduction for special assessments and other special charges for outlays, as the proportion of the various budgets therefor was as follows: New York, 6.3; Chicago, 1.5; Philadelphia, .1; St. Louis, 10.2, and the other cities, respectively as named, 10.2, 1.0, 8.4, 8.9, 1.9, 8.4, 10.1.

"The percentage of the total revenue derived from business taxes and licenses vary in the different cities, the percentage levied in New York being among the lowest of the ten cities, the percentages of the total income from this source being as follows for the respective cities: 3.3, 11.2, 4.9, 15.2, 3.3, 4.7, 3.2, 6.7, 3.6, 6.5.

"The proportion of these business and license taxes derived from the liquor traffic is of special interest at this time. 2.2 per cent. of the 1917 New York City revenue, or \$5,196,588, was paid by the liquor traffic. This was a decrease of about one million dollars from the amount formerly collected therefrom. In 1903 the city revenue from the liquor business was 5.3 per cent. of its total budget and the percentage has decreased annually since then.

"The percentage of the liquor taxes to the revenue receipts in the cities named was as follows: 2.2, 8.0, 4.1, 4.2, 4.7, 4.1, 3.1, 5.6, 3.0, 6.2.

"Earnings of general departments generally range from about 3 per cent. of total revenues up to nearly 8 per cent. in Detroit, but New York received less than 1 per cent.

"Special receipts from donations and pension assessments in New York totaled 1.3 per cent. of the receipts, Boston 0.5 per cent., all the other cities receiving more up to Detroit with 5.8 per cent.

"Highway privileges, rents and interest paid New York, 7.6 per cent.; Philadelphia, 15.6 per cent.; Baltimore, 10.7 per cent., but most of the other cities received less than New York.

"Public service enterprises contributed 8.9 per cent. of the New York budget, which was about the average for the ten cities.

"This leaves a total levy on property of 71.5 per cent. in New York. Practically all of this amount was a levy upon real estate, as is well known. The percentage of the city revenues from the property taxes in the other places named was as follows: 55.9, 59.7, 56.3, 74.6, 61.8, 64.0, 61.0, 73.5, 64.1. Although the percentage for Boston is above that for New York, the levy upon real estate is shown to be at a higher percentage in New York, both by reference to total budget as compared with population mentioned above, and also to the fact that Boston has a tax limit law.

"In further reference to the possibility of raising a larger amount of city revenues from business and license taxes, as urged by the president of the Taxpayers' Association for the 12th and 19th Wards, Mr. Henry Bloch, mention may be made of the fact that whereas the list of license taxes for New York comprises only 55, of which four are on vehicles and three on peddlers, there are many southern and western cities which have even three and four times as many such special charges."

## Brewery Order Will Affect Realty

(Continued from page 291)

the law forbidding the manufacture and sale of beer, and, in this connection, I include spirituous liquors as well. In my opinion the best way to exemplify this is to cite the effect as observed in the district between Duane and Bleecker streets, contiguous to Broadway.

"In the past twelve or fourteen years as many as fifteen cafes, some of them famous ones in their day, have passed out of existence and no others have taken their places.

"This district, as is well known, has gone through a very dull time because of the changes in occupancy and, notwithstanding this fact, all of these stores, in which cafes were located, are now occupied by successful mercantile concerns. Not only has this change occurred, but with the passing of the saloons from the stores, the upper portions of the buildings have improved in value, for it is needless to say that there is always a great hesitancy on the part of representative concerns to locate their business in buildings in which a cafe is conducted."

Editor of the Record and Guide:

If the proposed increase in carfares is found essential, it should be done with the proviso that all New York City car lines interchange transfers universally. This would not necessarily decrease their receipts in legitimate fares, because the interchange would even out and at the same time afford the traveling public to move about Manhattan without congesting certain thoroughfares or lines at the expense of others; particularly Second avenue line, which cars run empty most of the time because of lack of transfer privileges.

This arrangement would satisfy the "wolf" and spare the "sheep" simultaneously.

AMERICAN BUREAU OF REAL ESTATE,

By A. D. Epstein.



# May Complete Buildings Under Construction

## But Government Ruling Prohibits Non-War Projects Costing More Than Twenty-five Hundred Dollars

THE construction of new buildings and extensive alterations and repairs to structures that will not directly contribute to the winning of the war will be effectually held up for an indefinite period and possibly for the duration of hostilities by the terms of the recent ruling of the War Industries Board, which withholds all priorities for building materials entering into projects of a non-war character. According to the statement authorized last week by Bernard M. Baruch, chairman of the War Industries Board, the ruling was made so that building materials and labor essential to the military program could be released immediately. The line has been sharply drawn and prevents all new construction and alterations and repairs that cost in the aggregate more than \$2,500 excepting certain classes of construction that come directly under federal control or for which a special written permit issued by the Chief of Non-War Construction of the Priorities Division of the War Industries Board has been obtained. Structural projects involving an expenditure in excess of \$2,500 will be unable to obtain the required materials from manufacturers or dealers and must be held in abeyance until the ruling is abrogated or modified.

Dealers in building materials, brick, lime, cement, etc., have been asked by the Board to sign pledges to the effect that as long as the present emergency exists no materials for new construction will be deliberately sold or delivered to builders or their operations where the total cost of the project is in excess of \$2,500.

Early in the week there was considerable uncertainty as to the exact status of the large operations that are at present under construction. Material dealers were not sure that the ruling did not apply to new structures or large alteration projects that had already been started or upon which work was well advanced. The matter was taken up with the authorities at Washington, and Wednesday morning the first reply to this question was received by Harold Hammond, secretary of the Hudson River Brick Manufacturers' Association. The letter was from the Priorities Division of the War Industries Board, and read as follows:

"Circular No. 21, issued by the Priority Division of the War Industries Board under date of September 3, 1918, dealing with the non-war construction, applies only to projected buildings, not those already begun. Where a substantial portion of a building has already been constructed manufacturers and distributors of and dealers in building materials may continue to furnish such materials for the completion of such buildings pending further action by the War Industries Board. The local representatives of the Council of National Defense are requested to make surveys of all building activities in their respective territories and report same as promptly as possible to their state chairmen, together with their recommendations concerning the necessity for the continuance of such construction, or deferring same until after the war. The state chairmen will in turn forward such reports with their recommendations to D. R. McLennan, chairman of the Non-War Construction of the Priorities Division of the War Industries Board, Washington, D. C."

Prominent among the structures that are permitted to proceed by the terms of this document are the Hotels Commodore and Pennsylvania, as well as some other smaller hotel projects in this city and quite a number of operations already well advanced in construction that are imperatively needed for the housing of the industrial and commercial activity of this territory, as well as supplying homes for a number of families.

The Government, through the War Industries Board, intends to keep a close check upon the building situation in all parts of the country. In order to simplify and facilitate this work building material dealers are required to report monthly a statement of their commodity sales, with the location to which materials were delivered, the amounts involved in each order, name of

consignee and the purpose for which the materials were to be used. The reports for each kind of material, brick, lime, cement, etc., are to be made direct to the association controlling the manufacture of said commodity. These central bodies will in turn report in a monthly statement direct to the War Industries Board. If it is discovered that material dealers are not living up to the intent of the recent ruling regarding the sale and delivery of materials to non-war building operations priorities for the deliver of materials from manufacturers will be revoked. There is no penalty attached, the dealers being placed strictly on their honor as patriotic citizens and industries to support the Government while the emergency shall last.

The local building field will feel the effects of the recent ruling preventing new construction in no uncertain manner. Although there has been a steady decline in the number of private building operations for many months past and the total amount expended for operations of a non-war character has dropped almost to a negligible figure, there had been indications of late that before long the building situation would radically improve, and the structural interests were making their plans to take on a materially increased volume of construction work. During the past few months plans have been prepared for quite a substantial amount of private and semi-private construction that will now be held in abeyance under the terms of the War Industries Board ruling.

The Board of Education of the city of New York contemplated during the coming year the erection of about fifteen new school buildings in various parts of Greater New York, and alterations, additions and extensive repairs to a number of existing school structures. C. B. J. Snyder, architect for the Board of Education, has completed his plans and specifications for this work, which would have called for the expenditure of approximately \$9,000,000 of city funds; but this construction cannot now be started because of the fact that when representatives of the Board of Education presented their applications for priorities for materials an adverse decision was rendered by the Priorities Division of the War Industries Board.

Bernard M. Baruch, chairman of the Board, in connection with this matter, authorized the following this week:

"The statement made recently in newspapers that the War Industries Board had been unable to approve the new school building projects in New York City and other points because of shortage in materials, involved was accurate as printed. The telegram printed Saturday morning in some of the New York papers as coming from the Board to the effect that 'report in papers is premature' referred to the fact that the official ruling has not yet been formulated, although the Board has reached a decision. This, as published, is that for the present no non-war building enterprises can be given priority rating except for replacement or emergency cases. The need for conservation to the point of sacrifice is so great that the Board can consistently take no other course. It expects that one building will be made to do the work of two during the period of pressure."

The wide-reaching effect of the ruling of the War Industries Board is probably best evidenced by the fact that the city of New York has been requested to forward to Washington all plans for municipal improvements contemplated for an early start. Only such projects as are fundamentally essential to the health of the community will be permitted to proceed. Already a number of repaving plans for this city have been held up for the duration of the war, and a large part of the balance of the work planned by the municipality will be placed in abeyance indefinitely. The construction of the new state prison, an operation that would have cost approximately \$10,000,000, and which was out for estimates, has been recalled and will not be started until

(Continued on page 297)



# Opposes Taxation of Income From City Bonds

Mayor Hylan Starts Movement to Secure Elimination of Provision from Revenue Bill Now Pending in Congress

**A**MONG the provisions of the pending revenue measure in Congress is one for the taxing of the income obtained from municipal bonds. The city authorities are exceedingly anxious that this section of the bill shall be eliminated before its passage, fearing that the effect of its enactment into law will be disastrous to the credit of the city through the depreciation of bonds which have been sold and depressing the price at which future issues may be marketed.

Comptroller Craig several weeks since took the matter up with the Washington authorities and with the New York representatives in Congress, but with apparently little success so far. Replies to inquiries as to the probable action of Congress stated that Congress now generally believed the provision of the bill to be unconstitutional, but that there was little doubt, as it was apparently a part of the administration program, that it would be passed.

In an effort to create public sentiment against the proposed action Mayor Hylan has sent the following letter to the mayors of the principal cities in the country:

September 6, 1918.

Sir:

I take the liberty of calling your attention as mayor of a municipality that has borrowed or may expect to borrow money hereafter on municipal bonds to the provisions of Sections 213, clause 4, and 214, clause 2, of the Revenue Bill, now under consideration by Congress.

Even if these are constitutional, which I doubt, they will depreciate the value of securities issued by municipalities out of all proportion to the gain to the national

treasury, and will raise the tax rate in every city in the country unreasonably. Furthermore, if these provisions should later on be declared unconstitutional the cities would have had to pay high money rates without the national treasury gaining thereby.

I am asking the New York Senators and Congressmen to urge a revision of these provisions of the proposed Revenue Bill as discriminatory and of doubtful value.

The comparatively small amount of additional tax that is expected thus to be raised for the Government could very easily and much better be otherwise secured without inflicting a great and irreparable injury on the credit of the municipalities of the nation.

I respectfully suggest, if you feel as I do on this subject, that you communicate your views to the mayors and members of Congress from your state as it is a matter that vitally affects all municipalities throughout the country.

JOHN F. HYLAN, Mayor.

A similar letter sent by the mayor to all members of Congress from New York State contained the following:

"Aside from the question of the constitutional right of Congress to pass legislation affecting the past, as well as the future, financial contracts of a political subdivision of a state the proposed legislation is objectionable because, without any corresponding financial benefit to the nation, whose requirements are, of course, concededly paramount, it will do great and irreparable injury to the credit of every municipality in the country.

"I feel, too, that it is in a sense discriminatory because it would operate to give an undue preference to farm loan bonds as against securities issued by states or municipalities."

# Calls on Dr. Garfield to Investigate Gas Rates

Commissioner Whitney Says Companies Obtain Large Incomes from Manufacture of Toluol

**T**HAT gas consumers of New York City are contributing a very substantial share of high explosives to the American Army is indicated in a report just filed by Commissioner Travis H. Whitney and approved by the Public Service Commission for transmission to Dr. Garfield, Federal Fuel Administrator. Commissioner Whitney points out that under contracts with the Ordnance Department the large gas companies are now washing toluol, the chief constituent of T.N.T., from the gas; and that while the legal standard is 22 candle-power and the equivalent heat content in 1917 was 670 B. T. U's. (British Thermal Units), the gas is now about 16 candle-power and 625 B. T. U's. The reduction in quality, Commissioner Whitney states, is a contribution by the consumers to the Government, as the companies get paid only the actual cost of extracting the toluol. The war requirements are so great, however, that further washing may be necessary, so that the quality may drop as low as 12 to 14 candle-power and 600 B. T. U's. Commissioner Whitney points out that the companies are not benefitting as a result of such reduction in quality for the reason that, under the toluol contracts, they are obliged to use as much oil as was necessary in preceding years to meet the 22 candle-power standard.

Commissioner Whitney recommends that Dr. Garfield be asked to review the entire situation in order that there may be a final determination as to whether there is any need of national fixation of standards, qualities, revenue and rates.

At the office of the Consolidated Gas Company an official of the company stated that not one complaint as to the heating value of gas had been received, although

the reduction in B. T. U's. had been in operation for some time. The "candle-power" measure of gas value is generally obsolete, and not in use except in this city. Incidentally, a Government expert had testified that the human eye could not distinguish between the light from a 22-candle and an 18-candle burner. The gas company, it was stated, would continue to carry out any orders which might come from the National Government, at whatever cost to the company.

The Public Service Commission has denied the application of the Queens Borough Gas & Electric Company for permission to increase its rates, as a war emergency, from \$1.15 per thousand cubic feet to \$1.40 per thousand cubic feet for gas, and from 12 to 14 cents per kilowatt hour for electricity. The motion was adopted by a divided vote, Commissioners Whitney, Hervey and Kracke constituting the majority in favor of denying the application, while Chairman Hubbell and Commissioner Ordway opposed the motion, the two latter holding that an emergency existed entitling the company to some relief. Commissioner Whitney held that gas rates could not well be acted upon by State commissioners until the National Fuel Administration had fixed reasonable prices for gas and oil and had finally decided whether it would reduce the standard and quality of gas throughout the country.

On the ground that the Brooklyn Union Gas Company's earnings justify a higher return to stockholders than the current 6 per cent. dividend, Thomas Read, president of the Union Ferry Company of New York and Brooklyn, is soliciting proxies for the annual meeting on November 12. Mr. Read said yesterday that he had received the proxies of 700 or more of the 2,000 stockholders he had written to.



# New Yorker Chosen Government Realty Expert

William H. Wheelock Appointed to Establish a Real Estate Department and Direct Its Many Activities

**G**OVERNMENT need for real estate in all parts of the country has reached such gigantic proportions that it has become necessary to establish a Real Estate Department, and to organize and direct the work of the department William H. Wheelock, vice-president of the Douglas Robinson-Charles S. Brown Company and real estate manager of the great Trinity Church Corporation, has been selected.

Mr. Wheelock will be in the real estate department what Mr. Ryan is to the Aircraft Board, Mr. Stettinus to the Munitions Board, and Mr. Hurley to the Shipping Board. His immediate superior will be Quartermaster General Goethals, but the department will be practically an independent unit composed of the best experts from all parts of the country that Mr. Wheelock can obtain. To this department will be delegated the task of obtaining all sites and buildings to be used by all governmental departments and industries.

Having selected a site or building, Mr. Wheelock and his associates will negotiate purchase or lease, and failing to reach terms with the owner or tenant will commandeer the property, fixing the compensation to be paid by the Government. In New York alone the Federal Government has spent many millions of dollars since the war started in buying fees to properties and in taking over leased space. Its needs for more space are so great for offices, storage, hospitals, barracks and manufactories that many times the number of buildings that have been taken will be occupied within the next year or two provided the war lasts that long. Throughout the country the Government's real estate costs are mounting by the millions, and from now on all such properties, no matter where located, will be under the direction of Mr. Wheelock.

Mr. Wheelock will have no commission, but will serve under a civilian title. One of his principal assistants will be Simon Newman, who has been associated with him for many years in the Douglas Robinson-Charles S. Brown Company, and who left that office several months ago to join the Government's real estate forces. Both Mr. Wheelock and Mr. Newman will give their services to the Government.

Mr. Wheelock is one of the younger generation of real estate brokers, but has had considerable experience in handling big real estate transactions, his most notable achievements being the sale of the American League park, the assembling of the site for the Pennsylvania Railroad station in Manhattan, and the purchase of the properties necessary in the construction of the Hudson & Manhattan Railroad, better known as the McAdoo line.

In addition to his duties as vice-president of the Douglas Robinson-Charles S. Brown Company, Mr. Wheelock is manager of the \$15,000,000 holdings of the Trinity Church Corporation. Mr. Wheelock has elaborate plans for the development of this property, but they will now have to wait until the end of the war for execution. Mr. Wheelock married a daughter of the late Rev. Morgan Dix, rector of Trinity Church.

He is a member of the Real Estate Board of New York, and is one of the three representatives of the brokerage and management interests on the Advisory Council of Real Estate Interests, vice-president of the Bradish-Johnson Estate Company and other real estate interests. He has announced his intention of giving up all active participation in his business affairs with the exception of the Trinity Corporation and will devote Saturdays and Mondays for the duration of the war for attention to these interests. The remainder of the time he will be stationed at the War Department in Washington.

Much greater speed is expected in handling the real estate branch of the Government through the crea-

tion of the new department of which Mr. Wheelock becomes the head, and much greater satisfaction to both the Government and to the individual owners and tenants affected by transactions that will be made. Since the war started the Government has been handicapped in taking over what property it needed by having in its service in all parts of the country, experts who had no authority to make deals. When a property was desired they would negotiate for it, prepare necessary papers and then go to Washington where the matter would be presented to the Quartermaster-General for his approval. Not being a real estate expert himself and having many other matters to attend to that official sometimes had to delay action or to act hastily. From now on Mr. Wheelock will be the final authority in all real estate matters, and working speedily with his own experts will see that full justice is done both the Government and the seller or lessee.

In announcing his designation as head of the Real Estate Department, Mr. Wheelock also made another and very patriotic announcement to the effect that during the war the Douglas Robinson-Charles S. Brown Company, will take over and manage the real estate business of all firms which would have to close up their offices because of the members entering the service.

The firm will manage and conduct the affairs of these firms just as they would their own business affairs on an agreed and equitable commission basis, stipulating to turn back to the broker their business at the end of the war. The Douglas Robinson-Charles S. Brown Company will handle, however, only properties of the same high class as the firm handle itself and will not undertake to manage and operate tenements or similar buildings, since they do not handle such property in their regular course of business.

Mr. Wheelock resides at 100 East 39th Street, Manhattan, but will divide his time between Washington and New York in the future, spending only Saturday, Sunday and Monday in Manhattan, the rest of the week in Washington.

## May Complete Unfinished Buildings

(Continued from page 295)

conditions are radically changed or the ruling of the Board rescinded.

Although there have been strong rumors of governmental restriction of building operations, the recent ruling came generally as a distinct shock to the building interests, as the restrictions seem to be more drastic than were anticipated. Building contractors throughout the metropolitan district are not yet fully certain as to the manner in which they will endeavor to counteract the effect of the decision of the War Industries Board. Naturally the first thought was toward an effort to obtain additional contracts for direct federal construction or for industrial projects that will be permitted as essential to war aims.

At the present time there are no great prospects of largely increased federal building activity evident to the building trades. The majority of the cantonments required for mobilization purposes have been completed and so have numerous terminal facilities, warehouses and storage buildings. Most of the important munition plants have been finished and a great amount of the construction involved in erecting plants for the manufacture of ordnance, ammunition and other military essentials has been completed.

Although an indefinite amount of additional building of this nature will of necessity continue throughout the duration of the war, the urgency is not at present nearly so great as it was six months ago. The marked decline in the volume of strictly Government work has been quite noticeable during the past month or so, and this has released many thousands of skilled building mechanics and laborers who have been busy for more than a year on federal projects.



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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.	
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The Death of Mr. Robinson

The Record and Guide shares in the deep regret which so many thousand representative New Yorkers feel over the sudden death of Mr. Douglas Robinson.

For many years Mr. Robinson had occupied a most conspicuous position not only in the Metropolitan realty field, but also in the national field. The vastness of the projects he handled, the unerring judgment he displayed and the success which he attained in managing the interests of many important clients will be remembered for years to come.

Mr. Robinson made a deep impress on his day and generation. He will be sorely missed by associates and friends, to whom his accurate judgment and his attractive personality meant so much.

Mr. McAdoo's Sound Suggestions

Much comment has been made to the effect that Mr. Wm. G. McAdoo is a very busy man, with the multiple tasks he has to handle as Secretary of the Treasury in President Wilson's Cabinet, as Director-General of the railroads of the United States, as chief promoter of the various Liberty Loans and in other directions.

Despite all these activities, however, Mr. McAdoo has not been too busy to discover the weak spot in the forthcoming Liberty Loan campaign. That weak spot had as its sponsor Chairman Kitchin of the Ways and Means Committee. If Mr. Kitchin had been trying studiously to devise a plan for making a failure of the Fourth Liberty Loan he could not have accomplished more in that direction than by his taxation plans for raising war revenues.

Secretary McAdoo has taken a sound position in

insisting that the interest on an amount of bonds of the Fourth Liberty Loan which does not exceed \$30,000 shall be exempt from income taxation for the duration of the war and for a limited period thereafter. His position also is sound when he demands exemption of interest on an amount of bonds of the First Liberty Loan converted, the Second Liberty Loan, converted or unconverted, and the Third Liberty Loan, the principal of which does not exceed \$45,000 in the aggregate.

It is encouraging to note that these suggestions of Secretary McAdoo are receiving immediate and favorable attention in Congress. The success of the Fourth Liberty Loan is vital to the successful prosecution of the war and it is fortunate that Congress has so promptly recognized its advantages over the Kitchin plan.

When the Building Boom Comes

One of the problems to be solved at the end of the war is the question of the employment of men who have been called from civilian occupations not only into military life but into industries which provide the necessities of war—munitions, shipbuilding, and aircraft manufacture. With the ending of the war the demand for their services in these capacities will automatically disappear. Excess demand for labor such as is evident at the present time will tend to give way to unemployment and in a ratio corresponding to the suddenness with which labor has been drawn into industry. A recognition of this natural tendency should constitute an important step in any preparation to counteract it.

Eventually there will be found employment for all who seek it. Some unfilled positions, especially on farms and in heavy industrial occupations, will be immediately available after the war. Commercial expansion and growth in manufactures and an increased foreign trade will naturally call for more workers as time goes on. But these factors in alleviating conditions of unemployment will not of themselves suffice for the immediate need. Nor can the casual occasion be counted on to provide for a contingency of such magnitude and overwhelming importance. The war has pointed out the insufficiency and futility of individual enterprise which is not backed by public support. The Government has been forced to take over the distribution of labor for war purposes. This is in the interests of winning the war.

Many employers and leaders of labor have suggested that Government aid be called upon to avert an unemployment crisis after the war. The organization is already formed and experienced which could attack the problem in the broadest way. The United States Employment Service is just now concentrating its resources upon "finding the man for the job." In its future potential capacity it should meet with even greater success in "finding the job for the man."

Mr. John B. Densmore, Director General of the United States Employment Service, in his address at the Labor Conference for Manufacturers, emphasized the certainty that "there will be work enough for everybody after the war if natural resources are developed and the brains of the country are then directed along constructive lines as they are now mobilized for destructive purposes."

This statement was supported by the information he gave concerning the plans which the President of the United States is now considering for bringing about industrial development after the war. Development of water power, new railroads, land reclamation, forestry work—these and many other undertakings will be made use of to bridge over the period while the country is changing back from a war basis to a peace basis.



The complete and inclusive organization of the Government will be able to follow the exact condition of the labor market, and so regulate these activities accordingly.

When this time comes, it will be just as much a patriotic duty to encourage a building boom as it now is to repress unessential construction which consumes materials needed in war industries. Both the housing

of the returning soldiers and their re-establishment in the industrial world will depend largely for its success upon the building and allied trades. It is for them to recognize the responsibility as well as the opportunity which will be theirs after the war. The preparations which they are able to make during the present period will gauge the measure of their efficiency when the time actually comes.

## Readers' Comments on Current Topics

Editor of the Record & Guide:

For the past week or more it has been rumored that the Government proposes to curtail the construction of all buildings whose cost is to exceed \$2,500. I think that had the Government Officials sent representatives to New York City to analyze the building situation, they would not have been so hasty in making such a drastic proposal.

If this order should go into effect, it would mean that hundreds of builders, who were earning their livelihood by building, would be ruined. A great many, and in fact the majority of architects, would have to close down as well.

What really should be done is this: Discontinue the issuing of permits for theatres, public garages, stables, moving picture houses, and all other buildings which

are of a non-essential character. The only class of buildings which should be permitted to go up are one and two family dwellings and all other buildings which are absolutely essential at this time for the housing of families. Factories for war purposes only are also essential.

With reference to dwellings in particular, we all know what a hard task it is either to rent an apartment or even buy a house at the present time. Since such is the case, I do not see as to why the Government should not help the people along instead of making matters worse. What should be done is to have a delegation of architects and builders go to Washington and lay their facts before the proper board and ask for a reconsideration. In doing this I think that it will be to their advantage.

HERMAN A. WEINSTEIN.

## Mayor After Personal Property Tax Dodgers

**M**AYOR HYLAN proposes to publish the names of citizens of New York who have been dodging payment of personal taxes by maintaining a legal residence outside the city limits. He has sent to President Cantor, of the Tax Department, a letter, which said in part:

"I am informed that there are many men who are very prominent in the business and financial circles in this city . . . who are assessed on the personal property . . . who have appeared before your board and evaded payment by making oath that they are non-residents of the city and generally give their places of residence in some small settlement just outside of the

city of New York or in a neighboring State where the administration of the personal tax law is not effective and the rate much lower . . . while enjoying all the privileges of city life, including the benefits of police and fire protection.

"They . . . can always be relied upon to initiate all civic movements, while the people generally are under the impression that they pay their share of the city's expenses. They are also largely interested in our transit companies. . . .

"I wish that you would send me a list of these men . . . and I will endeavor by publishing their names to see that proper publicity is given them."

## Shadows Cast by Skyscrapers

**A**T noon, on the shortest day of the year, the shadows of different skyscrapers envelop large areas. The Adams Express Building, which is 424 feet high, casts a shadow 875 feet in length; the Equitable Building, which is 493 feet high, one 1,018 feet in length; the Singer Tower, which is 546 feet high, one 1,127 feet in length; and the Woolworth Tower, which is 791 feet high, one 1,635 feet in length.

The effect of skyscrapers casting shadows from a sixth to a third of a mile in length on surrounding property is well illustrated in the case of the Equitable Building. Its shadow which at noon on December 21 is about one-fifth of a mile in length, completely envelops an area of 7.59 acres. The ground area of the Equitable Building is only 1.14 acres.

The shadow cuts off all sunshine from the Broadway façade of the United States Realty Building, which is twenty-one stories high. The New York Title & Mortgage Company Building, fourteen stories high, and the Washington Life Insurance Building, nineteen stories high, are both completely shaded. The south side of the Singer Tower is shaded to a height of twenty-seven stories. The nearest part of the City Investing Building 400 feet away is in shadow for twenty-four of its twenty-six stories. Even part of the New York Telephone Building north of Cortlandt street is shadowed by the Equitable Building.

Cedar street, the street immediately north of the Equitable Building, has an average width of 34 feet between Broadway and Nassau street. The height of the Equitable Building is  $14\frac{1}{2}$  times the width of this street. On a north

and south street of this width in New York, uniformly improved on both sides with buildings having a height equal to that of the Equitable Building, only 9.31 per cent of the windows would receive any direct sunshine at noon on the shortest day in the year. On north and south streets only the windows nearest the top for a distance equal to 1.35 times the width of the street would receive direct sunshine at noon on December 21 at New York ( $40^{\circ}$  North Latitude). The windows in the first thirty-four stories nearest the ground would receive absolutely no direct sunlight. Direct sunlight would only enter those windows in the four stories nearest the top. Not a single window within 447 feet of the street level would receive a ray of direct sunshine.

The Equitable Building is, of course, an extreme case. But even in much lower buildings a considerable number receive absolutely no direct sunshine at the winter solstice. Up to a height equal to 1.35 times the width of such a street all the windows (assuming they fulfill the standard requirements described below) receive some sunshine. If the street, however, is improved with buildings one and one-half times the street width in height, only 90 per cent. of the windows obtain direct sunshine. If the height be increased to two times the street width the proportion receiving direct sunshine is reduced 67.5 per cent. The number of windows receiving direct sunshine on north and south streets with buildings of different heights is as follows: Two and one-half times, 54 per cent.; three times the width of the street above its center level receive 27 per cent.; and six times, 2.5 per cent.



## To Electric Light Users

The New York Edison and United Light & Power Companies have announced that they will no longer supply lamps without charge after July 1st.

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S. J. Feingold, 425 Third Ave.	J. Sheman, 423 Sixth Ave.
L. Gabler & Sons, 59 Vesey St.	Simpson Electric Co., 63 W. 30th St.
Max Gabler, 51 Broad St.	Nathan C. Solomon, 405 Lexington Ave.
H. Goldberg, 1373 Third Ave.	E. Ullman & Sons, 47 Murray St.
Julius Gray, 2911 Broadway	Harry Weinstein, 302 Broadway
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(This talk is No. 2 of a series)

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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Action for Rent.

**A** LANDLORD sued for rent for the month of February, 1918, amounting to \$38, and for \$2.90 telephone charges. The defendant had leased an apartment in premises owned by the plaintiff, the rental being \$38 per month, payable in advance, and, claiming a constructive eviction by failure of the plaintiff to furnish sufficient heat, vacated the premises on February 5, 1918. He sent a check to the plaintiff for five days' rent and \$2.90, the amount of his telephone charges, which was returned to him.

The trial court found, after sufficient testimony to warrant such finding, that there was a lack of sufficient heat, and thereby constructive eviction, and gave judgment for the defendant. On appeal the plaintiff claimed, and the New York Appellate Court holds that in this claim he was correct, that as the defendant did not vacate the premises until February 5, 1918, at which time the rent was past due, judgment should have been given him for that month's rent. The authorities, the court said, are so numerous as to need no citation, that, to constitute a defense for rent, an eviction must take place before the rent becomes due. The judgment for the defendant was therefore reversed and judgment directed for the plaintiff.—Hampton v. Thomson, 170 N. Y. Supp. 400.

### Enforcement of Restrictions.

The Circuit Court of Appeals, Sixth Circuit, Crocker v. Ingersoll Engineering, etc., Co., 249 Fed. 31, holds that where a grantor subdivided the lands and disposed of them to numerous grantees, and the several deeds all contained a restrictive covenant in the nature of a condition subsequent, allowing the grantor to re-enter in event of breach, the restriction must be deemed for the benefit of the several grantees, and can be enforced by them, though the grantor had lost his rights of re-enter. Injunction is an appropriate remedy to enforce such a restrictive covenant. The running of limitations against the right of a grantor to enforce a restrictive covenant in the nature of a condition subsequent does not show that the grantee had freed his property from the incumbrance of the restriction, where it was enforceable by other grantees of the same grantor, whose number exceeded 100, for limitations available against the grantor might well not be available against all the grantees or their successors.

### Options—Enforcement.

An owner agreed to convey her property to the defendant at any future time when the owner might elect, the intention being to give the defendant the option on the purchase of the property if the owner at any time should desire to sell, and the defendant agreed that if the owner should convey to him within a certain time he should make a certain payment. The Connecticut Supreme Court of Errors holds, Saraceno v. Carrano, 103 Atl. 631, that such agreements created a double option, a promise by the owner to sell at her option to the defendant at his option, unenforceable unless the owner elected to sell and the defendant elected to buy at the same time.

When there is an absolute agreement to sell at the purchaser's option, and no time is mentioned within which choice is to be made, the option must be exercised within a reasonable time. In all contracts to convey property at the option of the buyer to the seller, time is the essence of the agreement, and it would be unreasonable to hold that the owner could not, during her lifetime, exercise her right not to sell, and at the same time if she had agreed to sell the property at the defendant's option that such option must be exercised by the defendant within a reasonable time.

The defendant acquired no right beyond the privilege of purchase if the owner elected to sell for the price named, and it would be presumed after nine years that the owner elected not to sell.

### Priority of Liens.

The Arkansas Supreme Court holds, Pemberton v. Barker, 203 S. W. 9, that in a suit by the first buyer of land against the immediate and a remote purchaser from him, the trial court properly treated the petition or complaint of the first buyer against the remote purchaser as for the sum claimed on the original action by the original vendor against the first buyer, and ruled properly in declaring the lien and directing sale of the land to be made to satisfy both the original vendor's lien and that of the first buyer, preserving in the distribution of the proceeds the priority of the original vendor.

### Mortgage Tax.

New York Tax Law (Consol. Laws, c. 60) § 255, provides that supplemental instrument or mortgage, recorded pursuant to some provision or covenant in recorded instrument, shall not be subject to taxation unless it creates or secures a new or further indebtedness or obligation other than the principal obligation. Pursuant to recorded mortgage, providing that on request the mortgagor would execute to the mortgagee new bonds and a new mortgage, the mortgagor executed a new mortgage and bonds to take the place of the old, and for the same amount. The New York Appellate Division holds, People v. State Board, 169 N. Y. Supp. 978, that a mortgage tax could not be exacted as a condition to recording the new mortgage. The change of 33 bonds for \$1,000 each in place of one bond of \$33,000 was but a change in the form of the debt, which did not extinguish or affect the lien, the mortgage, being a "supplemental instrument," and the word "provision," as used in the statute, meaning a distinct clause.

### Specific Performance.

A purchaser, knowing the property was subject to zone restrictions, reserved a complete power to cancel and have his deposit returned on ten days' notice, but, when the board of appeals granted him leave to erect the desired kind of structure on the property, he formally notified the vendor of his definite election to take the property, after which it was held in certiorari proceedings that the board of appeals had no authority to grant such leave. The New York Appellate Division holds Albany Heights Realty Co. v. Vogt, 169 N. Y. Supp. 1049, that the purchaser could not, on the ground of accident or mistake in the wording of the agreement, have the contract reformed, by inserting a clause relieving him from obligation to purchase in the event he could not use the premises for the desired purpose. In view, however, of the later review of the determination of the board of appeals by certiorari, specific performance of the contract would not be decreed, as it would be inequitable.

A court of equity, declining to grant specific performance, may decree compensatory damages, especially where both sides seek equitable relief, and the complaint pleads the alternatives of specific performance and money damages.

Where a purchaser, relying on permission of board of appeals to use the property for a desired purpose, gave notice that he closed the contract, the vendor, in suit for specific performance or for damages, as alternative relief, although denied specific performance because of later judicial holding that board of appeals had no authority to grant such permission, could recover such damages as, on the faith of the purchaser's notice, were incurred by reason of the purchaser's not taking title as agreed.



## REAL ESTATE REVIEW OF THE WEEK

**Downtown Holdings of Trinity Church Corporation Sold. Washington Heights and Bronx Apartments in Exchange. Leasing Good.**

**R**EALTY transactions this week centered on the sale by the Trinity Church Corporation of the southeast corner of Spring and Clark streets. This property which measures 90 ft. in Spring street and 175 ft. in Clark street has been in the market for some time and was held at \$90,000. Except for the Spring street frontage on which are four old buildings, a flat and three dwellings, the property is unimproved. It is understood that a garage will be erected on the site, but confirmation of this could not be obtained as William H. Wheelock, Manager of Trinity Church Corporation, appointed this week head of the Real Estate department of the Federal Government, was in Washington. The sale of this property is in keeping with the announced intention of this corporation to sell or lease downtown property where the demand for space warranted, and this is a direct departure from the previous policy of the corporation to sell any of its holdings.

A downtown Sixth avenue corner with an entrance to the Hudson Tubes also figured in the sales of the week involving the one-story taxpayer at 114-116 Sixth avenue at the northeast corner of Ninth street. In the Washington Heights section apartment houses figured in an exchange when Abraham Ruth sold to Mrs. B. B. Newkirch, the northeast corner of Audubon avenue and 178th street, and 285 Audubon avenue adjoining two five story apartments, taking in part payment the block front in the north side of 158th street from 3rd to Fulton avenues, in the Bronx, a plot of 24 lots fronting 337 ft. in 168th street by 176 feet at Third avenue. Two large apartment houses on Riverside Drive, approximating \$800,000, were involved in an exchange transaction closed this week. One of the properties involved is the Chesterfield, a ten story structure at the North corner of 98th street, built in 1910 by the Barkin Construction Co.

In the Bronx a new six story elevator apartment at 656 West 152nd street with an annual rental of \$320,000, fully leased and held at \$225,000, was sold by Nathan H. Brandt as Trustee, to the New York Protestant Episcopal School, taking in part payment the six story loft building at 390 Canal street and the vacant lot 135x100 at 515-29 East 79th street. The school takes the property as an investment.

Leasing continued good and one of the principal leases negotiated was that by Charles F. Noyes Co. of the New Amsinck Building, corner of Wall and Water streets, for many years occupied by the Ward Steamship Co. It is rumored that the Federal Government contemplates taking many of the large buildings located south of 59th street, and it is known that arrangements are being made by representatives of the Quartermaster's department for the leasing of a large westside building for the use of the local departments of the Government.

Another lease downtown of importance is that of 1-5 Congress street, 181 West Houston street and 189 West Houston street, to the Partola Manufacturing Company, manufacturers of patent medicines, made for the Congress Warehouse and Forwarding Company by Wm. A. White & Sons on a long lease and an aggregate rental approximating \$750,000. The plot at Congress street is covered by a one story building, that at 3-5 Congress street with a five story building, 179-181 West Houston street is a vacant lot. 189 has on it a three and one-half story building and rear of 191 a one story building. The whole covers a plot of about 50,000 square feet.

Confirmation of the lease by the Government of the Grand Central Palace was made on Monday by J. H. Nixon, vice president of the Merchants' & Manufacturers' Exchange which owns the leasehold, who says that the Gov-

ernment has had actual possession of the building since September 1. The annual rental was announced at \$395,000 and maintenance of the building, which is to be used for the period of the war and three months thereafter.

### Torrens Title Successfully Closed.

Mr. Frank Fetzer, a member of the Torrens Title League, has just completed the registration of the title to No. 645 Lexington avenue, which he purchased from Philibert Combier. The purchase price was \$43,000 and the total expense for official fees for registration including the survey is \$128.35 which is a very considerable saving over the Title Company charges.

The examiners report on title was submitted to Judge Ottinger of the

Supreme Court, previous to the closing and the title received the approval of the Court in time for the closing under the contract. This procedure gives the purchaser the great advantage of having before him at his closing the complete report on title confirmed by the judgment of the Supreme Court, so that no possible question can arise as to the validity of the title so that the purchaser runs no possible risk in his closing.

Altogether there are now twenty-five titles either complete for registration or in process in the several counties in the neighborhood of New York City. The majority of these are applications by purchasers under contract.

### Successful Auction Sale.

The total realized by the Bond and Mortgage Guarantee Company at its night auction sale of Brooklyn properties was \$88,695. The Jere Johnson, Jr., Company was the auctioneer. The Van Brunt homestead, in Shore Drive, 68,380 square feet, was sold to Howard E.

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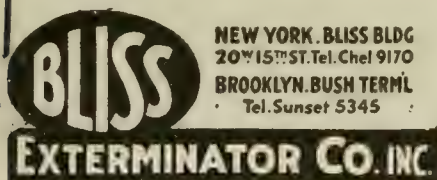
## BLISS TALKS

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Jones for \$35,750. Thirty lots in Fort Hamilton Parkway, 55th street and Eleventh avenue, brought \$15,450, an average of \$515 a lot. The buyers were I. and W. Holding Company, J. Johnsen, J. E. Hillman, J. Peterson, E. Tobias, Emil Fraad, K. J. Curley, Frederick and J. Hannan.

Two lots in Avenue J were sold for \$775 each to E. Foster. Lots in East 3d street sold for \$400, \$500 and \$525 each to S. Silverman, J. Hackett and C. Petracca. An old house on seven lots at Avenue N and 12th street was sold to E. Fraad for \$725 a lot, total \$5,075. Two lots at Avenue N and Coney Island avenue were sold to J. J. Lahey for \$900 each. Other lots in Coney Island avenue sold for \$700 and \$600 each to H. Swanson and S. Silverman. A lot in East 88th street sold for \$225 to Alfred Propper. Twenty-seven Jamaica lots in Queens Boulevard and Maple avenue, near Hillside avenue, brought \$11,615. The buyers were J. A. Anderson, E. Fischer, K. J. Curley, Mary E. O'Brien, D. J. Dolan, H. Wolf, Mrs. F. Wilson, C. A. Schott, Leo Lipman, T. J. Fenlon, W. H. Plunkett and J. A. Schofield.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 16 as against 20 last week and 16 a year ago.

The number of sales south of 59th street was 10 as compared with 10 last week and 8 a year ago.

The sales north of 59th street aggregate 6, as compared with 10 last week and 8 a year ago.

From the Bronx 14 sales at private contract were reported as against 14 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 308 of this issue.

### Riverside Drive Apartments Sold.

Two large apartment houses located on Riverside Drive corners with valuations approximating \$800,000 are involved in an exchange transaction closed this week. The exact location of one of the properties in the Washington Heights section of the Drive could not be ascertained, but the larger house involved in the deal is the Chesterfield, a ten-story structure at the north corner of 98th street. The Chesterfield was built in 1910 by the Barkin Construction Company. It covers a plot fronting 106.5 feet on the Drive and 96.11 feet in 98th street. It was sold by the estate of George Abeel, of White Plains. Representatives of the estate could not be reached, but from another source it was learned that the disposal of the property had been made to operating interests who gave in part payment an apartment house on Riverside Drive in the vicinity of 180th street, valued in the neighborhood of \$300,000. The Chesterfield, which has changed ownership several times in the past five years, was acquired by the late Mr. Abeel in a foreclosure auction conducted by Henry Brady last May for a bid of \$446,150.

### Trinity Corporation Sells.

Trinity Church Corporation has sold the southeast corner of Spring and Clark streets. The property has been in the market for some time at \$90,000. It measures 90 feet in Spring street and 175 feet in Clark street. Except for the Spring street frontage, on which are four old buildings, a flat and three dwellings, the property is unimproved. The use which the new owner will make of the corner is not known. The impression is that a garage will be erected on the site. Two blocks to the south, where Clark street joins Broome street, 142 feet of frontage have been leased by the church corporation for a period said to be twenty-one years. The property leased is the row of six three story dwellings at 539 to 549 Broome street, which is on the south side of the street, facing up Clark street. The story is that the houses will be removed and the site improved with a garage. The property

has a debt of 85 feet. Further details as to the character of the projected improvements or the name of the buyer or the lessee of the properties could not be learned, as William H. Wheelock, manager of the Trinity Church Corporation, was in Washington.

### Buys on Washington Heights.

Washington Heights apartment houses and an unimproved block front in the Bronx figured in an exchange transaction this week. Abraham Ruth sold to Mrs. B. B. Newkirch the northeast corner of Audubon avenue and 178th street and 285 Audubon avenue, adjoining, two five-story apartment houses on a plot 100 by 95. In part payment the buyer gave the block front in the north side of 168th street, from Third to Fulton avenue, in the Bronx, a plot of twenty-four lots, fronting 337 feet in 168th street, by 176 feet on Third avenue by irregular. Frederick Zittell & Sons were the brokers in the deal.

### School Buys Bronx Property.

Nathan H. Brandt, as trustee, sold through Samuel Kronsky, 656 West 162d street, a new 6-story elevator apartment, 125x100, fully leased, has an annual rent roll of \$32,000, and held at \$225,000. The buyer is the New York Protestant Episcopal School, which gave in part payment the 6-story loft building at 390 Canal street and the vacant plot, 135x100, at 515 to 529 East 79th street. The school will hold the Heights property as an investment.

### Sixth Avenue Corner Sold.

A downtown Sixth avenue corner containing an entrance to the Hudson tubes was resold this week by Mary Margaret to a client of A. N. Gitterman. The property involved is the one-story taxpayer at 114 to 116 Sixth avenue, on a plot 40 by 93, at the northeast corner of Ninth street. The seller acquired the corner recently from Richard S. Elliott in a trade for 65 West Fifty-second street.

### Abandon Building Project.

It having been reported that the New York Central Lines had abandoned their intentions of carrying out the plan of building the projected big station edifice at 149th street and Mott avenue, and certain interests, taking advantage of this rumor, having seized the opportunity to suggest that the 125th street station, in Manhattan, be therefore made a terminus, in place of the new 149th street station, the Bronx Board of Trade, mainly through whose activities the station-plans were approved by the railroad company and the city authorities takes this opportunity to state that there is absolutely no basis for any such rumor.

At the time the railroad systems of the country were placed under government control, the preliminary plans for the new station structure, and its various connections with the subway, had just met with the approval of the Board of Estimate, and the railroad company was working on the detailed plans, drawings, specifications, etc. At the present time this preparatory work is still going on, and the site is also being prepared for the station's construction.

The railroad company has never abandoned, and does not plan to abandon, its intentions of building the projected Bronx station, and when the resumption of building structures of the sort projected is permitted, the structure will be built.

### Manhattan.

#### South of 59th Street.

ARDEN ST.—Byrne & Baumann and Nehring Bros. sold to Frederick Brown for R. E. Reed 21 Arden st, a 5-sty apartment house, on plot 27x110.

FRONT ST.—Cammann, Voorhees & Floyd sold for James J. Kane & Son the 4-sty building, on lot 23.4x73.7, at 130 Front st, adjoining the corner of Pine st. The property was purchased by the seller through the same brokers about seven months ago.

GROVE ST.—Samuel Cowen sold the apartment on plot 35x100 ft., at 25 Grove st for L. David.



**GREENWICH ST.**—A 4½-sty loft building, with stores, on lot 24.11x79.11, at 394 Greenwich st, northwest corner of Beach st, has been purchased by Leonard Weill. Negotiations are understood to be under way for a resale of the property, which is assessed at \$30,000. David S. Gerstenfeld was the broker.

**WARREN ST.**—Change in the ownership of the property at 42 Warren st has been made. It has been owned by an old estate. The property consists of a 5-sty loft building 25 ft. wide and 100.3 ft. deep on the north side of the block between Church st and West Broadway.

**18TH ST.**—James H. Cruikshank sold to Luigi Cerullo the 5-sty tenement at 423 East 18th st, on plot 25x92, between Av A and 1st av. W. H. Dixon was the broker in this transaction.

**48TH ST.**—Thomas P. Burke sold the 3-sty dwelling on lot 18x100, at 327 West 48th st, for Mrs. Mabel Bennett of Brookline, Mass., to Caroline Fontaine.

**49TH ST.**—Frederick Dau bought from Meister Builders, Inc., the 4-sty dwelling at 64 West 49th st, on lot 23x100.5, a Columbia College leasehold. Mr. Dau owns two other Columbia leaseholds—48 West 50th st and 35 West 50th st.

#### North of 59th Street.

**126TH ST.**—In order to provide additional space for Station J, of the Post Office, Gilson Realty Co., Walter Wells, president, purchased, through Barnett & Co., the 3-sty dwelling at 312 West 126th st, on lot 19x49.10, near 8th av.

**MADISON AV.**—The 7-sty elevator apartment house known as the Loraine at 1429 Madison av, on plot 50x100, adjoining the corner of 99th st, was sold Thursday by Benoit Wasserman to Frederick Brown. The building, which houses 212 families, shows an annual rent return of \$12,000.

**MANHATTAN AV.**—David Vogel resold for the syndicate for which he purchased on August 9 for \$26,000 the 5-sty apartment house at 58 Manhattan av. The property, which covers a plot 35.5x95, about 65 ft. south of 103d st, has been purchased at a substantial advance by a client of Finance Mortgage Co.

**RIVERSIDE DR.**—Bernheimer estate sold through Douglas Eskell, of Joseph P. Day's office, 62 Riverside dr, a 4-sty brownstone dwelling, 23.3x81x irreg, 45 ft. north of 78th st, to A. H. Brickson, owner of 63, adjoining dwelling, which he bought a year ago.

#### Bronx.

**DOCK ST.**—A. & C. E. Hawley sold for Jarvis estate two 2-fam. dwellings, on plot, 50x100, in the south side of Dock st.

**KINGSBRIDGE TER.**—Frederick Brown bought from Morris F. Wood the 3-sty house at 2743 Kingsbridge ter, on lot 25x112. J. A. Wood was the broker.

**161ST ST.**—Samuel Cowen sold the 3-sty business building, on plot 22x100, at 770 East 161st st for J. Weckstein.

**163D ST.**—Amanda F. Buttner sold to Frederick Brown the 4-sty bldg at 195 East 163d st, on plot 30x69xirreg, at the northwest corner of Sheridan av. Ferdinand Kramer was the broker.

**167TH ST.**—Allenby Realty Co. bought for Abraham Nevins and Philip Watterberg the 5-sty building at 826 East 167th st, on plot 40x100.

**190TH ST.**—Frederick Brown bought from Morris F. Wood the 3-sty dwelling at 118 West 190th st, on lot 25x85, corner Devoe st. J. A. Wood was the broker.

**COSTER AV.**—Samuel Cowen sold to an investor 646 Coster av, a 2-fam. dwelling, on lot 20x100.

**HUNTS POINT AV.**—An investing client of S. Cowen purchased from J. Marion 828 and 830 Hunts Point av, two 3-sty brick buildings with stores.

**JEROME AV.**—Schwab & Co. resold for Benenson Realty Co. for cash the 5-sty new-law apartment house at 2615 Jerome av, opposite St. James Park, held at \$70,000.

**RANDALL AV.**—A. & C. E. Halley sold for Clason Realty Co. a dwelling on the south side of Randall av, near St. Lawrence av.

**SHERIDAN AV.**—Frederick Brown bought from Mrs. A. F. Buttner the northwest corner of Sheridan av and 163d st, a 4-sty apartment, on plot 30.6x89.2, through Ferdinand Kramer.

**UNION AV.**—Benenson Realty Co. bought from Marie Bock the two 5-sty apartment houses at 948 and 950 Union av, on plot 83.6x125, held at \$80,000.

**2D AV.**—James H. Cruikshank sold to Alicia L. Laird the three 5-sty tenements at 1846 to 1850 2d av, on plot 75x100, assessed by the city at \$51,000. As part payment Mr. Cruikshank has taken the 5-sty flat at 546 West 165th st, on plot 20x119. Harry Sugarman was the broker in the transaction.

#### Brooklyn.

**BERGEN ST.**—James R. Ross Co. sold for Christina S. Johnson the dwelling at 1106 Bergen st.

**MONTGOMERY PL.**—Charles E. Rickerson sold 25 Montgomery pl, between 8th and Prospect Park West, a 4-sty red stone mansion, on plot 32.6x55.9, to Wallace A. Silsbe.

**SEABURY PL.**—H. N. Baruch sold through Alexander Selkin 1464 and 1472 Seabury pl, two 5-sty apartment houses, each on a plot 45x100.

**6TH ST.**—Charles E. Rickerson sold 593 6th st, between 8th av and Prospect Park West, a 3-sty dwelling, for estate of Hester A. Harsard to Francis Heenan.

**14TH ST.**—Samuel Galitzka sold for Mr. Berkely the 2-sty 1-fam. house at 1123 East 14th st.

**47TH ST.**—Frank A. Seaver & Co. sold the 2-fam. brick house 527 47th st for Walter L. Smith.

**47TH ST.**—Frank A. Seaver & Co. sold plot, 40x100, in the northerly side of 47th st, 160 ft. east of 2d av, for L. Holm. J. J. Hoeflinger, associate broker.

**49TH ST.**—Tutino & Cernry sold for Lawyers Mortgage Co. the 2-sty frame dwelling at 321 49th st.

**51ST ST, ETC.**—O. E. Larson sold the 2-fam. houses 634 51st st for I. Klienfeld; 740 51st st for C. Aamodt; 859 59th st for C. & J. Building Co.; 935 55th st for Robert Olsen; 640 49th st for Eufemia Karlsson; 759 51st st for A. Thompson; and 6814 10th av, a dwelling, for Edward B. Kerrigan, and for W. H. Greer two lots in the north side of 57th st, between 8th and 9th avs.

**60TH ST.**—Realty Trust sold for Alco Building Co. the three semi-detached brick dwellings, now approaching completion, with cement garages attached, at 2018, 2024 and 2026 60th st, Mapleton Park, to Max Cohen, N. Greenberg and Harry Siegel.

**63D ST.**—Realty Trust sold for Alco Building Co. the 1-fam. semi-detached brick dwelling, with cement garage attached, at 2121 63d st to Abraham Fox.

**68TH ST.**—Frank A. Seaver & Co. sold the 2-fam. brick detached house 619 68th st for Senator Holding Co.

**70TH ST.**—Meister Builders, Inc., sold 1826 70th st, a 2½-sty 2-fam. brick dwelling, on plot 20x100.

**IRVING AV.**—R. A. Schlesing sold for Johanna Johans 236 and 238 Irving av, two 4-sty flats, to Theodore Bittner.

**NEW UTRECHT AV.**—B. J. Sfora sold for Eobald Haber to Max S. Pinner the 3-sty frame store and flat houses at the northwest corner of New Utrecht av and 59th st, known as 5822 and 5824 New Utrecht av, and the 1-sty frame stores at 5618 and 5620 New Utrecht av, on plot 100x143x100x43.

#### Queens.

**BELLE HARBOR.**—N. Sheehan sold to J. C. Judge 60x100 ft. on the west side of Brighton av, 260 ft. south of Newport av.

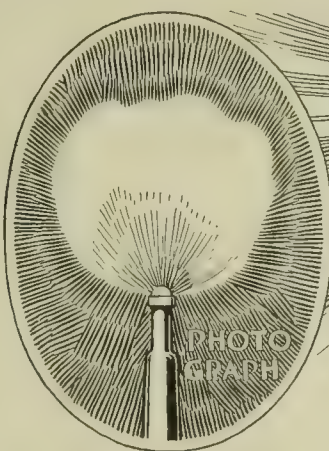
**BELLE HARBOR.**—Hatch-Gazan Co. sold for John F. Walsh, Jr., his cottage on Suffolk av to Josephine T. Cabrera.

**FLUSHING.**—Mary Fallon sold to F. Van Dewatin the two 1-fam. dwellings 53-55 Farlington st, on plot 50x125. J. A. Johntra negotiated the sale.

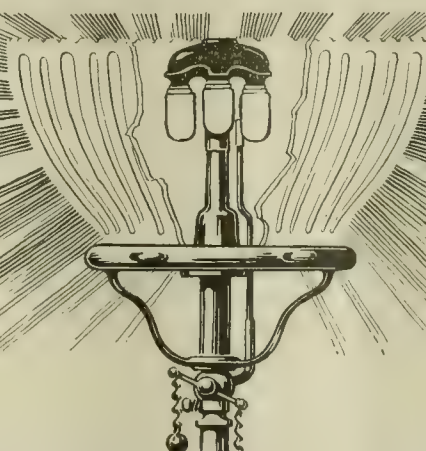
**FLUSHING.**—J. Albert Johntra sold 62 Burling av, cottage, on plot 25x100, for Thomas Carlson to Catherine Turner.

**LONG ISLAND CITY.**—Ten Eyck & Wange-man, Inc., sold dwellings 124A Temple st for Marie Burry to Eva O'Flynn; 221 Temple st for Mary McKeon to Helen Oderwald.

**RICHMOND HILL.**—Calder's Real Estate Co. sold a 2-fam. house at 174 Maple st to Herman C. Stuke.



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**162 REMSEN ST. BROOKLYN**  
Telephone 6480 Main**JAMAICA.**—D. Oliver sold to trustees of the  
Jones Fund for the Poor of the Towns of  
Hempstead and Oyster Bay 75x89 ft. in the  
west side of Columbus av, 75 fe. south of  
Bellview av.**LONG ISLAND CITY.**—Ten Eyck & Wange-  
man, Inc., sold three houses, 124A Temple st for  
Marie Burry to Eva O'Flynn; 221 Temple st for  
Mary McKeon to Helen Oderwald.**MASPETH.**—M. M. Stines sold to C. F. Stines  
100x100 ft. in the Newtown and North Hemp-  
stead Plank rd, 176 ft. east of Maiden la.**OZONE PARK.**—W. C. Samuel sold to Elm  
Street Construction Co. a plot, 100x240, on the  
west side of Benedict av, 107 ft. north of  
Dalrymple av.**WOODHAVEN.**—D. E. Hudson sold to Gros-  
ejan Tract Realty Co. the plot at the northwest  
corner of Vandever and Atlantic avs.**WOODHAVEN.**—E. Frisse sold to C. A.  
Ulrich the dwelling at 731 Lott av.**Westchester.****BRONXVILLE.**—Fish & Marvin sold for  
Griffen-Prince & Ripley a property on Gov-  
ernor's rd, at Sagamore, consisting of Colonial  
house and large plot of land. The place was  
held at \$18,000.**HARTSDALE.**—Scarsdale Estates Organiza-  
tion, Robert E. Farley, president, rented for  
Mrs. Kirby Thomas her home at Greenacres to  
Mrs. Wilbur Marple.**LARCHMONT.**—Bessie Kennedy sold her resi-  
dence on May New av to Adelaide Winthrop of  
New York City. Olcott & Egger were the  
brokers.**PELHAM.**—Fish & Marvin sold for Wyn-  
wood Realty Co. a residence on Wynwood av  
to a Boston client. The property was held at  
\$15,000.**TARRYTOWN.**—Robert E. Farley Organiza-  
tion sold to Estates of Tappen Zee, Inc., two  
plots in the Philipse Manor section to Dr.  
Henry Stevenson.**YONKERS.**—Robert E. Farley Organization  
sold for Mrs. J. J. Northrop her home on  
Grandview av, Nepperhan Heights, to Russell  
Hunting of New York.**Out of Town.****EAST ROSELLE, N. J.**—A. N. Gitterman  
sold for Reinold Lehman to Margaret Crimmins  
the quarter-acre chicken farm, with dwelling  
and orchard, on 1st av.**MONTCLAIR, N. J.**—Frank Hughes-Taylor  
Co. sold for Pauline F. Andrus to Mary E.  
Bloodgood of New York City the property at 330  
Park st, held at \$38,000.**RECENT LEASES.****Important Lease Downtown.**G. Amsinck & Co., for many years  
located at 6 Hanover street, have moved  
to the new Amsinck Building at 96 Wall  
street, corner of Water. This building  
was for many years occupied by the  
Ward Steamship Co. The building con-  
tains nearly 100,000 square feet of space  
and has been completely rebuilt from  
roof to basement from plans of Fred-  
erick Putnam Platt. The removal of  
G. Amsinck & Co., a leading export and  
import house and one of the largest  
factors in the country with Central and  
South American trade, was the begin-  
ning of the strong movement towards the  
uplifting of all property values on lower  
Wall street. This was the first of many  
important transactions negotiated in  
lower Wall street by the Charles F.  
Noyes Company.**Lease Downtown Property.**Wm. A. White & Sons have leased for  
the Congress Warehouse and Forward-  
ing Company, Charles H. Shuttleworth,  
vice president, to the Partola Manufac-  
turing Company, Nicholas C. Partos,  
president, manufacturers of patent med-  
icine, 1 to 5 Congress street, 179 to 181  
West Houston street, southwest corner  
of Congress street, and 189 West Hous-  
ton street, together with the rear lot  
of 191 West Houston street. The plot  
at 1 Congress street is covered with a  
one-story building and that at 3 and 5  
Congress street with a five-story build-  
ing. 179 to 181 West Houston street is  
a vacant lot and 189 has on it a three  
and one-half-story building and the rear  
of 191 a one-story building. The whole  
covers a plot of about 50,000 square  
feet. The property has been taken on a  
long lease at an aggregate rental ap-  
proximating \$70,000.**Grand Central Lease Closed.**Word was received from Washington  
on Monday to the effect that the Gov-  
ernment has taken over the Grand Cen-  
tral Palace. The large exhibiton, con-  
vention and recreation hall, situated at  
Forty-sixth street and Lexington ave-  
nue, the War Department message**The  
Balance  
of the Block  
Bounded by****Utica Avenue**Montgomery St., Schenectady Av.  
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pense by Title Guarantee and Trust Company.NOTE.—At the great sale on Wednesday night,  
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this block, were sold at LESS THAN HALF  
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states, will be transformed into a reconstruction hospital. J. H. Nixon, vice-president of the Merchants' and Manufacturers' Exchange, which owns the leasehold and has been operating the Grand Central Palace, said that the Government has had actual possession of the building since September 1. The annual rental was announced at \$395,000 and maintenance of the building, which is to be used for the period of the war and three months thereafter. The structure will be remodelled to accommodate 3,000 patients and is expected to be ready for occupancy by next December 1.

**To Take West Side Building?**

Prophecy that the Government would take many of the large buildings located south of Fifty-ninth street seems to be correct. It was the belief that the commandeering of the twenty-two story Printing Crafts Building, covering the Eighth avenue block between Third ty-third and Thirty-fourth streets, would meet the Government's needs for office space here, but it is now known that representatives of the Quartermaster's Department are making arrangements to take over another large West Side building for the use of the local departments of the great war plant which Uncle Sam is building up. This building, like the Printing Crafts Building, covers an entire block front and about 100 feet on each side street. It is eight stories high and comparatively modern, having been built not more than six years ago for the special use of the concern now in possession of it. It is of heavy construction, as every floor holds heavy machinery. This and the fact that the floors are open has attracted the attention of the War Department agents. Where the concern will find space to move to is one of the questions confronting the head of the firm. It cost the concern \$50,000 to move to this building six years ago. At that time labor and material was cheap. It is expected that \$75,000 would not do the job today.

**Manhattan.**

ALBERT B. ASHFORTH, INC., leased space at 220 Broadway to Charles E. Piper, Juan Ysmael & Co., William Radford, Herman P. Hevenor, Henry Pomerehne and George P. Laible.

ALBERT B. ASHFORTH, INC., leased space in the Frances Building, southeast corner 5th av and 53d st, to Mooney Motors, Inc., Mrs. Minnie Morse and Mrs. Ruth Werner.

BARNETT & CO. leased for estate of E. D. Farrell the store at 64 East 125th st to a hardware company.

BRETT & GOODE CO. leased at 8-12 East 16th st apartments to Charles A. Lutz and Hans Nagel.

WILLIAM J. ROOME & CO., INC., leased for Irene L. Boesch her dwelling at 321 Lexington av, a 3-sty structure, to C. Edmund Skerry.

CAMMANN, VOORHEES & FLOYD leased apartments at 121 Madison av to John Johansen and P. Stetson; at 25 East 30th st to Anderson Offutt, Chas. E. B. Lawrence, Clara M. Bishop and Chas. P. Stockton; at 126-30 East 24th st to Lieut. Joseph S. Roberts, Louis Ayres and Mrs. Elbert S. Porter.

CUSHMAN & WAKEFIELD, INC., leased offices at 347 Madison av to D. O'Connell & Co.

DUFF & CONGER, INC., leased apartments at 1428 Lexington av to James Healy; at 58 East 94th st to Mary J. Manran; at 131 East 86th st to Henry P. Rich; at 20 East 97th st to J. Kern; at 9 East 97th st to S. Wilner and S. Kahn; also apartments at 48 East 61st st to M. Eloise Williams and to Mrs. J. Lloyd Derby; and at 120 East 86th st to Florence W. Burke.

DUROSS CO. leased lofts in 100 Nassau st to Ford & Read, and at 517-519 West 45th st to George F. Cahill.

DOUGLAS L. ELLIMAN & CO. leased the 3-sty dwelling at 417 Lexington av for Eldred A. Carley, trustee, to Martha A. Kines; also a large apartment at 270 Park av for Vanderbilt Avenue Corp. to William Henry Hays; a large apartment at 340 Park av for 340 Park Avenue Co., Inc., to Francis M. Whitehouse; at 40 East 62d st to Henry Fairfield Osborn, Jr.; at 103 East 84th st to William Shields; and at 49 East 51st st to Col. F. W. Abbott.

DOUGLAS L. ELLIMAN & CO. leased the 5-sty dwelling at 115 East 64th st, on lot 20x100, furnished, for Mrs. John J. Moorhead to Richard Whitney of Far Hills, N. J., for the season; also a large apartment at 270 Park av for Vanderbilt Av Realty Corp. to Louis G. Kaufman, president of the Chatham & Phenix National bank; also an apartment at 993 Park av to L. B. Vogel; also 129 East 82d st to Charles E. Adams; also at 149 West 57th st for Francis D. Casey to Elizabeth Harris, and at 416 Madison av for Kenneth Dows to A. Algara de Toreros.

DOUGLAS L. ELLIMAN & CO. leased for William C. and Edward Lester to Q. Gallozzi of Boston, Mass., the store at 573 Madison av, and for Mrs. E. H. Engel to Mme. Alice Gil-

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liotte the parlor floor at 44 West 50th st; also for Mrs. Felix Doubleday her apartment at 829 Park av, southeast corner 6th st, furnished, to Mons. S. A. Ughet, Financial Attache to the Russian Embassy; also a large furnished apartment at 86 Park av, southwest corner 78th st, for Mrs. Thomas F. White to Arden M. Robbins; at 103 East 75th st for Mrs. Howard Grealey to Clarkson Runyon, Jr.; also for John R. Rebara to Mrs. Margaret Colt the basement floor and the parlor floor and basement at 168 West 58th st to John R. Rebara to Mine Maes; also for Advocate Realty Co. an apartment at 26 East 49th st to Arthur S. Blondell.

FRANK L. FISHER CO. leased apartments in the 12-sty fireproof apartment house at 749 West End av to Virginia T. Kent, Edward C. Doble, Edward Jacobs.

FRANK L. FISHER CO. leased for Mrs. Louise Patterson her furnished apartment at 210 5th av to Paul Alquist.

F. J. GULLFOYLE & CO., INC., leased a floor at 509 5th av to Federal Reserve Bank as additional quarters for the Liberty Loan Committee.

HEIL & STERN leased at 25-9 West 31st st a floor to Weltman Brothers; also at 11-13 West 32d st a floor to Minerva Undergarment Co.; and at 154-8 West 18th st a floor to Simon Sterns & Co.

M. & L. HESS, INC., leased the store and basement at 127 West 30th st to H. Mueller Manufacturing Co. of Decatur, Ill., for the sale of plumbers' and steamfitters' supplies.

HOUGHTON CO. leased, in conjunction with J. B. English, the 4-sty dwelling at 216 West 12d st for Julie E. Geagan Estate to Dr. A. W. Amey.

HOUGHTON CO. leased to Dr. Henry B. Sanford the 3-sty dwelling 47 West 94th st for Florence H. Allen.

HOUGHTON CO. leased for estate of John Sarre the 3-sty dwelling at 31 West 91st st to L. A. Martin.

JOHN J. KAVANAGH leased for estate of David Lydig the dwelling 49 East 82d st to John L. Dudley; also 17 East 83d st to Hon. A. J. Duttenhoefer; 110 East 74th st to H. Schmiltz; also apartments at 42 East 78th st to John R. Thompson and Mrs. A. Stoddart; also 296-297 Central Park West to Stanley Woodward and Adolph Mayer; also at 51 East 78th st to Clara Byrnes; at 69 East 93d st to Mrs. E. Veston; for D. L. Elliman, agent, apartments at 45 East 62d st to Stuart G. Nelson; at 122 East 76th st to Dr. John C. A. Gerster; and the street level store at 965 Madison av to Mirtad Kavanos.

CHARLES G. KELLER rented for Charles F. Noyes Co. 10th space at 23d st and 6th av to Fader & Durst; also for Emily Fisher the building at 166 West 48th st to Henry Mestrum.

KYLE & SONS rented stores at 726 and 729 Lexington av.

JAMES KYLE & SONS rented for George P. Bedford the house at 145 East 51st st.

J. EDGAR LEAYCRAFT CO. leased the dwelling 65 West 83d st to J. Scott Molony; store 109 3d av to James H. Lowe; in conjunction with Douglas L. Elliman & Co. the dwelling 41 Lexington av to Martha A. Kines; at 71 East 96th st to Sofi Lans, Ellwood O. Roessle and to Dr. S. Tanenbaum; at 511 Park av to Cornelia Ridgely Newton and Dr. C. H. Stanley; and at 140 East End av to B. Stanford Mantz.

CHARLES F. NOYES CO. leased the westerly store at 114 Fulton st to Nathan Shapiro, and to Quartermaster's Department, U. S. Army, the 2d and 3d floors at 30 South William st.

CHARLES F. NOYES CO. leased for Windham Realization Co. the 7th floor at 543 Broadway to Gregory L. Gordon, and has arranged an extension of leases at increased rentals for account of Colgate & Co. at 199 Fulton st.

CHARLES F. NOYES CO. leased, in connection with M. & L. Hess, the 11th floor at 929 Broadway to United States Fuel Administration, and a large suite of offices on the 7th and 19th floors at 220 5th av for Croisic Realty Co. to U. S. Employment Service.

CHARLES F. NOYES CO. sub-leased for G. Amsinck & Co. to Walter D. Despard for the unexpired term of their lease the ground floor at 6 Hanover st, 76-80 Beaver st and 123-127 Pearl st. After improvements the premises will be occupied for marine insurance underwriting.

CHARLES G. NOYES CO. leased the building at 111 West 42d st for Drake's restaurant to Joseph Kramer at an aggregate rental of about \$30,000.

CHARLES F. NOYES CO. leased offices as follows: floor at 25 Pine st to J. N. S. Brewster & Co.; floor at 1 Wall st to Aldao Campos & Gil; a suite of offices at 170 Broadway to Foreign Products Co.; at 70 Wall st space to William L. Galbraith, and sub-leased offices at 90 West st for Midland Trading Co. to Mercury Warehouse & Storage Co.

THOMAS J. O'REILLY rented apartments at 490 Riverside dr to Dr. Richard Fornan, H. C. Blackiston, W. J. Wilson, Chas. McWilliams, Edward P. McKee, Ester M. Schwab; at 562 West 164th st to Max Liebeskind, David Davidson, Mortimer Bialla; at 539 West 112th st to Bianca Simon, Harry Harris, A. J. Altman, Roy G. Harris, William Higgins, Leonora Garretson, Carl J. Deutsch, A. Lincoln Markowitz.

PEASE & ELLIMAN rented the following apartments: at 410 Park av to W. L. Abbott; at 850 7th av to Mary G. N. Pearse; at 662 Madison av to Mrs. A. J. Guillmet; at 106 East 85th st to Mary W. MacLay, Jr.; at 570 Park av to Dr. Henry Pearson; at 158 West 58th st to J. H. Dinwiddie; at 145 East 35th st to Walter S. Gurnee.

PEASE & ELLIMAN rented for Mrs. G. S. Hastings to Charles D. Orth the 4-sty dwelling at 68 East 54th st, between Park and Madison avs; for Mrs. Blanche G. Shoemaker to James A. Blair the 5-sty dwelling at 4 East 65th st, between 5th and Madison avs, recently sold to Mrs. Shoemaker by the same brokers.

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PEASE & ELLIMAN leased for George H. Storm to W. H. Decker the 5-sty dwelling at 311 West 85th st, between West End av and Riverside dr; also an apartment at 360 Riverside dr for Theodore Schumacher, Jr., to Richard S. White; one at 146 West 76th st for Mrs. C. P. McManus to Miss Peggy Eleanor; one at 175 West 72d st for E. L. Brady to Alfred B. Clements; one at 640 West End av for estate of Edwin F. Raynor to Merton E. Kingsley; one at 165 West 72d st to Max Sommer; one at 150 West 80th st to Walter Z. Shafer; and at 370 Manhattan av to Mrs. Lillian Pollock, Simon Schenker and Percy W. Davidson.

L. J. PHILLIPS & CO. rented apartments at 175 West 72d st to H. Mandel; 170 West 73d st to S. Le Blanc; 345 West 88th st to Albert Cohen; 350 West 88th st to L. R. Moss; 233 West 83d st to S. J. Souder; 270 West End av to Harry L. McClaren; 30 West 70th st to Guy B. Rickenbaugh; 260 West 72d st to Mrs. Petit; at 102 West 75th st to Mr. Torres, M. F. Clarke and Mrs. Mabel Leonard; 170 West 81st st to F. C. Muller; and 417 Riverside dr to Walter H. Johnson; also furnished apartments at 215 West 91st st for W. T. Adair to Hipolito Lazaro; 158 West 81st st for Gertrude Tucker to A. Stanley Fox; and 611 West 111th st for E. Townsend to Lieut. Rogers.

LOUIS SCHRAG leased for Harry A. Goldel the 3-sty dwelling at 332 West 22d st to Jose Cruzado.

LOUIS SCHRAG leased for M. S. Simpson the 1st loft at 206 West 23d st to H. Karelitz; also the 1st loft in the building at the northeast corner 21st st and 7th av to New York Button Hole Co.

WILLIAM R. WARE leased for Captain Alfred Roelker the 4-sty dwelling 70 West 87th st to Hilda Englund; for Harry Renville 23 West 97th st to Clara Dinos; for Marie Ward 168 West 97th st to Pierre Soulognet; for Samuel McClenahan 161 West 88th st to Irving Rittenhouse.

WM. A. WHITE & SONS leased apartments at 139 East 30th st to Frederick H. Hitchcock; at 581 West 161st st to Constantine J. Critzas and to Julius Adelson, and at 19 West 54th st a bachelor apartment to Charles Cherry; also to Felix Cornyn buildings at 281-283 8th av and 301, 303 and 305 West 24th st.

#### Brooklyn.

BULKLEY & HORTON CO., in conjunction with Mitchell & Coverdale, leased the southeast corner of Fulton st and Franklin av, 200 ft. in Fulton st and 120 ft. in Franklin av, containing 23,000 sq. ft., for estate of Jos. Weschler.

BULKLEY & HORTON CO. leased 324A New York av, a 3-sty 1-fam. dwelling, to P. J. Leonard; 1221 Bergen st, 3-sty stone 1-fam. dwelling, to L. J. Butterick; 81 New York av, 3-sty 1-fam. dwelling, to R. J. Kennedy; 1388 Bedford av, 3-sty dwelling, to L. R. Fal-lans; 1235 Dean st, 3-sty 1-fam. dwelling, to Dr. J. R. Quell; 1115 Bergen st, 2-sty 1-fam. dwelling, to Mrs. L. M. Heath; 162 67th st, between Colonial rd and Ridge blvd, 2-sty 1-famly dwelling, to S. Gale; 24 St. James pl, 3-sty 1-fam dwelling, to Walter W. Wilson.

#### Out of Town.

BERNARDSVILLE, N. J.—Claremont Hotel, at the corner of Mine Brook rd and Claremont av, directly opposite the Bernardsville station of the Lackawanna Railroad, has been sold by Louis Schlesinger, Inc., for Emma E. Lyon to Harry R. Coffin of Montclair. The hotel accommodates about 100 persons and is equipped with elaborate dining rooms, grill rooms and cafe. The same broker leased the property for a term of years for Mr. Coffin to Vincent J. Sisser.

#### REAL ESTATE NOTES.

JUSTICE WEEKS has appointed Henry Brady receiver of 151 and 153 West 143d st, pending foreclosure proceedings.

G. AMSINCK & CO., for many years located at 6 Hanover st, have moved to their new building at 96 Wall st, corner of Water st.

SPEAR & CO. have been appointed agents of the Trow Building, at the northeast corner of 3d av and 12th st, recently sold by the receivers.

FRANK L. FISHER CO. were appointed agents for the 5-sty apartment house at 570 West 172d st and the 5-sty corner apartment on Jackson av and 156th st.

NEW YORK TITLE & MORTGAGE CO. have declared a regular quarterly dividend of 1% per cent., payable October 1, 1918, to stockholders as of record on Sept. 21, 1918.

CROOK & LIVINGSTON has been dissolved by mutual consent, and the business will be continued by Montgomery P. Crook at the office of the former company, 10 East 43d st.

CHARLES F. NOYES CO. has been appointed exclusive managing agents for 45 Maiden la, 12 Platt st, 66 Front st, 243 Canal st, 25 Great Jones st and 22 Bond st, all store, loft or office buildings.

RULAND-WHITING BENJAMIN CORP., whose main offices are at 5 Beekman st, has moved its uptown office from 610 Madison av, at 63d st, to large offices in the store floor at 36 East 58th st, east of Madison av.

CORPORAL JOHN G. LITTLE, who was injured in action in France on August 17, was for several years associated with Geo. W. Mercer & Son Real Estate and Insurance of 266 West 23d st. Corporal Little joined the 7th Regiment at the beginning of the war, and was later brigaded with the 10th Infantry of the 27th Division. He is the son of John H. Little, the well known furniture dealer of West 14th st. Corporal Little's death was reported in the daily papers recently, but word was received from him by his father that he is in a base hospital in London recovering from his wounds.

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THE RECORD and GUIDE

REAL ESTATE  
STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
Total No.	123	103
Assessed Value.	\$4,381,300	\$4,801,300
No. with consideration.	18	20
Consideration.	\$940,000	\$1,137,450
Assessed Value.	\$728,100	\$1,228,500

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
Total No.	4,325	5,446
Assessed Value.	\$243,598,280	\$374,290,222
No. with consideration	674	731
Consideration.	\$29,153,161	\$30,877,923
Assessed Value.	\$32,701,400	\$39,929,056

Mortgages.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
Total No.	35	39
Amount.	\$937,905	\$846,518
To Banks & Ins. Cos.	3	7
Amount.	\$143,000	\$607,500
No. at 6%.	20	14
Amount.	\$124,905	\$52,518
No. at 5½%.	5	11
Amount.	\$201,000	\$520,000
No. at 5%.	8	10
Amount.	\$580,500	\$134,500
No. at 4½%.	1	.....
Amount.	\$20,000	.....
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual Rates.	.....	.....
Amount.	.....	.....
Interest not given.	1	12
Amount.	\$11,500	\$139,500

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
Total No.	1,739	2,434
Amount.	\$42,306,432	\$99,133,390
To Banks & Ins. Cos.	289	494
Amount.	\$20,053,147	\$58,498,340

Mortgage Extensions.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
Total No.	29	18
Amount.	\$490,500	\$546,550
To Banks & Ins. Co.	12	11
Amount.	\$337,000	\$192,250

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
Total No.	897	1,377
Amount.	\$60,462,549	\$91,530,800
To Banks & Ins. Co.	370	684
Amount.	\$35,952,707	\$69,780,450

Building Permits.

	1918 Sept. 7 to 13	1917 Sept. 8 to 14
New Buildings.	3	5
Cost.	\$52,400	\$159,500
Alterations.	\$56,675	\$298,125

	1918 Jan. 1 to Sept. 13	1917 Jan. 1 to Sept. 14
New Buildings.	138	257
Cost.	\$7,747,050	\$24,266,000
Alterations.	\$7,523,669	\$10,018,159

BRONX.

Conveyances.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
Total No.	103	77
No. with consideration	2	13
Consideration.	\$36,000	\$120,450

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 1
Total No.	3,181	4,240
No. with consideration	376	794
Consideration.	\$3,669,595	\$5,367,514

Mortgages.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
Total No.	33	33
Amount.	\$130,289	\$326,660
To Banks & Ins. Cos.	3	2
Amount.	\$24,000	\$54,000
No. at 6%.	21	6
Amount.	\$70,054	\$15,600
No. at 5½%.	2	4
Amount.	\$7,900	\$191,000
No. at 5%.	2	12
Amount.	\$22,000	\$23,111
No. at 4½%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	1
Amount.	.....	\$2,500
Interest not given.	8	10
Amount.	\$30,335	\$94,449

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
Total No.	1,331	2,075
Amount.	\$7,848,274	\$13,521,080
To Banks & Ins. Cos.	70	139
Amount.	\$1,031,942	\$2,016,115

Mortgage Extensions.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
Total No.	8	4
Amount.	\$98,050	\$50,500
To Banks & Ins. Cos.	1	3
Amount.	\$24,750	\$46,000

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
Total No.	271	475
Amount.	\$5,104,162	\$9,104,724
To Banks & Ins. Cos.	64	126
Amount.	\$1,654,200	\$3,303,200

Building Permits.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
New Buildings.	3	5
Cost.	\$48,000	\$13,250
Alterations.	\$6,578	\$20,600

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
New Building.	389	533
Cost.	\$6,757,975	\$7,470,900
Alterations.	\$1,191,975	\$879,050

BROOKLYN.

Conveyances.

	1918 Sept. 5 to 11	1917 Sept. 6 to 12
Total No.	624	405
No. with consideration	25	35
Consideration.	\$210,175	\$160,286

	1918 Jan. 1 to Sept. 11	1917 Jan. 1 to Sept. 12
Total No.	16,452	15,527
No. with consideration	1,141	1,334
Consideration.	\$9,235,356	\$14,222,842

Mortgages.

	1918 Sept. 5 to 11	1917 Sept. 6 to 12
Total No.	295	225
Amount.	\$783,617	\$681,274
To Banks & Ins. Cos.	22	28
Amount.	\$77,700	\$110,706
No. at 6%.	220	123
Amount.	\$508,143	\$285,881
No. at 5½%.	48	52
Amount.	\$181,200	\$240,905
No. at 5%.	14	19
Amount.	\$55,900	\$53,050
Unusual rates.	2	1
Amount.	\$10,500	\$4,000
Interest not given.	11	30
Amount.	\$27,874	\$97,437

	1918 Jan. 1 to Sept. 11	1917 Jan. 1 to Sept. 12
Total No.	9,396	9,999
Amount.	\$31,100,918	\$41,440,871
To Banks & Ins. Cos.	931	1,832
Amount.	\$4,789,240	\$14,514,832

Building Permits.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
New Buildings.	48	47
Cost.	\$192,400	\$391,000
Alterations.	\$115,385	\$43,500

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
New Buildings.	2,257	2,011
Cost.	\$14,830,713	\$18,996,290
Alterations.	\$3,154,503	\$3,590,612

QUEENS.

Building Permits.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
New Buildings.	63	85
Cost.	\$211,210	\$153,637
Alterations.	\$28,635	\$27,618

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
New Buildings.	1,672	2,527
Cost.	\$5,719,643	\$8,925,443
Alterations.	\$1,100,540	\$1,264,074

RICHMOND.

Building Permits.

	1918 Sept. 6 to 12	1917 Sept. 7 to 13
New Buildings.	27	9
Cost.	\$25,235	\$30,970
Alterations.	\$3,965	\$1,475

	1918 Jan. 1 to Sept. 12	1917 Jan. 1 to Sept. 13
New Buildings.	489	430
Cost.	\$1,002,726	\$1,183,826
Alterations.	\$295,671	\$236,194

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# Hardships of Building Industry Not Permanent

## Structural Interests Looking Forward to Prosperous Times After War Is Concluded

**T**HAT war conditions have been responsible for the depression in many lines of building activity is known, both by statistics, covering the situation throughout the country and through the experience of those interested in the industry. That the war is continually creating new needs for additional building construction as well, is a fact that is more slowly coming into recognition. Mobilization projects as well as various other kinds of Government structural operations have been exceedingly heavy and there is yet a large amount of activity of this character to be placed under contract. At the present time work of this nature is practically all that the building interests of the nations have to look forward to for some time to come as recent rulings of the War Industries Board preclude the possibility of starting non-war projects while there is a scarcity of materials and labor for projected buildings essential to the success of the military program.

The natural shortage of buildings which has arisen from the repression of normal construction during the period of the war must eventually be compensated. Moreover, aside from this negative factor must be considered the positive one arising from the war situation itself. Actual requisition by the Government of buildings already standing will be of immediate effect. Especially in the more important Eastern cities, the extensive commandeering of storage space has resulted in a serious scarcity of storage facilities for general use. This condition is especially marked in the case of such resources as are adapted to the housing of heavy machinery for manufacturing purposes. While the urgency of the Federal need made the action of taking over these structures necessary at the present time, yet it is evident that unfavorable results might accrue unless remedial measures of some nature are not soon taken.

It must be realized, however, that steps to alleviate the difficulties of the building industry, unless they are extremely radical, cannot bring the building situation back to normal while the war continues. Yet it may be surely said that whatever the hardships the industry must undergo at this time as its contribution toward winning the war, fortunately they cannot be permanent. Unlike many other less fundamental industries which may perhaps not regain their original status for a long time if they are ever able to, the post-war future for the building industry and the trades allied to it looks better than ever before.

Although many housing and kindred problems have been intensified by the war conditions to the point where action is definitely called for the working out of the army draft has drawn considerable attention to the physical "unfitness" of the class usually held to be the most able citizens—the young men between the ages of twenty-one and thirty-one years. This selection for military service has revealed the fact that a large percentage of these are unfit for the heavy requirements of military duty. It is quite evident that there must be definite causes responsible for this condition. One factor

which is recognized as contributing largely to this state of inefficiency is held to be the effect of the city slum. The pernicious results of overcrowding and congestion in the living quarters of large cities are becoming widely evident. They are being put before the public in graphic form.

Already England has recognized a similar condition and has met it by extensive legislation as well as appropriations for permanently improved housing conditions. England, although burdened by war financing as yet unthought of in this country, has found it essential that still more money be used in this form of reconstruction. As the United States becomes fully awake to the wisdom of such a move as a measure in safeguarding our national existence, important reconstruction plans may be expected. Some of those interested in the matter have even gone so far as to suggest that the question should become a national issue politically. Certainly one who knows the facts of the case and is interested in the country's welfare, realizes this question to be of more importance than many others which have been in the past more generally discussed.

England is a step ahead of us in this great movement. Its need has been agreed upon by the most diverse elements in her population. The agriculturist who desires the revival of the old rural system advocates it. Then there is the manufacturer who is interested in it from the standpoint of the employer seeking greater efficiency from his men. At the other end of the scale is the working man who is to occupy the houses. But more powerful than all these separate and distinct elements is the wish of the whole people to do the thing which is to maintain the health and general welfare of the nation.

In the practical application of the plan and the working out of its details, there is still a divergence of ideas. Especially is this true with regard to the financing of the scheme. Those interested from the builders standpoint hope for the carrying out of the project through government subvention to private enterprise. Others feel that the government should have direct control or should carry it out under the supervision of local authorities. The outstanding features of the housing plan require that the land for this purpose shall be permanently reserved. These various industrial towns shall be so situated in different localities that the needs of all England shall be served. To prevent a recurrence of the evils they are contending against, the communities are to be restricted in size and density of population. An area of 2,000 acres is the limit set and a ratio of 25 inhabitants to an acre, or of 50,000 to an acre will be the maximum allowed. The outlying district is planned to be given over to farming and will be maintained for that purpose.

Just what shape the similar and perhaps somewhat reflected agitation in this country will assume is as yet uncertain. But that it will eventually take form as a vital part of the past war reconstruction program is undoubted. In the interim, the progress made in the development of the plan will be followed by many with the most intense interest.

# Making Nation-Wide Inventory of Steel Stocks

**A**NATION-WIDE inventory of steel on hand is being made by the War Industries Board at the instance of its chairman, Bernard M. Baruch, in co-operation with the Census Bureau of the Department of Commerce. The ascertainment of the supply of steel is of first importance in view of the deficiency of production of steel for direct and indirect war needs.

The present estimated total production of steel in sight is 17,000,000 tons, and war demands total over 23,000,000 tons, with the demand constantly rising. In a recent interview with the Washington newspaper correspondents, Mr. Baruch announced he could not approve requests for an ounce of steel for domestic uses, because of the imperative need of meeting the war demands.

The Census Bureau through its equipped census-taking organization, is sending questionnaires to more than 40,000 manu-

facturers in this country asking complete reports of stocks of steel on hand down to the smallest holdings. It is sought to reach every manufacturer who uses steel in any way and in any amount in his industry. Cheerful compliance with the Government's plan to inventory the stocks on hand is expected confidently by the War Industries Board, because of the win-the-war need that prompts the step, and because of the general character of the inquiry.

A number of industries—such as the automobile industry—have been called upon to report stocks of steel on hand that the War Industries Board may be guided in making an intelligent administration of the steel stocks. Mr. Baruch decided, however, it was necessary to gather complete information from all steel-using industries and the War Industries Board determined on a general inventory from all manufacturers.



# CURRENT BUILDING OPERATIONS

**B**UILDING interests have been chiefly concerned, during the past week, by the rulings of the War Industries Board and their effects upon the local building situation in general. Although architects are continuing the preparation of plans for new structural operations these plans must be submitted to the Committee on Non-War Construction of the War Industries Board for approval before materials will be delivered for there construction. The ruling affects all construction, both new and alterations and repairs to existing structures that will cost in the aggregate more than \$2,500, and practically ends all building operations that are not directly or indirectly for war needs for an indefinite period.

Contractors, sub-contractors and building material dealers have naturally turned to Federal building projects and the housing operations as the principal source of their business while the present emergency shall exist. As it stands now there is a goodly volume of strictly Government work still in progress with a large amount in prospect and the housing operations throughout the country are practically just starting, so there will be sufficient work for all interested in the building trades until such time as private operations are permitted to be resumed.

The material markets in general are quiet and there are no particularly bright prospects of a largely increased volume of activity during the autumn and winter months. Substantially all manufacturers and dealers in the building material lines are making plans for the great amount of new business that is bound to follow after the war is ended. From all accounts there will be a marked activity in building circles just as soon as peace is declared and conditions return again to the normal of the pre-war period. The lack of building endeavor during the past two years has created a scarcity of almost every kind of structure in the large communities and it is manifest that the country is underbuilt at the present time. This condition will be relieved as soon as the construction of new buildings can be permitted after the war-emergency is past.

Building material prices have undergone but slight change during the week. Common brick is holding firmly to the

level of the past fortnight and other commodities have fluctuated but little during the last few days. All, however, are firm and there is no likelihood of a recession from the present figures for some time to come.

**Common Brick.**—Recent developments in the building situation have operated to slow down the brick market to a considerable degree. Although Hudson River common brick prices are holding firmly to the \$13.50 to \$14 level the sales are remarkably light and inquiries practically negligible. The outlook for the common brick interests is not particularly brilliant unless the Government should commence a buying movement of large proportions. Recent rulings by the War Industries Board have effectually stopped work on preparations for quite a number of fairly large structural projects, and at the present writing no one is willing to hazard a guess as to when the embargo on the sale of building materials for non-war construction will be lifted and work permitted to be resumed. There have been a few sales of brick for Federal use during the past two or three weeks, but they have not been anything like the volume that the producers were led to expect. Even

with reduced buying on the part of private building interests there is but slight prospect that brick prices will recede from the existing levels as the cost of production is so high that any reduction from the present figures would allow of little or no profit to the manufacturers.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, September 13, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 12; sales, 11. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 3.

**Lumber.**—During the past week or so there have been indications of a reduction in the number of lumber buyers, but the demand for all kinds and grades remains strong and prices in all departments of trade are firm and with a strengthening tendency. Shipments from production points, both by rail and water, are coming through in better time than they have for some months past and the relieved traffic situation should have a marked effect upon the lumber situation generally. Practically the entire demand at the present time is emanating from Government sources and

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot..... 2.60@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in..... 1.70@ \$1.75  
Crushed limestone, ¾ in..... 1.80@ 1.90

**Building Stone.**

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil.**

City brands, oiled, 5 bbl. lots...\$1.90@ —  
Less than 5 bbls..... 1.91@ —

**Turpentine.**

Spot in yard, N. Y., per gal....\$0.66@ —

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price

per M.....@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00



One of the White Fireproof Construction Company's fleet of Trucks which was a feature of the Lather's Division during the recent Labor Day Parade in New York City



# MATERIALS AND SUPPLIES

private consumers. The extremely limited volume of business coming from building interests is likely to be still further reduced as the result of the recent ruling of the Priorities Division of the War Industries Board, holding up all private construction that costs in the aggregate more than \$2,500.

**Structural Steel.**—With the intense demand for steel for war work, which now calls for more than the entire annual production, there remains no possibility that any fabricated material will be available for building operations unless they are of the most essential character, and then every effort will be made to substitute other materials wherever possible. The week in the steel situation has been a quiet one as far as new commitments are concerned and practically no orders of consequence were placed for steel required for new structures within the bounds of the Metropolitan district.

**Cut Nails.**—The present output of cut nails is said to be not in excess of fifty per cent. of the shop capacity and that the prediction is current that this low rate of production will be further curtailed because of the fact that mills are turning over to the manufacture of steel

shells for the Government. Jobbers' stocks are at a dangerously low ebb and some sizes are entirely out. Carload lots of cut nails are being quoted at \$4 base, per keg.

**Linseed Oil.**—There is still a decided shortage in the supply of linseed due chiefly to the scarcity of labor at the crushers and also in part to the lack of flaxseed. Advices from the Northwest state that the new crop is maturing favorably and that the outlook for domestic seed is excellent. Owing to the scarcity of bottoms there is no great quantity of seed coming from Argentine, but with the reduced demand for linseed oil it is anticipated that prices will recede somewhat from the extremely high levels that have now maintained for a long time.

**Window Glass.**—Although business in this line is extremely dull, glass prices are firm and with a decided upward tendency owing chiefly to the scarcity of the commodity. Reserves at production points are at a low ebb and the supplies in the hands of the dealers are depleted and sizes broken. As yet there is nothing definite as to the time when the production of window glass will be resumed. From all accounts December

is the month at present looked forward to as the time of beginning the new blast, but it may be sooner or later, according to the conditions of the next month or so. Practically the only real activity in the glass market is that business coming from Government sources, and the Navy Department recently made inquiry for about \$150,000 worth of glass for delivery to eight navy yards in various parts of the country. At present there is almost no demand for glass from private building interests and the outlook is for a continuation of this condition.

**Cast Iron Pipe.**—Buying interest is lacking at the present writing and although there are a few Federal orders yet to be filled there is likely to be a scarcity of new business because of the restrictions to municipal and private improvements requiring this commodity. The War Industries Board has not included the mills turning out cast iron pipe in their list of preferred industries, but as the pipe shops are turning considerable of their output to direct and indirect Government business manufacturers believe they are protected. Government prices continue and including freight are as follows: 6 in., 8 in. and heavier, \$61.75; 4 in., \$64.75; and 3 in., \$71.75.

**Wire Products.**—Federal orders for 21,000 tons of plain wire for shipment to France have been allocated to the mills, and contracts for 56,000 tons of black painted barb wire are now being drawn up. Of this order about 22,000 tons are for France and the balance for the United States War Department. Reports from jobbers state that their stocks on hand are at a low ebb and in some instances supplies are entirely out. There is sure to be a serious scarcity of both wire and wire nails throughout the autumn and winter months. Quotations are unchanged at \$3.50 base, per keg, for wire nails, and \$3.35 a hundred pounds for bright basic wire.

**Portland Cement.**—The market situation is quiet with manufacturers working to satisfy the demands from Government sources. Requirements from Federal construction have been growing in intensity, although demands from private building interests have fallen off materially. The manufacturing situation remains practically unchanged. Labor is scarce and it is expected that the new draft will take quite a number of men out of the industry. Cement prices are unchanged.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.  
**Lath** (Eastern spruce f. o. b. N. Y.):  
Standard slab ..... \$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. .... \$70.00@ —  
Cypress shingles, 6x18, No. 1  
Hearts ..... 10.00@ —  
Cypress shingles, 6x18, No. 1  
Prime ..... 8.50@ —  
Quartered oak ..... 95.00@ 107.50  
Plain oak ..... 75.50@ —  
**Flooring:**  
White oak, quartered, select. .... @ \$67.00  
Red oak, quartered, select. .... @ 67.00  
Maple No. 1. .... \$56.50@ —  
Yellow pine, No. 1, common  
flat ..... 43.00@ —  
N. C. Pine, flooring, Norfolk. 43.00@ —  
**Sand**—  
Screened and washed Cow Bay.  
500 cu. yds. lots, wholesale. \$1.25@ —  
**Lime** (standard 300-lb. bbls.):  
Eastern common, wholesale  
price ..... \$2.50@ —  
Eastern finishing, wholesale  
price ..... \$2.70@ —  
Hydrated common (per ton) ..... 15.20@ —  
Hydrated finishing (per ton) ..... 17.20@ —  
**Window Glass.** Official discounts from manufacturers' lists:  
Single strength, A quality, first three  
brackets ..... 77%

B grade, single strength, first three  
brackets ..... 77%  
Grades A and B, larger than the first  
three brackets, single thick. .... 77%  
Double strength, A quality. .... 79%  
Double strength, B quality. .... 81%  
**Plaster.**—(Basic prices to dealers at  
yard, Manhattan):  
Mason's finishing in 100 lbs.  
bags, per ton. .... \$23.00@ —  
Dry Mortar, in bags, return-  
able at 30c. each per ton. 14.05@ —  
Block, 2 in. (solid), per sq. ft. .... \$0.11  
Block, 3 in. (hollow), per sq. ft. .... 0.11  
Boards, 1/4 in. x 8 ft. .... 12 1/2  
Boards, 3/4 in. x 8 ft. .... 16 1/2  
**Structural Steel** (Plain material at tide-  
water, cents per lb.):  
Beams & channels up to 14 in. 3.245@ —  
Beams & channels over 14 in. 3.245@ —  
Angles, 3x2 up to 6x8. .... 3.245@ —  
Zees and tees. .... 3.245@ —  
Steel bars, half extras. .... 3.245@ —  
**Hollow Tile** (fireproofing. Prices f. o. b.  
factory, Perth Amboy, N. J.):  
Exterior—  
4x12x12 in., per 1,000. .... —  
6x12x12 in., per 1,000. .... —  
8x12x12 in., per 1,000. .... —  
10x12x12 in., per 1,000. .... —  
12x12x12 in., per 1,000. .... —  
Interior—  
3x12x12 in., per 1,000. .... —  
4x12x12 in., per 1,000. .... —  
6x12x12 in., per 1,000. .... —  
8x12x12 in., per 1,000. .... —



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## PERSONAL AND TRADE NOTES.

John Mead Howells, architect, has moved his office from 470 Fourth avenue to 40 East 22d street.

Edward Burnett, architect, formerly at 470 Fourth avenue, has moved his offices to 40 East 22nd street.

Donato R. Rizzolo, architect, has moved his office from 116 Market street, to 623 North 6th street, Newark, N. J.

James Gamble Rogers, architect, formerly located at 470 Fourth avenue, has moved his offices to 40 East 22d street.

## GOVERNMENT WORK.

Advance information relative to  
operations for Federal Authorities.

BROOKLYN, N. Y.—Plans are being prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for barracks to be erected at the Army Supply Base, Brooklyn, for the U. S. Government, War Department, Gen. R. C. Marshall, Jr., in charge.

GOVERNORS ISLAND, N. Y.—The Barney Ahlers Construction Corp., 110 West 40th st, Manhattan, has obtained the general contract for the erection of a gas defense plant on Governors Island for the U. S. Government, Gen. R. C. Marshall, Jr., in charge, from plans to be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer. Details will be available later.

SANDY HOOK, N. J.—The Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a frame and concrete pier and warehouse, at Fort Hancock, for the U. S. Government, Ordnance Department, from privately prepared plans. Cost, \$1,000,000.

TOMPKINSVILLE, S. I.—The U. S. Government, Jos. T. Yates, lighthouse inspector, Tompkinsville, S. I., is taking bids on general contract, to close 2 p. m., October 1, for the construction of a 3-sty brick office and laboratory, 55x30 ft., from privately prepared plans. Cost, about \$21,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS & TENEMENTS.  
COLUMBUS AV.—The Roseff Realty Co., 15 Cathedral Parkway, contemplates alterations to the 5-sty brick and limestone apartment house at 376 Columbus av, into small living units. Details and name of architect will be available later.

2D AV.—I. I. Rosenberg, 250 West 112th st, has prepared plans for alterations to the 7-sty brick tenement, 39x105 ft., at 145 2d av, for Eberhardt Fabor, 200 5th av, owner. Work consists of removing stairs and construction of new partitions and new store front. Cost, about \$4,000.

### DWELLINGS.

74TH ST.—M. Joseph Harrison, 63 Park Row, has prepared plans for alterations to the 5-sty brick dwelling, 22x103 ft., into apartments, at 137 West 74th st, for the Realty Conversion Corp., Stewart Hemingway, president, 50 East 42d st, owner. Cost, about \$9,000.

29TH ST.—Wortmann & Braun, 114 East 28th st, have plans in progress for alterations to the 4-sty brick dwelling, 25x100 ft., into apartments, with stores, at 39 East 29th st, for the 39 East 29th St Corp., 101 Park Row, owner. Cost, \$15,000.

88TH ST.—Lucian Pisciotto, 3011 Barnes av, Bronx, has completed plans for alterations to the 4-sty brick dwelling, 19x68 ft., at 509 West 88th st, into bachelor apartments, for the Lucasia Realty Corp., Anthony Camcatna, president, 2875 Broadway, owner and builder. Cost, \$4,500.

### HALLS AND CLUBS.

BATTERY PARK.—C. B. Meyers, 1 Union sq, has plans in progress for a 1-sty frame community house, 75x120 ft., to be erected in Battery Park, for the N. Y. War Camp Community Service, H. S. Braucher, secretary, 15 East 40th st, owner. Cost, about \$10,000. Architect will soon call for estimates on general contract.

### STABLES AND GARAGES.

JONES ST.—Samuel Cohen, 32 Union sq, has completed plans for a 1-sty brick garage, 22x100 ft., to be erected at 16-20

Jones st, for Michael Maresco, 114 MacDougal st, owner. Cost, \$10,000. Architect will soon be ready to take bids on general contract.

120TH ST.—Plans have been prepared privately for a 2-sty brick and reinforced concrete stable and hay loft, 73x100 ft., to be located at 538 East 120th st, for the Standard Oil Co., 26 Broadway, owner. H. D. Best Co., Flatiron Building, has the general contract. Cost, about \$150,000.

11TH AV.—The Wm. S. Dempsey Realty Co., 548 West 55th st, contemplates the erection of a fireproof auto service station at the northwest cor of 11th av and 48th st. Name of architect and details of construction will be available later.

### STORES, OFFICES AND LOFTS.

125TH ST.—J. C. Cocker, 2017 5th av, has prepared plans for alterations to the storeroom, 25x99 ft., at 319 West 125th st, for the Estate of Chas. Weisburger, Arthur Weisburger, executor, 267 West 124th st, to cost about \$5,000.

### Bronx.

### FACTORIES AND WAREHOUSES.

BROOK AV.—R. C. Clark, Union Stock Yards, Chicago, Ill., has prepared plans for alterations to the 2-sty brick storage building, including the removal of partitions, and installation of elevators and plumbing fixtures, on the west side of Brook av, 87 ft north of 152d st, for Armour & Co., Frank W. Lyman, N. Y. manager, 120 Broadway, owner. Cost, about \$25,000. Owner will soon be ready to take bids on general contract.

PARK AV.—Thomas W. Lamb, 644 Eighth av, has prepared preliminary plans for alterations to the 3-sty brick studio building, consisting of general interior changes, at the northwest corner of Park av and 175th st, for John Wanamaker, Broadway and 10th st, owner. Cost, \$40,000. Project may not go ahead for some time.

### STABLES AND GARAGES.

FORDHAM ROAD—Moore & Landsiedel, Third av and 149th st, have completed plans for a 1-sty brick garage, 97x126 ft., at the southeast cor of Fordham road and Sedgwick av, for the Carta Realty Corp., c/o Marcus Gries, 60 Broadway, owner. Cost, about \$30,000.

### Brooklyn.

### DWELLINGS.

81ST ST.—G. W. Wissell, 1390 East 4th st, has completed plans for two 2½-sty frame dwellings, 20x40 ft., in the south side of 81st st, 270 ft east of 22d av, for Charles Kaiser, 8629 22d av, owner and builder. Total cost, \$12,000.

84TH ST.—F. W. Eisenla, 650 68th st, has prepared plans for seven 2-sty frame dwellings, 20x60 ft., in the west side of 84th st, 351 ft east of Fifth av, for Herman Lucke, 412 58th st, owner and builder. Total cost, \$49,000.

22D ST.—M. M. Foley, 2160 East 13th st, has prepared plans for two 2-sty frame dwellings, 19x42 ft., at the northwest cor of East 22d st and Av S, for Frederick J. McDonald, 2202 Av S, owner and builder. Total cost, \$8,000.

34TH ST.—W. J. Conway, 400 Union st, has completed plans for a 2-sty brick dwelling, 20x100 ft., with bakery and store, in the north side of 34th st, 280 ft east of 3d av, for John Quintalino, 117 32d st, owner and builder. Cost, about \$4,000.

### FACTORIES AND WAREHOUSES.

35TH ST.—Albert S. Hecht, 154 West Randolph st, Chicago, Ill., has plans in progress for a 6-sty reinforced concrete factory, 500x200x240 ft., in 34th and 35th sts, for H. W. Cotton Co., Inc., owners, on premises. Further details and name of general contractor will be available later.

BANKER ST.—Gustave Erda, 826 Manhattan av, has completed plans for a 2-sty brick storage building, 90x118 ft., at the northwest cor of Banker st and Meserole av, for the Vulcan Rail & Construction Co., on premises, owner. Cost, about \$10,000. General contract will probably be awarded without competition.

### SCHOOLS AND COLLEGES.

ROEBLING ST.—C. B. J. Snyder, Municipal building, Manhattan, has prepared plans for a 5-sty brick and terra cotta school building, to be erected in the west side of Roebling st on the block bounded by North 6th and 5th sts and Driggs av, for the Board of Education of the City of New York, Arthur Somers, president. Cost, about \$500,000.

### STABLES AND GARAGES.

NORTH ELLIOTT PL.—B. W. Dorfman, 26 Court st, has plans in progress for a 1-sty brick garage, 32x75 ft., at 49 North Elliott pl, for Marie Ferrone, 51 North Elliott pl, owner and builder. Cost, \$6,000.



**15TH ST.**—Carlson & Weisman, 226 Henry st, have prepared plans for a 1-sty brick garage, 75x100 ft., to be erected in the south side of 15th st, 20 ft west of Eighth av, for Richard Bridgetto, 359 Atlantic av, owner. Cost, about \$25,000. Architects will soon be ready for estimates on general contract.

**WILLOUGHBY ST.**—C. P. Cannella, 1163 Herkimer st, has finished plans for a 1-sty brick garage, 20x58 ft, in the south side of Willoughby st, 44 ft east of Gold st, for Geo. Katzinger, 130 Willoughby st, owner and builder. Cost, \$5,000.

**CARROLL ST.**—Dunnigan & Crumley, 391 East 149th st, Bronx, have prepared plans for a 1-sty brick extension to brick garage in the north side of Carroll st, 125 ft east of Columbia st, for Vincent Schla, 73 Pearl st, owner. Cost, about \$2,000.

#### STORES, OFFICES AND LOFTS.

**PITKIN AV.**—Plans have been prepared privately for a brick extension to present 3-sty brick building, to be used as a store, on the north side of Pitkin av, 60 ft west of Rockaway av, for Martha Sadoff, 1756 Pitkin av., owner. Cost, \$3,000.

#### Queens.

##### DWELLINGS.

**WOODHAVEN, L. I.**—L. Berger & Co., 1652 Myrtle av, have completed plans for ten 2-sty frame dwellings, 20x52 ft and 20 x32 ft, in Weymouth, Halifax sts and Chichester av, for Herman Schroeder, 7815 Beaufort av, Woodhaven, owner and builder. Total cost, \$32,000.

**LONG ISLAND CITY.**—George Van Aiken, 1269 Broadway, Manhattan, has plans in progress for alterations to the 3-sty brick and frame dwelling, 25x50 ft, at 28 Ely av, for Dr. Wm. T. Berry, owner, on premises. Cost, about \$5,500.

**WOODHAVEN, L. I.**—Geo. E. Crane, 614 Stoothoff av, Richmond Hill, L. I., has completed plans for two 2-sty frame dwellings, 16x38 ft, on the west side of Woodhaven av, 140 ft north of Fulton st, for A. Gascoyne, Woodhaven, L. I., owner and builder. Total cost, \$8,000.

**LONG ISLAND CITY.**—Plans have been prepared privately for a 2-sty brick dwelling, 21x40 ft, in the east side of Buchanan pl, 116 ft south of Newton av, for Rocco Salernoll, 1184 Van Alst av, Long Island City, owner and builder. Cost, \$6,000.

**BELLE HARBOR, L. I.**—Henry Vollweiler, 696 Bushwick av, has prepared plans for a 2½-sty frame dwelling, 23x30 ft, in Beach 133d st, 30 ft south of Newport av, for Louis Spiegel, 280 Argyle rd, Brooklyn, owner. Cost, \$4,000.

**RICHMOND HILL, L. I.**—L. Berger & Co., 1652 Myrtle av, Brooklyn, has completed plans for ten 2-sty frame dwellings, 16x36 ft, at the northwest cor of Roanoke av and 113th st, for the Ring-Gibson Co., 766 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$24,000.

**RICHMOND HILL, L. I.**—L. Berger & Co., 1652 Myrtle av, Brooklyn, has prepared plans for ten 2-sty frame dwellings, 20x30 ft, in the east side of Edisto st, 400 ft south of Roanoke av, for Wm. R. Gibson Co., 766 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$22,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Chris. Bauer, Jr., 788 Manhattan av, Brooklyn, has completed plans for a 1-sty frame storage building, 75x75 ft, on the north side of Borden av, 350 ft east of Hayward st, for the Greenpoint Fire Brick Co., 111 Clay st, owner. Cost, \$3,000.

**LONG ISLAND CITY.**—Plans have been prepared privately for a 1-sty brick and steel pipe shed, 80x200 ft, in the south side of Nelson av, 20 ft east of Orton st, for John Simmons Co., 110 Center st, Manhattan, owner. The Austin Co., 217 Broadway, Manhattan, has the general contract for construction. Cost, about \$25,000.

#### Richmond.

##### DWELLINGS.

**PORT RICHMOND, S. I.**—Peret Larsen, 50 Decker av, Port Richmond, has completed plans for a 2½-sty frame dwelling, 19x36 ft, in the south side of Vreeland st, 100 ft east of Herberton av, for E. J. Atwell, 50 Jewett av, Port Richmond, owner and builder. Cost, \$3,000.

**DONGAN HILLS, S. I.**—Plans have been prepared privately for a 2-sty tile and stucco dwelling, 29x37 ft, at the southeast cor of Cromwell av and Gordon st, for M. W. Keegan, Dongan Hills, owner and builder. Cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

**TOTTENVILLE, S. I.**—Louis Greenberg, 103 Park av, Manhattan, has prepared plans for a 1-sty brick, steel and concrete

machine shop, 40x48 ft, to be erected in the south side of Church st, east of Broadway, for the Tottenville Copper Co., 605 West 29th st, Manhattan, owner. U. S. Portable Building Co., 115 Broadway, Manhattan, has the general contract.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

##### DWELLINGS.

**MANHATTAN**—Niewenhous Brothers, Inc., 369 East 163d st, have the general contract for alterations to the 2-sty brick residence and garage, in the north side of 89th st, 94 ft east of First av, for St. Joseph's Asylum, Joseph Smith, president, 173 East 3d st, from plans prepared by Charles Kreymborg, architect, 2240 Quinby av, and to cost approximately \$4,000.

**BRONX**—The Stormwood Flooring Co., 545 East 71st st, has the general contract for a 2½-sty frame dwelling, 18x40 ft, at the corner of 223d st and Carpenter av, for Wm. Nilsson, 223d st and Woodlawn av, owner, from plans by Andrew J. Thomas, architect, 137 East 45th st. Cost, \$18,000.

#### STABLES AND GARAGES.

**NEWARK, N. J.**—Pellegrino Pellecchia, 21 Mount Prospect av, Newark, N. J., has the general contract for a 1-sty brick and stone garage, 36x100 ft, at 63-65 Ferry st, for Sol. Epstein and I. Rosenberg, owners, on premises, from plans prepared by Frank Grad, architect, 245 Springfield av. Cost, about \$10,000.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

**TECHNICAL LEAGUE OF AMERICA** holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS.** Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 30th st.

**NATIONAL PAINT OIL AND VARNISH ASSOCIATION** will hold its thirty-first annual convention in Boston, Mass., October 21 to 24. Headquarters will be at the Copley-Plaza Hotel.

## Tried and O. K.

In December, 1917, Edison Service was installed for a year's trial in the big manufacturing buildings owned by the

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ments in this issue.

## STANDARDS AND APPEALS Calendar

BOARD OF STANDARDS AND APPEALS.

*Tuesday, September 17, 1918, at 10 A. M.*  
*Petitions for Variations.*

1703-17-S—235-253 Park av, Manhattan.  
1707-17-S—Railroad av and Newton Creek,  
Blissville, Long Island City,  
Queens.

1708-17-S—4 West 40th st, Manhattan.  
1709-17-S—147 West 26th st, Manhattan.  
1714-17-S—22 Bergen st, Brooklyn.  
1716-17-S—457-59 Kent av, Brooklyn.  
1718-17-S—3919 3d av, The Bronx.  
1721-17-S—45 Maiden la, Manhattan.  
1722-17-S—E. S. Buchmann av, 91 ft. 10½ in.  
from northeast corner Myrtle av,  
Brooklyn.

1723-17-S—107-109 William st, 64-66 John st,  
Manhattan.

1725-17-S—338 Bowery, Manhattan.  
1726-17-S—224 Livingston st, Brooklyn.  
1753-17-S—413 Greenwich st, Manhattan.  
1756-17-S—300 Exterior and 140th sts, The  
Bronx.

1757-17-S—214 5th av, Brooklyn.  
1758-17-S—510-28 West 35th st, Manhattan.

1759-17-S—3 West 36th st, Manhattan.  
1768-17-S—551 West 42d st, Manhattan.

1769-17-S—69-73 N. 11th st, Brooklyn.  
1770-17-S—207 Broadway, Manhattan.

1772-17-S—46-48 East Houston st, Manhattan.  
1774-17-S—258 West 28th st, Manhattan.

1663-17-S—44 Trinity pl, Manhattan.  
1526-17-S—49 East 8th st, Manhattan.

1540-17-S—80-82 Manhattan av, 95-97 McKibbin  
st, Brooklyn.

1404-18-S—40 Hudson st, Manhattan.  
1447-17-S—397 Washington st, Manhattan.

### BOARD OF APPEALS.

*Tuesday, September 17, 1918, at 1.30 P. M.*  
*Under Building Zone Resolution.*

1339-18-BZ—S. W. cor. North st and Jerome av,  
The Bronx.

900-18-BZ—240-242 East 20th st, Manhattan.  
1228-18-BZ—223-235 East 20th st, Manhattan.

1233-18-BZ—1236 43d st, Brooklyn.  
869-18-BZ—319-323 East 21st st (rear), Brook-  
lyn.

1342-18-BZ—121-123 Carol st, Brooklyn.  
1343-18-BZ—119 Carroll st, Brooklyn.

1397-18-BZ—117-119 West 46th st, Manhattan.  
*Appeals from Administrative Orders.*

222-16-A—82-86 Rutgers slp, Manhattan.  
1377-17-A—3-5 and 7-9 West 18th st, Manhat-  
tan.

1730-17-A—204-8 East 27th st, 209 East 26th st  
and 369 3d av, Manhattan.

1731-17-A—204-8 East 27th st, 209 East 26th st  
and 369 3d av, Manhattan.

1275-18-A—290 Broadway, Manhattan.  
1359-18-A—213 Pearl st, Manhattan.

1449-18-A—50-52 Bowery, Manhattan.

### BOARD OF STANDARDS AND APPEALS.

*Thursday, September 19, 1918, at 10 A. M.*  
*Petitions for Variations.*

1370-18-S—238 East 108th st, Manhattan.

1371-18-S—S. S. Queens boulevard, 320 ft. south  
of Van Dam st, Queens.

1372-18-S—138-144 Broadway, 389-399 Bedford  
av, Brooklyn.

1359-17-S—465-469 West Broadway, Manhattan.

1941-17-S—233-7 Bedford av, Brooklyn.

1943-17-S—19 West 24th st, Manhattan.

1945-17-S—51 Wooster st, Manhattan.

1946-17-S—1 Platt st, Manhattan.

1948-17-S—919 Flushing av, Brooklyn.

1949-17-S—434 Broome st, Manhattan.

1950-17-S—26 West 31st st, Manhattan.

1951-17-S—143-45 Avenue D, Manhattan.

1952-17-S—48 Warren st, Manhattan.

1953-17-S—159-61 Bank st, Manhattan.

1954-17-S—2 Bond st, Manhattan.

1956-17-S—112 West 17th st, Manhattan.

1957-17-S—339 East 107th st, Manhattan.

1959-17-S—725-735 First av, Manhattan.

1961-17-S—457 6th av, Manhattan.

1963-17-S—482 Broome st, Manhattan.

1966-17-S—631-33-35 Broadway, Manhattan.

1967-17-S—24 East 49th st, Manhattan.

1969-17-S—14 East 13th st, Manhattan.

1970-17-S—354 Broadway, Manhattan.

1971-17-S—103 Broadway, Manhattan.

1972-17-S—18 Glenmore av, Brooklyn.

1975-17-S—170 Greene st, Manhattan.

1979-17-S—54-56 White st, Manhattan.

1980-17-S—19 West 30th st, Manhattan.

1982-17-S—35-37 Wooster st, Manhattan.

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## Proposal to Organize A State Mortgage Bank

### Following Successful Operation of Federal Reserve and Farm Loan Banks, This Plan Put Forward to Stabilize Mortgages

AT the annual convention of the Real Estate Association of the State of New York, held last week at Buffalo, a paper was read by John W. Paris, of the Paris-Hencken Company of this city outlining a plan for the organization of a State Mortgage Bank for the purpose of liquefying and stabilizing real estate mortgages. Mr. Paris called attention to the success of the stabilizing of the banking system of the country through the organization of the Federal Reserve Bank, and of the successful operation of the Federal Farm Loan Bank in providing ample loans to farmers on approved security at low rates of interest for long and short terms.

The outline of Mr. Paris' plan for a Mortgage Bank follows:

To organize a State Mortgage Bank to be incorporated under a special act of the Legislature for the purpose of stabilizing the mortgage business of this State and making the mortgage security more liquid; to produce a revenue to the State and give to the public a more staple mortgage market at a more desirable rate of interest.

To incorporate a State Mortgage Bank with a minimum paid in capital of \$1,000,000. Said stock to be subscribed by those trust companies, mortgage or investment companies desiring to avail themselves of its privileges. Trust companies, mortgage or investment companies operating under the banking department and subscribing to the stock, to have the privilege of depositing with the said State Mortgage Bank, first mortgages on real estate, made in conformity to restrictions hereinafter stipulated, and receiving in return either cash or bonds from the State Mortgage Bank. Said securities so deposited to be redeposited by the said bank with the Comptroller of the State of New York, and said State in turn to guarantee the payment of said bonds, both as to principal and interest. Mortgages deposited with the said Mortgage Bank to be guaranteed by the companies so depositing them, and when deposited by the State Mortgage Bank with the Comptroller, to be guaranteed to the State by the said State Mortgage Bank, accompanied by the guarantee from the company from whom received, which guarantee shall be duly assigned to the State for its protection.

Principal and interest to be collected by the said mortgage companies and all principal payments up to the amount advanced on account of said mortgage by the State Mortgage Bank to be immediately transmitted by the mortgage companies to the State Mortgage Bank, and interest payments equalling the rate of interest which the bonds of said bank guaranteed by the State, may bear, plus an additional 1 per cent. The State Mortgage Bank to turn over to the state comptroller cancelled bonds previously issued by it and guaranteed by the State in amounts equal to the princi-

pal payments received by it, together with a statement as to the mortgage or mortgages on which such payments were made, and likewise interest on the amount of bonds outstanding, said interest being  $\frac{1}{2}$  of 1 per cent. in excess of the rate of interest which such bonds bear.

Every trust company, mortgage or investment company desiring to avail itself of the privileges of the State Mortgage Bank shall subscribe to its capital stock and shall be entitled to receive bonds up to fifteen times its capital subscription, subject to the rules and regulations of the State Mortgage Bank. Stock to be non-transferable so long as any mortgages assigned by said institution remain unredeemed.

No trust, mortgage or investment company shall be permitted to subscribe to said stock in excess of 50 per cent. of its total capital and surplus. Savings banks may enjoy the privileges of the State Mortgage Bank without capital subscription, but shall have the privileges of subscribing, but such stock shall be made a legal investment for such banks. All profits realized by the State Mortgage Bank, after paying operating expenses and a dividend not to exceed 6 per cent. on its capital stock, and 2 per cent. to a reserve shall be recognized as the property of the State and shall be turned over by the State Mortgage Bank to the State Treasurer for general State purposes.

Mortgages to be accepted by the State Mortgage Bank running for a maximum period of twenty years providing same are amortized at the rate of 2 per cent. per year, payable in equal semi-annual payments; or running for a maximum of fifteen years if amortized at the rate of  $1\frac{1}{2}$  per cent. per year, payable in semi-annual payments; or for a maximum of ten years if amortized at the rate of 1 per cent. per year; or running for a maximum of five years if amortized at the rate of  $\frac{1}{2}$  of 1 per cent. per year, or for less than five years without amortization.

The following advances shall be made:

On mortgages of  $1\frac{1}{2}\%$  to 2% amortization 100%

On mortgages of 1% to  $\frac{1}{2}\%$  amortization 95%

On mortgages of no amortization 90%

The substitution of securities by either the trust, mortgage or investment companies to the State Mortgage Bank, shall be permitted in lieu of cancelled bonds where principal payments were made.

In all cases where the mortgaged property is improved income property, the mortgage shall not exceed 60 per cent. of the ascertained value thereof. Where the property is unimproved and non-income producing, the mortgage shall not exceed 40 per cent. of such ascertained value. Such bonds shall be free from all taxes from which other State bonds are free. The interest on such bonds shall be paid by the State from

(Continued on page 325)



# Candidates Asked Attitude Towards Realty

## Real Estate Board Requests That All Running for Office Shall Declare Themselves on Tax Problems

THE following letter has been sent to all the Democratic and Republican candidates for the Senate and the Assembly, in the Boroughs of Manhattan, Brooklyn, Bronx, Queens and Richmond, and also to the candidates for Governor, Lieutenant Governor, Secretary of State, Comptroller, Treasurer, Attorney General, and State Engineer:

Dear Sir:—

We are in the midst of a great war which must be pressed to a successful conclusion no matter at what sacrifice of life and property. The burden of Federal Taxation is enormous, but is cheerfully borne with the full knowledge that as time goes on the burden may be greater and more onerous.

To enable the people to meet these ever increasing expenses of the Federal Government it becomes the paramount duty of all local legislative and administrative bodies to exercise the most rigid economy and to enact and carry out measures of relief. All unnecessary City, County and Borough departments should be abolished and those doing duplicate work should be consolidated. Existing building and labor laws should be amended so as to prevent unnecessary expense and yet adequately protect life and property.

The tax lien law should be repealed, or at least suspended during the period of the war and for two years after the war. The limit of taxation on real estate should be fixed at 2% or twenty mills and on personal property at one quarter of 1% or 2½ mills.

There should be but one place to pay all taxes and assessments, and the personal tax should be levied and collected before February 15th of each year, and the balance of the budget, less the surplus revenues of the general fund, should then be levied on real estate. These matters are of such importance that some expression of your sentiments regarding them are deemed necessary by the real estate interests of the city to enable them to determine with accuracy your attitude toward what they consider the most important question to be submitted to the next legislature or to be considered by executive heads.

ROBERT E. DOWLING,  
LAURENCE McGUIRE,  
STEPHEN M. TYNG, Jr.,  
THOMAS P. GRAHAM,  
GEORGE T. MORTIMER,  
ROBERT W. GOELET,  
EDWARD P. DOYLE.

# Fall Golf Tournament of Real Estate Board

THE fall golf tournament of the Real Estate Board will be held next Thursday, Sept. 26, at the Arcala Country Club, between Hackensack and Paterson, N. J. The golf committee has issued the following announcement:

The committee feel that in these war times, we should do something for our Government while enjoying our game, and have therefore decided on War Savings Stamps as prizes in addition to the special cups.

The president's cup is for the lowest net score for 18 holes, all classes competing. Must be won twice. Presented by Laurence McGuire.

### CLASS A.

Best gross .....18 holes  
Best net .....18 holes  
Best gross selected.....36 holes  
Best net selected.....36 holes

A special prize presented by Mr. A. B. Ashforth for the best 36 holes net. Must be won twice.

### CLASS B.

Best gross .....18 holes  
Best net .....18 holes  
Best gross selected.....36 holes  
Best net selected.....36 holes

A special prize presented by Mr. Harold C. Richard for the best 36 holes net. Must be won twice.

### CLASS C.

Best gross .....18 holes  
Best net .....18 holes  
Best gross selected.....36 holes  
Best net selected.....36 holes

Edward D. MacMannus memorial cup for the best 36 holes net. Must be won twice. Presented by Mrs. Edward D. MacMannus. (An additional prize, "Guest Special.")

All 18-hole prizes will be based on the first round played, so that the morning score of those playing both morning and afternoon will be the one considered, and anyone playing during the afternoon only, may compete for any of the 18-hole prizes in various classes. In

selected score competition, one-half of handicap will be used; all other competitions full handicap. Only one prize will be awarded to any one person.

The charge, including greens fee and lunch will be \$5. Luncheon will be served from 11:30 a. m. to 2:30 p. m. It is requested that entries be made promptly, as there are many arrangements which it is necessary to make, including the arrangements for caddies, lunch, etc. Should there be any surplus after meeting expenses of the tournament it will be turned over to some war charity to be selected by the board of governors.

Entries may be made at the Real Estate Board of New York, 217 Broadway, stating the handicap at your home club, the par and length of your course, three best scores for the season, and any other information which you believe might be of assistance in correctly determining the handicap which you should receive. Play will start at 9 a. m.

Golf Committee—Richard Collins, chairman; John M. Stoddard, Edwin M. Zittel, John F. O'Reilly, H. C. Richard, Edgar A. Levy, William L. de Bost, John H. Hallock.

## Officers of State Realty Association

THE Real Estate Association of the State of New York concluded its annual convention held at Buffalo last week with the election of the following officers:

Fento M. Parke of Buffalo, president; James Frank, New York, first vice-president; Fred N. Van Patten, Syracuse, second vice-president; Anning S. Prall, Staten Island, third vice-president; Stephen N. Yater, New York City, treasurer.

The members of the executive committee are: Alfred H. Wagg, Malverne; Charles F. Foley, Lockport; Peter G. Ten Eyck, Albany; Daniel Donahue, Rochester; F. B. Kreason, Hornell; G. E. Priest, Batavia; George S. Horton, Brooklyn.



# Drafting Bill to Give Relief to Real Estate

## Advisory Council of Real Estate Interests Investigating Tax Problems and Framing Measure All Interests Can Support

**T**OTAL confiscation and total exemption are absolute extremes but both are among the effects of New York tax law and its administration. And yet individuals are supposed to be equal before the law," says a statement issued by the Advisory Council of Real Estate Interests through its secretary, Leo Day Woodworth.

"If such a condition is not enough to condemn the present statute, note the further fact that the amount of property exempt from taxation far exceeds the amount reached by our general property tax. This condition has long been a source of complaint. It was established beyond all denial by the investigations of the 1915 Joint Legislative Committee on Taxation, of which Senator Ogden L. Mills was chairman. The commendably concise and explicit report of that committee was transmitted to the legislature in February, 1916. It has already been forgotten if we may judge by the failure of either taxpayers or legislators to heed its warnings or to follow its conclusions.

"True, the New York law adopts the customary tenet of taxing all property, both real and personal, and it was formerly assumed that all property should be taxed at a uniform rate. But such a rule of taxation is antiquated. It has become less and less effective with modern business development. Therefore, inequalities which were of minor importance and negligible a century ago when the cost of government was small and individual worth was found in tangible assets, have been glaringly magnified in New York with its unexampled accumulation of taxpaying ability largely represented by intangible property.

"The Mills' report (whose authors cannot be accused of prejudice in favor of real property) makes the following points:

"First, that real estate is paying the bulk of the taxes and that personal property, comparatively speaking, is escaping almost entirely. Since that report there has been a further decrease in the amount of personal property assessed until this year it is only about \$250,000,000 in New York City, which is over half of that assessed in the entire state.

"Second, material increases have taken place in the past decade in bonded indebtedness, annual budget and the tax rate. These increases are too well known to require discussion. They are found in all the cities and in the State government.

"Third, the pay-as-you-go policy is likely to increase city budgets during the next few years. We have since noted that although there are new influences which have in fact repressed the enlargement of the city budget, its weight has substantially increased realty because of lower price levels and weakened taxpaying ability. It must also be remembered that the state too is on a pay-as-you-go basis and there has been a startling rate of increase in the State budget. Our preliminary survey indicates that the next state direct tax will be of unprecedented size if the present tax law is not amended.

"Fourth, that from the standpoint of equity real estate alone should not bear the full weight of increased taxes, and that if such a plan is attempted, serious consequences may ensue. It is strange that more people do not appreciate how they are affected, by tax methods which make mortgage money scarce, which

decrease the amount of building and the quality of modern accommodations, which drive investors out of the real estate market and which as the result must both lower the quality of housing and increase its cost to tenants. These practical efforts should arouse wide interest even if the American sense of justice is undisturbed by the fact that in normal times 30 per cent. of the income of real property goes to the tax collector, while, for instance, much less than 1 per cent of the gross income of manufacturers is thus taken.

"Fifth, in rural districts the assessed value of real property is nearer to true value than formerly—the rates there have increased but personal property has almost ceased to exist for tax purposes. The Mills' report in another place called attention to the excessive tax burden now resting upon farmers: Whereas close to 90 per cent. of the farmer's capital is invested in land and buildings, less than 30 per cent. of industrial capital is so invested, the result being that in normal times close to 10 per cent of the net income from agriculture is paid in taxes, whereas only 2 per cent. of net income from manufacturing is thus paid. This is a condition which must be considered by those who would perfect the general tax laws.

"New complications now arise under the Federal war measures, both financial and regulatory. Not merely war profits but **all** profits are being withdrawn from state and local taxation, liquor and other business is either abolished or enormously restricted, franchise values are being wiped out by the same popular system of starvation which hamstrung the railroads. If the existing law stands unamended the resulting deficiency in state and local revenues will be exacted from real estate. The most bitter enemy of private ownership of land can have no greater pleasure than to oppose any change in the present system! We must view with distrust any system of ethics or social reform which fails to recognize the need for legislative relief for owners and tenants of real property at the present juncture.

"There are other points of no less importance and a situation which has been conceded by the last several legislatures to be acute may be summarized about as follows:

"First, the present budgets of both state and cities are entirely inadequate to maintain present functions;

"Second, no governmental agency is volunteering to suspend 'for the period of the war.'

"Third, politicians do not emulate the example of Governor Lowden of Illinois in obtaining more efficiency and less waste through extensive consolidation of our hundreds of departments, commissions and offices;

"Fourth, taxpayers do not force the economies which can come only through a scientific budget system;

"Fifth, our Federal war legislation is drying up the present sources of much state and local revenue.

"The indebtedness of the metropolis has reached the constitutional limits on both its bonding and taxing powers. The tendency of the state is to extend largely its need for debt service. It is even proposed that the Federal government shall tax all new issues of state and local securities and thus drive them from the mar-

(Continued on page 322)



# Building Interests Plan Fourth Loan Campaign

Sub-Committees Organized for Allied Trades, and the Industry Is Solid for the Success of the Drive

THE plans of the Building and Allied Trades Committee for the Fourth Liberty Loan are practically completed and the industry is keyed up to a high pitch of enthusiasm for the drive that will begin September 28. The general committee for the building interests will again be under the chairmanship of Otto M. Eidlitz, who, by his hearty interest and co-operation, accomplished much for the success of past campaigns.

Sub-committees representing the various trades and commercial activities closely identified with the building industry have been completely organized. These committees, with their respective chairmen, are as follows: Asbestos Pipe & Boiler Covering, Owen Glasson; Builders, Shorers & Hoisters, Edwin Thatcher; Building Materials, Frank E. Wise; Cement Workers, H. C. Turner; Elevator Manufacturers, W. L. O'Connell; Glass Trade, Joseph Dreyfuss; Lighting Fixtures, Albert Wahle; Marble Industry, Benjamin Traitel; Metal Lathers, Max Baumann; Ornamental Bronze & Iron Workers, C. A. Fullerton; Painters, Carl H. Dabelstein; Plasterers, Davis Brown; Plumber & Gas Fitters, Joseph H. Jasper; Roofers, M. F. Westergren; Steam Fitters, W. H. Curtin; Steel & Iron Industry, Andrew J. Post; Stone, Herbert Brown; Wire Workers, E. Rattey, and Wood Workers, John I. Downey.

The chairmen of these sub-committees automatically become members of the Building and Allied Trades Committee for the Fourth Liberty Loan, but they will have entire charge of handling the progress of the forthcoming drive for their respective interests.

Up to the present time no exact quota for the building interests has been set. The amount allotted as the goal for the Third Loan drive for the industry was \$5,000,000 and this figure was exceeded during the last few days of the campaign by nearly \$1,500,000. The general committee for the building industry has every confidence that the allied trades which compose this important branch of industry will exert their full power and influence for the success of the Fourth Liberty Loan.

The Building and Allied Trades Committee for the Fourth Liberty Loan will canvass the whole of Greater New York. Each sub-committee has arranged with certain of their representatives in the Bronx and Brooklyn to have members on their various committees who will see to it that proper credit is given to their respective Boroughs for the amounts subscribed through the building trades drive.

The Rainbow Division of the Liberty Loan has made out cards for the entire city and has assigned them to various committees according to trade divisions. The central committee has authorized the trade committee holding these cards to make that particular canvass. Furthermore, each sub-committee must return the cards at the close of the campaign with notations of their canvass. It is proposed that no firm or individual shall be permitted to escape a personal solicitation for Liberty Bond subscriptions.

The cards that have been assigned bear the names of firms and corporations identified with the industry.

## Drafting Bill to Give Relief to Real Estate

(Continued from page 321)

ket. With New York City's finances choked by limits upon both the bonding and the taxing power, can public credit be maintained? With large increases in the State budget in prospect and with its present sources of income seriously endangered, what other answer can there be except a further and great enlargement in the state direct tax?

"What is the position of the real estate owner, tenant, mortgagee and bondholder as the clouds envelop? Much more endangered than most of us perceive, or wish to admit!

"This need for genuine relief is held by some to indicate a selfish interest and some there are who seek to defeat any movement for such relief by charging a lack of patriotism. The easily ascertainable fact is that real property has been imposed upon to the direct personal loss of every person who uses it as owner or tenant. But now the reaction has come in the calling of mortgages, the raising of rents, inability to extend public service. Is it selfish to correct an evil which bears so directly on every man, woman and child in the State?

"Any sound measure for relief must rest on fact rather than theory. Heretofore we have listened to the siren calls of so-called 'indirect taxation,' or such as for a nominal payment merely dried up existing sources of revenue through exemption, or which were schemes promising much but yielding little. Meanwhile (1) budgets have continued to increase, (2) the desirability of land ownership has decreased, and (3) all possibility of further large public improvements has been wiped out. We now see endangered both public credit and meritorious projects for improving general conditions. All are affected by failure to conserve the property which supports them.

"Under these circumstances there is a clear need for an exact statement of the facts of the present situation—our revenue needs and how they may be met to the greatest general advantage. Having determined the budgetary needs and traced present taxes to their actual payee, it will be possible to locate the taxpayers who now escape their just proportion of taxation.

"Some months ago the Advisory Council of Real Estate Interests in New York appointed a special com-

mittee on taxation composed of Messrs. Albert G. Milbank, chairman; Alfred E. Marling, general chairman of the Council and member of the Real Estate Board; John J. Pulleyn, president of the Emigrant Industrial Savings Bank; Robert Walton Goelet; Robert E. Simon, president of the Henry Morgenthau Company; Walter Lindner, Esq., as counsel, he having served in a similar capacity for both the state and city investigation committees; Leo Day Woodworth, secretary.

"This committee has given careful consideration to the former reports, to the present conditions and tendencies and also to the various suggestions for legislation. It found that the several problems involved in meeting tax needs and in conserving real property demanded much more than the usual casual study of the situation. It accordingly has employed trained investigators to obtain the data necessary for the drafting of such bill or bills as should be supported by all the various interests affected as at least tending toward an adequate and equitable system of state and local taxation.

"This rather large undertaking has been begun under the direction of Prof. H. A. E. Chandler of Columbia University, who served in a like capacity for the Joint Legislative Committee. The co-operation of public officials and other institutions and persons having technical information has been proffered to the fullest extent. All have been assured that the investigation will be pursued without fear or favor to its logical end. Partisanship or property interest are not to color the conclusions.

"The work involves much sacrifice of time and considerable expenditure of money. A very considerable extension or reorganization of the committee may be necessary as their work develops, for it is confidently believed that all taxpayers in real estate and commercial organizations will see the advisability of co-operating in the final work of deciding among the various remedies which may offer. The Council is always glad to hear from any organization or person. It is not intended that any bill shall be placed before the legislature until there has been opportunity for careful study and consideration by everyone affected, both in the city and up-state."



# Flags for Owners of Buildings Who Buy Bonds

Novel Suggestion of Mr. Laurence McGuire Adopted by Realty Men  
Organized Under Chairman Alfred E. Marling

**T**HE Real Estate Division of the Fourth Liberty Loan met on Thursday afternoon at the rooms of the Real Estate Board, 217 Broadway, at a luncheon arranged by Mr. Alfred E. Marling, chairman of the division, for the purpose of outlining the plans arranged for in the campaign that opens next Saturday and continues for three weeks thereafter.

About seventy-five representative real estate men were present at the meeting which preceded the luncheon. Mr. Marling presided and stated that as a result of the experience gained in the last campaign the workers in the coming one would be better equipped and should excel the excellent work done in the Third Loan drive.

Mr. Marling stated that a list containing 7,500 names had been compiled and divided into districts, and that every team captain and worker would be supplied with cards bearing the names of persons in the district who had subscribed to the last loan. He also stated that the Real Estate Division's quota in this drive will be \$2,500,000 but that he expected when all returns are in that it will be found that the quota had been doubled.

Robert E. Simon, chairman of the Steering Committee, asked those at the meeting to donate the services of employees in their offices for tabulating and arranging the cards and other literature, and the required number was offered in a few minutes.

Mr. Laurence McGuire, president of the Real Estate Board, outlined an original plan for securing subscriptions from the owners of real estate throughout the city that appealed to every one present and was unanimously adopted. Mr. McGuire was also elected chairman of the committee to put the plan into effect.

Mr. McGuire said: "If we put our whole effort and labor back of this drive we can exceed our quota. In the last drive we received many complimentary subscriptions because of personal friendships for members of the committee, but in this campaign we should try to interest only real estate people and should bring to bear a salesman's argument as to why he should subscribe through the real estate committee. The banks and trust companies should subscribe partly through us because they are not only bankers but real estate owners.

"I have given a whole lot of thought and study to a plan that I offer for your approval. This is to ask every real estate owner in the city to subscribe one half of one per cent. of the assessed valuation of his holdings through our committee, regardless of any other subscriptions he may make through other sources. To every owner making such a subscription I would give the right to display a specially designed flag from the outside of his property indicating that the building has contributed one hundred per cent. of its quota. We have a better argument this year to present, for we are asking subscriptions to back up a victorious army, and I submit that it is much easier to succeed in a winning cause than in a losing cause, and our army is more victorious every day. The Kaiser made the boast that he would eat his Christmas dinner in 1914 in Paris, but from all accounts it looks as though General Pershing and his men will eat their Christmas dinner in Berlin in 1918.

"This must be a campaign of salesmanship, not one as to the value of the bonds as an investment. Before I left my office to come to this meeting I figured out how much the several concerns with which I am actively identified with have to subscribe if this plan of mine goes through, and I found that I had put a very tight collar around my neck, for they will have to come across with approximately \$177,000."

The design of the flag will be decided by the committee of which Mr. McGuire is chairman, and it will also be decided whether the committee will present the flags or merely give the real estate owner the right to use it.

The captains of teams are as follows:

- 1—Charles S. Brown and John N. Golding.
- 2—Cruikshank Company, Alwyn Ball, Jr., and H. H. Trice (Mr. Trice acts for Alwyn Ball).
- 3—Aaron Rabinowitz, and Frederick Frox & Co.
- 4—M. & L. Hess and Goodale Ferry & Dwight.
- 5—Geo. R. Read & Co. and Cross & Brown.
- 6—N. A. Berwin & Co. and Pease & Elliman.
- 7—Albert S. Ashforth and Douglas L. Elliman.
- 8—Mark Rafalsky & Co. and F. Zittel & Sons.
- 9—Dubois & Taylor and F. R. Wood, W. H. Dolson Co.
- 10—Goodwin & Goodwin, Porter & Co. and Wilcox & Sheldon.
- 11—Knap-Wasson Co., Norman Denzer and Nehring Bros., Inc.
- 12—Charles Hensle, Max Just and A. N. Gitterman.
- 14—C. G. Kolff and J. Fred. Smith.
- 15—William P. Rae, Howard C. Pyle, Thomas Hovenden, Thomas V. Patterson. Mr. Rae appointed Brooklyn committee as follows: E. D. Behrens, G. H. Gray, J. L. Brumsley, Louis Beer, J. M. May, E. Kuhn, O. B. Lafrenire, I. O. Horton, H. C. Pyle, H. A. Levine, W. G. Morrissey, T. E. Rogers, C. B. Gwathmey, F. A. Seaver, J. W. Catherine, F. B. Small, C. Partridge, N. Stern and Z. D. Berry.
- 16—Clement H. Smith and J. Clarence Davies.
- 17—S. H. Thompson, Thomas Daly, Ira L. Terry, Joseph P. Storms, and Lewis H. May.

## The Universal Draft

By JOHN PRICE JONES

War time calls for national service. In one form or another, the military draft is universal. Men must leave their homes and business to carry arms; youngsters are postponing their careers gladly to own a share in the new world history.

At home, war has made its influence felt in the farthest corner of society. Not a life but is affected by it, directly or indirectly, and it may be said to the glory of America that her people are responding to the call with enthusiasm that makes victory certain.

War duties enter the home where wives and sisters knit and save for the comfort of those abroad; where families deny themselves accustomed pleasures in order to do their share in winning.

Because war is wasteful, those who do not fight must save. Saving springs primarily from a selfish motive. The instinct to lay something aside for the future dates from man's earliest lessons in living. But there is more than a selfishness in saving in war time.

What is saved today benefits the nation as much as it does the individual. Money saved means that less of our store of necessities and manufactured goods is used—more is available for the men who do the fighting. Saving becomes a virtue, without losing a bit of its potency in rewarding the saver.

For patriotic purposes, most of us have bought Liberty Bonds. Their appeal has been the need of our fighting men. That they are a wise investment is a secondary consideration. People ignorant of the value and uses of a Government bond have, in numerous cases, given their money just as gladly, believing it to be to the cause of victory. One can picture their gratified surprise at learning of the dividends their money is earning.

That those who purchased bonds of the previous Liberty Loans will subscribe to the Fourth, when placed on sale beginning September 28, is certain. They have shown their willingness to sacrifice, and now they will not falter. That there will be thousands of new subscribers seems safe to assume, in a day when thrift is becoming universal.

Surely those who have not bought must realize now that money saved by war time necessity is still lost, if not devoted to the uses of the nation at the most critical period of the great conflict.



# Taxes on Railroads Less Than on Real Estate

Notwithstanding Increased Amounts Paid by Transportation Lines,  
They Still Are Favored Compared to Realty

By JOHN L. PARISH

IN the annual report of one of the largest railroads, published quite recently, an explanation of a reduced net income notwithstanding a very greatly enhanced gross income over the record of the previous year was found in the fact that the taxes had jumped from \$5,650,000 to \$8,450,000.

This tax was paid upon a gross valuation for the property of \$596,000,000 and upon a gross operating revenue of \$130,101,000. A little figuring showed that the gross earnings amounted to about 22 per cent. of the gross valuation of the property, the taxes paid to about 6 per cent. of the gross earnings and to about 1.4 per cent. upon the gross valuation.

Comparison of these figures with the returns of a typical high-grade apartment house in the Borough of Manhattan would seem to afford food for reflection by our municipal authorities charged with the raising of the city's revenue and by taxpayers in general. The apartment house, a twelve-story building, covering about five city lots, is taken for this comparison because it is the type of investment property which makes the best showing in the way of both gross and net income, and so affords the fairest basis of comparison with the big railroad.

The assessed valuation was \$760,000, which is about \$60,000 above its fair market value. Its gross operating revenue last year was \$82,000, and the taxes imposed and paid amounted to \$17,936. This was at the rate of 2.36 per cent. upon the assessed valuation and of 21.87 per cent. of the gross income. The gross earnings amounted to about 10.8 per cent. of the valuation of the property.

Experienced real estate agents will observe that while the returns are not particularly favorable they represent a fair average for this class of properties. Recapitulation of the figures is as follows:

	Railroad	Apmt. Hse.
Gross earnings .....	22. %	10.8 %
Taxes on value .....	1.4	2.36
Taxes on earnings .....	6.	21.87

The balance of earnings available for dividends in the case of the railroad was said to be 16.89 per cent. In the case of the apartment house the earnings on the equity were about 14%. Earnings on the equity correspond as nearly as in the relative conditions is possible with earnings of railroads available for dividends.

Of course there is no single power in this country that holds jurisdiction over the problem involved in this exhibit. The manifest inequality in taxation, as shown in this comparison, is beyond the power of any single state government, or even of the national government, to correct. But the facts, as above said, afford food for reflection—and for further inquiry.

In this state railroads are taxable as real estate. But that does not prevent the continuation year by year of gross inequality in assessments for tax purposes. There has been a steady decline in the assessments of franchises since the law first required them, while the assessment of real property has as steadily advanced—but withal preserving the long established inequalities.

While there is much property in the city that is assessed at more than its value it is also true that there is much that is still assessed far below its value. Under the present system of assessing property there seems small prospect of ever having a just and equal assessment of all properties.

There are many who believe that under an equitable assessment of all properties on the basis of fair market value, the city's revenue requirements could be met without increasing the rate at all beyond the present abnormally high \$2.36 per \$100.

The whole subject of taxation for municipal and state purposes is daily pressing harder for intelligent consideration and readjustment. The burden upon most kinds of real property is rapidly growing intolerable. There is a persistent demand for the determination of new sources of revenue, apart from real estate. A further inquiry along similar and collateral lines to the foregoing might facilitate the discovery of such new sources of revenue.

## Draw Line Between Non-war and War Building

All Projects Must Be Submitted to Local Authorities Who Will  
Make Recommendations to War Industries Board

ACCORDING to the latest information obtainable from the men authorized to carry out the ruling of the War Industries Board relative to building during the war period, those who contemplate the erection of non-war buildings in order to obtain the materials required for the construction of such structures, must first submit their plans to the local defense organization. Within the boundaries of Greater New York the duty of determining the status of contemplated building operations devolves upon the Mayor's Committee of the Council of National Defense, of which George W. Loft is Chairman and Henry MacDonald is Director General. This body will pass upon the plans and make recommendations to the State Council of National Defense.

These organizations can only make recommendations. Their action is in no-wise final, and if the plans are approved by both, the final disposition of the proposed work is put directly up to the Non-War Facilities Section of the War Industries Board at Washington. There will be no appeal from the judgment of this body. When it decides that a project in the non-war group can be dispensed with, or that some other means can be taken to provide the facilities planned by the contemplated operation, the work must be held in abeyance until such time as conditions readjust themselves and building operations are allowed to proceed as in the pre-war period.

There is little doubt that by the complicated pro-

cedure that is involved in obtaining permission to construct non-war buildings while there exists a scarcity of labor and materials for military operations that almost ninety-nine per cent. of the non-essential construction, throughout the United States will cease.

One of the points in the order of the Non-War Facilities Section of the War Industries Board which applied to the completion of structures already under way has been cleared up. The original order stated that materials necessary to finish such buildings would be permitted to be sold but jobbers and dealers were somewhat in doubt as to where to draw the line. It is now definitely understood that the ruling only applies to such building operations already under way that would deteriorate if forced to suspend work in their present condition. It distinctly shuts out new non-war structural operations for which only the excavation has been done or foundations built. These can be left for an indefinite period, or until the present emergency is passed without harm. Foundations can be covered if necessary, but structures where side walls are well advanced, or enclosed, will be permitted to proceed in order that the money already invested in them may be utilized to the best advantage.

Sanction to erect buildings that will indirectly assist the Federal war aims, such as the enlargement of industrial facilities, additions to factories and plants

(Continued on page 327)



# Municipal Building Stopped Until End of War

All Construction Work Included in Ruling of War Industries Board  
on Proposed New School Program

**B**ERNARD M. BARUCH, Chairman of the War Industries Board, in refusing the request of Mayor John F. Hylan for permission to use materials worth \$9,000,000 in a school building program, made it plain that all construction work by the city with the exception of whatever may be determined to be absolutely vital to the war, must end for the time being.

Mr. Baruch's letter follows:

Washington, Sept. 15.

The Honorable, the Mayor of New York:

My dear Mayor: Out of New York's need for school buildings which you have set forth in your letter to me dated Sept. 6, there flows a condition nationwide and which reaches to the very front of our battle line. Perhaps few of us realize the close relationship between the brick that is set in the walls of a building and the shot that is fired at the crumbling structure of German world domination. Yet, the association is direct and intimate, and it is our duty to understand this fact, and, understanding, to act upon it.

Because the case of New York is typical of the whole country; because the rule in one case must be, and is, evenly applied to all, I am glad that you brought to my personal attention the matter in which you are interested, since it affords an opportunity to make plain the extraordinary situation we face, and the need for a whole-hearted, unexpected co-operation to the end of winning the war.

It is not too much to say that every unnecessary effort weakens the fighting efficiency of ourselves and our associates in the war. Every unnecessary undertaking of an industrial nature delimits the scope of our activities at the front. It ties up labor, capital, materials, facilities, transportation, and fuel—the six great elements that form the base of our economic structure. There is, at any given time, only a limited amount of each of these bases available. At this moment of strain, all should be concentrated upon those enterprises directly connected with the war. To divert them to other ends, no matter how fine those ends may be in themselves, is at this period worse than a crime—it is a blunder that may cost us dear.

I am a graduate of New York's grammar schools and her City College. That fact makes me look with kindlier interest upon your request, but it does not, and can not, bind me to the necessities of the case.

I would not have you think, my dear Mr. Mayor,

that what I say to you is to be taken as disdaining the claims of our children to be educated; that is furthest from my thought. What I do seek is your agreement that at this grave time there should be first in our hearts and our minds the unity of sacrifice; the willingness to do without that which is not an unescapable necessity; to suffer, if so be it, deprivation to escape heavier privation; to make need and not desire our law.

Surely, under your direction, New York, for the time being, can make one building do the work of two; she can devise expedients whereby none of her young shall be unschooled, and yet no obstacle be placed in the way of the war program. She can, and will, do what other of our cities and States have done in abandoning plans for new roads, for new structures, and kindred developments, which widen the gap between our limited supply and the ever-increasing demand arising from our war needs.

To postpone your enterprise in such a way as to work no hardship, and do it cheerfully and willingly, and in the spirit of the unfailing courage that animates our forces at the front, for whose welfare the sacrifice is made, is to set an example that will be a tonic and a stimulant to the rest of the country, which will be no slower in responding to the civilian order of the day: He serves best who saves most.

There is still one more thought that I wish to convey to you, and that is: Even were the War Industries Board able to see its national duty as coinciding with your request, my reply would still have to be no, for the simple reason that it is not physically possible for me to release the materials you ask for, because there are no free supplies of these materials, unless—and this is unthinkable—you would expect that they be taken from the very vitals of our war-making machinery. And this applies with equal force to the heavy demand on man power, already acutely short, your proposed enterprise entails.

Your sympathy and support will help the Nation; your failure to co-operate will add to our embarrassment. I am certain that between these two courses your choice will offer no difficulty. It will be that which the Nation has made: To win the war, and to win it quickly.

I am, with respect, sincerely,

B. M. Baruch.

Mayor Hylan has accepted the ruling of the War Industries Board and will make no further effort to carry out his program for increasing the number of school buildings.

## Proposal to Organize a State Mortgage Bank

(Continued from page 319)

funds accumulated from the interest payments made to it by the State Mortgage Bank. Said reserve of 2 per cent. to be accumulated by the State Mortgage Bank until such sum shall equal 3 per cent. of the total bond issue which percentage shall establish its minimum reserve. After which all further earnings over and above said stock dividend may be turned over to said State Treasurer.

This plan gives to the borrower a long time mortgage, relieving him of the dangers of having to meet his mortgage at a time when same might be difficult to do. It relieves him of frequent renewals with the burdensome accompanying fees and expenses. It gives him a stabilized minimum rate of interest. It assures him of an ample supply of funds for mortgages where the security offered is adequate.

It gives to the mortgage companies a market for their mortgages on a stabilized basis of interest. It insures them against any undue calling of their guaranteed mortgages such as may occur under conditions such as exist today or does exist in times of financial

stress and panic. It will aid in averting panics.

It gives to the State a substantial and reliable source of income, thus relieving it of the necessities of direct taxation. It is estimated that there is today outstanding first mortgages in the State amounting to \$10,000,000,000. One half of this amount could be brought into this system and in time perhaps more. This would give to the State an annual income of \$25,000,000 to \$50,000,000 and without in any way interfering with any of its other sources of income, or in any manner increasing the burdens of the tax-payer. This income, however, should to a very great extent supplant the income lost through the closing of the saloons, throughout the State and the cessation of the sale of liquors.

Unless some source of income is found to supplant the lost income from liquor license, other than direct taxation then there must be a very great increase in our tax rate.

Through the State Mortgage Bank this income may be provided without in any way increasing our direct tax burdens.



REAL ESTATE

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The Spirit That Wins

One week from today the Fourth Liberty Loan campaign will be opened, and working to insure its success will become the paramount duty of every loyal American.

The Fourth Liberty Loan will be the largest yet offered to the people by the United States Government, and the time limit within which the issue is expected to be taken has been fixed at three weeks. The size of the loan and the shortness of the time must put all true Americans on their mettle. The successful floating of this loan is a big undertaking, but the task can be accomplished if all work with a will.

As evidence of the splendid spirit which is the need of the hour the Record and Guide takes genuine pride in pointing to the action of Mr. Alfred E. Marling, Chairman of the Real Estate Division of Greater New York. Mr. Marling recently communicated with the enterprising advertisers whose announcements appear each week on the front, inside cover and back covers of the Record and Guide, urging them as a patriotic privilege to loan their regular space in this publication to advertising the Fourth Liberty Loan.

This timely suggestion immediately met with a favorable response from these advertisers, all of whom thereby indicated their readiness to help with effective publicity.

That the spirit shown by these advertisers reflects their patriotism and their good citizenship goes without saying. That is the sort of spirit which will make a success of the Fourth Liberty Loan.

The Record and Guide takes this occasion to assure its public-spirited advertisers and Chairman Marling

and his committee that they may rely upon this publication for every co-operation within its power in their efforts for the success of the loan.

In Union There Is Strength

The work done by the real estate men, headed by Mr. Laurence McGuire and Mr. Robert E. Dowling, at Albany during the last session of the Legislature, opened the way for a decisive campaign during the coming winter for necessary changes in the laws, which will lift part of the increasingly heavy burden of taxation from realty and shift it to other property which now escapes altogether or bears too lightly the expenses of Government while sharing in the benefits.

There was no doubt in the minds of the legislators last year, after the conclusive showing made by the delegation from this city, that real estate is being unfairly treated. The proof that the amount of the expenses of the state and city government paid by realty was disproportionate and almost confiscatory was unquestionable, and the lawmakers, almost to a man, were unqualifiedly in favor of affording the relief asked for. The bill which passed the Senate limited the tax on real estate property to \$1.75 and provided for a tax of five mills on personal property. This bill failed of a vote in the Assembly. It was held up in the Committee on Rules, which it reached in the final hours of the session. It is believed that if it had come before the House it would have been passed by a large majority.

Although several reasons were given for refusal of the Rules Committee to report the bill to the Assembly, there was sufficient cause for such action in the fact that the bill limited the tax on real estate to \$1.75, thereby cutting off some fifty or sixty millions of dollars of income to the city, and did not make provision whereby this great loss of revenue could be certainly made up. Personal property taxes have heretofore proved failures and the officials who have the safeguarding of the city finances in hand made no secret of their hesitancy to accept the proposed measure because of their fear that if it became law the city would find itself with a greatly diminished exchequer and without adequate revenues to meet its liabilities.

The contention that the low rate of five mills on the very considerable amount of taxable personal property known to exist in the state would bring in an amount sufficiently large to more than make up the deficit, was dependent on the actual unearthing of this supposedly large amount of personality and getting it on the tax list. The bill made no adequate provision for so doing. This was fatal. On the other hand, the bill offered by the city authorities as a substitute, which included a listing clause, was admittedly drawn as an emergency measure and was presented to the Legislature too late in the session to be given the study necessary for its understanding.

But, although the bill did not pass, the work of the gentlemen who devoted their valuable time and undaunted energy to the task of pushing the bill to recognition was not lost. Its failure will not be regretted if a better bill is framed before the Legislature again meets. In all reform movements there is a period of preparation. This has been successfully negotiated by those who so convincingly laid the foundation for further action.

It is worth noting that no sooner had the Legislature adjourned, thereby deferring relief to real estate for at least another year, than Messrs. McGuire, Dowling and their associates set about planning a new campaign for the coming session of the Legislature, hoping to



profit by their experiences of the past and with the idea of improving on the enviable record they had already made in forcing upon the Legislature, the city officials and the people generally recognition of the necessity of dealing fairly and equitably with real estate.

Supplementary to their effort there is in this issue of the Record and Guide presented the program of Messrs. Albert G. Milbank, Alfred E. Marling, John J. Pulleyn, Robert Walton Goelet, Robert E. Simon, Walter Lindner and Leo Day Woodworth for the preparation of a bill that it is hoped will meet with the approval of all concerned, so that there may be a united effort to secure its passage by the next Legislature. The basis for any constructive work in framing tax legislation is the report of the Mills Committee made in 1916, which was the latest authoritative study of the fundamental tax problems found to exist in this state and which included a number of important recommendations that have been lost sight of in the hurly-burly of the war period. Messrs. Milbank, Marling and their associates have supplemented this report with the findings of a number of experts and, having tabulated and analyzed the present and probable sources of revenue thus obtained, are having the legal experts frame a bill they hope will meet every requirement.

This is characteristic of the high-mindedness and devotion to the great interests of real estate that actuate the gentlemen who worked so faithfully last year to secure relief, and who are still striving for the same end. It is equally commendable that those who are now setting out to accomplish this identical thing, each and all are conscious that in this most important work there is the necessity for securing the greatest array of facts and the fullest discussion possible before any measure is presented to the Legislature for enactment, and that every resource must be tapped and every influence brought to bear in order to secure results.

If real estate suffered before it is now *in extremis*. War conditions have forced repeated cuts in the revenue of the city which will inevitably send the realty

tax rate to higher and more onerous figures unless some other sources of revenue are found and made to share the burden. It is imperative that concerted action be taken in order to present to the Legislature a well-balanced and strongly-backed measure that will assuredly command the support and votes required.

It is for this reason that every one who can contribute in any way to the furtherance of this object was repeatedly asked by the first group of gentlemen, and is now requested by the latest group, to come forward with suggestions or criticisms.

A united front and a logical measure will win the day, and to this end the Record and Guide will contribute whatever it can to help accomplish what can only be secured by singleness of purpose and unified effort.

## Our Individual Part

Some observers think that the most characteristic thing about the American soldiers in France, something which astounds the enemy and excites the admiration of our allies, is the capacity of the American soldiers to do individual thinking and fighting. The German fights successfully only in mass formation, in organized bodies, while every American soldier has an initiative and independence of action which gives him remarkable efficiency in open fighting. They are not senseless cogs, but each is an individual working unit in a great fighting machine.

Every American at home should feel an individual responsibility and do his or her individual part in winning the war. There is not an American citizen who cannot help win the war. The Fourth Liberty Loan drive offers a great opportunity for concerted action and for individual action, and the loan will be a tremendous success if each American will do his or her individual part as each American soldier in France does his part. Our soldiers deserve such support from the people at home.

## Draw Line Between Non-War and War Building

(Continued from page 324)

manufacturing foodstuffs or war munitions is vested in the specified localities in the Regional Advisors of the Resources and Conservation Section of the War Industries Board. For the metropolitan district this power has been delegated to William Fellowes Morgan, president of the Merchants' Association of New York. Any industrial project that includes the extension of existing facilities must be presented to the regional advisor for approval. It is within his power either to approve or refuse sanction. If the approval is obtained the plans, with the recommendations of the regional adviser are forwarded to the War Industries Board at Washington, where they are minutely scrutinized to determine their final value to the Federal plans and to decide whether they will be permitted to proceed or not. If the regional advisor refuses to sanction the contemplated project or it is determined that some other means should be taken to handle the contracts the increased industrial facilities are designed to provide for, sanction is withheld, and automatically the project is held in abeyance.

There is no connection between the operations of the regional advisor in regard to essential construction and the local office of the Council of National Defense, which will have the disposition of non-war structural projects. Both will work independently along the lines laid down for them by the War Industries Board, which

in all cases is the court of last resort in the matter of building operations excepting those specifically mentioned and excluded from the terms of the recent ruling.

## Real Estate Evening School

A course covering Real Estate and Building Management, which will again be given at the Murray Hill Evening Trade School, 237 East 37th street, will undoubtedly be of interest to employees of many realty firms throughout the city. This class was instituted at the above school last year, and was a success from the start, being well attended by those interested in this line of work. The variety of subjects covered include Taxes, Heating, Appraising, Vacuum Cleaners, Coal, Conveyancing, Zoning Laws, Decorating, Assessments, Development of Acreage, Elevators, Mortgages and Loans, Leasing, Sprinkler Systems, Advertising, Refrigerators, Insurance, Roofs, etc., etc.

Being under the Board of Education, the instruction and lectures are free; however, only those engaged in some branch of this line of work are eligible to attend. Classes meet every Tuesday and Thursday evening.

A unique feature of this year's course will be the fact that it will be open to women employed in real estate offices. Those desiring to enroll can do so at the school any evening this month, with the exception of Saturday.



## To Electric Light Users

The New York Edison and United Light & Power Companies have announced that they will no longer supply lamps without charge after July 1st.

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Covic Electric Co., 118 E. 28th St.	J. Schmideberg, 1935 Madison Ave.
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L. Gabler & Sons, 59 Vesey St.	Simpson Electric Co., 63 W. 30th St.
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H. Goldberg, 1373 Third Ave.	E. Ullman & Sons, 47 Murray St.
Julius Gray, 2911 Broadway	Harry Weinstein, 302 Broadway
F. Greizer's Sons, 1055 Third Ave.	A. & A. Electric Co., 1409 Broadway
Hatzell & Buehler, 373 Fourth Ave.	Philip Adison, 10 Cooper Square
Indesco Lighting Fixture Co., 45 Warren St.	Enell Chandler Co., 250 W. 108th St.
Jaffer Electric Co., 162 W. 29th St.	R. A. Belmont & Co., 906 Sixth Ave.
Lolase Electric Co., 235 Fulton St.	

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(This talk is No. 3 of a series)

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## REAL ESTATE REVIEW OF THE WEEK

Little Activity This Week in Selling Although Several Good Trades Are Consummated. Bronx Apartments in Deals. Leasing Good as Usual.

THE past week has been devoid of any particularly big sales although several sales of importance were consummated. Trades, in which operators disposed of Bronx apartment properties, featured in the activities of the week. In one of the transactions the Nason Realty Company, Max Natanson, president, sold to Marcus Gries, 1611 University avenue, a five-story new law apartment house valued at \$125,000, taking in part payment the vacant plot 175x200x irregular extending from Gerard to Walton avenues, 288 feet south of 164th street.

Frederick Brown, operator, was the principal in another trade selling to Alexander Thorn, 2440 Webb avenue, north of Fordham road, a twenty-family five-story house, showing a total yearly rental of \$8,000. In part payment the buyer gave the three-story residence at the southwest corner of Griswold Place and Fieldston road in the Riverdale section, also the vacant plot at the northeast corner of Barkley and Valentine avenues and the northeast corner of Barkley and Vincent avenues, East Bronx.

Interesting figures are involved in the sale of the five-story building at 60 Front street to Ross W. Weir & Company, coffee brokers, by the Markham Realty Corporation. This property was bought in 1788 by John Jacob Astor for \$3,932, and he sold it in 1811 for \$4,000 to Benjamin Stephens, who in turn sold it in 1822 to a Mr. Lippincott for \$8,500. In 1847 the property was sold for \$12,000 and in 1881 sold for \$16,500, and then to the Markham Realty Company a few months ago for a reported price of \$33,500. The consideration in the present deal was about \$40,000.

Nehring Company, of which Jules Nehring is president, sold for a client the Anniston Apartment House at 281 Edgecombe avenue, overlooking Colonial Park. This house has accommodations for forty-eight families, is divided in suites and has a yearly rent roll of \$32,000. The property was held at \$250,000 and was sold for all cash.

The Young Woman's Christian Association purchased this week the twelve-story Allerton house at Thirty-eighth street and Lexington avenue, which will be altered and rented to self supporting young women and will accommodate one hundred and sixty girls. The house will be renamed the Tatham House after Miss Cora Tatham, who has been for a number of years General Secretary of the Metropolitan Board of the Y. W. C. A. The house will be ready for occupancy on Monday next.

A new corporation has been formed composed of H. H. Cooper, E. H. Haines and M. T. James, and known as the Fifty-eight and Sixty Manhattan Avenue Corporation to take title to the two apartment houses on Manhattan avenue, thirty feet south of One hundred and third street. The apartments in these buildings will be reduced to units of two and three rooms to meet the increasing demand for such suites.

Leasing continued good during the week, the demand running as usual to apartments and small dwellings situated in all parts of the city. Several important leases were reported for business purposes especially in the downtown section where there is a great demand and but little supply.

A special committee has been appointed by New York Building Managers' Association, consisting of Lee T. Smith, Clarence T. Coley, and J. Clydesdale Cushman, chairman, to investigate the feasibility and advisability of metering electricity used by tenants in their offices, or of otherwise making an equitable charge for actual current consumed instead of furnishing it lavishly and freely and including it in the rent.

All Building Managers are fully aware of the universal abuse of free electric current. The initial step towards fur-

nishing current in New York office buildings on an equitable basis in the interest of the conservation of fuel to prevent waste has been taken by the committee by sending a letter requesting information on the subject to every member of the National Association of Building Owners and Managers, embracing practically every large city in the United States, where in most cities such a method has been in vogue for a long time. The committee will report the result of their findings, which should prove of inestimable value to every member of the Association, at the next regular meeting. Members of this Association are invited to attend a mass meeting at Cooper Union, Sept. 28, 1918, at 8 P. M., for the purpose of discussing ways and means of saving coal in order to aid the National Fuel Administration in accomplishing their purposes. This meeting will be attended by the Stationary and Marine Engineers of New York, together with the Oil Trades Association, and maybe members of the Coal Trade Association.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 17 as against 20 last week and 20 a year ago.

The number of sales south of 59th street was 4, as compared with 9 last week and 9 a year ago.

The sales north of 59th street aggregated 13, as compared with 11 last week and 11 a year ago.

From the Bronx 12 sales at private contract were reported as against 8 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 334 of this issue.

### Sell Old Downtown Property.

Ross W. Weir & Co., in the coffee business at 60 Front street, have purchased, for occupancy, from the Markham Realty Corporation, the five-story building at 52 Front street, on a plot 30x80. Pease & Elliman negotiated the deal. Interesting figures are available showing the upward trend in the value of the property. It was bought by John Jacob Astor in 1788 for \$3,932. He sold it in 1811 to Benjamin Stephens for \$4,000. In 1822, the property was sold for \$8,500 to a Mr. Lippincott who held it until 1847 when it was acquired by a Mr. Fink for \$12,000. He sold it in 1881 to Mr. Coster for \$16,500 and the building passed into the possession of the Markham Corporation some months ago for a reported price of \$33,500. The consideration in the present deal was about \$40,000.

### Another Downtown Sale by Noyes.

Charles F. Noyes Company has sold to E. Rosenwald & Bro. for all cash, Nos. 143-145 Water street, five-story and basement buildings covering plot 40x70, and occupied by them for over fifty years. The purchaser is one of the oldest and largest tobacco firms in the country. The property has been owned by the sellers since 1829, and was valued at \$65,000. Milton S. Guiterman, of Townsend & Guiterman, attorneys, represented the seller. The Charles F. Noyes Company has sold many buildings throughout this neighborhood to firms for occupancy during the last few months, and there has been a big buying movement along these lines. Joseph F. Cullman purchased through the Noyes Company the site upon which he built his building, and F. Miranda & Co., tobacco, also purchased 166 Front street after it had been sold twice previously within a comparatively few months. Mr. Cullman, in addition to buying his own building, has purchased a dozen properties in the neighborhood, and other important transactions include the pur-



chasing of buildings by W. J. Farrell, National Aniline & Color Co., R. H. Lanborn & Co., Czarinakow-Rionda & Co., F. H. Cone, Columbian Rope Co., and the securing of new buildings under 21-year leases by G. Amsinck & Co., Pacific Development Co., and Frederick Stearns & Co. Most of this buying has been on Water and Front streets within a few blocks of Maiden Lane, and on Maiden Lane. The most important transaction in the district was the purchase by the New Jersey Zinc Co., of the entire block on Maiden Lane to Fletcher, from Front to Water, where they are now erecting a building for their exclusive use, which will be one of the finest office buildings downtown.

#### New Manhattan Avenue Owners.

H. H. Cooper, E. H. Haines, and M. T. James have formed the 58 and 60 Manhattan Avenue Corporation to take over the two 35.5-foot apartment houses on Manhattan avenue, 30 feet south of 103d street. No. 58 was bought at auction on Aug. 8 by David Vogel for \$26,000 and subsequently resold to an unnamed buyer. M. E. Downey and others, defendant in the recent foreclosure sale of No. 58, also held title to No. 60. The apartments in the buildings, formerly six and seven rooms, are being reduced to units of two and three rooms to meet the new demand.

#### Apartment House for Vacant Land.

Nason Realty Company, Max Natan-son, president, sold to Marcus Gries 1611 University avenue, a five-story, new law apartment house on plot 83x100, valued at \$125,000, and took in part payment the vacant plot 175x200 irregular extending from Gerard to Walton avenues, 288 feet south of 164th street. Charles Stoeckler negotiated the deal.

#### Y. W. C. A. Buys Property.

To supply rooms at reasonable rates for self-supporting young women having moderate salaries the Young Woman's Christian Association has purchased the Allerton House, the big twelve-story building at Thirty-eighth street and Lexington avenue, and it is now open for inspection to applicants from 1 to 5 P. M. and will be ready for occupancy next Monday. It will accommodate 160 girls. The rentals will be from \$4 to \$6 for rooms without baths and \$6.30 to \$8 for those with baths. There will be running water in each room. The house is to be renamed and will be called from now on the Tatham House, after Miss Cora Tatham, who has been for a number of years General Secretary of the Metropolitan Board, Y. W. C. A.

#### Bronx Apartment in Trade.

Frederick Brown was a principal in a trade, selling to Alexander Thorn 2440 Webb avenue, north of Fordham Road, a twenty-family five-story house, on plot 52x100, showing a total yearly rental of \$8,000. In part payment the buyer gave the three-story residence on plot 144x175x irregular at the southwest corner of Criswold place and Fieldston Road, in the Riverside section; also the vacant plot 75x100 at the northeast corner of Barkley and Valentine avenues, and the northeast corner of Barkley and Vincent avenues, 25x100, East Bronx. J. Pollatschek was the broker. Mr. Brown recently acquired the Webb avenue property, together with the adjoining house 2436, which also has been resold.

#### Manhattan.

##### South of 59th Street.

46TH ST.—Leonard Morgan Co., Inc., sold for Florence H. Bradford the 5-sty tenement, on lot 25x100, 606 West 46th st to a client of Joseph F. Feist & Co.

##### North of 59th Street.

VAN CORLEAR PL. A. N. Gitterman sold to Marble Hill Development Co., M. C. Shaeffer, president, the Titus House at 1 Van Corlear pl, Marble Hill, on plot 41x92, assessed at \$9,000.

71ST ST. Slawson & Hobbs sold for Blanche Bauble 322 West 71st st, a 3-sty dwelling, 18x102.2.

72D ST.—Albert S. Aronstein, who acquired the 4-sty dwelling at 125 West 72d st Thursday, in partition proceedings, for \$35,000, at the

stand of L. J. Philips & Co., resold the property to Dr. Samuel Mandelbaum. Pease & Elliman negotiated the sale.

75TH ST.—Houghton Co. sold for estate, of Charles P. Rogers the 4-sty dwelling at 145 West 75th st.

75TH ST.—Lawyers' Mortgage Co. sold 309 East 75th st, a 6-sty tenement, on plot 37.6x100.

84TH ST.—Samuel Cowen sold 111 West 84th st, a 5-sty apartment house, for W. C. Whitt.

101ST ST.—James H. Cruikshank bought from Circle Concrete Corp. the 6-sty new-law house at 343-345 East 101st st, on plot 40x100, assessed at \$37,000. Harry Sugarman was the broker.

108TH ST.—John Peters sold for William and Minnie Doerfler to David and Esta Kessler, for investment, 17 East 108th st, a 5-sty double flat, on plot 26x111.

EDGEcombe AV.—Nehring Co., as broker, bought from William O'Connell the Anniston apartment house at 281 Edgecombe av, on plot 130x100, located 278 ft. north of 145th st. It was held at \$250,000.

MADISON AV.—Benoit Wasserman sold the Loraine, a 7-sty elevator apartment, 50x100, at 1429 Madison av, adjoining the corner of 99th st, to Frederick Brown.

MANHATTAN AV.—A. Kane Co. as broker, bought from Lawyers Mortgage Co. 109 Manhattan av, a 3-sty dwelling on lot 18x50.

PARK AV.—G. Holfelder sold through Hyman Pouker, attorney, the 3-sty tenement, on plot 18x70, at 1864 Park av, near 127th st.

#### Bronx.

BECK ST.—Samuel Cowen sold for estate of George F. Johnson the 2-fam. dwelling at 763 Beck st.

DEVOE TER.—John Reid sold for Mrs. F. Murray 2464 Devoe ter, Fordham Heights, a 3-sty detached dwelling, on lot 25x90.

ST. NICHOLAS PL.—Richard W. Elliott sold for National Academy of Design 43 St. Nicholas pl, a 4-sty dwelling, on lot 22x64.2, adjoining the northwest corner of 152d st.

183D ST.—Joseph Cassidy sold for Louise J. Wesslau to Benjamin Raphael 59 West 183d st, a 2-sty house, on lot 20x100, near University av.

191ST ST.—Frederick Brown sold, through W. J. Houston & Son, the two 5-sty apartment houses at 604 and 606 West 191st st, on plot 100x100, between St. Nicholas and Wadsworth av.

GRANT AV.—Louis Reisman bought from Lexington-Twenty-first Street Realty Co. the 3-sty dwg at 1064 Grant av, on lot 25x102.

JACKSON AV.—Thomas J. O'Reilly resold for Emigrant Industrial Savs Bank the southwest corner of Jackson av and 166th st, a 2-sty dwelling, on lot 88x100.

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162 REMSEN ST. BROOKLYN  
Telephone 6480 MainST. NICHOLAS AV.—Westmoreland Construc-  
tion Co., Stephen J. Egan, president, sold 1321  
to 1327 St. Nicholas av, northwest corner 176th  
st, a 6-sty apartment, 99.11x116, held at \$275.-  
600. The building was erected a few years ago  
from plans by Neville & Bagge.ST. NICHOLAS AV.—Charles S. Kohler sold  
for Louise Stockbridge the 3-sty brick private  
dwelling, 20x80, at 1545 St. Nicholas av, be-  
tween 187th and 188th sts. This is the first  
sale of the property in 22 years.VALENTINE AV.—Charles S. Kohler sold  
2120 Valentine av, a 2-sty brick 2-fam. house,  
25x113.

## Brooklyn.

PROSPECT PL.—Lyon estate sold through  
James R. Ross Co. the 3-sty dwelling at 837  
Prospect pl, on plot 30x125.14TH ST.—Samuel Galitzka sold for George  
W. Egbert the 2-sty brick and stucco 1-fam.  
house at 1127 East 14th st, Flatbush.49TH ST.—McInerney Klinck Realty Co. sold  
the 1-fam. brick dwelling in the west side of  
East 49th st, 220 ft. north of Snyder av, on  
plot 20x100, for Lizzie Goesser.65TH ST.—Realty Trust sold for Alco Build-  
ing Co. the semi-detached dwelling at 2059 65th  
st, Mapleton Park, to Emma L. Von Wolff and  
Edna C. Layton.68TH ST.—Walter S. Ross and C. C. Gret-  
singer sold for Senator Holding Co. the 2-fam.  
semi-detached house, with garage, in the north  
side of 68th st, 100 ft. east of 6th av.78TH ST.—Walter S. Ross and C. C. Gret-  
singer sold for Tunis S. Bogart the plot, 100x  
100, in the south side of 78th st., 100 ft. west  
of 6th av.FLATBUSH AV.—McInerney Klinck Realty  
Co. (brokers) sold the 3-sty brick store and  
apartment building at the southeast corner of  
Flatbush and Snyder avs; the property has a  
frontage of 20 ft. on Flatbush av and a depth  
of 100 ft. on Snyder av, and known as 949  
Flatbush av, for Christine Mann.SEA GATE.—Brooks & Momand sold for Grace  
Cox four lots on the west side of Lime av.SUNNYSIDE AV.—Edouard C. Pantiz sold  
the 2-sty brick 2-fam. dwelling, 20x83, 114 Sun-  
nyside av; also the 2-sty 2-fam. dwelling, 20x  
83, 110 Sunnyside av for Hattie Wenzlick; also  
the 1-fam. dwelling, 20x84, 9 Van Siclen  
court.3D AV.—Frank A. Seaver & Co. sold the 3-  
sty brick store building 7003 3d av to J. Crifasi.13TH AV.—Frank A. Seaver & Co. sold the  
1-fam. frame detached house, on plot 40x100, at  
8009 13th av, Dyker Heights, for Bay Ridge  
Improvement Co.

## Queens.

CORONA.—A. G. Dimmerling sold to J. Spil-  
lane the dwelling southeast corner of Vesper  
and Poplar sts.FLUSHING.—Harry B. Smith sold to Thomas  
F. Baldwin the dwelling at the southwest corner  
of Mitchell av and Murray la. J. Albrecht Johntra  
was the broker.FOREST HILLS.—Sage Foundation Homes  
Co. sold to C. F. Moore the dwelling northeast  
side of Greenway ter, 244 ft. northwest of Mid-  
dleway Circle.JAMAICA.—A. Kruger sold to W. Stuler a  
plot 116x84, at the southeast corner of Union  
av and Old South Rockaway rd.LONG ISLAND CITY.—Jacob Weiss sold for  
Colonial Bank of New York a corner plot of 14  
lots, situated at Van Alder av and 13th st. close  
to the Queensboro Bridge Plaza and subway  
stations, to Gould, Messereau Co., a tenant from  
the Bush Terminal, represented by O. G. Manss,  
plot now being improved with a large factory  
for own occupancy.LONG ISLAND CITY.—National Sugar Co.  
purchased from Belgrave Realty Co. a plot 700x  
225, in the south side of Pidgeon st, 125 ft. west  
of West av.

## Richmond.

WEST NEW BRIGHTON.—W. S. E. Hall sold  
to Ira V. Chapman a cottage on Egbert av;  
the same broker also sold for Elizabeth A.  
Rowoldt the dwelling at 30 Roe st.

## Westchester.

LARCHMONT.—Charlotte Murdoch sold for  
New Rochelle Trust Co. the place on Larchmont  
av, known as the Griffiths property, to Margaret  
Widemer, the authoress.MT. VERNON.—Anderson Realty Co. sold at  
Mount Vernon dwellings for Frank Zak to  
Dolph Rutenberg on Commonwealth av, Ches-  
ter Hill Park; for Frank Requa to Jeannette  
E. Mundt at 167 Archer av, and for Clarence  
Gerd Martens to Robert W. Prentice at 47  
Glen av.TARRYTOWN.—Robert E. Farley Organiza-  
tion sold for Estates of Tappan Zee, Inc., a plot  
in the Philipse Manor section to Alvan M.  
Dodge.

## Out of Town.

EAST ORANGE, N. J.—John D. Miner sold  
for E. D. Belnap his dwelling at 139 South  
Munn st to Erwin Dick for a reported price of  
\$25,000.NEWARK, N. J.—Vincenzo Arosiani purchased  
through the office of Louis Schlesinger, Jr.,  
from Theresa Stumpf the 3-fam. dwelling at 32  
Briental pl, on plot 25x100. The same  
brokers sold to Mary M. McCamebridge the 2-  
fam. frame dwelling at 10 Howell pl for Fred.  
Engelberger.NEWARK, N. J.—Feist & Feist, Inc., of New-  
ark, N. J., sold for Abraham Lichtman to New  
Process Laundry Co., of Long Island, the prop-  
erty recently purchased by Lichtman, and  
formerly owned by the T. P. Howell Co. The  
property sold was more recently under the con-  
trol of former United States Senator James  
Smith, Jr. The property has a frontage in Wil-  
sey st of approximately 370 ft. and in New st

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of about 340 ft., and has a frontage along the Morris Canal of about 400 ft. New Process Laundry Co. were represented by Frank B. Silverman of Long Island, and Otto Eagle, attorney. Mr. Lichtman was represented by Day, Smith & Slingerland.

NEWARK, N. J.—Dr. Francis R. Haussling sold to Franklin Co. the property at 11 and 13 Springfield av through Joseph L. Feibleman & Co.

MONTICELLO, N. Y.—"Echo Dale Farm" of 175 acres, near Monticello, Sullivan County, belonging to William E. Palmer, has been sold to John B. Dorman of New York City. The buyer gave in exchange two modern 2-fam. houses in the heart of Port Richmond, N. Y., and a new 2-fam. house and a big 1-fam. house on a large plot in Westerleigh, Staten Island. The broker in the transaction, J. Sterling Drake, represented both parties.

## RECENT LEASES.

### Manhattan.

AMES & CO., INC., leased for Richard J. Delaney the 3-sty stable, 40x100, 227 and 229 West 13th st to J. J. Archbold Forwarders, Inc.

ALBERT B. ASHFORTH, INC., leased space in the Brokaw Building, Broadway and 42d st, to Perret Productions.

ALBERT B. ASHFORTH, INC., leased for Mrs. E. B. McNair the building at 9 West 47th st to Howard Studios, Inc.; at apartment at 39 West 6th st to Leon S. Geer; an apartment for Bing & Bing at 141 East 44th st to F. Drisler; apartment for Francis Howard at 7 West 47th st to Mrs. M. Stein.

BUTLER & BALDWIN leased 7 West 92d st to Harold W. Lamb; 23 East 9th st to Miss B. H. Ehlers; a loft at 59 Carmine st to Coburn Players; and a suite of offices at 280 Madison av to Martin S. Baldwin.

BUTLER & BALDWIN leased a private house at 124 East 31st st for Callahan estate; a private house at 353 West 22d st for Mrs. Bernstrom; a store at 101 Madison st to Paul Papa for Arthur L. Livermore, trustee; and a store at 807 3d av to Public Service Commission for Robert Main.

CAMMANN, VOORHEES & FLOYD leased apartments at 449 Park av to Mrs. Lawrence Wells, Edward E. I. Martin, Mary A. Rutter, Ambrose G. Todd and Fred F. Buffam; at 22 West 9th st to Herbert Groesbeck; at 25 East 30th st to Clara M. Bishop, Dr. John H. O'Connor and Mrs. H. A. Barclay; at 13-1 Central Park West to Mrs. Bert Lee and John W. MacInnis, and at 121 Madison av to Amelia L. Richardson.

MONTGOMERY P. CROOK leased for estate of George C. Boldt the easterly store at 6 and 8 East 37th st to Charles Edward Brown; the easterly parlor floor store to Charles Hats, Inc.

DUFF & CONGER, INC., leased the following apartments: 16 East 96th st to Dr. Leo Buerger; 16 East 88th st to H. Kaltenborn; 120 East 86th st to Robert Stuart; 58 East 94th st to Joseph Bock; 1428 Lexington to A. H. Frie; 58 East 49th st to S. J. Tighe; 1326 Madison av to H. Ogden Nelson; 113 East 80th st to Cecil Forsyth; 1135 Madison av to John H. Dent; 18 East 88th st to Gertrude B. Griffith; 18 East 88th st to Wm. B. Harrison; and 58 East 94th st to Wm. Weil.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 903 Park av, northeast corner 79th st, for Mrs. C. M. Hyde to Richard M. Hoyt of Boston, Mass.; a large apartment at 400 Park av for 400 Park Av. Co., Inc., to Randolph Ortman; at 969 Park av, northeast corner 82d st, for Randolph Walker Corp. to Theodore J. Schumacher, Jr.; and at 830 Park av for 76th St. & Park Av. Co. to E. Mortimer Ward, in conjunction with William B. May & Co.

DOUGLAS L. ELLIMAN & CO. leased for George R. Mosle his apartment at 929 Park av, furnished, to Charles G. Meyer; also for Henry S. Kip his apartment at 128 East 60th st to William J. Ryan; and at 157 East 81st st for Lawrence W. Scudder to Harry R. La Grange.

DOUGLAS L. ELLIMAN & CO. leased apartment at 471 Park av for 471 Park Av Co., Inc., to Dr. E. Ross Faulkner also at 555 Park av for Arthur R. Seligsman to Paul Bloch; at 26 East 49th st for Advocate Realty Co. to Arthur S. Blondell, and at 28 East 49th st to Josephine Ney.

DOUGLAS L. ELLIMAN & CO. leased the 5-sty residence at 6 Washington Sq North, on lot 27.8x168.3, for George D. Yeomans to J. Sibley Watson, Jr., of Rochester, N. Y., furnished for the season; also the 5-sty house 50 East 82d st, between Madison and Park avs, on lot 16x100, for Eugene Klapp to George B. St. George of Tuxedo Park, N. Y., furnished for the season; a large furnished apartment, consisting of 14 rooms and 4 baths, at 270 Park av to Moses Taylor for the season; also an apartment of 13 rooms and 4 baths at 135 West 58th st to Mrs. E. R. Thomas, furnished, for the season; and 106 East 85th st for Mrs. Francis Wyatt her apartment, furnished, to Mrs. William A. Mills.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 570 Park av for Glenbrook Realty Co. to Mrs. Mille Drake Shonts; at 101 East 74th st for 101 East 74th Street Corp. to Andrew Fletcher, Jr.; at 780 Madison av for North Madison Avenue Corp. to Helen J. Joy; at 416 Madison av for Kenneth Dows to Albert M. Bates; at 122 East 76th st to Mrs. Charles Hateson; at 68 East 86th st for W. Emich Roosevelt & son to Francis M. Von Ardyn; at 390 Park av to Richard M. Colgate; at 981 Madison av an apartment to Mary Claflin Gossler of East Hampton, L. I., furnished, for the season; at 45 East 62d st to L. C. Hay, furnished, for the season; and at 108 East 82d st to Mrs. Borland of Newport, R. I., furnished, for the season.

GOODWIN & GOODWIN rented for Joseph Schiller to Nathan Bobis the 3-sty private dwelling at 106 West 120th st.

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GOODWIN & GOODWIN rented for David Harris to Lena Greenberg the 3-sty private dwelling at 106 West 121st st.

HENRY HOF leased for Sophie Sterns the building at 313-315 East 31st st. with renewals to the Thirty-First Street Stores, Inc., to be used as a storage warehouse; also to Fifth Avenue Bond & Mortgage Co. the vacant plot in the north side of East 38th st, 100 ft. east of 2d av. for estate of Harriet J. Cook.

HENRY HOF leased for Charlotte M. Dressler the store at 206 East 34th st to Michael D. Frank; also the store at 371 3d av to Jacob Metsch.

HOUGHTON CO. leased for Laura deMauriac the 4-sty dwg 30 West 68th st to Anthony and Gladys Troskowsky.

HOUGHTON CO. leased for Normar Real Estate Corp. (Max N. Natanson, president) the 5-sty dwelling 25 West 90th st to Dr. Bernhard Steinberg.

HOUGHTON CO. leased to Emma W. Macauley and Cornelia W. Barrington the 4-sty dwelling at 9 West 83d st for Edward S. Naumburg.

A. KANE CO. rented for estate of David and Emily I. Kearr the 3-sty private dwelling at 397 Manhattan av to R. Reineman.

A. KANE CO. rented for J. Edgar Leaycraft & Co. the 3-sty dwelling 65 West 93d st to J. Scott Maloney.

JOHN J. KAVANAGH leased the 4-sty dwelling at 41 East 83d st to Arthur T. Soper; for Edgar M. Williams, vice-president American Express Co., to William C. Reick, editor of New York Sun, his large apartment at 875 Park av; at 1190 Madison av to Mrs. Cass Gilbert, Jr.; also apartments at 49 East 78th st to Dr. James Birkhead and Mrs. I. B. Dodge; at 980 Madison av to Miss V. G. Brown; at 965 Madison av to Mrs. A. Grow; at 65 East 93d st to Mrs. G. Becker.

J. EDGAR LEAYCRAFT & CO. leased apartments at 936 West End av to Alfred L. Russell and Martin B. Cohn, Jr.; also 3-sty dwelling 354 West 122d st to Evelyn I. Martin; also 3-sty dwelling 1843 Madison av to Dr. Alexander Block; also the store at 328 10th av. corner 29th st, to Dornell Potato Products Co.; also at 1 West 102d st to Capt. C. M. Thomas, William Ruddell and Brison Howie; also at 171 East 83d st to Elizabeth Wildermann and J. H. Chris-Mitchel; also the five upper floors in the loft building at 449 West 42d st to Park & Tilford; and apartment at 218-220 Central Park South to Mrs. G. E. Glaenzner.

J. EDGAR LEAYCRAFT & CO. rented store space at 705 3d av to Lonshein, Bauman & Co.; the dwelling 549 East 86th st to Mrs. James W. Manson; and an apartment at 571 Park av to Mrs. F. Taylor Zause.

MOORE, SCHUTTE & CO. rented the 4-sty dwelling 473 West 141st st for Mary McGrane O'Brien to William M. Tullock; also the dwelling 29 Hamilton ter for Peter J. Shields (Wood, Dolson Co., agents) to Dr. Israel Freidlaender; also the dwelling 525 West 141st st for Edwin C. Hahn to Francis Keenan; and the 3-sty dwelling 623 West 142d st for Providential Realty and Improvement Co. to Daniel Tauber.

NEHRING CO., Jules Nehring, president, leased for Sallie Wachsmann the private house at 517 West 173d st.

CHARLES F. NOYES CO. leased for Sigsbee Graham a floor at 12-14 Cliff st to John D. Lawson; and in connection with Cross & Brown Co. the 7th floor at 349 Broadway to Wallace & Tiernan Co.

CHARLES F. NOYES CO. leased the store, basement and sub-cellar at 63 Barclay st for C. L. Flaccus Glass Co. to John J. Mead and Lewis Campos; premises at 180 William st for George V. McNally, agent, to James H. Rhodes & Co.; and a store at 61 Ann st to Edward J. Kane.

CHARLES F. NOYES CO. leased for J. L. Mott Iron Works the 5th loft at 118 and 120 5th av, corner of 17th st, to Phoenix Art Linen Co.; the 4th floor at 117 Spring st to Lexington Leather Goods Co. and the 12th floor at 47 and 49 West st for B. Crystal & Son to E. B. Eriksen.

CHARLES F. NOYES CO. leased space at 100 William st to Armstrong Agency; for Joseph Fahys & Co. offices at 373 5th av to Frances Harvey and Emma Promis; and in the Masonic Building, 23d st and 6th av, to Benjamin H. Marcus.

PEASE & ELLIMAN rented apartments at 829 Park av to Roberta Nicholas; at 662 Madison av to Wilhelmina Leggenhagen; 100 West 59th st to J. S. Thornton; 23 West 58th st to Winnie Rexer; 23 West 58th st to Hilma L. Dunlap; 144 West 57th st to Renee Clements; 144 East 56th st to Mary E. Glass; 146 East 49th st to Mrs. Arthur Wright; 146 East 49th st to Mrs. V. Crane; 138 East 36th st to Alfred M. Snoot; 56 West 11th st to Thomas Rowbottom; for Iron & Todd the 4th loft at 357 4th av to American Red Cross, for the period of the war, to be used as a work and store room; furnished, for Mrs. M. M. Plum to Mrs. Winthrop Chanler the 3-sty dwelling at 110 East 55th st, between Park and Lexington avs; for Richard Croker, Jr., to Johnston, Livingston & Co., electrical contractors, the 3-sty building at 104 East 41st st; an apartment at 1 West 68th st for estate of Edna M. Bowers to Frank C. Chipman one at 160 West 95th st for Julia Tishman & Sons to Mrs. A. Thorne; one at 302 West 87th st for Coast Construction Co. to George Rawak; one at 294 West 92d st for Sperry Realty Co. to Mrs. M. R. Archibald; one at 310 West 79th st for William J. Stitt to George Unne; one at 2 West 67th st for Malcolm M. Smith, as agent, to Helen R. Dulles; and one at 562 West End av for G. A. Derschuch, in conjunction with Seton Henry and Douglas Gibbons to William Wraith at 799 Park av to Mrs. Henry H. Marshall; 21 West 58th st to Lillian E. Schofield; 178 East 70th st to Mrs. E. W. C. Arnold; 662 Madison av to Mrs. J. G. Stewart; 130 East 67th st to Louis A. Ripley; 993 Park av to R. G. Magor; 158 West 58th st

## PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Construction; Heating; Plumbing and Drainage; and Electric Work, Completion of Attendants' Home and Completion of Service Building, Female Group, Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President of the Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until 12 o'clock noon on Friday, September 27th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract, within thirty (30) days from date of official notice of award of contract, and in accordance with the terms of Specifications Nos 3080, 3081, 3092, 3093, 3083, 3085, 3084 and 3086. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: September 11th, 1918.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 16, 1918.—Sealed proposals will be opened in this office at 3 p. m., October 7, 1918, for special repairs at the United States post office and court house at Binghamton, N. Y. Drawings and specifications may be obtained from the custodian at Binghamton, N. Y., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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to S. Jolesch; 121 East 40th st to Mrs. W. J. Phillips; 911 Park av to Myrtle W. Morson; 114 East 71st st to M. S. Wheelwright; 1215 Madison av to M. M. Del Canipo; at 1070 Madison av to Jonah M. Siegel; 1215 Madison av to Gustave Hirsch; 100 West 59th st to J. S. Thornton; 23 West 58th st to Lillian L. B. Aymar; 535 Park av to Mrs. Henry S. Collins; 161 East 79th st to Dorothy G. Whitlock; 23 West 58th st to Mrs. William Jay; and 125 East 72d st to Dr. N. S. Jarvis.

PEASE & ELLIMAN rented the following furnished apartment at 1067 5th av to Mrs. Philip D. Armour; also apartments at 45 East 82d st to Major D. L. Hough; 815 Park av to Frederick G. Peabody; 969 Park av to Stephen P. Brown; 108 East 82d st to Mrs. Grace Masury; 64 East 86th st to M. Lechner; 116 West 59th st to Dr. Lucius J. Mason; 200 West 57th st to Margaret C. Seddon; 161 East 79th st to John G. Quinby; 944 Park av to Marion D. Hughes.

PEASE & ELLIMAN leased for W. W. Hughes to Chester W. Washburn the 4-sty dwelling at 36 West 12th st, between 5th and Madison avs; also for Frank Maybaum his apartment at 170 West 73d st to Jeanette N. Horton; for Frank N. Dealy his apartment at 55 Central Park West to B. C. Eskell; one at 167 West 72d st to Herbert Lespinasse; for Crystal & Crystal one at 456 Riverside dr to E. N. Tewksbury; and for Frederick Zittel & Son, as agents, at 16 West 73d st to J. M. Scott; for W. A. Barber to Joseph Grismer the 5-sty dwelling at 319 West 106th st, between West End av and Riverside dr.

PEASE & ELLIMAN leased to Western Electric Co. for Ritz Realty Corp. three entire floors, comprising about 13,000 sq. ft., at 912 to 920 Broadway, southeast corner of 21st st, to provide separate offices for its engineering department. This completes the renting of the building.

PEASE & ELLIMAN rented an apartment at 64 East 86th st to Judge Franklin Hoyt of the Children's Court; also apartments at 15 West 55th st to Florence G. Beecher; 139 East 66th st to Lillian M. Wendal; 72 East 82d st to Kate Lilly; 305 Lexington av to Mrs. McLean; 21 East 57th st to Mrs. Batalle; 24 West 59th st to Paul Iribe; 144 East 56th st to Henry Rudkin; 129 East 69th st to G. B. Penniman; 13 East 65th st to Mrs. J. G. McLoughlin; 103 East 75th st to Mrs. F. C. Hostetter; 21 West 30th st to Mrs. McCallmont; 1000 Park av to G. Douglas Potter; 200 West 57th st to Arthur McMullen; 145 East 35th st to W. N. Stevens; at 116 West 59th st to Dr. Lucius J. Mason; at 23 West 58th st to Mrs. Henry C. Coe; at 21 West 58th st to Mrs. Henry C. Coe; at 21 West 30th st to Mrs. McCallmont; at 103 East 75th st to Frederick C. Hostetter; at 144 East 56th st to Henry Rudkin; at 662 Madison av to Mrs. A. J. Guilmet; at 21 West 58th st to Miss Lillian E. Schofield; at 662 Madison av to Mrs. J. G. Stewart; at 23 West 58th st to Mrs. W. M. Rexer; at 21 East 57th st to Mrs. Batelle; at 305 Lexington av to Mrs. M. Hoyt; at 200 West 57th st to Arthur McMullen; and in the same building sub-leased the apartment of Mrs. E. M. Jones to Miss Margaret C. Seddon.

PEASE & ELLIMAN leased for Mrs. Abner C. Thomas to Mrs. A. E. Kilroy the 3-sty dwelling at 135 East 56th st, adjoining the northwest corner of Lexington av; and for Martin Downey to Charles H. Jackson the 3-sty dwelling at 145 East 46th st; for 1067 Fifth Av., Inc., between 87th and 88th sts, a suite to Mrs. Philip D. Armour; sub-let for W. E. Haskell, Jr., his apartment at 815 Park av, at the southeast corner of 75th st, to Frederick G. Peabody; also sub-let for W. J. Rogers his apartment at 969 Park av to Stephen P. Brown; also sub-let for Mrs. Harold Hartshorne her apartment at 161 East 79th st to John C. Quinby; and sub-let, furnished, for S. A. Woodward his apartment at 64 East 86th st to Mr. Lechner.

PEPE & BRO. leased for 123-125 Waverly Place Realty Corp. apartments at 123-125 Waverly pl to Nat S. Olds, A. O'Neill, Flora Luter, Sarah Judson, F. R. Day, Sam. Rand, N. N. Post, Corliss Giles, Evelyn Norden, Thomas F. Shields, Geo. T. Lynch, Ethel, May, David and Geo. Barnett; also apartments at 77 Washington pl to Sasha Finklestein, Agnes I. Murray, Milton Ives Levy and Harry Goldvogel; also at 118 Waverly pl to Lucie Trevor, Julia A. Gallagher, Geo. M. Coffin and Henry Caro Devaille; and for Mrs. Helen Helmer an apartment at 77 West 12th st to Irene Brown.

REALTY SUPERVISION CO. leased from estate of Selim Marks 433 and 435 West 52d st and 426 and 428 West 53d st, at an aggregate rental of over \$60,000. This is the second lease made by this company in a week, they having taken over 666 West 162d st, as reported in this paper on Saturday last.

L. TANNENBAUM, STRAUSS & CO. rented for estate of Henrietta Constable the 1st loft at 881-887 Broadway and 9-11 East 18th st, containing 27,000 sq. ft., to R. & G. Corset Co.

WHITE-GOODMAN leased to Frank Seaman, Inc., the 6th and 11th floor at 470-478 4th av, containing about 20,000 sq. ft., at an aggregate rental of about \$150,000. Frank Seaman, Inc., formerly occupied space in the Printing Crafts Building.

WM. A. WHITE & SONS leased to J. L. Hachtman & Co. an office at 10 and 12 Old Slip.

WM. A. WHITE & SONS leased apartments at 19 West 54th st to Edward Bayard Halstead; at 7 East 54th st to Alan R. Hawley; at 139-141 East 30th st to Maria Townsend; at 985 Lexington av to Joseph L. Garrigan; and at 44 West 10th st to Anne Ward Sage.

ELIZABETH WIREN leased from James H. Cruikshank the 3-sty dwelling, on plot 20x100, at 39 West 92d st.

FREDERICK ZITTEL & SONS rented for estate of Louis Tim to Jennie Spiess the 4-sty dwelling at 16 West 74th st; also 118 East 82d st, a 3-sty house, to a client of Gustav Steiner, attorney.

(Continued on page 341)

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FRED'K FOX & CO., Inc

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REAL ESTATE  
STATISTICS

The following table is a résumé of  
the Record of Conveyances, Mort-  
gages, Mortgage Extensions and  
Building Permits Filed in Each  
Borough During the Week.

(Arranged with figures for the correspond-  
ing week of 1917. Following each weekly  
table is a résumé from January 1 to date.)

MANHATTAN.			
Conveyances.			
	1918	1917	
	Sept. 13 to 19	Sept. 14 to 20	
Total No.	85	103	
Assessed Value.....	\$3,556,100	\$6,968,100	
No. with consideration.....	14	21	
Consideration.....	\$545,860	\$801,381	
Assessed Value.....	\$604,300	\$1,060,000	
Jan. 1 to Sept. 19			
Total No.	4,410	5,551	
Assessed Value.....	\$247,154,380	\$381,258,322	
No. with consideration.....	688	752	
Consideration.....	\$29,699,021	\$31,679,304	
Assessed Value.....	\$33,305,700	\$40,989,056	
Mortgages.			
	1918	1917	
	Sept. 12 to 19	Sept. 14 to 20	
Total No.	31	53	
Amount.....	\$493,520	\$1,157,518	
To Banks & Ins. Cos.....	7	12	
Amount.....	\$128,500	\$707,500	
No. at 6%.....	15	19	
Amount.....	\$265,020	\$99,354	
No. at 5½%.....	5	8	
Amount.....	\$127,000	\$63,000	
No. at 5%.....	6	16	
Amount.....	\$59,500	\$246,364	
No. at 4½%.....	1	1	
Amount.....	—	\$43,500	
No. at 4%.....	—	—	
Amount.....	—	—	
Unusual Rates.....	—	—	
Amount.....	—	—	
Interest not given.....	5	14	
Amount.....	\$42,000	\$714,300	
Jan. 1 to Sept. 19			
Total No.	1,770	2,487	
Amount.....	\$42,434,932	\$100,290,908	
To Banks & Ins. Cos.....	296	306	
Amount.....	\$20,181,647	\$59,205,840	
Mortgage Extensions.			
	1918	1917	
	Sept. 13 to 19	Sept. 24 to 20	
Total No.....	8	13	
Amount.....	\$168,000	\$872,000	
To Banks & Ins. Co.....	3	5	
Amount.....	\$92,000	\$148,500	
Jan. 1 to Sept. 19			
Total No.....	905	1,390	
Amount.....	\$60,630,549	\$92,402,800	
To Banks & Ins. Co.....	373	689	
Amount.....	\$36,044,707	\$69,928,950	
Building Permits.			
	1918	1917	
	Sept. 14 to 20	Sept. 15 to 21	
New Buildings.....	2	3	
Cost.....	\$8,300	\$1,075,700	
Alterations.....	\$126,200	\$144,100	
Jan. 1 to Sept. 20			
New Buildings.....	140	260	
Cost.....	\$7,755,350	\$25,341,700	
Alterations.....	\$7,649,869	\$10,162,259	

Building Permits.			
	1918	1917	
	Sept. 13 to 19	Sept. 14 to 20	
New Buildings.....	1	4	
Cost.....	\$10,000	\$12,800	
Alterations.....	\$6,000	\$12,150	
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	
New Building.....	390	537	
Cost.....	\$6,767,975	\$7,483,700	
Alterations.....	\$1,197,975	\$891,200	
BROOKLYN.			
Conveyances.			
	1918	1917	
	Sept. 12 to 18	Sept. 13 to 19	
Total No.....	483	378	
No. with consideration	23	47	
Consideration.....	\$164,705	\$233,916	
	Jan. 1 to Sept. 18	Jan. 1 to Sept. 19	
Total No.....	16,935	15,905	
No. with consideration	1,164	1,381	
Consideration.....	\$9,400,051	\$14,456,758	
Mortgages.			
	1918	1917	
	Sept. 12 to 18	Sept. 13 to 19	
Total No.....	245	242	
Amount.....	\$958,445	\$951,956	
To Banks & Ins. Cos..	10	35	
Amount.....	\$302,250	\$128,500	
No. at 6%.....	196	139	
Amount.....	\$527,493	\$566,430	
No. at 5½%.....	30	44	
Amount.....	\$108,750	\$206,176	
No. at 5%.....	12	28	
Amount.....	\$303,150	\$82,170	
Unusual rates.....	.....	1	
Amount.....	.....	\$2,000	
Interest not given .....	7	30	
Amount.....	\$19,052	\$95,180	
	Jan. 1 to Sept. 18	Jan. 1 to Sept. 19	
Total No.....	9,641	10,241	
Amount.....	\$32,059,363	\$42,392,827	
To Banks & Ins. Cos..	941	1,867	
Amount.....	\$5,091,490	\$14,643,332	
Building Permits.			
	1918	1917	
	Sept. 13 to 19	Sept. 14 to 19	
New Buildings.....	41	31	
Cost.....	\$198,500	\$300,100	
Alterations.....	\$91,575	\$97,830	
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 19	
New Buildings.....	2,298	2,042	
Cost.....	\$15,029,213	\$19,296,390	
Alterations.....	\$3,246,078	\$3,688,442	
QUEENS.			
Building Permits.			
	1918	1917	
	Sept. 13 to 19	Sept. 14 to 20	
New Buildings.....	54	84	
Cost.....	\$170,190	\$137,303	
Alterations.....	\$11,534	\$24,648	
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 19	
New Buildings.....	1,726	2,611	
Cost.....	\$5,889,833	\$9,062,746	
Alterations.....	\$1,112,074	\$1,288,722	
RICHMOND.			
Building Permits.			
	1918	1917	
	Sept. 13 to 19	Sept. 14 to 20	
New Buildings.....	11	12	
Cost.....	\$12,625	\$15,460	
Alterations.....	\$7,790	\$8,450	
	Jan. 1 to Sept. 19	Jan. 1 to Sept. 20	
New Buildings.....	500	442	
Cost.....	\$1,015,351	\$1,199,286	
Alterations.....	\$303,461	\$244,644	

1918  
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# Preferred Lists Clarify the Building Situation

## Pronounced Need Exists for Certain Types of Structures, While Added Facilities for Some Industries Should Be Curtailed

PROMINENT among the factors that have been acting as a retardant influence to active business conditions has been the uncertainty as to the standing of various lines of industry, especially those near the border line between the essential and non-essential. The situation has been clarified and materially improved by the publication by the Government of a full official list of industries entitled to preferential treatment. Such priority will include not only matters of draft exemption, but labor, transportation, capital, fuel supply, raw materials and other required industrial facilities.

The industries entitled to preference are specifically mentioned and classified by order of their respective importance into four classes, the first of which includes food products, direct Government work and such war activities as the production of aircraft and other military munitions and supplies. Farm implements and similar appliances come in class two, and various lines of activity are ranked in the remaining classes. This classification would seem to give a pronounced clue to the probable industrial trends of the country while on a war basis. The outlook is that further expansion in the manufacturing facilities will be approximately along the lines thus laid down; that public building will be largely confined to institutions, such as hospitals, and that residential construction will be largely housing projects for the workers in the enumerated industries and erected under federal sanction and direction.

The impressive success which has recently attended the Allies on the Western front brings into renewed prominence talk of reconstruction and preparation for greatly enlarged activities after the war is over. There does not appear to be the slightest let-up in the efforts of every concern to do its utmost toward winning the war. At the same time many of the largest and most prominent firms in the United States, including a number in the building trades and lines affiliated with the building industry, are systematically studying the reconstruction problems and endeavoring to ascertain the exact nature of the markets that will be available after hostilities cease.

Numerous authorities in structural lines have felt that it has been impossible to state in any general way what building activities are of a non-essential character, and the recent pronounced needs for additional housing facilities in many parts of the United States have emphasized the viewpoint. On the other hand, as showing how easily mistakes may occur in attempting to stimulate an industry as essential, it is interesting to note the recent advice of the United States Department of Agriculture. This department is urging upon the makers of tractors the need of more careful investigation of sales possibilities before attempting to increase their production. The investigation, it is reported, has shown that the supply of tractors is in danger of considerably exceeding the demand. Unquestionably as the war continues many such discrepancies will occur. It will become increasingly manifest that it is not feasible to insist that any one industry shall be continuously stimulated, or that another line should be permanently placed under the ban.

Building activities other than for federal requirements have for some time been quite radically curtailed. There has been more or less leeway before the demand has caught up with the supply. It is within the range of probabilities that the time will eventually come when there will appear the need of renewed building activity even during the continuance of the war.

Despite the still closer restrictions on certain types of construction which have developed during the past two weeks, the building industry as a whole is at the present time not without a somewhat more favorable aspect than has been

the case for some time previous. Many of the new contracts recently reported refer to industrial building projects, and, of course, little work is being done that is not initiated through war-time necessities, whether direct or indirect. At the same time the new needs which the present situation brings to the front combine to counteract the tendency toward idleness in the building trades. For this reason the condition is maintained on a fairly normal basis.

The uncertainties and delays that accompany building of almost every description at the present time tend to give a more unfavorable appearance to the industry than is warranted by the actual facts of the case. Building records substantiate this statement and show that in many of the large cities throughout the United States the past month has indicated gains either over the preceding month or over the longer period, represented by the figures for the corresponding months of the previous years. The decrease in the number of building permits for the month of August is reported as less than for the previous year and a half. Moreover, a large proportion of the localities covered is reported as showing a gain.

Employers in the building trades are of necessity giving considerable thought to the question of wages. Employes insist, and to a certain extent rightly so, that justice requires some advance in wage scales in order to offset the greatly increased cost of living. In this connection it is extremely interesting to consider the results of an official investigation into the subject, aimed to provide statistics instead of off-hand impressions. In this investigation special attention was given to conditions in the North Atlantic shipbuilding districts.

A study was made of about eight representative localities and tabulation was made of the experience of from one hundred to two hundred families in each of the localities studied. The greatest advance in the cost of living was reported for Baltimore, where prices have advanced nearly 57 per cent. compared with those in effect before the outbreak of the war. Next in order of advance comes Newport News, Va., where the cost of living was 51 per cent. higher than in the pre-war period. The remaining localities varied from 49 per cent. to 43 per cent. higher and from these figures it was determined that in general wage earners are compelled to expend approximately 50 per cent. more for their actual living expenses than they did before war started.

The investigation covered the outlay for clothing, both women's and men's, furniture and furnishings, food, housing, fuel and light, and miscellaneous items. Under the latter heading, items such as tobacco, liquors, cleaning supplies, amusements, etc., were included.

From the standpoint of the building trades, it is especially noteworthy that the items of housing or rentals showed in general the smallest advance of any of the expenditures mentioned in the report. Undoubtedly the comparatively small increase in rentals as compared with other items in the cost of living can be traced to the general law that real estate and rentals are relatively slow to register an advance.

### New York Society of Architects

AFTER its usual summer intermission the New York Society of Architects resumed its regular monthly meetings, Tuesday evening, September 17, at the Engineering Societies Building, 29 West 39th street. Although the meeting was the first of the season it was well-attended. Various topics of interest to the architects as well as all of the building trades were brought up and discussed at considerable length. Not the least important of the discussions was that upon the subject of the recent ruling of the War Industries Board, prohibiting the erection of non-war buildings and alterations and repairs to existing non-war structures where the aggregate expenditure is scheduled to exceed \$2,500. The outcome of this ruling, if carried into effect, will be the suspension from business activity of a large proportion of the practicing architects, not only of this city but of the country. The feeling was strongly expressed that this will constitute a hardship for which some remedy must be found at once.



# CURRENT BUILDING OPERATIONS

ALTHOUGH none but the excessively optimistic can feel that the end of the war is yet in sight, the marked successes of the Allied cause on the Western front during the past month have naturally given rise to hopes in the hearts of the building trades who are beginning to see the possibilities of relief from the chaotic conditions that have marked the history of the industry for the past year or more. The structural interests have been noteworthy for their keen desire to cast aside all selfish motives in order to further the Federal program for winning the war. Throughout the lengthy period of stress and doubt they have felt confident that at the proper time conditions in the building industry would readjust themselves in the various branches of trade and that all phases of building activity would gain by the patriotic efforts of the industry as a unit.

While contracts have recently been placed for the construction of a number of important housing projects in cities within and in close proximity to the Metropolitan district, the fact still remains that in a number of leading manufacturing centers the congestion of industrial workers is marked and rentals are soaring. The demand for small dwellings and apartments in modern multi-family houses has grown steadily and at present there are no evidences of a let-up to the stream of families seeking housing accommodations. The most efficient manner of solving this important problem is as yet undiscovered and the figures of prospective building construction planned to meet the admitted shortage, give but slight encouragement for the immediate future.

Evidence is steadily accumulating that there will be a considerable volume of new building activity just as soon as the war is ended. The importance of the reconstruction problem is a matter that cannot well be overlooked as at the present time there is a scarcity of structures that affects a wide area. The condition applies to many sections of the United States and calls for a definite plan for the erection of buildings of many kinds to meet diversified uses.

Naturally the local markets for building materials and supplies are quiet with practically the bulk of activity confined to Federal projects, direct and

indirect, and the supply of commodities for structures already well under way. There is some question yet as to the exact status of new construction, and until the question is settled the building material markets as well as the various branches of the building industry will not know just what is expected of them. Prices are well sustained in all departments.

**Common Brick.**—Business in the Hudson River common brick market has slacked off materially during the week. Sales have been almost negligible and the prospect of increased business is extremely light and this condition will probably maintain until the general building situation is clarified. Both building interests and producers of materials are as yet somewhat in doubt as to the exact intent of the recent ruling of the War Industries Board, and until the status of new construction in all of its manifold branches is finally settled, no volume of new buying activity can be expected. Common brick prices are holding firmly, however, to the \$13.50 to \$14 level that has now maintained for some weeks, and any fluctuation from these figures is not looked for at the present time. Up

river the situation is remarkably quiet. Brick producers have practically ceased loading barges owing largely to the effect of the building prohibition ruling on the local building situation, and partly to the scarcity of labor. Arrivals from up-river points have been extremely light during the week, seven barges being the total of the past seven days.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, September 20, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived; sales, 10. Distribution: Manhattan, 2; Brooklyn, 4; New Jersey points, 4.

**Lumber.**—Conditions in the lumber markets of the Metropolitan district might almost be considered favorable, as there is considerable activity in both branches of the trade. Wholesalers report a fair volume of business and the situation is generally improved owing to the manifest betterment in transportation facilities. Mill supplies, however, are limited and at the present time nothing like the volume of stock usual at this period of the year is coming into the market. The demand from yards is good and the distributors

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal).....\$2.00@ —  
Trap rock, ¾ in. (Nominal).....1.95@ —  
Crushed limestone, 1½ in.....1.80@ \$1.85  
Crushed limestone, ¾ in.....1.90@ 2.00

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft......95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft.....1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New York, per cu. ft.....3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots.....\$1.90@ —  
Less than 5 bbls.....1.91@ —

**Turpentine:**

Spot in yard, N. Y., per gal. \$0.66½@ \$0.67

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft.....63.00@ 75.00


Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —

Hemlock, W. Va., base price  
per M.....@ —

(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).....38.00@ 42.00

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have had fairly satisfactory business from manufacturing consumers. Government activity remains as the predominating factor of the buying situation. Prices are holding firmly where they are not indicating a rising tendency, and although Federal requirements have detracted from the volume of business usually current at this period of the year, the amount thus placed is on a more profitable basis and makes up for the reduced volume of business from manufacturers and building interests.

**Portland Cement.**—Practically no change has occurred during the past week in the cement situation. Aside from furnishing cement for the completion of buildings substantially underway, the producers of this material are not shipping their product for use in non-war construction. All shipments at present must be reported to the Portland Cement Association, which forwards the same to the War Industries Board. As the result of the increased cost of bags, the New York price of Portland cement to dealers, in lots of 1,000 barrels or more has been increased to \$3.20 with 25c. allowed for returned bags.

**Plaster.**—Lack of a large volume of general building construction has naturally created a quiet atmosphere in the markets for all building materials that are not generally used in industrial operations and direct Federal structural projects. The demand for plaster is almost negligible and what little activity has been possible will be further curtailed by the recent ruling prohibiting non-war construction. Plaster prices are unchanged and firm at their present levels.

**Sand and Gravel.**—Activity in these lines has slacked off somewhat during the past two or three weeks. At the present time approximately eighty per cent. of the orders for sand and gravel are coming from direct and indirect Government building projects, with the balance scattered among structures that are being completed for non-war purposes. Prices are firm and unchanged.

**Crushed Limestone.**—There is considerable life to the market and producers are working to the limit of their facilities. The greater part of the output is being diverted to direct and indirect Government work with the balance going into subway and street construction. The railroads are also important factors

in this market and their demands have been quite heavy of late. Prices are stiff and somewhat advanced from the last report. Current quotations are as follows: 1½ in., \$1.80 to \$1.85 a cubic yard, New York, and ¾ in., \$1.90 to \$2.00 a cubic yard.

**Structural steel.**—The situation in the steel market has undergone practically no change. The scarcity of the product allows none for building operations except of the most essential to the Federal plans, and it will be some time before sufficient steel is available for private construction work. In the fabricated field practically all of the output is being diverted to shipbuilding and to Government building needs. A number of substantial commitments for military and essential industrial projects have been booked during the week, but they have been for projects outside of the Metropolitan district.

**Wire Products.**—Orders for all of the 34,000 tons of black painted barb wire for the United States War Department have been placed with the mills. At the present time the output of wire and wire nails is not above fifty per cent. of normal capacity, and several of the leading mills are not operating at more than thirty-five to forty per cent. of their normal rate of production owing chiefly to the shortage in the steel supply. Government prices continue to dominate the sales of wire and wire nails.

**Window Glass.**—The demand for glass is confined generally to Federal building projects and to alteration and repair work, but there is a very small volume of buying emanating from new building sources and this is likely to be yet further reduced owing to the general curtailment of new operations throughout the country. Managers of glass factories have been notified by the Federal railway officials that east bound glass shipments must be rushed through during September because the roads will be used almost exclusively for the transportation of war materials for the army and navy, at home and abroad, during the month of October. It is recommended that glass users anticipate their requirements as far as possible. Glass prices are unchanged.

**Linseed Oil.**—There has been no material change in the oil market during the past week or so. Buying is light, but as the supply is negligible prices are firm and not likely to recede to any extent.

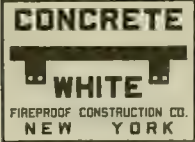
IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab .....	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in. ....	\$70.00@ —
Cypress shingles, 6x18, No. 1 ..	10.00@ —
Hearts .....	10.00@ —
Cypress shingles, 6x18, No. 1 ..	8.50@ —
Prime .....	\$5.00@ 107.50
Quartered oak .....	@ 75.50
Plain oak .....	@ 75.50
Flooring:	
White oak, quartered, select. ....	@ \$67.00
Red oak, quartered, select. ....	@ 67.00
Maple No. 1. ....	\$56.50@ —
Yellow pine, No. 1, common ..	43.00@ —
flat .....	43.00@ —
N. C. Pine, flooring, Norfolk..	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale..	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale ..	\$2.50@ —
price .....	\$2.70@ —
Eastern finishing, wholesale ..	\$15.20@ —
price .....	17.20@ —
Hydrated common (per ton)....	
Hydrated finishing (per ton)....	
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets .....	77%

B grade, single strength, first three brackets .....	77%
Grades A and B, larger than the first three brackets, single thick. ....	77%
Double strength, A quality. ....	79%
Double strength, B quality. ....	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.....	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton..	14.05@ —
Block, 2 in. (solid), per sq. ft. ....	\$0.11
Block, 3 in. (hollow), per sq. ft. ....	0.11
Boards, ¾ in. x 8 ft. ....	.12½
Boards, ¾ in. x 8 ft. ....	.16½
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.245@ —
Beams & channels over 14 in.	3.245@ —
Angles, 3x2 up to 6x8.....	3.245@ —
Zees and tees.....	3.245@ —
Steel bars, half extras.....	3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.....	—
6x12x12 in., per 1,000.....	—
8x12x12 in., per 1,000.....	—
10x12x12 in., per 1,000.....	—
12x12x12 in., per 1,000.....	—
Interior—	
3x12x12 in., per 1,000.....	—
4x12x12 in., per 1,000.....	—
6x12x12 in., per 1,000.....	—
8x12x12 in., per 1,000.....	—



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## GOVERNMENT WORK.

Advance information relative to  
operations for Federal Authorities.

**BROOKLYN.**—Niemann & Luth, 33 West 12d st. Manhattan, have the general contract for an addition to Building No. 6, at the Brooklyn Navy Yard, for the U. S. Government, Navy Dept., Lieut. J. T. Mathews, in charge, from plans prepared privately.

**NEW BRUNSWICK, N. J.**—Trowbridge & Livingston, architects, 527 5th av, Manhattan; C. M. Lowrie, town planner, 101 Park av, and Chas. R. Ward, Engrg. Corp., engineers, have completed plans for 192 workmen's houses to be erected at New Brunswick, N. J., for the U. S. Housing Corp., Otto M. Eidlitz, director. The buildings will be of terra cotta blocks and stucco, 2 stys in height. Cost, approximately \$1,000,000.

**IONA ISLAND, N. Y.**—Estimates on general contract are being taken, to close 11 a. m., September 30, for the construction of officers' quarters at Iona Island for the U. S. Government, Navy Dept., C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C., in charge. Plans were prepared privately. Cost, approximately \$18,000.

**LAKE DENMARK, N. J.**—Estimates are being taken, to close 11 a. m., September 30, for the construction of an extension to the Marine Barracks at Lake Denmark, N. J., for the U. S. Government, Navy Dept., C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C. Cost, about \$60,000. Plans were prepared privately.

**GOVERNOR'S ISLAND, N. Y.**—Plans will be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for a base reclamation plant at Governor's Island, for the U. S. Government, Gen. R. C. Marshal, Jr., Washington, D. C. Details will be available later.

**LAKEWOOD, N. J.**—George P. Morrow Allenhurst, N. J., has the general contract for a hospital barracks to be erected at Lakewood for the U. S. Government, from plans prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer.

**ASTORIA, L. I.**—The Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for the erection of a brick and frame barracks at Astoria, on the Shore rd. for the U. S. Government, Quartermaster Department, Washington, D. C. Plans were prepared privately.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### STABLES AND GARAGES.

**97TH ST.**—Louis A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick garage, 59x100 ft, at 335-337 East 97th st, for Jonas Weil et al, 5 Beekman st, owner. Lessee, Rothbart Garage Operators, Inc., 1141 Grand Concourse. Cost, about \$20,000.

**41ST ST.**—John Ph. Voelker, 979 3d av, has completed plans for alterations to the 2-sty brick garage and storage building, 14x45 ft, at 520 West 41st st, for the P. Prybill Machine Co., owners, on premises. Owner will soon take bids on general contract.

#### STORES, OFFICES AND LOFTS.

**5TH AV.**—Wm. E. Austin, 46 West 24th st, has completed plans to remodel the 7-sty brick store and office building, 28x118 ft, at 208 5th av and 1128-1130 Broadway, for Harry C. Hellenbeck, 80 Lafayette st, owner. Cost, about \$15,000. Pace & Leisinger, 37 East 28th st, have the general contract.

**76TH ST.**—Plans are being prepared privately for alterations to the 3-sty brick store and loft building, 28x102 ft, at 209 West 75th st, for Milton Schanier Co., Inc., 347 Columbus av, owner. Plans will soon be ready for estimates.

**23D ST.**—Schwartz & Gross, 347 5th av, are preparing plans for alterations to the 6-sty brick store and loft building, 78x98 ft, at 155-159 East 23d st, for the Hospital Supply Co., 55 5th av, owner. Cost, about \$25,000.

### Bronx.

#### STABLES AND GARAGES.

**137TH ST.**—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick garage, 50x100 ft, in the south side of 137th st, 300 ft east of St. Anns av, for Jacob and Isadore Kaufman, 206 Division st, owners. Cost, about \$10,000.

### Brooklyn.

#### DWELLINGS.

**51ST ST.**—Plans have been prepared privately for a 2-sty frame dwelling, 18x46 ft, in the north side of 51st st, 311 ft east of 16th av, for Harry Olsen, 1633 51st st, owner and builder. Cost, \$4,500.

**MERMAID AV.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for fourteen 1-sty frame dwellings, 13x40 ft, on the north side of Mermaid av, 40 ft west of West 24th st, for Fannie Schmulker, 2940 West 28th st, Brooklyn, owner and builder. Total cost, \$14,000.

**34TH ST.**—W. J. Conway, 400 Union st, has completed plans for a 2-sty brick dwelling, 20x100 ft, with stores, in the north side of 34th st, 280 ft east of 3d av, for John Quantalino, 117 32d st, owner and builder. Cost, \$4,000.

**WEST 19TH ST.**—C. P. Canella, 1163 Herkimer st, has prepared plans for two 3-sty brick dwellings, with stores, 40x67 ft, to be erected in the west side of West 19th st, 100 ft south of Neptune av, for Fredk D'Errico, 2810 West 19th st, owner and builder. Total cost, \$16,000.

**EAST 9TH ST.**—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 24x53 ft, in the east side of East 9th st, 100 ft south of Av J, for the Kensington Homes Corp., 614 West st, Brooklyn, owner and builder. Total cost, \$15,000.

**GLENWOOD RD.**—Richard Von Lehn & Son, 2701 Glenwood rd, have prepared plans for a 3-sty frame dwelling, 25x36 ft, at the southeast cor of Glenwood rd and Bedford av, for A. S. Von Lehn, 2701 Glenwood rd, owner and builder. Cost, \$7,000.

**EAST 9TH ST.**—Slee & Bryson, 154 Montague st, have prepared plans for two 2½-sty frame dwellings, 24x53 ft, in the west side of East 9th st, 100 ft south of Av J, for the Kensington Homes Co., 614 West st, Brooklyn, owners and builders. Total cost, \$16,000.

#### FACTORIES AND WAREHOUSES.

**WYCKOFF AV.**—C. L. Crabb, 85 Clinton st, has completed plans for a 1-sty extension to the brick shop on the south side of Wyckoff av, 230 ft east of Palmetto st, for the Brooklyn Heights Railroad Co., 85 Clinton st, owner and builder. Cost, \$2,000.

**LAWTON ST.**—Louis Allmendinger, 20 Palmetto st, has completed plans for alterations to the 1-sty brick and frame shop and stable, 30x32 ft, in the west side of Lawton st, 211 ft north of Broadway, for Gustave Schreieca, 20 Mott st, owner and builder. Cost, \$15,000.

**COLUMBIA ST.**—Kallich & Lubroth, 2210 Bath av, have completed plans for alterations to the 2-sty brick warehouse at the northwest cor of Columbia st and Congress st, for Michael Flynn, Inc., 61 Congress st, owner.

**38TH ST.**—Albert Hecht, 154 West Randolph st, Chicago, Ill., has plans in progress for a 6-sty reinforced concrete factory, 500x200x240 ft, at the southwest cor of 38th st and 13th av, for H. W. Cotton Co., Inc., 34th st, Brooklyn, owner. Undecided when bids will be called for.

**PARK AV.**—Max Hirsch, 215 Montague st, is preparing revised plans for a 3-sty brick and concrete factory building, 56x67 ft, on south side of Park av, 20 ft east of Navy st, for Alfonso Menaco, 71 Navy st, owner. Cost, \$30,000. A general contract for this building will probably be awarded without competition about October 15.

**STAGG ST.**—Tobias Goldstone, 50 Graham av, has prepared plans for alterations to the 1-sty brick factory building, 46x100 ft, in the south side of Stagg st, 59 ft east of Bushwick av, for O. Katz, 392 Bushwick av, owner. Cost, about \$2,500.

#### STABLES AND GARAGES.

**BAY 19TH ST.**—Ferdinand Savignano, 6005 14th av, is preparing revised plans for a 1-sty brick garage, 100x115 ft, in the west side of Bay 19th st, 248 ft north of Bath av, for John A. Voorhees, 1655 Cropsy av, owner and builder. Cost, about \$25,000.

**39TH ST.**—Oscar Larsen, 743 39th st, has completed plans for a 1-sty brick garage, 25x40 ft, in the north side of 39th st, 325 ft east of 7th av, for Charles Larsen, 734 39th st, owner and builder. Cost, \$2,500.

**15TH AV.**—L. A. Sheinart, 194 Bowery, Manhattan, has completed plans for a 1-sty brick garage, 100x145 ft, at the northeast cor of 15th av and 60th st, for the Kean Construction Co., 501 West 145th st, Manhattan, owner and builder.

**VANDERBILT AV.**—Cohn Brothers, 361 Stone av, have completed plans for a 2-sty brick garage, 50x99 ft, at the northeast cor of Vanderbilt and Park avs, for Rubin Cohn, 235 Park av, owner and builder. Cost, \$35,000.



**Queens.****DWELLINGS.**

HOLLIS, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for six 2½-sty frame dwellings, 17x32 ft, on Hollis and Hillside avs, for R. Cooperstein, 49 Fulton av, Middle Village, owner and builder. Total cost, \$15,000.

COLLEGE POINT, L. I.—Plans have been prepared privately for a 1-sty frame dwelling, 22x38 ft, at the southeast cor of Av G and 13th st, for Wm. Berghoff, Av E, College Point, L. I., owner and builder. Cost, \$3,500.

MASPETH, L. I.—A. Magnolin, 112 50th st, Corona, L. I., has finished plans for a 2-sty frame dwelling, 25x27 ft, on the north side of Hull av, 150 ft east of Clermont av, for Paul Kerpyc, 140 Hull av, Maspeth, owner. Cost, about \$3,000.

HOLLIS, L. I.—Peter Daly, Fulton st, Hollis, L. I., has completed plans for a 1-sty frame dwelling, 24x28 ft, on the west side of Cherokee av, 296 ft south of Hillside av, for Lydia A. Donaldson, Cherokee av, owner. Cost, \$4,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for ten 2-sty frame dwellings, 16x38 ft, to be erected on the west side of Lefferts av, 100 ft south of Liberty av, for Harry Fleit, Inc., 4404 Kimball av, Richmond Hill, owner and builder. Total cost, \$25,000.

QUEENS, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has prepared plans for a 2½-sty frame dwelling, 24x25 ft, in the west side of Queens rd, 50 ft north of Douglas pl, for H. E. Wade, Guion av, Richmond Hill, owner and builder. Cost, \$3,500.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for three 2½-sty frame dwellings, 19x41 ft, in the east side of Gleane st, 100 ft south of Warner av, for George C. Johnston, Elmhurst, L. I., owner and builder. Cost, \$13,500.

**FACTORIES AND WAREHOUSES.**

LONG ISLAND CITY.—Plans have been prepared privately for a 1-sty brick factory, 99x314 ft, to be erected at the southwest cor of Van Alst and 13th sts, for the Gould-Mersereau Co., 52 West 38th st, Manhattan, owner. H. S. Karp, 83 Sunswick st, Long Island City, has the general contract for this building.

**STABLES AND GARAGES.**

EDGEMERE, L. I.—Chas. Infanger, 2634 Atlantic av, Brooklyn, has prepared plans for a 1-sty brick garage, 52x120 ft, to be located at the southwest cor of Beach 52d st and the Boulevard, for James Roth Contracting Co., 826 Nostrand av, Brooklyn, owner and builder. Cost, \$7,500.

**Richmond.****DWELLINGS.**

SOUTH BEACH, S. I.—Daniel Stanton, Stapleton, S. I., has completed plans for a 2-sty brick dwelling, 38x52 ft, with stores, in the east side of Sand la, for Caterina Croath, South Beach, owner. Cost, about \$10,000.

WEST NEW BRIGHTON, S. I.—M. H. Meehan, 368 Manor rd, West New Brighton, has completed plans for a 2½-sty frame dwelling and storage building, 24x28 ft, at the southwest cor of St. Albans pl and Manor rd, for Chas. Meehan, 368 Manor rd, owner. Cost, \$3,000.

**FACTORIES AND WAREHOUSES.**

PORT RICHMOND, S. I.—Ed. Deppe, Dongan Hills, S. I., has finished plans for a 1-sty frame warehouse, 69x124 ft, to be located in the east side of Ferry st, 100 ft north of Richmond Terrace, for Jas. Wisley, 1833 Richmond Terrace, owner. Cost, \$5,000.

**Nassau.****BANKS.**

LYNBROOK, L. I.—Morrell Smith Far Rockaway, L. I., has been retained as architect and has started plans for a 1-sty brick and limestone bank building, about 40x80 ft, on the Merrick rd, for the Lynbrook National Bank, Joseph F. Felton, president. Cost, approximately \$40,000.

**STABLES AND GARAGES.**

BAYVILLE, L. I.—Alfred Hopkins, 101 Park av, Manhattan, has plans in progress for a farm group containing garage, cow barn, stable, cottage and greenhouse, for Ferdinand Jelke, owner, on premises. Architect will probably be ready for estimates on general contract about October 1.

**Westchester.****THEATRES.**

PEEKSKILL, N. Y.—Thomas W. Lamb, 644 Eighth av, Manhattan, has plans in progress for additions to a 1-sty brick

moving picture theatre for the purpose of increasing the seating capacity, at Peekskill, N. Y., for Marcus Loew, 1493 Broadway, Manhattan, owner. Cost, \$7,000. Bids on general contracts will soon be taken from local contractors.

**New Jersey.****DWELLINGS.**

NEWARK, N. J.—O. C. Gonnelli, 191 Market st, Newark, has completed plans for a 2-sty frame dwelling, 22x44 ft, at 478 North 9th st, for Raffele Rotondo, 575 North 6th st, owner and builder. Cost, \$4,500.

**FACTORIES AND WAREHOUSES.**

KEARNEY, N. J.—Plans will be prepared privately for the four dry-docks, probably of reinforced concrete, to be erected at Kearney, for the Federal Ship Building Corp. Details will be available later.

NEWARK, N. J.—August M. Kleeman, 908 Grove st, Irvington, N. J., has plans in progress for alterations to the brick factory building, 30x200 ft, at 12 Blum st, through to Holland st, for Mrs. Catherine Schwartzwalder, 908 Grove st, Irvington,

N. J., owner. Cost, about \$10,000. Plans will be ready for estimates soon.

MONTVILLE, N. J.—Russell G. Cory, 39 Cortlandt st, Manhattan, has completed plans for a 2-sty brick addition to mill, including boiler room, 40x94 ft, at Montville, near Boonton, for the Montville Finishing Co.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has completed plans for a 1-sty brick dye house, 50x100 ft, at 9-13 Walker st, for Francisco Santucci, 7 Passaic st, Paterson, owner and builder. Cost, \$10,000.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has finished plans for a 1-sty brick addition, 50x60 ft, to the factory at 216 Parkhurst st, for Schwartz Bros., Harrison av, Kearney, N. J., owner. Cost, \$7,000. Architect will soon be ready for estimates on general contract.

NEWARK, N. J.—E. H. Fougner, 800 Broad st, has completed plans for a 1-sty brick laundry building, 221x225x100x319 ft, at the northeast cor of Wilsey and New sts, for F. Silverman, owner, c/o architect. Cost, about \$35,000.

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**HALLS AND CLUBS.**

CAMP DIX, N. J.—F. B. and A. Ware, 1170 Broadway, Manhattan, will prepare plans for a 2-sty frame building containing lounge, canteen, auditorium and other features, with dimension of approximately 120x136 ft, at Camp Dix, for the American Catholic War Council, 30 East 42d st, Manhattan, owner. Estimates on general contract will soon be called for.

**SCHOOLS AND COLLEGES.**

BOONTON, N. J.—Wilson Potter, 1 Union sq, Manhattan, has been retained to prepare plans for a brick high school building, to contain auditorium, laboratory and 14 classrooms, at Boonton, N. J., for the Board of Education, J. C. Carter, president. Details will be available later.

**STABLES AND GARAGES.**

NEWARK, N. J.—Hy. J. Weiler, 42 Kormorn st, Newark, has completed plans for a 1½-sty brick stable, 18x25 ft, at 40 Marne st, for John Hubert, 223 Niagara st, owner. Cost, \$2,500.

**Other Cities.****Factories and Warehouses.**

POUGHKEEPSIE, N. Y.—The Ideal Tool & Machine Co., Inc., 48 South Water st,

contemplates the erection of a 2-sty brick, mill construction, factory, about 35x40 ft., at 48 South Water st, to cost about \$20,000. Details and name of architect are not available at this time.

**HOTELS.**

BOLTON LANDING, N. Y.—C. A. Patterson, 15 East 40th st, Manhattan, has been retained to prepare the plans for the club house and hotel accommodating approximately 100 at Green Island, Bolton Landing, Lake George, N. Y., for the Green Island Improvement Co., 2 Rector st, Manhattan, owner. Cost, about \$125,000. Details will be available later.

**CONTRACTS AWARDED.**

All items following refer to general contracts, except those marked "sub."

**DWELLINGS.**

NEWBURGH, N. Y.—T. C. Desmond, Newburgh, has the general contract for the construction of approximately 200 dwellings for workmen in the Newburgh shipbuilding plants, for the U. S. Shipping Board, from plans by Ludlow & Peabody, architects, 101 Park av, Manhattan.

ORANGE, N. J.—Cornelius Baker, Garfield, N. J., has the general contract for the construction of nine 2½-sty frame dwellings, 22x32 ft, on Tremont av and Tremont pl, Orange, for the Granite Realty Co., W. S. Fairchild, president, Firemen's Building, Newark, N. J., owner, from plans by Herman Fritz, architect, News Building, Passaic, N. J. Total cost, about \$45,000.

**Factories and Warehouses.**

NASHUA, N. H.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a reinforced concrete dye house, five stories in height, 227 x80 ft., for the Nashua Manufacturing Co., owner, from plans by C. R. Makepeace & Co., architects and engineers.

WASHINGTON, D. C.—The Turner Construction Co., 244 Madison av, Manhattan, has obtained the general contract for the erection of a dynamometer building, of reinforced concrete, 2 stys, 50x150 ft, at Washington, D. C., for the Bureau of Standards of the Department of Commerce, from plans by Donn & Deeming, architects. Work will be started at once.

MONTVILLE, N. J.—The J. J. O'Leary Co., 500 Bloomfield av, Passaic, N. J., has the general contract for the construction of a 1-sty brick addition to mill building, 40x94 ft, for the Montville Finishing Co., from plans by Russell G. Cory, 39 Cortlandt st, Manhattan, architect and engineer.

LAWRENCE, MASS.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of a 10-sty reinforced concrete wool storehouse, 160x170 ft, for the American Woolen Co., of Boston, from plans prepared by W. B. Knowlton, engineer.

WEST MEDFORD, MASS.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 5-sty reinforced concrete building, 100x200 ft, and a 3-sty, building 100x100 ft, at West Medford, Mass., for the American Woolen Co., Boston, Mass., from plans by W. B. Knowlton, engineer.

CHROME, N. J.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2½-sty reinforced concrete fertilizer plant, 227x101 ft, at the Liebig Works, Chrome, N. J., for the American Agricultural Chemical Co., from plans by A. H. Nickerson, engineer.

PIERMONT, N. Y.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete structure, 250x100 ft, at Piermont, N. Y., for the Piermont Paper Mills Co., owners, Jos. Beattie, Engineer. Work will be started at once.

**HALLS AND CLUBS.**

MANHATTAN.—Kolb Portable Building Co., 30 Church st, has the general contract for a 1-sty frame social center building, 80x38 ft, to be erected at the northeast cor of Canal and Essex sts, in Seward Park, for the Jewish Welfare Board, owner, from plans by Louis Allen Abramson, 220 5th av, architect. Cost, \$12,000.

**Stables and Garages.**

CENTER ISLAND, L. I.—Rogers & Blydenburgh, Babylon, L. I., have the general contract for the construction of a 2½-sty frame garage for E. H. Bromell, 82 Beaver st, Manhattan, owner, from plans prepared by William B. Tubby, architect, 81 Fulton st, Manhattan.

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## TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 35th st.

## STANDARDS AND APPEALS.

### CALENDAR.

#### HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

Special meetings as announced in the Calendar.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

### BOARD OF STANDARDS AND APPEALS.

Tuesday, September 24, 1918, at 10 A. M.

#### Petitions for Variations.

1777-17-S—26 S. William st, Manhattan.  
1779-17-S—90-94 Grand st, Manhattan.  
1782-17-S—790 Grand st, Brooklyn.  
1783-17-S—15-17 East 17th st, Manhattan.  
1785-17-S—100 Greene st, Manhattan.  
1788-17-S—14 Delancey st, Manhattan.  
1789-17-S—114 East 29th st, Manhattan.  
1791-17-S—85 Chambers st and 57 Reade st, Manhattan.

1796-17-S—158-164 West 27th st, Manhattan.

1798-17-S—261 Pearl st, Manhattan.

1808-17-S—279 Broadway, Manhattan.

1821-17-S—188-90 Greenwich st, Manhattan.

1833-17-S—Southwest corner Jamaica av and Lott av, Union Course, N. Y.

1834-17-S—200 Mulberry st, Manhattan.

1835-17-S—235 Greenwich st, Manhattan.

1848-17-S—208-210 Wooster st, Manhattan.

2078-17-S—539 Kent av, Brooklyn.

1392-18-S—106-8 West 32d st, Manhattan.

1393-18-S—106-8 West 32d st, Manhattan.

1394-18-S—106-8 West 32d st, Manhattan.

1445-18-S—406 Sixth av, Manhattan.

1447-18-S—171-179 Belmont avenue, Brooklyn.

1451-18-S—537-43 West 33d st, Manhattan.

1454-18-S—146-150 William st, Manhattan.

1409-18-S—241 Lafayette st, Manhattan.

1987-17-S—254-256 Wallabout st, Brooklyn.

2543-17-S—620 Smith st, Brooklyn.

1707-17-S—Railroad avenue & Newtown Creek, Blissville, Long Island City, Queens.

### BOARD OF APPEALS.

Tuesday, September 24, 1918, at 1.30 P. M.

#### Under the Building Zone Resolution.

1375-18-BZ—2099-2103 First avenue, 324-338 East 108th st and 331-335 East 107th st, Manhattan.

1376-18-BZ—162 Linwood st, Brooklyn.

1384-18-BZ—881-895 Macon st, Brooklyn.

1389-18-BZ—325-327 East 9th st, Manhattan.

1432-18-BZ—321-343 West 54th st, Manhattan.

1435-18-BZ—78 West 114th st, Manhattan.

1342-18-BZ—121-123 Carroll st, Brooklyn.

1343-18-BZ—119 Carroll st, Brooklyn.

400-16-BZ—117-119 West 46th st, Manhattan.

#### Appeals from Administrative Orders.

1431-18-A—1462 President st, Brooklyn.

1433-18-A—6-8 West 20th st, Manhattan.

1429-18-A—181 Sands st, Brooklyn.

1434-18-A—220-226 East 9th st, Manhattan.

1436-18-A—South side 90th st, 89 ft. east of First avenue, Manhattan.

1437-18-A—179 Franklin st, Brooklyn.

985-17-A—396-98 Canal st and 1 Lighthouse, Manhattan.

1443-18-A—317 West 133d st, Manhattan.

1446-18-A—14 Mt. Morris Park West, Manhattan.

1448-18-A—171-179 Belmont avenue, Brooklyn.

1730-17-A—204-8 East 27th st, 209 East 26th st and 369 Third avenue, Manhattan.

1731-17-A—204-8 East 27th st, 209 East 26th st and 369 Third avenue, Manhattan.

### BOARD OF STANDARDS AND APPEALS.

Thursday, September 26, 1918, at 10 A. M.

#### Petitions for Variations.

1857-17-S—14-16 Hopkins st, Brooklyn.

1868-17-S—640-44 Broadway, Brooklyn.

1875-17-S—175-7 Wooster st, Manhattan.

1891-17-S—193 Bowery, Manhattan.

1894-17-S—37 West 36th st, Manhattan.

1896-17-S—91-99 Seventh avenue, Manhattan, and 156-164 West 16th st, Manhattan.

1900-17-S—416-24 West 13th st, Manhattan.

1911-17-S—183 William st, Manhattan.

1912-17-S—31 Beekman st, Manhattan.

1915-17-S—450 East 148th st, Manhattan.

1916-17-S—103 West 14th st, Manhattan.

1919-17-S—125-131 Canal st, Manhattan.

1929-17-S—725-727 Kent avenue, corner Rutledge street, Brooklyn.

1932-17-S—615-625 Grand st, Manhattan.

1934-17-S—8-10 Dutch st, Manhattan.

1936-17-S—Corner Bridge and Fulton sts, Brooklyn.

2527-17-S—27 West 27th st, Manhattan.

2008-17-S—409 Second avenue and 235-43 East 23d st, Manhattan.

2012-17-S—148 East 50th st, Manhattan.

2013-17-S—1139 Tiffany st, The Bronx.

2016-17-S—238-40 West 50th st, Manhattan.

2026-17-S—15 Jay st, Manhattan.

2027-17-S—35-41 Park place, Manhattan.

2028-17-S—11 East 47th st, Manhattan.

2029-17-S—4 Bond st, Manhattan.

2031-17-S—860-864 Flushing av, Brooklyn.

2045-17-S—221-223 Mercer st, Manhattan.

2052-17-S—569-571 Broadway and 573-575 Broadway, Manhattan.

1579-17-S—28½-30 Front st, Manhattan.

1077-18-S—56 East 13th st, Manhattan.

(Leases, Continued from page 333)

### Bronx.

NEHRING CO., Jules Nehring, Pres., leased for Mrs. Moffer to Steve Markowitz, the building facing Cromwell and Boscobel avs.

THOMAS J. O'REILLY rented for Katherine V. Toomey the store at 991 Ogden av to S. V. MacKegney.

### Brooklyn.

CHARLES BUERMANN & CO. leased 136 Lorimer st for Mrs. S. Trumm of Spring Valley for 10 years at a rental of \$5,000 to Jacob Burko-witz.

### Richmond.

CORNELIUS G. KOLFF leased for Mr. Kelley, of Manhattan, to Emil Kaufmann the residence at 292 Bard av for a term of years.

### Westchester.

FISH & MARVIN rented for Louise B. Meigs her apartment in Alger Court, Bronxville, furnished, to Arthur K. Mitchell; for A. W. Lawrence his property at Lawrence Park, Bronxville, known as "Valleyview," to George E. Potts of New York City; for Meadowdale Co. a house in Meadowdale, Bronxville, to Justus Davis of Albany, N. Y.; for John E. R. Mudgett his apartment in Alger Court, at Bronxville, furnished, to Louise McVey of Binghamton, N. Y.; for Walter Wilder his property at Lawrence Park, Bronxville, to Mrs. J. H. Barrett of New York City; for D. B. Lawrence his property at Lawrence Park, Bronxville, known as "Elm Cottage," to Colonel Bradley Dewey of New York City; for Village Investing Co. apartments in "Brick Row," at Bronxville, to Mrs. Alfred Latimer and W. C. Langdon of Aubyn, N. Y.

TARRYTOWN.—Robert E. Farley Organization leased for Philippe Manor Co. their house on Kelbourne av to A. B. Newborn of Ossining.

YONKERS.—Robert E. Farley Organization leased for Mr. Oppenheimer his house at Nepperhan Heights, to Edward Frey; also leased for R. H. F. Halsey his house to Samuel E. Aldrich.

### Out of Town.

LOUIS SCHLESINGER, INC., leased for Edward Weiss the moving picture house at 384 Warren st, near Bergen st, Newark, N. J., to Anton F. Pekrol.

## REAL ESTATE NOTES.

BASTINE & CO., INC., have been appointed agents of the property at 307-11 West 145th st.

ALBERT B. ASHFORTH, INC., has been appointed by Jefferson estate managing agent for the property 1491 Lexington av, northeast corner of 96th st.

SPEAR & CO. have been appointed agent for the building at 160-8 Wooster st. This building, occupied by various tenants, will be altered for warehouse purposes.

WILLIAM H. WHITING & CO., as brokers, bought 42 Warren st, sold recently by Norris estate. The Douglas Robinson, Charles S. Brown Co. represented the seller.

WM. A. WHITE & SONS have been appointed agents of 263 West 54th st, a 4-sty house, bought at auction last week by Grandy Corp., which owns the adjoining piece at 263.

REALTY CONVERSION CORP., Stewart Hemingway, president, bought the dwelling 137 West 74th st, sold by Slawson & Hobbs for Theresa R. Naumberg. It will be altered into small apartments from plains by M. Joseph Harrison.

CHARLES F. NOYES CO. has been appointed exclusive managing agents for 493 Amsterdam av, 142 Lewis st, 32 Goerck st, 212 East 114th st, 320 East 103d st and 82 University pl. The latter building is now being rebuilt for business and living purposes.

NEW YORK TITLE & MORTGAGE CO. are sending out an interesting booklet on "Title Protection" to real estate owners and investors. The present title insurance policy and the old method of having an attorney give an unsupported opinion on the title is compared with the old stage coach and a modern electric vehicle.

CORNELIUS G. KOLFF, the well-known real estate broker of Manhattan and Staten Island, has been appointed a town manager by the United States Housing Commission. Mr. Kolff will go to Washington this week, where he will spend some time before being assigned to some town where the Government is carrying on housing work.

ANOTHER COURSE covering real estate and building management will be offered at the Murray Hill Evening Trade School, 237 East 37th st. Classes, which will be open this year to women, began Tuesday night. Enrollment to the course is still going on. The lectures and instructions, under the direction of the Board of Education are open to those employed in the real estate and management field.

EVERYBODY INTERESTED in real estate who wants to see the fourth Liberty Loan go over the top are asked to support financially the organization by the Real Estate Board of the Fourth Liberty Loan. Robert E. Simon, who is directing this end of the plan for the Real Estate Division, feels confident that all will help finance the preliminaries and send their contributions to the Board, 217 Broadway.

DISTRICT ATTORNEY SWANN this week announced the appointment of Theodore L. Waugh, of 15 East 11th st, as an Assistant District Attorney, to fill the vacancy made by the resignation of William Harman Black, now in charge of the Ashokan Reservoir proceedings. Mr. Waugh is a member of the Law Committee of the Democratic Committee, member of the Real Estate Board and secretary of the Inferior Courts' Committee of the Bar Association. He is giving special attention to the irregularities of several suburban development promoters disclosed by the Mayor's Committee on Taxation and Mortgage Loans. Some of these agencies operate in Manhattan under circumstances which tend to bring regular brokers and dealers into discredit.



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

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## CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such]. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest, and pay and discharge the principal of such debt when it shall become due and payable.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund, to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution and the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.

2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual instalments by direct tax or legislative appropriation," be approved?

## TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven or article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

[But the] The legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme

court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 26, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 11, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

## THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 1, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

March 22, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE.

"Shall section eight of Article seven of the



Constitution prohibiting the sale and leasing of the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands.

§ 7. When private property shall be taken for any public use, the compensation to be made

thereof, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed wholly or partly, against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

SIX

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof shall be deprived of his vote by reason

of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY,

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

SEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the



[L. S.] *city of Albany, this first day of July in the year one thousand nine hundred and eighteen.*

FRANCIS M. HUGO,  
Secretary of State.

#### EIGHT

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. *The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.*

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 1, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### NINE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State

#### AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTMENT OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining [ ] by proper proofs [ ] the [citizens] electors who shall be entitled to the right of suffrage hereby established [ ] and for [the] their annual registration [of voters]; which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the county during each of the regular days of registration on account of their occupation. [ ] but voters] Electors not residing in such cities or villages shall not be required to apply in person [ ] or registration at the first meeting of the officers having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### TEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### ELEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

the first day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows: § 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empaneling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidence of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of the senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE



## CONSTITUTION, RELATING TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (If the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases: Changing the names of persons. Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands. Granting any state lands, or any interest therein.

Locating or changing county seats. Providing for changes of venue in civil or criminal cases.

Incorporating villages. Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money. The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENABLE THE LEGISLATURE TO GIVE GREATER

## CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (if the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation, assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient. [the] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (If the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] in counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (If the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Assembly concur), That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil

divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war;

2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine Islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (If the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur),



That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

# STATE OF NEW YORK, IN SENATE

April 5, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

# STATE OF NEW YORK, IN ASSEMBLY

April 9, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

# STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

Albany, July 1, 1918.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

# SIXTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

# STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

Albany, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

# AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS. Section 1. Resolved (if the Senate concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such cases with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

# STATE OF NEW YORK, IN ASSEMBLY

March 28, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

# STATE OF NEW YORK, IN SENATE

May 8, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

# STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

Albany, July 1, 1918.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

# SEVENTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

# STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

Albany, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

# AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (if the Senate concur), That section seven of article seven of the constitution be amended to read as follows:

Forest preserve. § 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

# STATE OF NEW YORK, IN ASSEMBLY

April 10, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

# STATE OF NEW YORK, IN SENATE

April 12, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

# STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

Albany, July 1, 1918.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

# EIGHTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

# STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

Albany, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

# AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization theretofore, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual installments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]



## Fly Real Estate Flag in Liberty Loan Drive

### Realty Division Adopts Emblem for Subscribers of One-Half of One Per Cent. of Property Assessments

THE flag decided upon by the Real Estate Division of the Fourth Liberty Loan drive to mark the properties throughout the City, the owners of which have subscribed one-half of one per cent. of the assessed value through the Real Estate Committee, is a beautiful emblem made of bunting of Red, White and Blue. This idea of having a distinguishing flag to show that property owners were backing up soldiers "Over There" in a hundred per cent. manner, was the suggestion of Mr. Laurence McGuire, President of the Real Estate Board, and was enthusiastically adopted last week by the Loan Drive Committee, of which Mr. Alfred E. Marling is chairman. The Record and Guide today prints the first picture of this flag, the design of which was made by Mr. Robert E. Simon and adopted at a meeting, on last Thursday, of the committee which had been appointed for this purpose.

In the original design the triangular field is blue, with the letters "R. E." in white. There are seven stripes, four of which are red and three white. It is expected that the flag will be flown on all buildings of which the owners, lessees or occupants subscribe, through the Real Estate Division, one half of one per cent. of the assessed value of the building. The slogan of the Real Estate Loan Drivers will be "Fly the Real Estate Flag."

The flags can only be obtained upon order from the Real Estate Division Headquarters in the rooms of the Real Estate Board, at No. 217 Broadway. The committee will give to each subscriber a paper representation of the flag, similar to the designs adapted for



HONORARY EMBLEM,  
Real Estate Division Fourth Liberty Loan.

display in windows to show participation in previous bond drives. But if subscribers desire a bunting flag to fly outside of buildings, they can obtain them from the committee, which will have a stock on hand, at a small price.

Determined to not only reach its quota of \$2,500,000, but to exceed it as it did in the third loan campaign, the Real Estate Division of the Liberty Loan, of which Alfred E. Marling is the energetic chairman, will start today and keep going until the end of the campaign, three weeks hence.

A list of possible subscribers has been prepared and tabulated upon cards, and these have been distributed among the team captains, who will in turn distribute them among the workers comprising the various teams. The team captains and their teams will assemble this morn-

ing at the headquarters of the division in the rooms of the Real Estate Board, 217 Broadway, where they will be addressed by Chairman Marling and then sent out on their mission.

Chairman Marling will be at the headquarters of the division every day to receive the reports of the team captains, to offer suggestions and to give advice on all matters brought to his attention by the captains and the men comprising their teams.

Each day's subscriptions will be tabulated and the figures shown on a large blackboard in the division headquarters, so that the workers can see just what is being done and how well they are succeeding in reaching the quota allotted to the division. There will be a clerical force and all necessary material for solicitors.

By ALFRED E. MARLING

AS Chairman of the Real Estate Division of the Fourth Liberty Loan Committee, it is a great pleasure to testify to the splendid preliminary work which has been done by the Steering Committee, of which Mr. Robert E. Simon is chairman.

A careful list of possible subscribers has been pre-

pared, the names tabulated upon cards, and these have been distributed among the various Team Captains. Everything is in readiness to make a vigorous start for the Drive on Saturday, the 28th of September.

The Committee has been greatly encouraged by receiving in advance a number of substantial subscrip-



tions, which is a good augury, pointing to what we hope will be a splendid success in securing not only our full quota of \$2,500,000, but much in excess of that sum.

Another encouraging feature is that a number of Savings Banks in the City, who are large investors in mortgages on New York City property, have indicated their willingness to subscribe for the Liberty Bonds through our Division.

The very novel suggestion made by Mr. Laurence McGuire, President of the Real Estate Board, that property owners subscribe to the Bonds on the basis of one-half of one per cent. of the tax valuation of their

property, has been very favorably received, not only by the team workers but by many property owners. The Committee has arranged for a suitable flag bearing the initials, "R. E." (Real Estate), which indicate, when placed upon a building, that the owner of that property has subscribed his quota to the Liberty Loan, based on the tax valuation of the property. The cost of these flags is, small \$1.00, large \$2.25.

We start the Campaign well organized, with a competent and energetic Committee and devoted and industrious team workers, and there should be but one result of our efforts, namely, complete success.

By JOHN PRICE JONES, Assistant Director of Publicity

**I**F there is any one event for which Americans have devoutly prayed, it is for the day when the rule of the Unspeakable Turk should come to an end.

That day is drawing near—it may be nearer than the

The United States is not directly at war with the Ottoman Empire; but we are at war with Germany, the Sultan's aide, instigator and abettor. But for our success at Chateau Thierry, at the Marne and at St. Mihiel, the magnificent advance of General Allenby in Palestine, bringing about the extinction of two Turk armies and the capture of 25,000 of the soldiers of the Sultan, might not have been accomplished.

Certainly but for the work of the Americans in France the Kaiser would have been able to send help to his blood-brother of the Bosphorous, so that General Allenby's victory at best would have been less complete.

Americans believe that true Christianity and Liberty go hand in hand, that the terms are interchangeable. For that reason many, while giving thanks for the

discomfiture of the Turk, and praying for a speedy release of the Armenians, will call the Liberty Bond the Christian Bond. They will see season for subscribing to the Fourth Liberty Loan with renewed zeal, and they will subscribe more abundantly.

It is not only at Ephesus that one may fight wild beasts; and the loins may be girded for a distant fray.

In the Third Liberty Loan the Building and Allied Trades of New York gave to their country a working capital of \$6,432,000. Consider the things the Government can do with that sum!

Buy two destroyers, two 16-inch naval guns, maintain at sea for one year two first line battleships, buy two Eagle class submarine chasers and 580 depth bombs. Or,

Establish 12 base hospitals, each with 1,000 beds, and provide anti-smallpox vaccine for 3,000,000 soldiers, anti-typhoid inoculation for 1,998,000 men, and bandages for 400,000 wounds.

## Rate of Equalization Not Changed

**P**RESIDENT CANTOR of the New York City Tax Board attended a meeting of the State Board of Equalization in Albany on Tuesday, the 24th, in behalf of the city. He contended that the assessments in the five boroughs were fully equal, except in isolated cases, to the market value, and demanded that the Board of Equalization should take cognizance of that fact. With Mr. Frank J. Bell, Chief-Deputy of the Tax Department, he produced figures before the board showing the actual consideration received for property sold at private sales and also the sum realized at foreclosure and executor's sales to support his contention. These figures show that in the Greater City there were 2,056 voluntary sales, 709 executor's sales and 1,377

foreclosures, with a percentage of 100.7 of the assessed valuation.

Members of the State Tax Board contended that they had information which showed an under-assessment generally, but produced no figures to sustain the statement, the effort being on the part of President Cantor to increase the assessment from 94 per cent. in Manhattan last year to 100 per cent. so as to decrease the amount of the state tax which the boroughs have to pay. State Treasurer Wells and State Comptroller Travis were active in their support of the city's contention, but the rate of equalization was not changed, the rates being: Manhattan, .94; Kings, .93; Bronx, .93; Queens, .89, and Richmond, .89.

## Winners in Realty Board's Golf Tournament

**A**T the Real Estate Board's Golf Tournament, held Sept. 26, at the Arcola Country Club, the following were Prize Winners:

President's Cup. First 18 holes net. R. C. Faber, 81—5—76.

Ashforth's Cup. 36 holes net. H. C. Richard, 169—10—159.

Richard's Cup. 36 holes net. B. M. Fellows, 192—40—152.

MacManus's Cup. 36 holes net. Ephraim Bass, 197—44—153.

Class A. Best gross 18 holes. R. C. Richard, 81.

Class A. Best net 18 holes. R. C. Faer, 92—14—78.

Class A. Best gross selected 36 holes. C. A. Woodruff, 79.

Class A. Best net selected 36 holes. B. M. Phillips, 85—5—80.

Class B. Best gross 18 holes. J. H. Ward, 94.

Class B. Best net 18 holes. E. E. Zittel, 95—18—77.

Class B. Best gross selected 36 holes. B. M. Fellows, 84.

Class B. Best net selected 36 holes. W. H. Peckham, 87—9—78.

Class C. Best gross 18 holes. Ephraim Bass, 101.

Class C. Best net 18 holes. S. H. Tyng, 101—23—78.

Class C. Best gross selected 36 holes. F. D. Kalley, 95.

Class C. Best net selected 36 holes. J. F. Brennan, 96—12—84.

Guest, 18 holes net. Faulkner Hill, 102—22—80.

Guest, 36 holes net. E. P. O'Reilly, 191—40—151.



# Building Trades Working for Record on Loan

Chairman Otto M. Eidlitz Makes Stirring Appeal For Extra Effort  
On the Part of Every Man in the Business

**F**RIDAY afternoon, at the Building Trades Club, the final preliminary meeting of the Building and Allied Trades Committee for the Fourth Liberty Loan was held. This meeting was attended by the chairmen of all of the sub-committees representing the building industry and enthusiasm rang high to make the drive magnificent success as far as the structural interests were concerned. Justice Charles Guy of the Supreme Court and D. D. Ballin of Harris, Forbes & Co., bankers, addressed the meeting and impressed upon all present the urgency of a high resolve and sustained effort in order to assure success.

The various trade committees that are working under

the direction of the Building Trades Committee have been organized for some time and their individual members have been carefully rehearsed in what is expected of them during the campaign. The canvass cards are out and each member has the list of concerns he is expected to solicit and whose subscription he will be expected to turn in.

With all of the preliminaries of the drive arranged the building industry will get off to a flying start at the first moment of the campaign, with every confidence that at its close the building trades will again be in a position to report a total subscription well above their allotted quota.

By OTTO M. EIDLITZ.

**N**OW that our boys are making a forceful impression on the other side, and General Pershing has asked for supplies and munitions in a way that will strain every resource of our country, and it really begins to look as though the Hun will get his just deserts, namely, annihilation; it is of paramount importance that all of our citizens, despite the numerous handicaps from which they are suffering, should once more show their patriotism by getting behind the Fourth Liberty Loan, so that the war necessities for the Army and Navy may be met by the Government.

The drain upon the public purse for the extraordinary supply of munitions of every conceivable kind that are required to make victory assured, makes it an imperative duty on every one of us to come to the front and to do our uttermost for the Fourth Liberty Loan. I know that as the war continues the building trades particularly will be greatly affected. In some instances already their business has almost entirely disappeared. Still, this is the time when each and every one of us must settle with his individual conscience whether or not he can refrain from making additional sacrifices for those who are fighting on the other side the real battles for liberty.

To do justice to the building trades in this Fourth Liberty Loan lies very close to my heart, and I know that those who have accepted the chairmanship of the various committees identified with the building industry will spare no effort in order that the desired result may be attained. I say to each and every one of these chairmen that I have the greatest confidence in their sustained effort, and that they and their committees will once more devote to the work that personal enthusiasm which is the only guarantee of ultimate success.

After the excellent showing the building and allied trades made in the three previous Liberty Loans no one can doubt that the members of the industry have the true spark of patriotism. Their colleagues in Washington are impressed as never before that now is the great opportunity to force a complete victory on the other side, but to accomplish this the sinews of war must be furnished by the citizens of the United States. Despite the serious industrial situation I feel sure that with an extra effort on the part of the building trades the final result of the forthcoming drive will be better than ever before.

## Proposal To Advance Commission on Rentals

**A**T a meeting of the Ethics Committee of the Real Estate Board held on Tuesday at the board rooms, 217 Broadway, Albert B. Ashforth presided, and the other members of the committee present were Lawrence B. Elliman, J. Sharp, Thomas J. McLoughlin, Thomas Hovenden, F. D. Kally, and N. A. Berwin.

A suggestion that the commission for rentals should be increased was made and fully discussed. When the board made effective new commission rates on sales, last January, it was not deemed necessary to change the leasing commission rate, but the general advance in living as well as business operating expenses, and the fact that brokers are not making many sales these days, was advanced as the reason for asking the increased leasing rate. Those who took part in the discussion were representatives of the following real estate firms: Douglas Robinson-Charles S. Brown Company, Horace S. Ely & Company, Cruikshank Company, Charles F. Noyes Company, M. & L. Hess, Slawson & Hobbs, Wood-Dolson Company, Duff & Conger, C. Clarence Davies, Carstein & Linnekin, William & Bryan, and DuBois & Taylor.

It was unanimously decided to recommend to the Real Estate Board at its next meeting, on October 8th,

that the rental commission be advanced fifty per cent. over the present rate, on leases negotiated in Manhattan, Bronx and Brooklyn.

Mr. Albert B. Ashforth, Chairman of the Ethics Committee, said yesterday: "Personally I do not feel that an increase in the existing commission rate was good policy, and so stated to the other members of the committee, but I was open to conviction and after listening to the other members who told of the great increase in the cost of living, of increased business operating expenses, and of the falling off in sales because of war conditions, I came to the conclusion that an increase is necessary and was glad to see the proposition go through unanimously."

"When the board made effective on January 1st a new commission rate on sales, changing the old rate of one per cent. to two and one-half per cent. on sales up to \$40,000, and one per cent. on transactions above that amount, there was little objection on the part of real estate owners who paid the new rate without protest. Of course the action of the Ethics Committee is subject to review by the board as a whole, the committee merely making a suggestion."

If the board adopts the recommendation of the committee at its meeting on October 8th the new rate will become effective on November 1st.



# Bill Before Congress Affects Title Companies

## Can Now Include Interest Paid on Mortgage Indebtedness as Part of Expenses—Proposed Measure Will Stop This

THE public relations of real property were emphasized at the meeting of the Advisory Council of Real Estate Interests, held at luncheon in the Bankers' Club on Wednesday. The presidents and financial officers of the principal real estate owning and lending institutions of New York were agreed that public credit and private welfare alike demand the same care for the conservation of real property as is obtained for more liquid investments. Chairman Alfred E. Marling presided.

One matter of particular importance was presented by Walter Lindner, Esq., chairman of the law committee. The report was approved and the committee requested to urge the necessary action by Congress, endeavoring to obtain concerted action by the Chamber of Commerce, the Merchants Association, the Real Estate Board, and also by such national organizations as the National Association of Real Estate Boards and the National Association of Building Managers, and their constituent organizations. The report is as follows:

The Committee on Law and Legislation at a meeting held on September 24, 1918, considered the pending revenue bill now before the U. S. Senate. Your Committee believes that the subject to which attention is called herein is of peculiar importance to corporations owning real estate and believes that it should be presented to the Finance Committee of the Senate without being complicated by arguing other subjects which also affect other corporations or businesses.

Under the act of September 8, 1916, as amended by the Act of October 3, 1917, a domestic corporation has been allowed to deduct, pursuant to subdivision Third of Section 12, the amount of interest paid within the year on its indebtedness to an amount of such indebtedness not in excess of the sum of the capital stock and one-half of its interest bearing indebtedness then outstanding, with the proviso, however, that in the case of indebtedness wholly secured by property, tangible or intangible, the subject of sale or hypothecation in the ordinary course of business of such corporation as a dealer only in the property constituting such collateral, or in loaning the funds thereby procured, the total interest paid within the year or any such indebtedness may be deducted as part of its expenses of doing business.

Under this proviso, corporations dealing in real estate in the ordinary course of their business have claimed the right to deduct as an expense of their business, interest paid on mortgage indebtedness secured by real estate, even though they had not assumed payment of the principal debt, which may have been incurred by a previous owner of the property. In such a case, the debt, as distinguished from the lien, is not legally chargeable against the owner of the property, unless it has been assumed.

The pending bill in Section 234, subdivision (a) paragraph (2), changes the principal rule regarding allowance of interest to domestic corporations, by allowing to be deducted from income "all interest paid or accrued within the taxable year on its indebtedness" \* \* \* and omits the proviso relating to allowance, in addition, of other indebtedness secured by collateral. The result of the adoption of this rule would work very great and unfair hardships upon this type of corporations, and also upon manufacturing and business corporations which own their factories or places of business. It is the exception and not the rule, that the present owner of the land be liable on the principal bond. Up to the present, real estate corporations have relied upon the proviso above mentioned to permit them to deduct mortgage interest from gross income, for the purpose of arriving at net income.

This has been just, for the capital represented by the mortgage debt is, in essence, no more a part of the operating capital of the corporation owning the equity in

the land, than such capital would be if the corporation had made the mortgage bond or assumed payment of the debt. The true income of the corporation resulting from its ownership of the property cannot be ascertained without deducting the interest payments. All corporations of this type have been capitalized with reference to the equities they own, without regard to the mortgages owing against their properties.

Until the present time these corporations have been doing business and adjusting their affairs upon the basis of the proviso above quoted. The bill as now proposed, would change the rule so as to retroact to January 1, 1918, without opportunity for readjustment, and nothing could be done now to counteract that result. This is unfair, and would prove disastrous to many large and small corporations. Moreover, it is doubtful if much can be done to counteract it for the future.

It is suggested that in order to obviate the difficulties here pointed out that the bill be amended by making paragraph (2) of subdivision (a) of Section 234, which provides that deductions may be allowed to corporations from gross income, read as follows:

"(2) All interest paid or accrued within the taxable year on its indebtedness *and on encumbrances upon its real property*, or, in the case of a foreign corporation, the proportion of such interest paid which the amount of its gross income from sources within the United States bears to the amount of its gross income from all sources within and without the United States ( ); *provided that in the case of interest on encumbrances the amount of encumbrances on which interest may be deducted shall not be in excess of the fair value of such real property.*"

The words italicized are new matter suggested by your committee.

It must be noted that, under the statute as now existing and under the bill as proposed, corporations owning real estate which is not regarded as the subject of sale or hypothecation in the ordinary course of their business, are not entitled to deduct as an expense, interest paid on mortgages affecting such real estate where the corporation has not made or lawfully assumed the mortgage debt. This affects real estate owners who are investors, and manufacturing and mercantile corporations owning their factories or places of business, who often purchase them subject to mortgages, which they do not, and really should not, assume.

To amend the bill as suggested would carry out the intent of the framers of the present bill, as they evidently desire to abolish the present limits affecting the deduction of interest on corporate indebtedness; but have lost sight of the necessity of preserving the benefits of the proviso above mentioned, with regard to real estate corporations, while investors, manufacturers and merchants who own their factories and places of business have been and would remain at a great and unjust disadvantage.

The report of the committee was adopted.

Chairman Albert G. Milbank, of the Council's committee on taxation, reported on the progress being made in the effort to complete and bring down to date the studies of the Mills joint legislative committee in 1916. The work is in charge of trained economists and statisticians of wide reputation. Data necessary to warrant bill drafting is being obtained.

The report of the executive committee was presented by the Secretary, Leo Day Woodworth, and summarized the many activities of the Council particularly in matters of public finance, taxation and the special problems of war revenue legislation. Rulings of the treasury department on deductions for depreciation have received special attention. The certainty of increased cost of government was considered as distinguished from the question of enlarging budgets. Attention is called to the following statement:

"The general purpose of the Advisory Council has always been the conservation of real property. Its

(Continued on page 359.)



# Real Estate Board Outlines Budget Economies

Public Hearings Before Board of Estimate Begin October 15, and Suggestions Are Offered for Saving Taxpayers' Money

**P**UBLIC hearings on the Tax Budget for 1919 will be held at the City Hall on Oct. 15, 16, 23 and 24.

"New York City's share of the estimated expense of the Federal Government for the coming year is \$10,000,000,000 or about \$1,500 each for every individual in greater New York. Twenty-five per cent. of the expense of the United States must come from this section and seventy-two per cent. of the expense of the State government.

"These facts should be placarded in front of the Board of Estimate as they sit to make the city budget for the coming year," the Real Estate Board declared yesterday, in its last statement on the budget.

The Board submitted a list of departments and bureaus where great economies can be effected without in any manner impairing the efficiency of the municipal government. There are many more or less ornamental functions of government especially in the line of investigation and research whose activities might properly be suspended during the period of the war. The Board continues:

"The property owner and the rent payer are asked to limit themselves to the actual necessities of life, and it is even proposed to do away with non-essential industries, so that every emergency of the people may be conserved for the successful prosecution of the greatest war the world has ever known.

"Is it too much then for the taxpayer and the rent payer to ask that the bureaus and commissions whose principal work is the preparation of columns of statistics and elaborate reports, the printing of which would be expensive, be abolished or at least suspended during the period of the war? At the present time the Municipal Civil Service Commissions is an unnecessary branch of government.

"All vacancies should ordinarily be filled by transfers and not by new appointments and if new appointments must be made they can be made by selection, after examination, by the heads of departments. The several heads of city bureaus and departments could also certify to their own payrolls.

"The Real Estate Board has from time to time called the attention of the Board of Estimate to the constantly increasing item of rentals. In 1914, before the municipal building was fully rented, the amount appropriated for rents was \$720,000. Last year it was \$1,064,487.59.

"The reason given for the enormous expense incurred in erecting the municipal building, \$22,000,000, was that there would be a tremendous saving in rentals. The amount appropriated for rentals now is within a few dollars of the amount appropriated yearly before the municipal building was occupied.

"The expense of the Board of Estimate and Apportionment should receive the most careful attention. This has increased from \$100,000, in 1906, to \$558,000 in 1918. The Real Estate Board depreciates wholesale dismissal of faithful city employees and appreciates that city employees should be well and sufficiently paid, but it feels that now when great economies can be accomplished by merely failing to fill vacancies the city authorities should improve the opportunity offered.

"By suspending the activities of the Tenement House Department, the Civil Service Commission, the Commissioners of Accounts, the Public Recreation Commission, the Social Activities of the Department of Charities, and the Board of Health, the Bureaus of Investigation and Statistics in the Comptroller office, the Municipal Reference Library, the permanent census board, millions of city money can be saved.

"By abolishing the City Chamberlain's office, the Department of Markets, the Board of Inebriety, the Court House Board, the Board of Water Supply, the Munic-

ipal Art Commission, the College of the City of New York, Hunter College, the special courses and tads of the Department of Education, the Parole Commission, the Central Purchase Committee and the exercises of rigid economy in the items of miscellaneous expenses which last year amount to \$2,365,876.81, millions more can be saved.

"The Real Estate Board realizes that legislation will be needed to carry out many of these reforms but the next Legislature would not hesitate for a moment if the request is made by the city administration. Many other bureaus and departments should be consolidated, such as Weights and Measures and Licenses, administrative departments of Parks and Libraries, Charities and Corrections.

"During the period when the Government needs the services of every engineer, the engineering work of all boroughs could be placed in charge of the chief engineer of the Board of Estimate and his able assistant, both of whom are beyond draft age, and the activities of the Topographical Bureaus ought to be certainly suspended until after the war. There should be no more passenger motor service. Legislation should be sought so that only privates and non-commissioned officers should receive from the city the difference between the army pay and their former salaries.

"There are 471 court attendants, many of whom are within the draft age. Vacancies in this branch of city service should not be filled and the Board of Estimate can, we think, successfully seek legislation giving it absolute control of all salaries paid in the courts and in county offices. We are entering upon a period of great financial stress that will not end with the war. Local municipal government has almost disappeared in Europe and the entire financial resources of the country are placed at the disposal of the Central Government.

"The agencies for the protection of life and property, the education and safe guarding of children, and the tribunals for the adjudication of disputes and the punishment of crime must be maintained and fully supported. So must also hospitals and institutions for the poor, and those mentally and physically defective, but beyond this the government should be as simple and as inexpensive as possible.

"If a modification of the terms of the franchises of the operating subway companies, so as to permit a higher passenger rate, will obviate the necessity for a twenty-three point increase in the 1919 tax levy, such modification should be made at once.

"There are hundreds of thousands of transients, and residents of other communities, of other States, now riding in the city subways partially at the expense of rent payers and taxpayers. Even in normal times the operating companies would lose in transporting citizens of Yonkers, Mount Vernon and New Rochelle to Coney Island, but with the present increased cost of every element of operation every individual transaction of transportation from adjacent territory is at a loss. With the minimum wage for unskilled labor between \$4 and \$5 a day the ordinary passenger is far more able to pay the increased cost of operation than the property owner. The Board of Estimate should take the matter up at once and save 23 points in the levy.

"There is one item of possible saving about which there can be no question, and that is the appropriation for motor service. At least \$100,000 yearly can be saved by suspending motor service for city officials during the continuance of the war. The use of passenger automobiles for all but war purposes has entirely disappeared in Europe. In the city of Copenhagen, for instance, there are but two in use. One is for the King and the other for the Foreign Minister. There is no more reason for the city to pay for bringing an official to and from his work than to perform the same service for a private citizen. A small increase in fares in the subways at least, and the suspension of motor service would save 23 points in the levy.



# Harlem Records Installed in Public Library

Bought From Riker Estate by Title Guarantee and Trust Company  
and Now Turned Over to City

THOSE interested in the history of Old New York and those owning property in what was known as the Old Town of Harlem, have been disturbed numerous times during the past twenty years by rumors of disclosures that might be made some day, were it possible to secure access to the old records of the Town of Harlem.

It was stated that if the contents of these records could be brought to light, much Harlem property would change hands but that the Title Guarantee & Trust Company, in its efforts to protect itself under policies issued to present holders of Harlem property, had secured these records and transported them out of the State.

This mare's nest has been disposed of finally for the Harlem records in toto have been presented by the Title Guarantee & Trust Company to the New York Public Library and are now temporarily on exhibition in six glass cases in room 113 on the first floor of the Library Building at Fifth avenue and 42nd street, directly opposite the main Fifth avenue entrance.

The story of the Harlem records is as follows: James Riker, the well known author of Riker's History of Harlem, unearthed these records in the cellar of the old Harlem Library where they had long lain forgotten in a very much mutilated condition. He carefully repaired them and had them translated by the Rev. Cornelius Westbrook. In later years, evidently, he had frequent occasion to revise the earlier and far from perfect translation. From these books, Mr. Riker wrote his History of Harlem and the books became a part of his estate.

In speaking of the connection of the Title Guarantee & Trust Company with the records, Mr. Clarence H. Kelsey, president of the company, says:

"We bought them from the Riker estate, influenced by the statement that they contained much that would tend to disquiet titles in that part of the city. A careful study of them showed that they had practically no real estate value whatever and, above all, nothing that in any way affected the title to the present holders of property in Harlem.

"The general public, however, has suspected constantly that we were concealing the contents of these books for our own purpose, while, as a matter of fact, we simply refused to get them out every few days for some troublemaker to paw over. In the Library, they will be in a position where any suspicion of this kind may be laid at rest and where, under proper supervision, they can be examined by the people who want to see them."

As the sum paid by the Title Guarantee & Trust Company for these books was represented by five figures, their gift to the city is one of considerable importance.

The records consist of nine small thin volumes, written in Dutch, The Original Records of the Old Village of Harlem, and form the nucleus of the collection. These contain not only the real estate transactions, but wills, surveyors' reports, auditors' accounts, and lawsuits, many of the latter of the most trivial nature.

Everything of interest in the simple annals of the village was entered here; from the important announcement that "This day, 10th August, 1673 New Style, have the Holland and Zeeland fleets captured the fort at N. York \* \* \* and the City obtained the name New Orange," to the brief memorandum of the Town Clerk, "Set hen to brood, 15th July, 1675."

The first entry bears the date of January 13, 1662, and is in the handwriting of the first town clerk, Dr. Johannis de La Montagne. Strangely enough, no records seem to have been kept before this date, although the "New Village or Settlement at the end of the Island" had been authorized by Stuyvesant and the Council, March 4th, 1658.

The reasons given by the Governor for the establishment of the village sound prophetic: "For the further

promotion of agriculture—for the security of this Island \* \* \* as well as for the further relief and expansion of this City Amsterdam in New Netherland," reads the proclamation. As Wall Street defined the North boundary of Manhattan, and as the new village was to occupy "the end of the Island," there remained a considerable area for expansion. The City Fathers of 1658 took a long look ahead.

Montagne kept the records for ten years. Following his death in 1672, Hendrick Jansen Vin kept them until 1684, when he too died. Vander Vin's entries are written in a beautiful clerkly hand. His columns of figures, regular, neat and accurate, will compare favorably with a bank ledger of to-day. No doubt Hendrick cut his own quill pens and made his own ink from the iron fillings gathered around the village smithy and steeped in a brewing of nut galls. His work still lives, vivid and clear. The aniline inks of to-day will hardly look as well two hundred and fifty years hence. Under Vin's successor was Jan Tiebout, a Fleming by birth, "late School Master at Flatbush." He served the town from January, 1685, until 1699, with the exception of the year 1690-1691, when Guliaem Bertholf took his place.

In September, 1699, Adriaen Vermeule became town clerk and held this position until 1708, when he was released from his duties at Harlem to take the position of "Reader" at the Church in Bergen, now part of Jersey City. Vermeule's records are also beautifully written. Marcus Tiebaut succeeded Vermeule in his secretarial duties until May, 1711, when Captain Charles Congreve, an Englishman, took up the town clerk's work. He reported the town meetings and minor matters until 1713, his entries being in English, naturally.

From this time forward the entries are irregular and scattering. The explanation for this is to be found in the fact that real estate records, wills, contracts, &c., were required to be entered in the various offices in the City of New York.

Another small paper-covered volume contains the New Harlem Deacon's Books. The first book "begun 26 July, 1672, by Mr. Joost Van d'Oblinis, with Daniel Tournour extends to August 28, 1675; then the records are missing until April 22, 1685. They end July 2, 1694. The earlier book, begun by the Deacons, seems to have been kept up by Vander Vin. The last book is in the handwriting of Jan Tiebout. The latter book is much mutilated.

There are useful and valuable topographical maps of the Netherlands and many note books filled with extracts from French and Dutch works in the collection, as well as copious extracts from early American sources, some of them not elsewhere available. All the data on which Riker founded his "Annals of Newton" will also be found here, also much research into Long Island family history, including copies of Town and Church Records.

All of this material, while it is of enormous value to the history of our city, would be completely lost in one of the city offices. In the custody of the New York Public Library it will be made available for the student.

**A.** N. GITTERMAN, Chairman of the War Garden Committee, has made a report of the work accomplished this summer to the Department of Parks, which is exceedingly interesting. The report says:

"The area under cultivation for War Gardens has shown an increase of 70% over the 900 operated last year. This year's total is 1,550 gardens, exclusive of the backyard gardens, which are 600 in number.

"This leaves 800 that were capable of cultivation, of which over 500 are now in use and have produced value of \$22,385.



# Contractors Organize National Association

Builders Call Convention to Meet in Chicago November 20 and 21—  
Action Follows Temporary Organization

FINDING the organization of the contractors of the United States in a representative national association "necessary and feasible," the temporary executive committee, formed to create such an organization met in the rooms of the General Contractors' Association, 51 Chambers street, New York, Monday and Tuesday of this week and planned to issue a call to all general contractors to attend a national convention to be held in Chicago, November 20 and 21, at which meeting it is proposed to perfect the organization of a national association.

D. A. Garber, president of the Northeastern Construction Co., of New York, was chairman of the temporary executive committee meeting, and H. D. Hammond, of the Engineering News-Record, acted as secretary. Noble F. Hoggson, of Hoggson Brothers; J. W. Cowper, of Buffalo; E. J. Thomas, of Memphis; M. D. Smith, of Detroit, and N. H. Mayo, of Boston, made up the balance of the members at the meeting. C. A. Crane, secretary of the General Contractors' Association, and Mr. McIsaac, of the firm of Smith, Hauser & McIsaac, were invited to attend and take part in the discussion.

The temporary executive committee was originally appointed at the convention of the building industries held in Atlantic City, July 18, and was subsequently enlarged in order to make it representative of all sections of the country and existing organizations. It drafted a tentative form of constitution which was considered and revised at the meeting, and which will form the basis for action of coming convention. The main features of this constitution provide for the control of the affairs of the association by an elective board, with the usual officers, through a paid secretary who will maintain the offices of the association.

Owing to the press of war work in its manifold phases it was not possible, it was announced, to select a date on which the entire committee could assemble, but members representing associations of contractors at Buffalo, Memphis, Detroit, Boston and New York undertook to proceed with the business of calling the convention upon authorization by telegram and letter from all but four of the committee asked to serve. The absent members presented their views in writing on the proposed constitution and purposes of the organization, and without exception urged that early action be taken.

The committee adopted the following resolution:

"Whereas, it is the sense of the Committee that the organization of the general contractors of the United States into a national association is necessary and feasible, therefore,

"Be it resolved: that a convention of the general contractors throughout the country be called to meet in Chicago, on November 20 and 21 next, for the purpose of forming a permanent organization; and

"Be it further resolved: that an invitation be extended to all general contractors to attend, and that the invitation set forth fully the purposes for which the convention is called."

After the passage of this resolution, it was decided to call the committee together in Chicago, just prior to the convention, at 10 a.m. on November 18.

War service and the position of the contractor during the remainder of the war, including both means for rendering the most efficient immediate service and means for maintaining the war volume of construction work so far as will not interfere with the needs of the Government, were the subjects of a large part of the discussion, and plans which can be immediately put into effect upon the formation of a permanent organization were considered at great length.

## State Tax Commission Effects Equalization

Increase in State Budget for 1917 Was \$1,750,000, and the Direct  
State Tax Was Less by Two Points Than for 1916

IN an address delivered at the Buffalo convention of the Real Estate Association of the State of New York, Hon. Walter H. Knapp, president of the State Tax Commission, called the attention of the convention to the fact that notwithstanding the addition of something over five millions of dollars to the state budget due to war expenses, the increase in the state budget over the year 1917 was only about \$1,750,000, and the direct tax was fixed at 1.06 mills upon the dollar, as compared with 1.08 mills on a dollar for the year 1917. This direct state tax is only sufficient to pay the interest and provide for the sinking fund for the bonded indebtedness of the state. The direct state tax of 1917 yielded about \$13,000,000 and was all used for the debt service of the state, except about the sum of \$17,000 which went into the general fund. There is no direct state tax this year except to provide for the interest and principal of the funded debt.

He also expressed the opinion that notwithstanding the possible reduction of revenues from liquor taxes, the probable increase in revenue from the 3 per cent. net earnings or franchise tax upon manufacturing and mercantile corporations and the general franchise tax, and the probable increase in the stock transfer tax, would be sufficient to meet any increased expenditures due to the war. This, however, is purely speculative, but is, Judge Knapp believes, a reasonable deduction from present conditions.

Neither the state budget nor the local expenditure of money for public purposes is within the jurisdiction of the State Tax Commission. The Commission is

merely charged with the administration of the tax law in the supervision of local assessments, the apportionment of mortgage taxes, the assessment of special franchises and the assessment of general franchises of manufacturing and mercantile corporations under the new net earnings law, known as the Emerson law. In the administration of the statute just referred to, it will be two years or more before it can be ascertained with any degree of certainty the probable average annual revenue from this source, as the conditions now are abnormal, and the Commission has thus far been unable to get reports from all of the sixty thousand or more corporations, domestic or foreign, that are transacting business in this state.

Judge Knapp dwelt at length upon the subject of the equalization of real estate assessments among tax districts and individuals, and mentioned the progress which had been made in cleaning up equalization cases which this Commission inherited, and in preventing discriminations as between tax districts brought about by political or geographical combinations resulting in very great injustice to the taxpayers of some of the districts. Many tax districts have been required to pay back sums aggregating hundreds of thousands of dollars, where inequitable equalization methods have been used.

One of the results of the determination of the Commission to stop this evil practice and bring about fair assessments of real estate has been an increase in the past four years of upwards of one billion dollars in the assessed value of real estate in the State of New York. The increase during the year 1917 was approximately half a billion.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Success—A Battle Won

With the opening of the fourth Liberty Loan campaign today the loyal people of the United States are put to the test as never before.

Secretary McAdoo has announced that it will be necessary for the Government to raise during the next three weeks six billions of dollars through the sale of Fourth Liberty Loan Bonds. This not only is the largest offering of bonds yet made by the United States Government, but it also is a larger offering than ever before has been made by any nation in the history of the world. These bonds will run from fifteen to twenty years and will bear interest at  $4\frac{1}{4}$  per cent.

To make a success of this great undertaking is the one vital problem now confronting our people. Those who remain here at home need not bother themselves about the developments on the western front in France, or in Macedonia, or in Italy, or in Palestine. The fighting Over There is being attended to by splendid, brave men, every one of whom is doing his part magnificently toward the winning of the war. It is, however, proper for the men Over There to follow closely what the people back home are doing about the fourth Liberty Loan, and there is every reason to assume that between battles they will do so.

"Are the people back home standing behind us?" is the question bound to be heard wherever American soldiers or sailors are engaged.

There must be no mistake about the answer the

people back home make. The fourth Liberty Loan must be subscribed with a hurrah.

Secretary McAdoo, in his inspiring address at Carnegie Hall the other evening, notified the people of the New York district that they are expected to subscribe \$1,800,000,000 of the fourth loan. This is just double the amount this district was called upon to take of the third loan. The quota of every other district in the United States likewise has been doubled.

To the New York district has been assigned the duty of subscribing for three-tenths of the new loan. Great as this work will be the loyal men and women of the New York district already have made preparations for meeting the Government's wishes. In all directions are seen evidences of the constructive plans essential to success and of the splendid spirit which never fails. The leaders in all lines of activity in New York are ready, their lieutenants have been organized, and the task of each has been set.

"The success of the loan will be a battle won; failure will be a retreat," as Benjamin Strong, chairman of the New York Liberty Loan Committee, truly says, "and these are not days when the American armies are retreating!"

## After Peace—What?

A number of developments since this country entered into the war in the relations between capital and labor point to the probability that labor will continue to be highly paid for a considerable time, if not indefinitely, after peace comes and the nation turns again to its normal activities.

There is the established fact that it is much easier to advance wages than to bring about a lower scale. Only a prolonged financial crisis, which paralyzes industry and curtails all business expansion, or a tremendous immigration of cheap European labor have ever effected any great difference in the bulk of the pay envelope. It is, of course, foolish to predict that this country will never again encounter panicky conditions, but it is not unreasonable to assume that a financial system that has successfully weathered the extraordinarily severe strains of the last four years will have less difficult sailing in the reconstruction period. It is also to be considered that the United States has become a creditor instead of a debtor nation and that this will ease our position if a world-wide financial cataclysm should follow the war.

"Cheap labor" has become less by many millions. These sturdy soil-stained toilers who were wont to batter at our doors have shown their metal and shed their blood on many a bitterly contested field. They helped build up this country and they have given their lives that this nation might continue to grow greater and, let us hope, stronger to do good. Those who are left will find much to do to re-establish the countries that gave them birth. Their hearts will urge them to stay in their native land rather than to seek new homes over here.

Our own returning soldiers who do not find their old places open to them will no more than fill the demands of our new and tremendously expanding commerce. When the war pressure is removed business will boom and there will be acute need of many men to carry it on.

These factors remove the greatest agencies which in the past have brought about a lowering of wages, or at least make the possibility of a scaling downward of labor's share in the returns from business more remote.

Labor is admittedly "digging in" in the forward trenches to which it has arrived and in this work of



"consolidation" of its position it is being generously aided by the full power of the present national administration, worked out through Secretary Wilson and the Department of Labor. In the same category of proponents of the establishment of labor in a fortified position is the Taft-Walsh Board, which has Governmental sanction. The rulings of this Board, which have so far been eminently fair, nevertheless tend to the construction of a foundation upon which the whole fabric in which labor and capital are jointly engaged can be solidly and enduringly built. Stability of the labor resources of the country is not less important than the stability of its finances. We have the Federal Reserve Bank, which controls by pooling the resources of the country and equalizing the financial strain. We are working towards the Establishment of Labor in such manner as to bring about countrywide interchangeability of supply and demand at rates of pay that are just and equitable. When this condition is arrived at, labor can always be convertible into cash upon favorable terms. The Labor Reserve Bank will look out for that.

In the last few days there has come the recognition of the eight-hour day by the most representative corporation in the country, the United States Steel Company. This corporation has been an open shop and has, except for a limited number of employees, kept its huge force at work ten hours a day. There are 275,000 workers in its many rolling mills, glass furnaces, mines and transportation organizations and three-fourths of these were ten-hour men.

Last spring Judge Gary declared, in announcing a wage increase and the determination of the company to continue the ten-hour day in the majority of its activities, that the officers believed this plan would bring about the largest production. Now, although no official explanation is given for the changed policy, it is understood that it has been found that production will not be adversely affected on the eight-hour basis; that the company felt the necessity of yielding to the general pressure for shorter hours to stave off labor troubles. The action of the company means an average increase of ten per cent. in wages and the effect of the change in policy is already widespread. Another steel company is arranging its business on a co-operative plan. It will be more impossible to return to a ten-hour day than to reduce wages.

All of these things, and not all of the signs of the times have been mentioned, point to the probability that production, for some time after the war, will be carried on upon a basis of high wage cost. If this is true, building can only be done at the same cost that prevails today or at a slightly lower scale and this means that those who hold property already developed may count on a continuation of the present returns on their investments; those who build as soon as restrictions are removed need not fear the competition of more cheaply constructed buildings put up a few years later. We must accustom ourselves to a higher plane, higher costs, and greater gross revenues, and plan accordingly.

### New York's Big Asset

Considerable criticism has been aimed at State and National authorities on the ground that the new and immensely expensive State Barge Canal has not been made more use of in the transportation of grain and coal. The National Railroad Administration has been charged with discriminating against the canal in favor of the railroads. These officials have had the temerity

to continue tending to their own business and have said nothing. Just now their business happens to be helping this nation in the conduct of the war.

General W. W. Wotherspoon, State Superintendent of Public Works, has made public the figures showing the business done through the canals for this season to August 15, which disclose the fact that there has been an actual increase of 80,000 tons carried by the system over the amount handled during the same period last year.

Answering the claim that the canal has not been used for the transportation of wheat, General Wotherspoon states that whereas in 1917 there were 41 million bushels of grain received at Buffalo by lake carriers, only 7,300,000 bushels reached the end of the canal this year. Notwithstanding this great decrease in the amount of grain arriving at Buffalo the canal handled more grain than last year, although the amount in the entire period is small. He declares that the railroads moved about one-half as much grain from Buffalo eastward as was carried by the canal. The fact is that the grain was not there for shipment, probably because of a lack of tonnage. The canals, however, carried a large amount of flour, milled in Buffalo, of which the largest part was for military use, and the War Department officials expressed satisfaction with the movement and condition of the flour thus transported.

Thus another bugaboo has been laid to rest. Truth is, the canal is a big thing. It has cost a lot of money. It constitutes the most splendid inland waterway in the world, says General Wotherspoon, and he ought to know.

Like all big things it will take a little time to get this huge machine into smooth working order. Some day, not far off, when it is possible to have more and larger canal boats, there will be an almost continuous stream of commerce flowing towards New York City, between the banks of this wonderful and cheap carrier. The differential of 25 per cent. in the rates assures this, and as the canal management has been separated from that of the railroads danger of evil influences from that quarter is removed.

The canal was built by the State, and will do much towards making it prosperous. But the canal is after all a big asset for this city, which will derive the greatest benefit from it. The canal terminals must be finished as soon as possible. They are a war necessity.

### Bill Affects Title Companies

(Continued from page 354)

viewpoint is not that of selfish interest but of the general welfare. This is evident if we remember that the great majority of its members are serving as the trustees for the many billions of dollars of trust funds placed with savings banks, insurance companies, mortgage companies, stockholders and estates. Both value of real property and community prosperity involve many incidents such as provision of adequate building space at low rentals, ample mortgage funds at low interest, proper rapid transit, efficient sanitation, low cost of living, and especially the very best rail and water terminals in the world. Public budgets and taxation have now assumed new relations to all of these problems, as is reflected by our work.

"In view of the present and future needs of government we should not overlook the fact that a closer touch of businessmen with public offices might produce not only greater economy but more efficiency. As a 'new source of revenue' there is none more desirable. Such work requires skill and experience but the uselessness of mere superficial criticism is very evident."



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(This talk is No. 4 of a series)

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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Vendor's Lien.

THE Arkansas Supreme Court holds, *Harrah v. Ayres*, 202 S. W. 823, that a person exchanging land for other land by a contract providing that he is to receive the rental on such other property after a specific date, had no vendor's lien for unpaid rent, where, owing to delay, the former owner remained in possession under a subsequent agreement to pay rent, as the amount of rent was uncertain at the date of the contract and the rental was no part of the purchase price.

### Lease With Option to Buy.

The North Carolina Supreme Court holds, *Jerome v. Setzer*, 95 S. E. 616, that a written contract stipulating that at the request of the tenants on or before December 9 the landlord would sell and convey the property to them for \$1,200 on terms of \$50 cash, the remainder to be evidenced and secured by note and mortgage on the property, and also that the sale was to be made at the option of the tenants, their heirs and assigns, to be exercised on or before December 9, and that if the tenants should not demand of the landlord the deed provided for on or before such date, the agreement should be null and void, etc., was only an option to buy, in which time is generally of the essence, and it created no interest on behalf of the tenants in the property itself until there was an acceptance according to its terms within the specified time or recognition of the estate and interest by the conduct of the parties and in waiver of the stipulations.

### Rights of Mortgagee.

The Arkansas Supreme Court holds, *Fry v. White*, 201 S. W. 1105, that where the owners of land mortgaged it, and it was subsequently partitioned among them, and through various deeds various purchasers assumed mortgages, a subsequent mortgagee of one of the purchasers was not an innocent purchaser, since he was bound by the recitals of his title deeds, which had been made prior to the time of the mortgage.

### Fraud in Exchange of Properties.

The Missouri Supreme Court holds, *Laird v. Keithley*, 201 S. W. 1138, that representations pertaining to past and existing facts made by one party to an exchange of properties which were false in fact and resulted in defrauding the other party were actionable. One party to the exchange could not defeat recovery by the other on the ground of fraud by the contention that he had no personal knowledge of the fraud accomplished by false representations of his agents, since the law would hold him liable for the conduct of his agents within the scope of their authority.

### Easements of Light, Air and Access.

The New York Appellate Division holds, *Lee v. Pruyn Lumber & Supply Co.*, 169 N. Y. Supp. 903, that where the owner of a plot laid it out into streets and building lots, filed a map in the proper county clerk's office, and conveyed a lot, bounding it on one side by a street indicated on the map, but never accepted as a public street, the grantee was entitled to easements of light, air, and access in and over the street, and to a right to have it kept open and unobstructed for the benefit of his property. The grantee of the remainder of the plot was charged with notice of the first grantee's easements in the street. Easements appurtenant of light, air, and access to property abutting upon a street or open space are inseparable from the dominant estate, and upon its conveyance pass to the grantee, notwithstanding the grantor's attempted reservation thereof, or of any rights of action for a trespass.

### Parties to Action for Rent.

The New York Appellate Division holds, *Salvation Army v. Dorf*, 169 N. Y. Supp. 1041, that in an action on a lease, brought against the tenant as an indi-

vidual, wherein it was questionable whether the tenant was a corporation or an individual, it was error to dismiss the complaint on the defendant's suggestion that the tenant was a corporation, since the plaintiff had a right to rely on his copy of the lease, signed by the defendant in his individual capacity.

### Disposal of Rents, Etc.

The Illinois Supreme Court holds, *Kramp v. Thornton*, 205 Ill. App. 622, that the provision in a trust deed as to the rents, issues and profits collected during the redemption period, which directs the receiver to pay "any rents that may be collected after such sale and before the time of redemption expires, to the purchase or purchasers of said premises at such sale or sales," does not pledge the rents, issues and profits collected during the period of redemption, but they belong to the owner of the equity of redemption unless he has assumed the indebtedness and there is a deficiency decree against him personally.

### Eminent Domain.

A landowner, entitled to a warrant for certain condemnation money, instead of demanding its delivery, submitted to the county board the question whether he or his grantee was entitled to the warrant, stating, among other things, that he felt "sure that, when the facts are known by you, no better tribunal can be found to decide our relative rights than your honorable body." Thereafter the vendee appeared before the board, and upon his showing the warrant was delivered to him. Later the vendor sued the board to recover the amount and value of the warrant. The Kansas Supreme Court held, *Lillard v. Board*, 172 Pac. 518, that he was estopped and could not recover.

### Description in Mortgage.

It is held that a mortgage which described the land as having a frontage of a certain number of feet and extending back a stated distance, and which set out the boundaries on each side, and further described the property as being that conveyed to the mortgagor by a deed of certain date and recorded on a specified date, fully identified the land. *Re Corbitt*, 248 Fed. 988.

### Right to Commission.

The New York Appellate Division holds, *John Reis Co. v. Post*, 170 N. Y. Supp. 610, that a defendant owner's written memorandum of a proposed exchange in the following terms recognized that the plaintiff as broker was already acting for the other party. "This is to say that I will agree to the following sale and exchange of properties with a client of yours, in connection with deal now pending, and am prepared to sign contracts immediately you advise me that my proposition is accepted, and with the further understanding that the commission to you on my property will be at the rate of one and a half per cent. on the purchase or sale price." Hence the trial court rightly delivered to dismiss on the ground that the plaintiff was to get a commission from both sides.

### Deposit of Security.

The New York Appellate Division holds, *Cohen v. Birns*, 170 N. Y. Supp. 560, that where a lessee made a deposit as security for performance and the lessor conveyed the property, in order to recover the deposit from the vendee, it is necessary to prove, not only that the vendee received an amount equal to the deposit, but also that the vendee agreed with the grantor or lessee to pay it. In all such cases, and there are a great many of them, an actual promise to pay the debt of a third person or a clear assumption of the obligation is recognized as a prerequisite to the legal right of the third person to sue. The covenant in the lease to repay the deposit was a personal covenant on the part of the then owner of the premises, and did not run with the land.



## REAL ESTATE REVIEW OF THE WEEK

Few Sales Consummated but Several of Particular Interest  
Are Negotiated—Steamship Company Buys Permanent Home

THE past week has been marked by few sales of any great magnitude, although a few sales with interesting features were consummated. In the sales reported business property, apartments and vacant land figured with several trades of interest as well in the list.

A deal involving the exchange of two Washington Heights apartment properties 261 and 267 Audubon avenue, on the northeast corner of 178th street, owned by Mrs. Bessie Ruth, and the block frontage on the north side of East 168th street, extending from Third avenue to Fulton avenue, owned by Mrs. Blanche B. Newkirk, was negotiated. The assessed valuation of the Washington Heights property is \$110,000 and of the Bronx property \$63,000. These properties were registered under the Torrens system and is the largest transaction recorded to date under this system of registration. Another deal involving a trade was that of the purchase by Alois Soeller from Frederick Brown, the operator, of 502 West 173d street, a five-story apartment house, Mr. Brown taking in part payment the Eureka Hotel property on New York avenue at Huntington, Long Island. The latter property comprises about an acre of land and is improved with a three and one-half story frame hotel, garage sheds, etc., and was held at \$18,000. Mr. Soeller also gave a vacant plot 50x100 on the west side of Bailey avenue in the Bronx, free and clear.

In the downtown business section, the Atlantic & Pacific Steamship Company purchased for its permanent home the Storm Building, a five-story structure at the northwest corner of Old Slip and Water street, from August Klipstein, and the adjoining five-story building at 8 Old Slip from the Paradies Estate. The combined properties have an area of 14,425 feet, and will be occupied exclusively by the new owners, a subsidiary of William R. Grace & Company.

The four-story dwelling at the southwest corner of Second avenue and Fifteenth street, occupied for many years by members of the old Stuyvesant family, was purchased by the Cloak Pressers Union for use after alterations as their headquarters. Mrs. Rutherford Stuyvesant sold the property through Pease & Elliman. The property, which has not been used by the Stuyvesant family for several years, was held at \$100,000.

Residents of Washington, D. C., figured as principals in the sale and purchase of a one-half interest in the six-story Martin building at 333 Fifth avenue southeast corner of Thirty-third street, assessed by the city at \$270,000. The seller was Harrison G. Fyar and the buyer a Mr. Ford. The property has not changed hands before in many years, the last deed recorded being dated March 16, 1860.

A lease of unusual interest was consummated on Tuesday when Philip Weinstein & Sons leased to Interstate Garages, Inc., Duncan B. Harrison, managing director, the modern four-story Gothic garage at 239 to 245 East 56th street. The lease is for twenty-one years at an aggregate rental of about half a million dollars.

The Deutscher Verein or German Club at 112 Central Park South has been taken over under a lease by the Red Cross for use as a home for convalescent soldiers and the name of the house has been changed to Lafayette House. The rental is a nominal one and the New York Chapter of the American Red Cross. The building contained fifty-five spacious rooms and has been fitted up to accommodate one hundred men now, and later two hundred will be taken care of.

Apartment and private dwelling leasing was fairly active this week with apartments, of course, in greatest demand, although space for business purposes and offices was rented in all parts of the city, with the greatest activity shown downtown, where tenants are

crowded for room and seek larger quarters.

### Exchange Under Torrens System.

An important real estate transaction has just been completed in which the machinery of the Torrens system was successfully employed. The deal involved the exchange of two Washington Heights apartment properties, Nos. 261-267 Audubon avenue, on the northeast corner of 178th street, owned by Mrs. Bessie Ruth, exchanged for the block frontage on the north side of East 168th street, extending from Third avenue to Fulton avenue, owned by Mrs. Blanche B. Newkirk. The assessed value of the Manhattan property bought by Mrs. Newkirk is \$110,000, and of the Bronx property bought by Mrs.

Ruth is \$63,000. The Bronx property has been taken over by Abraham Ruth, who will improve it in a substantial manner.

Both properties were registered under the Torrens system. The cost for official fees for the Bronx property was \$161.84 and for the Manhattan property was \$264.53. These fees were paid into the City treasury and include the full examination of title and assurance under the County Assurance Fund. The parties were represented by their attorney, William L. Carns, 128 Broadway, New York, who is vice-president of the Torrens Title League. The court proceedings were conducted by Walter Fairchild, 1 Liberty street, counsel of the Torrens Title League. Supreme Court Justice Ottinger signed the judgment registering the title of the Manhattan property and Justice Mitchell signed the judgment in the Bronx proceeding. This is the largest transaction recorded to date under the Torrens system.

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**162 REMSEN ST. BROOKLYN**  
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As a result of the protest that the Merchants' Association recently made by Charles A. Otis, Chief of the Resources and Conversion Section of the War Industries Board on behalf of the tenants in Buildings, 3, 4, 5 and 6 of the Bush Terminal in Brooklyn, the order to the firms affected has been rescinded and they will be permitted to remain.

Announcement has been made from Washington that the Navy Department has countermanded its recent order to vacate these premises and the sixty-four firms, employing from thirty to three hundred hands and manufacturing hundreds of thousands of dollars worth of merchandise annually for shipment to all parts of the world, will not be disturbed.

In regard to the removal of these firms Secretary Daniels in a letter to Secretary Redfield stated, "It was expected to be necessary to take over additional buildings at the Bush Terminal, but the navy will establish at Phillipsburgh, N. J., a supply depot which will render further commandeering unnecessary."

After the order to vacate by December 1 the sixty-four firms that were affected by the action undertook to find manufacturing and warehouse space in Brooklyn and the neighboring boroughs of the city with but a small measure of success and many had come to the conclusion that their only possible procedure was to locate in other parts of the State or in New Jersey. This would have entailed a serious industrial loss to New York City and was the basis of the protest made by the Merchants' Association to the War Industries Board.

Of approximately one hundred tenants in the Printing Crafts Building at the southwest corner of Eighth avenue and 34th street, which was recently taken over by the Government for the use of the Quartermaster General of the United States twenty-four firms have already moved to new quarters and the balance of the tenants in the building will move out just as soon as they are able to locate the space they require. E. R. Lee Thayer has moved to 45 West 34th street; Decorative Designers to 45 West 34th street; Wm. A. Barry to 114 West 39th street; the Smart Set Publishing Co., to 25 West 45th street; Liebig Extract Co., to 259 Fourth avenue; Frank Seaman, Inc., to 470 Fourth avenue; Alan Advertising Agency, to 470 Fourth avenue; Junius H. Stone, to 114 West 39th street; Textile World Journal, to 334 Fourth avenue; Rosenberger &amp; Hess, to 141 West 36th street; West Virginia Pulp and Paper Co., to 36 West 37th street; Railway Mail Club, to 17 Vesey street; Aldrich Publishing Co., to 6 East 39th street; A. J. Buschmann &amp; Co., to 220 West 42d street; Printing Machinery Corporation, to 45 West 34th street; Hurst &amp; Hurst, to 354 West 36th street; Bryant Press, to 225 West 39th street; Industrial Printing Corporation, to 225 West 39th street; E. S. Stott &amp; Co., to 949 Broadway; Osgood Co., to 141 West 36th street; P. R. Bromfield, to 45 West 34th street.

**PRIVATE REALTY SALES.****T**HE total number of sales reported and not recorded in Manhattan this week was 17, as against 17 last week and 10 a year ago.

The number of sales south of 59th street was 8, as compared with 4 last week and 5 a year ago.

The number of sales north of 59th street was 9, as compared with 13 last week and 5 a year ago.

From the Bronx 16 sales at private contract were reported as against 12 last week and 5 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 366 of this issue.

**Steamship Company Buys.**

For its permanent home the Atlantic &amp; Pacific Steamship Company, a subsidiary of William R. Grace &amp; Co., has purchased the Storm Building, a five-story structure, 45x47, at the northwest corner of Old Slip and Water street, from August Klipstein, and the adjoin-

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ing five-story building, 8 Old Slip, from the Paradies estate, Philipp Paulus, executor. The combined properties, having an area of 14,425 square feet, will be occupied exclusively by the new owners. The property is opposite the new establishment of William R. Grace & Co., and proximate to India House, the meeting place of all shipping interests in this city. Wm. A. White & Sons were the brokers in the deal.

**Apartment House in Trade.**

Frederick Brown sold 502 West 173d street, a five-story apartment, 50x100, held at \$65,000, to Alois Soeller, who gave in part payment the Eureka Hotel property, fronting 250 feet on New York avenue, opposite the railroad station at Huntington, L. I., comprising about an acre of land, including a 3½-story frame hotel, garage, sheds, etc., held at \$18,000, and a vacant plot, 50x100, on the west side of Bailey avenue, 50 feet north of 192d street, The Bronx, free and clear, but below grade.

**Continuation Auction Sale.**

At the continuation auction sale of the fifty-six remaining lots in the block bounded by Utica avenue, Montgomery street, Schenectady avenue, Malbone street and Lefferts avenue, Brooklyn, a total of \$18,650 was realized by the Jere Johnson, Jr., Company, for the Bond and Mortgage Guarantee Company. Among the buyers were Rudolph Norek, Frank H. Scott, C. H. Lohr, John Hefferman, John E. Gilroy, the Stone Avenue Realty Company, Charles H. Mundt, Albert A. Wilson, S. G. Frieser, Abraham Feingold, Philip Eisenberg and Lewis Rothenberg.

**First Sale Since 1860.**

A one-half interest in the six-story Martin building at 338 Fifth avenue, southeast corner of Thirty-third street, has been sold by Harrison G. Dyar to a Mr. Ford. Both principals are from Washington. The property fronts 24.8 feet on Fifth avenue and 70 feet on Thirty-third street, and it is assessed by the city for taxation purposes at \$270,000. The consideration in the present sale of the half interest is said to be \$100,000. The property has not changed hands for many years, the present ownership giving the name of Samuel A. Knopf, and the date March 16, 1860.

**Deal of Unusual Interest.**

A famous east side landmark was sold on Monday in a deal of unusual interest. The four-story dwelling at the southwest corner of Second avenue and Fifteenth street, occupied for many years by members of the Stuyvesant family, was bought by the Cloak Pressers' Union, which will alter and use it as their headquarters. Mrs. Rutherford Stuyvesant sold the property through Pease & Elliman. The house has not been used by the Stuyvesant family for several years. It is of brick construction and occupies a site fronting 103.3 on Second avenue, facing the Hebrew Technical School for Girls, and 43 feet on Fifteenth street, across from Stuyvesant Square, and has been held at \$100,000.

**Sale and Resale.**

John L. Parish sold the five-story apartment house, on plot 50x100, at 705 West 170th street, adjoining the northeast corner of Haven avenue, for the Economy Real Property Company to the Chalmers Realty Company. The house has accommodations for twenty families and has been held at \$72,000. The buyer has resold the property to the Masis Realty Corporation, Bedros G. Terzian, president. It was a cash deal and was made for investment. The house was taken in exchange by the Economy Real Property Company in January at a value of \$74,000.

**Manhattan.**

**South of 59th Street.**

CHERRY ST.—James H. Cruikshank purchased from the Hahenmann Hospital the 5-story tenement at 306 Cherry st, on plot 25x80. Assessed by the city at \$11,000. Harry Sugarman was the broker.

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"Ask Those Who Know!"

## ORIENTAL

VERMIN EXTERMINATING CO.

198 BROADWAY N.Y. PHONE CORTLANDT 730

FRONT ST.—Bulkeley & Horton Co. sold the  
brick and stone loft building at 193 Front st,  
between Fulton st & Burling slip, for estate of  
Thomas S. Shortland.

GREENE ST.—Charles F. Noyes Co. resold for  
Frederick Brown to J. Early Wood, Jr., 52  
Greene st, a 5-sty building, on lot 25x75. Mr.  
Brown purchased the property a few months ago  
from Clarence W. Eckardt, paying Mr. Eckardt  
a profit for his contract. He immediately  
leased the building to W. J. Dillon, and now  
sells the property at a very substantial profit  
for all cash. No trade figured in the trans-  
action. The building was valued by Mr. Brown  
at \$50,000.

LAFAYETTE ST.—Howard R. Conkling sold  
to Thomas Harper, the tenant, the brass found-  
ry at 204 Lafayette st, on lot 21.3x100, near  
Broome st. Folsom Brothers were the brokers.  
The title will be registered under the Torrens  
system.

BROADWAY.—Brooklyn Savings Bank is sell-  
ing the 6-sty loft building at the northwest cor-  
ner of Broadway and Walker st, through Hughes  
& Hammond, as brokers. The structure occupies  
a lot 28.4x103.2, and is assessed at \$130,000. The  
bank took it over in foreclosure earlier in the  
year.

#### North of 59th Street.

64TH ST.—Pease & Elliman sold for Mrs.  
Paul W. Kimball of East Jaffrey, N. H. to  
Frederick J. Stern the property 121 East 64th  
st, on lot 20x100.5, situated between Park and  
Lexington avs.

69TH ST.—John E. Sullivan and W. E. Ronk  
sold the 2-fam. house at 1835 69th st for J. F.  
Connor.

85TH ST.—State Bank, under the name of  
Melton Realty Corp. sold through A. H. Levy  
436 to 440 East 85th st, two 6-sty tenements  
on plot 75x102.2, 119 ft west of Avenue A.

122D ST.—Porter & Co. also resold for Merit  
Realty Corp., Marcus L. Osk president, to Dr.  
William Gussinklo the 3-sty dwelling at 132  
West 122d st.

127TH ST.—Porter & Co. sold for Max Green-  
wald to Annie Flemming the 3-sty dwelling at  
51 West 127th st.

131ST ST.—A. M. Robinson sold for Classic  
Ralty Co. 64 West 131st st, a 3-sty house, on lot  
16.8x99.11.

137TH ST.—A. M. Robinson sold for Mary M.  
Baldwin of Newport, R. I., the 4-sty house at  
284 West 137th st, on lot 15.6x99.11.

MADISON AV.—O'Reilly & Dahn sold for  
Montefiore Home 1311 Madison av, a 4-sty dwell-  
ing, on lot 20x74, adjoining the southeast cor-  
ner of 93d st. The sellers acquired the house in  
January through foreclosure.

PARK AV.—E. A. Polak Realty Co. sold for  
Everett P. Wheeler the two 5-sty tenements,  
with stores, each 25x90, at 1702 and 1706 Park  
av, through William C. Hyde.

#### Bronx.

JULIANA ST.—Hugo Wabst sold for Gordon  
Ritchie, the 2-sty dwelling in the north side of  
Juliana st, 40 ft. from Bronx Park East.

MANIDA ST.—John O'Leary, builder, bought  
from I. & H. Construction Co. the vacant plot,  
200x100 ft., in the west side of Manida st, 125  
ft. north of Randall av. in the Hunts Point  
section. J. Clarence Davies negotiated the sale.

169TH ST.—Walter E. Brown sold for William  
Okin the 3-sty frame store and dwelling 878  
East 169th st, on plot 19.5x80.

188TH ST.—Benenson Realty Co. bought  
through David Fox the 5-sty apartment houses  
at 423 to 427 East 188th st, and 4726 Park av,  
occupying a plot 77x100 at the northeast cor-  
ner of these thoroughfares. The properties  
have been held at \$85,000.

BOSTON RD.—J. Clarence Davies resold for  
Marie Wauer the southerly half of the vacant  
plot 105x88 on the west side of Boston rd, 50  
ft north of White Plains av, acquired last  
month through the same broker. Gorsch & Co.  
represented the purchaser.

BROOK AV.—Joseph Martin bought from  
Central Union Trust Co. the 4-sty flat, with  
stores, at the southwest corner of Brook av and  
168th st. Samuel Cowen was the broker.

CASTLE HILL AV.—John Wynne bought from  
John Welkert the plot, 105x100, on the west side  
of Castle Hill av, 75 ft. north of Starling av.  
P. F. Henning was the broker.

CAULDWELL AV.—Charles Wynne sold to  
Odell Street Realty Co. the three 3-fam. houses  
at the northeast corner of Cauldwell av and  
158th st, on plot 55x74.11. P. F. Henning was  
the broker.

COURTLANDT AV.—Alexander Selkin and  
David Mintz, in conjunction with Paul Weber,  
sold for Frank Gass, Inc., the two 3-sty ten-  
ements, with stores, at 790 and 792 Courtlandt  
av, on plot 50x92.

KINGSLAND AV.—Hugo Wabst sold the 2-  
fam. house on the east side of Kingsland av,  
about 608 ft. north Old Boston Post rd.

PLYMPTON AV.—Frederick Brown pur-  
chased from Rene Construction Co. the vacant  
plot, 75x100, on the west side of Plympton av,  
300 ft. north of 170th st.

ROSEDALE AV.—John A. Steinmetz sold 1541  
Rosedale av to Katherine Moheney, who gave  
cash and two lots in Massachusetts.

#### Brooklyn.

BERGEN ST.—Bulkeley & Horton Co. sold the  
3-sty stone dwelling at 1195 Bergen st, between  
New York and Brooklyn avs, on lot 18x100, for  
Marion W. Duncan.

DELEMERE PL.—W. H. Goldey sold dwell-  
ings for Charles J. Van Derer at 1226 Delemere  
pl; for Robert N. Broad at 1329 Delemere pl,  
and for Frederick Edgars at 55 Waldorf court.

HANCOCK ST.—James R. Ross Co. sold for  
Grace Hall Wyatt the 3-sty dwelling 214 Han-  
cock st.

SENATOR ST.—Frank A. Seaver & Co. sold  
the 1-fam. brick house at 158 Senator st for  
John Noran.

VAN BUREN ST.—Henry P. Cain sold the  
dwellings 471 Van Buren st for George M.  
Richardson; 473 Van Buren st to John Adams  
Henry, and 580-A Quincy st to Henry Wolman.

10TH ST.—Samuel Galitzka sold for Lola K.  
Cooke the 2-sty 2-fam. house 877 East 10th st,  
Flatbush, on plot 40x100.

12TH ST.—Meister Builders, Inc., purchased  
1583 East 12th st, a 2-fam. attached house, on  
plot 20x100.

51ST ST.—Tutino & Cerny sold for estate of  
Louis Vannata the 2-sty frame dwelling, on plot  
50x100, at 611 51st st.

53D ST.—Meister Builders, Inc., purchased  
from Jonas Scheuer, 1434 53d st, Borough Park,  
a 2½-sty brick, 2-fam house on plot 20x100.

60TH ST.—Realty Trust sold for Alco Building  
Co. the 1-fam. brick dwelling, with cement  
garage, at 2012 60th st, Mapleton Park, to Agnes  
Castagna.

68TH ST.—Walter S. Ross and C. C. Grets-  
inger as brokers sold for Senator Holding Co.,  
Inc., the 2-fam., semi-detached brick house, with  
garage, at 625 68th st.

72D ST.—B. J. Sforza sold for Martha Cohen  
to Domenico Sciana, for occupancy, the 2-sty  
brick 2-fam. house, on lot 20x100, at 1327 72d  
st, and for Louis Schiavone the lot 20x100 north  
side 66th st, 300 ft. east of 11th av.

75TH ST.—Andrew Harper bought from  
Charles Eberle the 2-fam. dwelling at 28 75th  
st. The title will be registered under the Tor-  
rens system.

78TH ST.—Walter S. Ross and C. C. Gretsinger  
as brokers sold for Thomas F. Wogan the plot  
100x100 at southwest corner of 78th st and 6th  
av. The same brokers sold for Mr. Wogan the  
plot 100x100 in the south side of 78th st, 100 ft.  
west of 6th av.

85TH ST.—William Carson, as broker, sold  
the 1-fam. house, 262 85th st, on plot 40x125,  
for Miss F. Cook.

FLATBUSH AV.—McInerney Klinck Realty  
Co. (brokers) sold the 3-sty brick store and  
apartment building on the west side of Flat-  
bush av, 246 ft. 3 ins. south of Cortelyou rd. The  
property has a frontage of 21 ft. on Flatbush  
av and a depth of 90 ft. on both sides, and is  
known as 1116 Flatbush av. Property was sold  
for Ella A. Force.

JEFFERSON AV.—James H. Cruikshank pur-  
chased from New York Title & Mortgage Co. 238  
Jefferson av, a 3-sty private dwelling, on plot  
20x100. Assessed at \$9,000. Harry Sugarman  
was the broker.

VANDERBILT AV.—Charles Buerman & Co.  
sold for A. & S. Goldinger the corner 3-sty  
building, brick, with store and dwellings above,  
at 623 Vanderbilt av, corner St. Marks av, on  
plot 21.2x80, to Frank Maguire.

3D AV.—Frank A. Seaver & Co. sold the 3-  
sty store building 6804 3d av for R. P. Parker.

#### Queens.

BAYSIDE.—Byron R. Newton, Collector of  
the Port of New York, sold to Howard Porter  
a dwelling, on plot 100x100, on Waverly pl,  
Penwood. Mr. Newton was a pioneer settler in  
the Penwood section. Together with a num-  
ber of newspaper men, about ten years ago, he  
purchased tracts in that development and built  
the first houses there.

FAR ROCKAWAY.—Frederick W. Avery Co.  
sold for Bond and Mortgage Guarantee Co. the  
former Cornell property, on the west side of  
Central av, 100 ft. south of Carlton av. The  
buyers, George Papouchis and Peter Andriakos,  
will occupy.

FLUSHING.—Carl Kwotok bought from  
Catherine Turner the dwelling at 114 Colden  
av, on lot 25x135. J. Albert Johntra was the  
broker.

LONG ISLAND CITY.—Colonial Bank sold to  
Gould Mersereau Co. a plot, 100x315, at the  
southeast corner of 13th st and Van Alst av.  
This company has filed plans for a \$70,000 fac-  
tory building to be erected on the property.

LONG ISLAND CITY.—A. McWhirter sold to  
M. Revels a plot, 90x390, on the west side of  
Debevoise av, 180 ft. east of Lockwood st.

#### Suffolk.

BAY SHORE.—C. L. Lawrence Corp. sold to  
J. Duncan Dithridge a house located on the  
east side of the entrance to O-Co-Nee.

#### Westchester.

PELHAM.—Marjorie Rambeau sold to I. E.  
Warren her shore front residence at Pelham  
Manor, known as Cove House, which has been  
held at \$50,000. Fish & Marvin negotiated the  
sale. The same brokers also sold for Dion W.  
Kennedy his residence in Pelham to B. S.  
Reefy of Cleveland, and for Charles M. Eaton of  
Scarsdale his property on Cooper rd to Alfred  
W. Anthony.

SCARSDALE.—Frederick Fox & Co. sold for  
William Ziegler, Jr., in connection with J.  
Curry Watson, the Watt estate, consisting of  
about 145 acres. The buyer is Kelwyn Corp.

SCARSDALE.—Scarsdale Estates, Robert E.  
Farley, president, sold "Fairhaven," in the  
Greenacres section, to Hortense L. Morfit of  
White Plains.

#### Out of Town.

NEWARK, N. J.—Feist & Feist, Inc., sold for  
Cornelia N. Crane estate, the 3-sty, 6-fam. dwell-  
ing at 178 Chestnut st to Modern Construction  
Co. Cordelia M. Crane estate was represented  
in this transaction by Jasper E. Crane, one of  
the executors.



Again the Government comes to the people of the country with the request that they lend their money, and lend it upon a more liberal scale than ever before, in order that the great war for the rights of America and the liberation of the world may be prosecuted with ever increasing vigor to a victorious conclusion. And it makes the appeal with the greatest confidence because it knows that every day it is becoming clearer and clearer to thinking men throughout the nation that the winning of the war is an essential investment. The money that is held back now will be of little use or value if the war is not won and the selfish masters of Germany are permitted to dictate what America may and may not do. Men in America, besides, have from the first and are now dedicated both their lives and their fortunes to the vindication and maintenance of the great principles and objects for which our Government was set up. They will not fail now to show the world for what their wealth was intended.

Woodrow Wilson



# Dollars that Fight

By SENATOR HENRY CABOT LODGE

The war will be won by men and ships, by guns and airplanes. To raise armies and supply them, to build the navy and support it, and to furnish ships and transport, we must have money in large amounts. The expenditures of the Government for the ensuing year are estimated at \$24,000,000,000, a sum which baffles the imagination to conceive. That vast amount must

come one-third from taxes and two-thirds from loans. The success of the Fourth Loan, like those that preceded it is, therefore, absolutely necessary. We must work with the highest speed, as if the war was to end in six months. We must prepare in every direction, as if it was to last for years. Speed and preparation are both expensive.

## Without the Loans we cannot have either

We are fighting to secure a just, righteous and lasting peace. For a complete peace we must have a complete victory. It must not be a peace of bargain or negotiation. No peace which satisfies Germany can ever satisfy us. No peace that leaves Germany in a position to renew the war against us will be worth having. It will be far from sufficient to gain all our objects on the Western front—Belgium, Alsace-Lorraine, Italia Irredenta. The President with wisdom and foresight and great force expressed his determination to redeem Russia. Russia

must not be left in Germany's hands. That would mean another war. Poland must be free. Slav republics must be established to bar the way between Germany and the East. Serbia and Roumania must be redeemed. All these things are essential. ***Nothing will bring them but complete victory and a peace dictated by us and our allies.*** It is a conflict of ideas. It is the principle of evil arrayed against the principle of good. It is the battle of freedom and civilization against barbarism and tyranny. ***We must win and we shall win.***

We cannot win without money, and therefore, these Loans are vital, and the country should rally in all its strength and subscribe and oversubscribe the Fourth Liberty Loan

## Buy Bonds to Your Utmost!

This Page Contributed to the Winning of the War by

Cross and Brown Company



Do the Job with American Thoroughness



Do It the First Day

This Page Contributed to the Winning of the War by

Horace S. Ely & Co.



# America's Coming of Age

By DR. FRANK CRANE

America is coming of age.

The nation's hundred years of democracy have been but the preparation for its manhood.

It is a cheap jibe to say that America was unprepared for this war. It has had the mightiest preparation in the history of nations. For over a century Destiny has been preparing in this New World a spirit of triumphant Democracy. Such a spirit cannot be made. It must be grown, inbred.

On this Western Continent Destiny has been training the young Galahad for the rescue of the world.

Nature has an antidote for every poison.

## American Democracy Is the Antidote for German Autocracy

Every one of our wars has been for the same purpose: to liberate the common man.

The Revolution of 1776 was to get the privileged class of England off the backs of the American Colonists who were redeeming this wilderness.

The War of 1812 was to rescue American seamen from oppression.

The Mexican War was to liberate the settlers of Texas from the whimsy cruelty of Mexico.

The Spanish War was to save the people of Cuba from the tyranny of the Spanish Government.

Every time our army and navy have gone forth it has been to clean up some filthy autocracy.

But all of our wars have been but a preparation for our present task. We did not realize it. No man foresees his destiny, no nation foresees its mission. Yet the life of every nation, as of every man, is a plan of God.

God has been piling up riches on this continent until we are the wealthiest

nation in the world. He has been sharpening our inventive skill and our business ability. Our training has been intensive.

Now God says, "America you are come of age. All I have done for you is to prepare you for the present conflict, for your real work. Go forth and make the world a decent place to live in."

At this time every son of America is called upon to do his utmost. The slacker is a traitor.

We are sending men across the ocean, men who are physically and mentally the pick of the world, an incomparable army. But the men at home must back them up.

It is as much our solemn duty to put our money into the Fourth Liberty Loan as it is the duty of the soldier to stand firm at his post in battle.

The Fourth Liberty Loan is to be our supreme effort. God helping us, we shall not be found wanting. Let us subscribe all we can, and a little more.

America, Civilization, Democracy, Humanity, expect every man to do his duty

***Don't Hedge—Buy Fourth Liberty Loan Bonds to Your Absolute Limit***



That Civilization May Be Safe



## The Boy From Next Door

**Y**OU used to see him swing gaily down the street, radiant with the vigor of his sturdy young manhood. One day he came home in khaki; then his father told you, with mingled pride and foreboding, that he had "gone across" with his regiment.

Yesterday his name was on the casualty list—"slightly wounded"—and your face grew grave as you thought of the sorrow and suspense of his father and mother.

From every city street, every village, every community, the boy next door has gone to war.

Think of these thousands of splendid young Americans, reared in comfort, peace, and security, now suddenly plunged into that roaring inferno of battle with the hardened hordes of a desperately determined foe.

*What are you doing to help them?*

What are you doing to arm and protect them, and bring them home in safety? Have you bought Liberty Bonds? Have you bought all you possibly can?

Has it occurred to you that one more Bond, bought with a little additional effort, may save the life of the boy from the next door?

**Buy Another Bond!**

This Page Contributed to the Winning of the War by

**Pease and Elliman**



That We May Not Be Defeated by the Enemy



## *Does Such an American Exist?*

Can there be any American who is not doing all he can to help win the war? Who pretends to believe that we could have kept out?

Who whines or growls about the little sacrifice he is asked to make?

Who gets panicstricken and thinks that it would be better to compromise with the Hun and listens to the serpent whisperings of German propaganda?

If such an American exists let him realize what Germany has done to Russia, which gave in and negotiated a cowardly peace.

There is only one thing for us all today and that is war to the bitter end—war until the Hun is utterly and completely destroyed.

For those who cannot fight, **LIBERTY BONDS** are the best possible weapons against the Hun.

*Buy Liberty Bonds Today  
Any Bank Will Help You*

This Page Contributed to the Winning of the War by

**Post and McCord, Inc.**



## America's Answer to German Savagery



# “Force, to the Utmost”

That plunging squadron of German Cavalry, expecting to carry all before it in one mad rush, learned to the full, from a little body of American troops, the meaning of the President's words.

Force, greater even than the military rulers of Germany can imagine—the overwhelming, irresistible force of a great, free Nation aroused to fight for its Liberty and the Liberty of the World.

## “Force to the Utmost”

*Men by the Million! Shot, shell, guns, airplanes, tanks, ships—anything and everything required to drive home the meaning of the*

*President's words to make plain, to the authors of the war, the fact that with such force, of men and of spirit, we must inevitably win.*

*Are YOU adding every ounce you can to the force behind our fighting men—the force we must exert to win the war?*

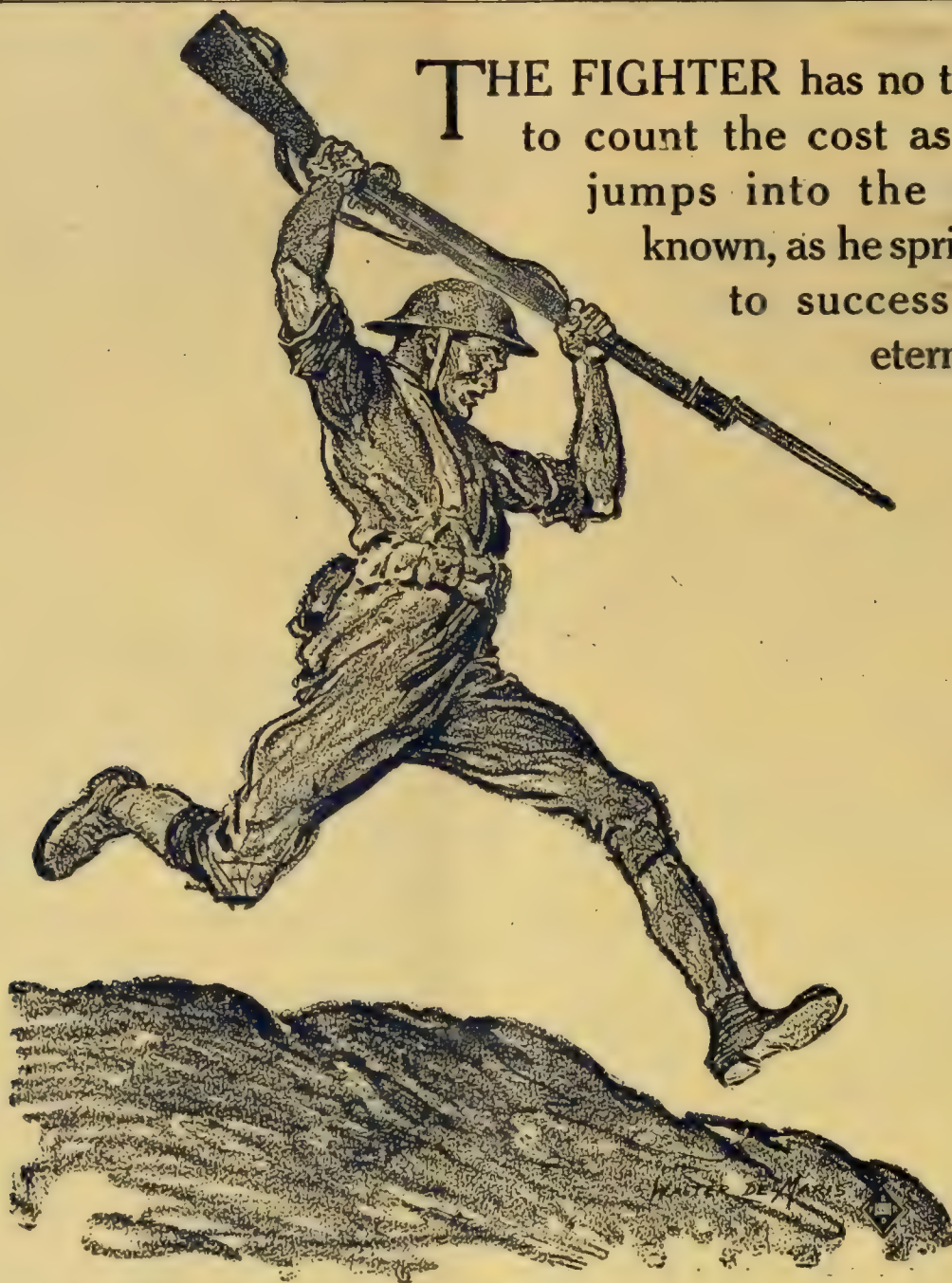
**Lend the Way They Fight — Buy Bonds to Your Utmost**

This Page Contributed to the Winning of the War by

**Chas. F. Noyes Co.**



## Help Win a Lasting Peace



THE FIGHTER has no time  
to count the cost as he  
jumps into the un-  
known, as he springs  
to success or  
eternity.

Ever worry about meeting a Liberty Bond payment?  
Think once more of the man who does not worry  
about meeting death.

**Buy Bonds to your utmost—and save to  
your utmost to pay for them and keep them**

This Page Contributed to the Winning of the War by

**THE HOME INSURANCE COMPANY NEW YORK**

ELBRIDGE G. SNOW, President



## Liberty Bonds—The Life Belts of a Nation



## It stirs every American heart

Who was not thrilled to read of the American soldier who supported a wounded comrade, and fought his way with the little detachment back through the Boches to the American lines?

That is only one deed of heroism among the many happening every day and looked on as a matter of course by the boys fighting for us over there. It shows the stuff that's in them. They are our own sons and brothers. Is the same stuff in us over here?

We have the opportunity at home to show our patriotism by other deeds of valor. We can fight and we **MUST** fight. And we must **WIN**, no matter how heavy our burdens may be.

*Our former habits* are the Huns we've got to battle with. We can't go on living as we used to. We can't go on spending our money for things we like. We must set up new standards—war standards—and stick to them—loyally.

*From now on there can be only one standard for those of us who fight behind the lines—by saving and lending*

## We must buy bonds to our utmost

This Page Contributed to the Winning of the War by

### Atlantic, Gulf & Pacific Co.



## Liberty Bonds—The Torch of Liberty

### I have a rendezvous with death—

I have a rendezvous with death  
At some disputed barricade,  
When Spring comes back with rustling shade  
And apple-blossoms fill the air—  
I have a rendezvous with death  
When Spring brings back blue days and fair.

It may be he shall take my hand  
And lead me into his dark land,  
And close my eyes and quench my breath.  
It may be I shall pass him still—

C—Charles Scribner's Sons

—ALAN SEEGER  
(Killed in action July 5, 1916)

**T**HIS American did not fail that rendezvous—and death did not pass him by. When he died the world lost a true poet. His death brings out in sharp relief how much one soldier who is lost to us—one man killed—may mean to the world.

So let us keep our rendezvous at home—our rendezvous with life. Let us look into our lives, our households, and see that they are mobilized for war. Let us save our money to save these men who daily have rendezvous with death. Let us keep our rendezvous with life and help them to win through and to come back to sunshine and happiness and home with victory on their banners.

***Buy Bonds to Your Utmost!***

This Page Contributed to the Winning of the War by

**New York Title and Mortgage Company**



# In Defense of Liberty, Justice and Civilization



## They're in to Win

Fair targets, every one of these men, for the German riflemen and machine gunners hidden behind the parapet.

But they are not thinking of the bullets whizzing past them; of the shells bursting over their heads.

They are intent on one thing — to scale that bank, take the bridge head and *win the day*.

And these men are made of the same stuff as all true Americans who read these words.

*If we are the same stuff, let us prove it.*

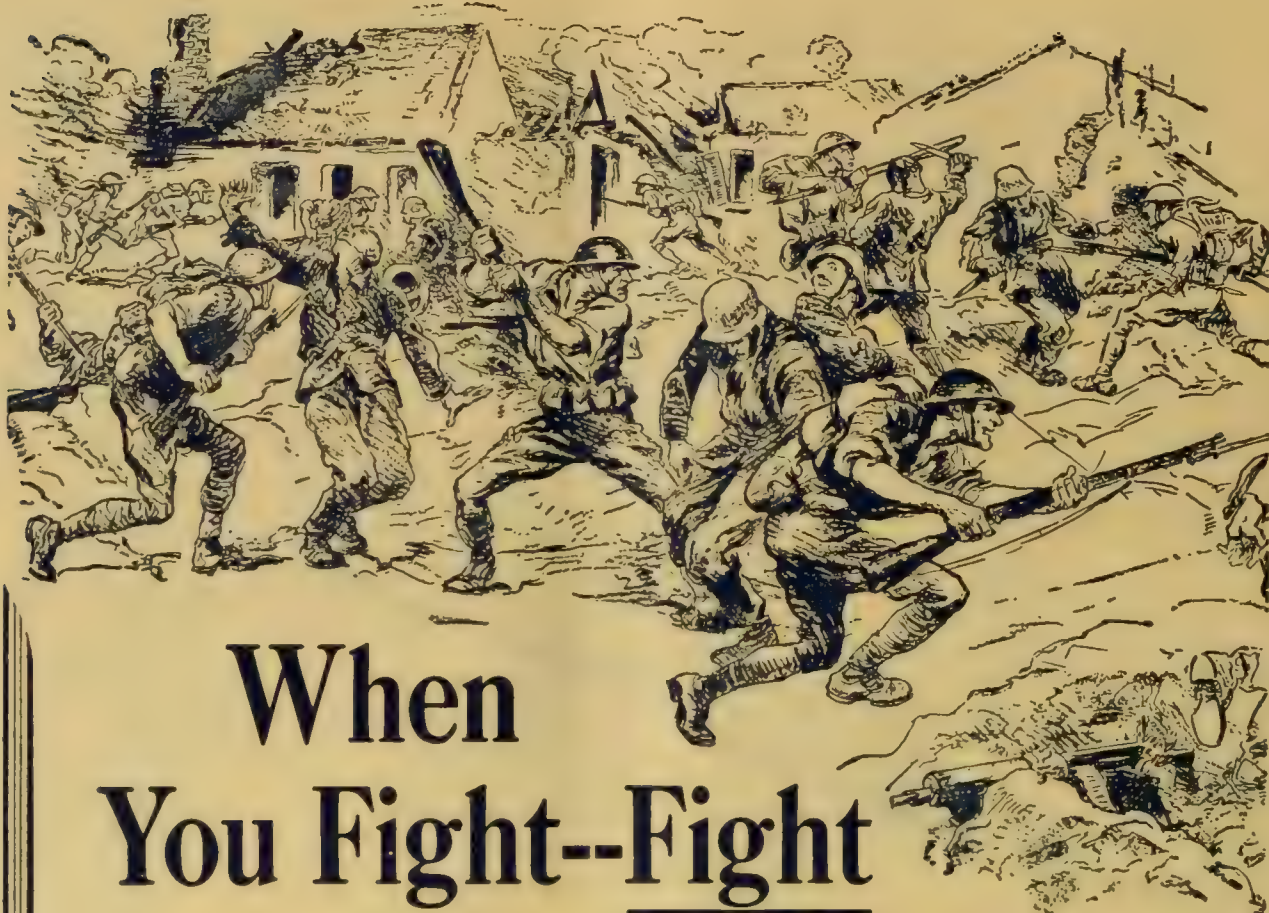
*Let us get into the fight as they do—to the limit—for Victory!*

This Page Contributed to the Winning of the War by

**John Trageser Steam Copper Works**



Prevent the Destruction of Civilization



## When You Fight--Fight

**F**IGHT as these American soldiers fought in the streets of Fismes. "They covered themselves with glory," the papers say. Of course they did—they are Americans.

They met the finest of the enemy's troops in a terrific hand-to-hand struggle. They used their guns—their bayonets—their bare fists. Every American soldier went after his man desperately, fearlessly, persistently, with one great driving purpose—to whip that Prussian Guard, to silence its machine guns—to win!

It's a pretty good way to fight—this American way. It wins battles over there, it will win a splendid victory over here—if we *fight* when we fight—if we buy Liberty Bonds to our utmost.

*When you fight—fight!      When you buy—buy!*

**Lend the way they fight—Buy Bonds to your utmost**

This Page Contributed to the Winning of the War by

**White Fireproof Construction Company**



RECENT LEASES.

Hotel Men Lease Garage.

The modern four-story Gothic garage at 239 to 245 East 56th street has been leased by its builders, Philip Weinstein & Sons, to Duncan B. Harrison, managing director of the Inter-State Garages, Inc., for twenty-one years at an aggregate rental of about \$500,000. The builders bought the property a year ago from the Williams estate and constructed the garage from a former stable. The Inter-State Garages, Inc., represent a group of hotel men who a few months ago bought the old Claussen-Flannigan brewery property on Second avenue, between 47th and 48th streets, as a site for the most costly garage in this country.

Red Cross Leases German Club.

Deutscher Verein, or German Club, at 112 Central Park South, has been taken over by the Red Cross for use as a home for convalescent soldiers and its name changed to the Lafayette House. For a nominal rental, much lower than it would bring in the open market, the board of governors of the club leased this five-story, 75-foot structure to the New York County Chapter of the American Red Cross. There are fifty-five rooms in the building, most of them spacious bedrooms, and thirty-five bathrooms. The building has been fitted up to accommodate 100 men and by the time it is in full working order 200 can be taken care of.

Lease Downtown Building.

Wm. A. White & Sons have leased for Charles Laue to Charles A. Anderson & Company, of No. 120 Broadway, the plot 55x200 feet at Nos. 387 to 389 West Broadway, running through to Nos. 73-75 Wooster street. There was formerly on this plot a five-story building which was destroyed by fire. The present owner purchased the property from the Lorillard Estate, and is now erecting for the new tenant a one-story and basement structure to be used for the importing and exporting of chemicals, metals and ores. The building will contain four skylights, 15x32 feet. The lease has been made for a long term at a rental approximating \$100,000.

Manhattan.

AMES & CO. leased for Sidney M. McDougall to New York Association for the Blind 672 2d av. The building, after alterations, will be occupied by the association as an annex to their industrial plant in East 35th st.

ALBERT B. ASHFORTH, INC., leased the basement, parlor floor and 2d floor of 7291 Madison av to Dr. Isreal S. Wechsler; the 11th floor at 85 5th av to A. H. & F. Freyberg; space at 220 Broadway to Palmer Advertising Agency, the Joseph F. O'Brien, Marks & Clerk.

BRETT & GOODE CO. leased space to former tenants in the Printing Crafts Building as follows: Printing Machinery Corp. at 45 West 34th st; Fleming Press, Merritt & Handling and Southern Slav News Co. at 351-55 West 52d st; Radom & Neidorff and Bryant Press at 225-29 West 39th st; the Decorative Designers and Bromfield & Co. at 45 West 34th st; Osgood Co., Elliott Service Co. and Rosenberger & Hess at 141-45 West 36th st; Frank A. Skerl at 1926 Broadway; L. Alterson & Co. at 162 West 34th st; A. J. Buschmann Co. at 220 West 42d st; Synthetic Precious Stones Laboratories in the Queens Subway Building, Long Island City; and Martini Tempera Colors 24 East 13th st.

CARSTEIN & LINNEKIN leased for Cruikshank Co. the building at 739 to 741 Broadway to Samuel Phillipson & Co.

DUFF & BROWN CO. leased the following dwellings: 413 West 146th st to Magistrate F. B. House; 747 West 145th st to Mary Daly; 1283 Madison av to Dr. Sohn; 511 West 182d st to J. H. Barry, and 453 West 144th st to Dr. C. H. Barnes.

DUROSS CO. leased for Michael Hallanan the store at 9-11 Barrow st, corner of West 4th st, to Alexander Herz.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for Vanderbilt Avenue Realty Corp. to Charles Kaye; also 103 East 64th st for George Neiman to Mrs. Edwin C. Feigenbaum; and at 26 East 49th st for Advocate Realty Co. to Rosina Henly.

WANTS AND OFFERS

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WANTED—Record & Guide of Sept. 21, 1918, Brooklyn Edition. We will pay 15 cents each for this edition if both sections are delivered in good condition. This offer will expire Oct. 5, 1918. Record & Guide, 119 West 40th St.

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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
Total No.	120	87
Assessed Value.	\$6,748,300	\$5,905,000
No. with consideration.	17	19
Consideration.	\$358,700	\$661,400
Assessed Value.	\$380,800	\$414,500

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

Total No.	4,530	5,638
Assessed Value.	\$253,902,680	\$387,163,322
No. with consideration.	705	771
Consideration.	\$30,057,721	\$32,340,704
Assessed Value.	\$33,086,500	\$41,403,556

#### Mortgages.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
Total No.	41	37
Amount.	\$589,581	\$974,496
To Banks & Ins. Cos.	7	5
Amount.	\$276,000	\$112,800
No. at 6%.	16	18
Amount.	\$157,370	\$131,556
No. at 5 1/2%.	8	2
Amount.	\$56,200	\$70,000
No. at 5%.	7	5
Amount.	\$134,500	\$100,000
No. at 4 1/2%.	1	1
Amount.	.....	\$55,000
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual Rates.	3	1
Amount.	\$180,619	\$30,000
Interest not given.	7	10
Amount.	\$60,892	\$587,940

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

Total No.	1,511	2,524
Amount.	\$43,024,513	\$101,265,404
To Banks & Ins. Cos.	303	511
Amount.	\$20,457,647	\$59,318,340

#### Mortgage Extensions.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
Total No.	16	23
Amount.	\$953,796	\$1,237,050
To Banks & Ins. Cos.	6	8
Amount.	\$316,500	\$957,750

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

Total No.	921	1,413
Amount.	\$61,584,345	\$93,639,850
To Banks & Ins. Cos.	379	697
Amount.	\$36,861,207	\$70,886,600

#### Building Permits.

	1918 Sept. 21 to 27	1917 Sept. 22 to 28
New Buildings.	5	3
Cost.	\$165,000	\$476,000
Alterations.	\$118,745	\$314,634

Jan. 1 to Sept. 27 Jan. 1 to Sept. 28

New Buildings.	145	263
Cost.	\$7,920,350	\$25,817,700
Alterations.	\$7,768,614	\$10,476,893

### BRONX.

#### Conveyances.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
Total No.	79	99
No. with consideration.	13	14
Consideration.	\$148,420	\$347,700

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

Total No.	3,357	4,446
No. with consideration.	394	824
Consideration.	\$3,832,341	\$5,787,213

#### Mortgages.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
Total No.	26	35
Amount.	\$159,423	\$212,430
To Banks & Ins. Cos.	1	3
Amount.	\$4,000	\$23,000
No. at 6%.	17	22
Amount.	\$108,400	\$91,550
No. at 5 1/2%.	4	2
Amount.	\$35,800	\$20,000
No. at 5%.	3	7
Amount.	\$13,500	\$91,700
No. at 4 1/2%.	.....	.....
Amount.	.....	.....
Unusual rates.	1	1
Amount.	\$228	\$2,050
Interest not given.	1	3
Amount.	\$1,500	\$7,130

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

Total No.	1,396	2,154
Amount.	\$8,174,354	\$14,041,509
To Banks & Ins. Cos.	72	142
Amount.	\$1,040,942	\$2,039,115

#### Mortgage Extensions.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
Total No.	5	8
Amount.	\$48,700	\$53,200
To Banks & Ins. Cos.	.....	3
Amount.	.....	\$17,000

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

Total No.	282	493
Amount.	\$5,258,562	\$9,343,424
To Banks & Ins. Cos.	64	131
Amount.	\$1,654,200	\$3,363,200

### Building Permits.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
New Buildings.	2	7
Cost.	\$35,400	\$66,050
Alterations.	\$30,500	\$38,350

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

New Building.	392	544
Cost.	\$6,803,375	\$7,549,750
Alterations.	\$1,228,475	\$929,550

### BROOKLYN.

#### Conveyances.

	1918 Sept. 19 to 25	1917 Sept. 20 to 26
Total No.	512	468
No. with consideration.	35	35
Consideration.	\$240,058	\$140,604

Jan. 1 to Sept. 25 Jan. 1 to Sept. 26

Total No.	17,447	16,373
No. with consideration.	1,199	1,416
Consideration.	\$9,640,119	\$14,597,362

#### Mortgages.

	1918 Sept. 19 to 25	1917 Sept. 20 to 26
Total No.	276	282
Amount.	\$823,209	\$811,992
To Banks & Ins. Cos.	16	30
Amount.	\$58,450	\$129,650
No. at 6%.	194	183
Amount.	\$555,009	\$359,655
No. at 5 1/2%.	40	43
Amount.	\$170,350	\$218,825
No. at 5%.	21	31
Amount.	\$48,150	\$152,154
Unusual rates.	1	1
Amount.	\$1,200	\$500
Interest not given.	20	25
Amount.	\$48,500	\$80,858

Jan. 1 to Sept. 25 Jan. 1 to Sept. 26

Total No.	9,917	10,523
Amount.	\$32,882,572	\$43,204,819
To Banks & Ins. Cos.	957	1,897
Amount.	\$5,149,940	\$15,455,324

### QUEENS.

#### Building Permits.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
New Buildings.	95	71
Cost.	\$294,350	\$467,625
Alterations.	\$32,018	\$61,475

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

New Buildings.	2,393	2,113
Cost.	\$15,323,563	\$19,764,015
Alterations.	\$3,278,696	\$3,749,917

### RICHMOND.

#### Building Permits.

	1918 Sept. 20 to 26	1917 Sept. 21 to 27
New Buildings.	32	63
Cost.	\$191,920	\$128,430
Alterations.	\$19,772	\$17,875

Jan. 1 to Sept. 26 Jan. 1 to Sept. 27

New Buildings.	1,758	2,674
Cost.	\$6,081,753	\$9,191,176
Alterations.	\$1,131,846	\$1,306,597

### Real Estate

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# Standardized Contract for War Construction

## New Form Designed to Speed Up Production, Prevent Fraud and Protect Federal Interests

Washington, Sept. 21, 1918.

The War Department authorizes the following statement:

**S**TANDARDIZATION of contract clauses which will be incorporated in all future contracts made by the various purchasing agencies of the War Department has been completed. The clauses are designed principally to speed up production, to guard against fraud, to protect the interests of labor, and to guard and assure the interests of the Government and the contractors and thereby prevent legal complications.

The work of preparing the clauses has occupied the attention of a special committee of the General Staff for months. During this time all the various forms of contracts which have been used by the Government as well as dozens of others used between private individuals were examined in order that the best possible means of protection could be incorporated in the new classes. Owing to the possibility of conditions arising which heretofore have never been a factor between contracting parties, it was necessary to prepare special clauses for such eventualities.

With the idea of speeding up the settlement of disputes arising between the Government and the contractor regarding the adjustment of claims which might delay production during the settlement and further to make unnecessary the filing of lawsuits in the Court of Claims, a clause provides the means for the immediate adjustment of all such differences. In the event of the arising of any claims, doubts, or disputes, as to the performance or nonperformance of the contract which cannot be settled by mutual agreement, the question is placed before the Secretary of War or his duly authorized representative or representatives for adjustment. In the event that the matter is placed before a board, a majority decision of the latter shall be final, but permission to appeal directly to the Secretary of War within a limited time is allowed.

The Government retains the right to terminate any contract in the public interest. If the Government finds that the need for any contracted supplies no longer exists it can terminate the contract within a specified time. Definite provision is made for the payment of existing stocks and raw materials on hand for the completion of the contract and provision is made for the adjustment of all obligations assumed by the contractor for fulfilling this agreement. Arrangements are also made for the disposal of special facilities provided for the execution of the contract.

Three clauses are devoted to labor. One provides that in the cases specified by law the wages of laborers, operatives and mechanics doing any part of the work contemplated by the contract, in the employ of the contractor, shall be computed upon a basic day rate of eight hours work, with overtime rates to be paid for at not less than time and one-half time for all time in excess of eight hours.

In the event that labor disputes should arise directly affect-

ing the performance of the contract or delaying its execution, the contractor may appeal to the Secretary of War for adjustment of the difficulty. The contractor is obligated to comply with such adjustment as may be made by the Secretary. If such a settlement involves an increase of wages, thereby placing a burden on the contractor, he will be compensated for the extra outlay. Likewise, in the event of a reduction of labor cost, the amount involved will be deducted from the cost in favor of the Government.

Contractors are obliged to comply with existing state laws and are also obligated not to employ in War Department contracts any minor under the age of 14 years or permit any minor between the ages of 14 and 15 years to work more than eight hours in any one day, more than six days in any one week, or before 6 A. M. or after 7 P. M. The employment of convict labor is prohibited, except in the event of an executive order, and then only under the terms of such an order.

On cost-plus contracts provision is made for a rigid inspection of costs, and the Government retains at all times the right to make checks and audits on materials and prices as well as setting up machinery of inspection to insure full value received. The accounting books of the contractor are always to be open to the Government's officers. The decision of the Accounting Officer in regard to proper costs shall prevail. The right to appeal directly to the Secretary of War is given to the contractor. The contractor must comply with the ruling that in all cost-plus contracts, proposed expenditures for labor and materials shall be approved in advance.

In this connection the War Department will follow its policy that wherever possible fixed-price contracts shall be used, but where it is to the advantage of the Government to use a cost-plus contract, a cost-plus fixed compensation contract will be used. All such contracts are subject to review by the Superior Board of Contract Review of the General Staff. The covenant against contingent fees as prescribed by executive direction will be incorporated in the new contracts. In this the contractor expressly warrants that he has not employed a third person to solicit or obtain the contract in his behalf and that he has paid no fee to secure it.

Contractors are obliged to provide protection to their plants against espionage, fire, explosion, acts of war, and acts of enemy aliens. The contractor shall, when required, report to the Government the citizenship, country of birth or alien status of any or all of his employees. The Government retains the right to prevent the employment of suspected persons or to demand their discharge from the employment of the contractor.

If at any time the Government is able to provide materials to the contractor, the latter is obliged to accept them, if he has not already made commitments, arrangements being made for satisfactory compensation.

The various supply bureaus of the Army are now preparing to adopt the new contract form.

## Increases Rentals Are Not Exorbitant

**F**URTHER interesting data was recently obtained concerning the increased living costs with which the wage earners have had to contend with since the beginning of the war in 1914. The items which receive consideration as comprising the chief expenses of the family budget were clothing, food, sundries, light and fuel, and rent. Their increase appeared in the order enumerated. Retail prices of clothing showed variously large increases for the same articles of identical quality. Comparison of prices was obtainable through the co-operation of the retail stores in many localities, thereby enabling true comparisons. The result of this investigation showed an increase in the cost of clothing that amounted to seventy-seven per cent. Food came next on the list with an increase of sixty-two per cent. Other items followed with lowered percentages of increases.

It is of prime interest to note that the item of rent comes last on the list. Increases in rentals are generally reported

to give only an average rise of fifteen per cent. This figure represents less than one-fourth of the advance shown in the cost of foodstuffs. This also confirms similar data established by previous investigations. However, it must be realized that considerable variation is noted in different localities. In communities but little unsettled in an industrial way by the war, rents have only advanced to a slight degree, if at all. In some cases an actual decrease has been reported. This is presumably true in places from which workers have withdrawn to migrate to industrial centers in search of higher wages in the munition plants, thus leaving a surplus of housing accommodations in the centers they leave. In a few unusual instances where congestion has resulted from a great influx of workers, as in the case of the shipbuilding plants along the seaboard, the increase in rentals have in some cases been reported as being one hundred per cent.

In general it was estimated that fifteen per cent. would be an ample figure to set as the average rate of rental increase.



# CURRENT BUILDING OPERATIONS

THROUGHOUT the local territory the building situation shows no radical change over the conditions of a week ago. The two most important features of the situation at present are the sustained volume of Government building operations and a steadily growing amount of activity along the line of industrial housing. In the latter phase of activity a number of contracts have recently been awarded for projects in close proximity to the Metropolitan district and plans for additional ones are now being worked out, the contracts for which will shortly be let.

Aside from the non-war operations now substantially underway the outlook is that practically no more projects that will not contribute in winning the war will be sanctioned for the duration of hostilities. The building industry is gradually reconciling itself to the seemingly drastic terms of the recent War Industries Board ruling, and a large percentage of operations for which plans were prepared will be held in abeyance until Federal requirements are less urgent, without effort on the part of prospective builders to obtain permission to construct from the War Industries Board.

Although no direct request by the Government that religious bodies cease structural operations for the period of the war each denomination has been asked to estimate what its building requirements will be during the coming year. The Government has suggested that all new construction be limited to buildings absolutely required by communities or needed to replace structures destroyed by fire. Newly formed congregations are asked to defer building until after the war. This policy has been generally adopted throughout the country.

The building material markets are almost without exception extremely quiet. What little activity, aside from the supply of materials to direct and indirect Government operations, is possible is for alteration projects and buildings where construction is well advanced. The price situation is practically unchanged. Building materials generally are holding firmly to the high levels that have now maintained for a long time, and even with the almost complete curtailment of non-war construction there is but slight possibility that a recession from existing levels is

possible. Steadily advancing production costs will have the tendency to maintain prices notwithstanding the decreased demand.

**Common Brick.**—Notwithstanding the general curtailment of structural operations throughout the country the wholesale market for Hudson River common brick has experienced a fairly active week. The sales have picked up to some extent, a total of eighteen barges having been disposed of. Seven of these were consigned to Newark and other nearby New Jersey points and the bulk of the brick in these orders is said to be destined for Government construction. Although there has been no announced change in the wholesale price for Hudson River common brick and the quotations continue to range from \$13.50 to \$14 a thousand in cargo lots, alongside dock, there is apparently a weakening tendency to the market and it would not be surprising if in the near future prices would recede somewhat. Recent rumors of important requirements of common brick for Federal usage have not as yet materialized into tangible orders. There are hopes that the Government will soon announce the nature of its demands for common brick.

Up-river the manufacturing situation is extremely quiet. Producers are hampered particularly by the lack of labor both for brick making and for loading finished brick on the barges for shipment. The producing season is rapidly drawing to a close and from all accounts the amount of brick to be turned out during the balance of the year will be negligible.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, September 27, 1918. Condition of market: Demand improved; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 12; sales, 18. Distribution: Manhattan, 5; Brooklyn, 4; Bronx, 1; New Jersey points, 7; outside, 1.

**Lumber.**—Trade conditions in the local lumber markets are practically unchanged, but the situation is somewhat easier than it has been in the past by virtue of the improvement in the transportation facilities, which have been responsible for better shipments of new stocks from mill points. Both wholesale and retail dealers have their stocks in better shape today than they have been for many months, and ordinary orders are now being filled without difficulty. The demand at retail has

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in..... 1.80@ \$1.85  
Crushed limestone, ¾ in..... 1.90@ 2.00

**Building Stone—**

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft.... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil—**

City brands, oiled, 5 bbl. lots..\$1.90@ —  
Less than 5 bbls..... 1.91@ —

**Turpentine:**

Spot in yard, N. Y., per gal...\$0.66@ —

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price

per M.....@ —

(To mixed cargo price add freight \$1.50.)


Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

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REPUTATION





MATERIALS AND SUPPLIES

fallen off to some extent, chiefly to the curtailment of building construction. Manufacturing consumers are a strong factor, however, and Government orders have been particularly heavy during the past two or three weeks. Prices in general are firm in both departments of trade, and there is every reason to predict a strict adherence to the existing high levels. There seems to be no possibility of a drop for a long time to come, and whatever price movement is noticeable will have an upward trend. Lumber producers have been greatly assured by the recent announcement of the War Industries Board that their labor forces will be spared in the coming draft as far as possible. District exemption boards have been advised that claims for exemption on industrial grounds made by workers in the lumber industry should be granted to necessary employees. Lumber firms will be ranked on the preference list according to the amount of material that they supply to the Government.

**Structural Steel.**—The local steel situation has been practically without feature during the past week. The curtailment of non-war construction has reduced to a minimum the demand for

fabricated material for this purpose. Government requirements of fabricated shapes for building construction continue as one of the most important phases of the steel situation, and in every manner the Federal demands dominate the industry. Secretary Gifford of the Bridge Builders and Structural Society announces that during the month of August, 1918, fifty-seven per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. The output for the month is said to have been approximately 102,600 tons. Less than five per cent. of this amount is reported to have been utilized for non-war building operations. At present the tonnage of fabricated steel that is finding its way into other than war work is a negligible quantity. Furthermore, it is possible that during the remainder of the year, much difficulty will be experienced in filling the orders of those classes of the priority list which represent concerns meeting direct war requirements. It is anticipated that Class B, of the priority list, which includes producers of materials indirectly contributing to war aims, will not be satisfactorily supplied.

**Portland Cement.**—The Portland cement interests are apparently marking time and the market situation indicates but little change over the conditions that have now maintained for some time. Manufacturers are all operating to the limit permitted by the War Industries Board and the major portion of their output is going directly to fill the demands of the Government or to industrial operations sanctioned as essential to the military program. No cement is being knowingly shipped for non-war construction and what little private business is current is for the completion of projects already well advanced. Prices are unchanged.

**Electrical Supplies.**—Demands from Federal departments continue to dominate the local market situation. Commercial orders and inquiries are steadily decreasing in volume as the inability to obtain material becomes more fully recognized. Supplies of essential materials depend largely upon the foresight of local jobbers in placing their orders with manufacturers. Incoming stocks of conduit are light and insufficient to fill the demands. The small-wire output has been materially curtailed owing to the urgency of the Government's wire requirements, which has utilized the small-wire machinery. Prices for electrical supplies have advanced in many instances during the current month, the increase being particularly noticeable in those lines using cotton to any extent.

**Wire Products.**—During the past two weeks 56,000 tons of black painted barbed wire were allocated to the mills, and inquiries are now current for 60,000 tons of barbed wire, scheduled for shipment to Italy, and upward of 90,000 tons said to be for Great Britain. It is generally believed that commencing with January the Government will take practically all of the barbed wire made in this country, which is estimated to be in the neighborhood of 50,000 tons a month. At the present time the output of wire and wire nails is not in excess of 50 per cent. of mill capacity, nearly all of which is being diverted to federal requirements. There will likely be no plain wire available for jobbers for the remainder of this year and probably none for the duration of the war. Prices for both wire and wire nails are unchanged.

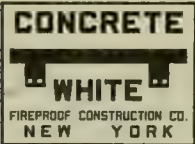
IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in.	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime	8.50@ —
Quartered oak	95.00@ 107.50
Plain oak	75.50@ —
Flooring:	
White oak, quartered, select.	\$67.00@ —
Red oak, quartered, select.	67.00@ —
Maple No. 1.	\$56.50@ —
Yellow pine, No. 1, common	
flat	43.00@ —
N. C. Pine, flooring, Norfolk.	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale.	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price	\$2.50@ —
Eastern finishing, wholesale	
price	\$2.70@ —
Hydrated common (per ton)	15.20@ —
Hydrated finishing (per ton)	17.20@ —
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick	77%
Double strength, A quality	79%
Double strength, B quality	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton.	
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	12 1/2
Boards, 3/4 in. x 8 ft.	16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.245@ —
Beams & channels over 14 in.	3.245@ —
Angles, 3x2 up to 6x8.	3.245@ —
Zeels and tees.	3.245@ —
Steel bars, half extras.	3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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will help win this War by buying Bonds of the Fourth Liberty Loan. Read the appeals to all good citizens found elsewhere in this issue of the RECORD AND GUIDE on this, the opening day of the campaign. Get into the fight—Let's put it over—Do it Now! Where will YOU stand on the Day of Victory?





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Works, Maurer, N. J. NEW YORK

### PERSONAL AND TRADE NOTES.

**New York School of Heating and Ventilating** announces the opening of the sixth annual season on Monday evenings at 511 World Building, New York, beginning October 7. The classes will be under the direction of Charles A. Fuller, 315 Fifth avenue, New York.

**Sarco Co.**, New York, manufacturer of the Sarco line of thermostatic radiator traps, steam traps and temperature regulators, has opened a new office in Atlanta, Ga., in the Healey Building. The new branch will be under the management of C. R. Dunwoody.

**W. A. King**, of Washington, who has been connected with the National Association of Builders' Exchanges as general counsel, will act as resident representative of the National Federation of Building Industries with headquarters at 1124 Widener Building, Philadelphia, Pa.

**Louis J. Horowitz**, president of the Thompson-Starrett Construction Co., New York City, has been appointed special assistant to the Chief of Ordnance, in charge of tanks, in which capacity he will have authority to decide all questions pertaining to the engineering, manufacturing and inspection of tanks.

**Standard Sanitary Manufacturing Co.**, Pittsburgh, Pa., announces the election of Samuel H. Moon as secretary-treasurer of the company, succeeded the late W. A. Myler. Mr. Moon was previously general manager of the Ahrens & Ott division of the Standard Sanitary Manufacturing Company. He has been succeeded in that position by J. W. Oliver, sales manager of the Ahrens & Ott division in Louisville.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**PELHAM, N. Y.**—Plans are being prepared by Charles Ewing, 101 Park av, Manhattan, for an addition to the 1½-sty brick power house at the Naval Training Station for the U. S. Government, Navy Department, C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner. Owner will build by day's work and construction will be started about Oct. 15.

**MONTAUK, L. I.**—Plans have been prepared privately for additional buildings at Montauk, L. I., for the U. S. Government, Navy Department, C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C., in charge. Cost, about \$33,500.

**WARDS ISLAND, N. Y.**—Warren Moore & Co., 13th and Market sts, Philadelphia, Pa., have the general contract for the group of hospital buildings to be erected at Wards Island for the U. S. Government, Navy Department, C. W. Parks, Chief of the Bureau of Yards and Docks, from privately prepared plans. Cost, about \$1,000,000.

**GOVERNORS ISLAND, N. Y.**—The Foundation Co., 233 Broadway, Manhattan, has the general contract for the erection of additional 1-sty frame barracks for the U. S. Government, Quartermaster Corps, Major Simmons, in charge. Plans were prepared privately. Cost, about \$160,000.

**FISHERS ISLAND, N. Y.**—Plans have been prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, for additional barracks and quarters at Fishers Island, for the U. S. Government. Cost, about \$400,000. Name of general contractor will be announced soon.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

**FACTORIES AND WAREHOUSES.**  
**MARGINAL ST.**—R. C. Clark, c/o Armour & Co., Chicago, Ill., is preparing plans for an 8-sty brick and reinforced concrete refrigerating plant to occupy the block bounded by 10th av, Marginal st, 15th and 16th sts, for Armour & Co., 120 Broadway, Manhattan, and Chicago, Ill. Cost, approximately \$1,000,000. Further details will be available later.

### APARTMENTS, FLATS & TENEMENTS.

**KING ST.**—Ferdinand Savignano, 6005 14th av, Brooklyn, has plans in progress for alterations to the 3-sty brick tenement into studio apartments at 52 King st, for an owner to be announced later. Cost, about \$15,000.

**LISPENARD ST.**—John L. Bull, 214 Fulton st, has prepared plans for alterations to the 5-sty brick factory, 25x80 ft, at 54 Lispenard st, for Charles Colgate, c/o Horace S Ely & Co., 21 Liberty st, owner. Cost, about \$5,000.

### STORES, OFFICES AND LOFTS.

**GREENWICH ST.**—Leonard Weill, 128 Broadway, contemplates the erection of a 4 or 5-sty brick and stone loft building at 394 Greenwich st, for which details and name of architect will be available later.

#### Bronx.

#### STABLES AND GARAGES.

**FERRIS PL.**—B. Ebeling, 2400 Westchester av, has completed plans for a 1-sty brick addition to garage, 50x140 ft, in the south side of Ferris pl, 75 ft east of Thomas st, for the Westchester Land & Dock Co., owner, on premises. Cost, about \$15,000.

#### Brooklyn.

#### DWELLINGS.

**NEPTUNE AV.**—R. Von Lehn & Sons, 2701 Glenwood rd, has completed plans for eleven 2-sty brick dwellings, 20x62 ft, on the south side of Neptune av, 36 to 37th sts, for the Treselmina Co., Inc, 2701 Glenwood rd, owner and builder. Total cost, \$66,000.

**EAST 86TH ST.**—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick two-family dwelling, 20x150 ft, in the west side of East 86th st, 175 ft north of Flatlands av, for Antonio I. Russo, 198 Johnson av, owner and builder. Cost, about \$4,000.

**HOPKINSON AV.**—E. M. Adelson, 1776 Pitkin av, has plans in progress for eight 2-sty brick dwellings, 20x55 ft, on the east side of Hopkinson av, 100 ft north of Riverdale av, for the Sheffield Building Co., A. Klein, pres., 141 Pennsylvania av, owner and builder. Total cost, \$40,000.

**ASHFORD ST.**—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 2-sty brick dwelling, 20x55 ft, in the west side of Ashford st, 170 ft south of New Lots rd, for Max Resnick, 728 Rockaway av, owner and builder. Cost, about \$5,000.

**NAUTILUS AV.**—M. A. Cantor, 373 Fulton st, has completed plans for two 2-sty frame dwellings, 18x42 ft, on the north side of Nautilus av, 220 ft west of West 37th st, for the Kraslow Construction Co., 188 Bontague st, owner and builder. Total cost, \$15,000.

**EAST 45TH ST.**—Wm. C. Winters, 106 Van Siclen av, has completed plans for two 2-sty frame dwellings, 16x36 ft, in the east side of East 45th st, 320 ft south of Linden av, for Herman Torjerson, 217 East 39th st, owner and builder. Total cost, \$6,000.

**51ST ST.**—S. Gardstein, 4820 14th av, has completed plans for a 2½-sty frame dwelling, 26x25 ft, in the south side of 51st st, 220 ft east of 14th av, for Henry Cheronay, 1438 51st st, owner and builder. Cost, \$6,000.

**BUSHWICK AV.**—L. Allmendinger, 20 Palmetto st, has completed plans for an extension to the 3-sty brick dwelling on the west side of Bushwick av, 60 ft south of Hancock st, for John W. Rommelle, owner, on premises. Cost, about \$2,500. Owner will take estimates for construction.

**6TH AV.**—F. W. Eisenla, 650 68th st, has plans in progress for four 2-sty brick and limestone dwellings, 20x63 ft, at the southwest cor of 6th av and 78th st, for the Senator Holding Co., Samuel Polstein, pres., 6755 5th av, Brooklyn, owner and builder.

**THROOP AV.**—Tobias Goldstone, 50 Graham av, has prepared plans for interior alterations to the 3-sty brick store and dwelling at the southwest cor of Throop and De Kalb avs, for Gussie Solnick, owner and builder, on premises. Cost, about \$5,000.

**UNION ST.**—C. P. Canella, 1163 Herkimer st, has finished plans for alterations and extensions to the 4-sty brick dwelling, with store, at the northeast cor of Union and Hicks sts, for Anthony De Simone, 161 Union st, owner and builder. Cost, \$2,000.

#### STABLES AND GARAGES.

**BUTLER ST.**—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 80x100 ft, in the south side of Butler st, 132 ft west of 4th av, for the Ardene Realty Co., 1454 Eastern Pkway, owner and builder. Cost, about \$15,000.



**BROOKLYN.**—Cohn Bros., 361 Stone av, have plans in progress for a 1-sty brick garage, 80x100 ft, for Aaron Benjamin, 1464 Eastern Pkwy, owner and builder. Cost, \$25,000. Exact location will be announced later.

**VANDERBILT AV.**—Cohn Bros., 361 Stone av, have prepared plans for a 2-sty brick garage, 50x99 ft, at the northeast cor of Vanderbilt and Park avs, for Rubin Cohn, 235 Park av, owner and builder. Cost, about \$35,000.

**CEDAR AV.**—Shampan & Shampan, 772 Broadway, have completed plans for five 1-sty brick attached garages, 10x20 ft, on the north side of Cedar av, 70 ft west of East 17th st, for Louis Montalbino, 1320 East 17th st, owner and builder. Cost, \$1,500 each.

**51ST ST.**—J. C. Wandell, 8525 4th av, has completed plans for a 2-sty brick garage, 27x53 ft, in the north side of 51st st, 306 ft west of 2d av, for David Smith & Sons, 129 51st st, owners and builders. Cost, \$20,000.

#### Queens.

##### DWELLINGS.

**WOODHAVEN, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has completed plans for five 2-sty frame dwellings, 16x40 ft, in the east side of Ferry st, 270 ft south of Sterling st, for the Gascoyne Realty Co, Manor av, Woodhaven, L. I., owners and builders. Cost, \$12,500.

**JAMAICA, L. I.**—Plans have been prepared privately for two 2-sty frame dwellings, 16x37 ft, in the north side of Cananbury rd, 240 ft east of Madison av, for Arthur Shore, 196 Helen av, Jamaica, owner and builder. Cost, \$3,000 each.

**WOODHAVEN, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has completed plans for five 2-sty frame dwellings, 16x40 ft, in the north side of Bailey Court, 170 ft east of Bigelow av, for the Gascoyne Realty Co., Manor av, Woodhaven, owner and builder. Total cost, \$12,500.

**CORONA, L. I.**—C. L. Varrone, Corona av, Corona L. I., has finished plans for two 2-sty brick dwellings, 19x40 ft, in the north side of Nicholls st, 335 ft east of Alburts av, for Mary A. Iaricci, Vine st, Corona, L. I., owner and builder. Total cost, \$5,000.

**CORONA, L. I.**—C. L. Varrone, Corona av, Corona, L. I., has completed plans for a 1-sty frame dwelling, 20x44 ft, at the northwest cor of Tieman av and Unity st, for Vito A. Maggio, Martense st, Corona, L. I., owner and builder. Cost, \$2,500.

**ELMHURST, L. I.**—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for four 2½-sty frame dwellings, 19x41 ft, in the east side of Gleane st, 100 ft south of Warnee av, for Geo. C. Johnston, Elmhurst, L. I., owner and builder. Total cost, \$18,000.

##### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Louis Allen Abramson, 220 5th av, Manhattan, has completed plans for a 2-sty brick factory, 50x131 ft, on the north side of Borden av, 300 ft east of Hayward st, for the American Chiclé Co., 19 West 44th st, Manhattan, owner. Architect will take bids on general contract.

#### Richmond.

##### CHURCHES.

**PORT RICHMOND, S. I.**—George W. Conable, 46 West 24th st, Manhattan, will prepare the plans for the church to be erected in Bennett st, between Herbeton av and Broadway, Port Richmond, for the Norwegian Lutheran Zion Church, Rev. R. O. Sigmond, pastor, 1621 Castleton av, owner. Details of construction will be available later.

#### Nassau.

##### DWELLINGS.

**GREAT NECK, L. I.**—Charles E. Finlay, 1 West 34th st, Manhattan, contemplates the erection of a private residence at Kensington, Great Neck, for which name of architect and details will be available later.

##### HALLS AND CLUBS.

**MINEOLA, L. I.**—F. B. and A. Ware, 1170 Broadway, Manhattan, have prepared plans for a 1½-sty frame hostess house, 100x120 ft, to be erected at Camp Mills, Mineola, L. I., for the National Catholic War Council, 30 East 42d st, Manhattan, owner. Architect will soon be ready for estimates on general contract.

#### Suffolk.

##### HALLS AND CLUBS.

**YAPHANK, L. I.**—F. B. & A. Ware, 1170 Broadway, Manhattan, have completed

plans for a 1½-sty frame hostess house, 120x100 ft, at Camp Upton, for the National Catholic War Council, 30 East 42d st, Manhattan, owner. Architects will soon be ready for bids on general contract.

#### New Jersey.

##### APARTMENTS, FLATS & TENEMENTS.

**JERSEY CITY, N. J.**—John Armstrong, 36 Gautier av, Jersey City, has prepared plans for a 2-sty brick, four-family flat, 30x60 ft, on Neptune av, 107 ft west of the Boulevard, for Vincenzo Tarantino, 254 Neptune av, owner and builder. Cost, about \$7,000.

**PATERSON, N. J.**—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for a 3-sty brick and limestone apartment, 12 families, 47x80 ft, to be erected at the northeast cor of McBride av and Walker st, for Frank Santucci, 7 Passaic st, Paterson, N. J., owner and builder. Cost, about \$25,000.

**LAKEWOOD, N. J.**—E. V. Warren, 31 Clinton st, Newark, N. J., is preparing plans for alterations to the 2-sty frame flat, with stores, at the cor of Clifton av and 4th st, for the Estate of Maria Cooper, c/o

John H. Cooper, 31 Clinton st, Newark, N. J., owner. Cost, about \$3,000.

**NEWARK, N. J.**—Wm. E. Lehman, 738 Broad st, Newark, N. J., has prepared plans for alterations to the 4-sty brick 16-family apartment at 1201 Broad st, for the Fairchild-Baldwin Co., Firemen's Building, Newark, owner. Cost, about \$8,000.

**JERSEY CITY, N. J.**—Emil Guhl, 19 Charles st, Jersey City, has finished plans for alterations to the 3-sty frame flat at 157 New York av, for Thomas Borchert, Rutherford, N. J., owner. Cost, about \$3,000.

##### DWELLINGS.

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 1-sty brick store and dwelling, 25x85 ft, at 115 Prince st, for Henry Nerenberg, 139 Prince st, owner. Cost, about \$5,000.

**IRVINGTON, N. J.**—Strombach & Metrens, 1091 Clinton av, Irvington, have plans in progress for fifty 2½-sty frame dwellings, 20x28 ft, at various locations for Ferdinand C. Mesa, Chancellor av, Irvington, N. J., owner. Cost, about \$2,000 each.

## Jewelers Court

The delicate and essential manufacturing which is carried on in the Jewelers Court Building in Maiden Lane requires an electric supply which shall be available at all times, and always dependable

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NEWARK, N. J.—R. Bottelli, 207 Market st., has completed plans for two 2½-sty frame dwellings, 22x52 ft each, and two 1-sty frame garages, 19x18 ft, at 82 and 84 Rose terrace, for Isadore Portnof, 10 Rose terrace, owner and builder. Cost, \$7,500 each.

NEWARK, N. J.—Plans have been prepared privately for two 2-sty brick dwellings, 45x50 ft, at 46 and 48 Dayton st, for Wm. L. Blanchard, 160 Sherman av, Newark, N. J., owner and builder. Cost, \$9,000 each.

ALPINE, N. J.—H. H. Braun, 114 East 25th st, Manhattan, has plans in progress for a 2½-sty brick and frame dwelling, 24x60 ft, at Alpine-on-Hudson, N. J., for owner to be announced later. Cost, about \$18,000.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—H. H. Oddie, Inc., 251 4th av, has the general contract for alterations to the 5-sty brick dwelling, 25x96 ft, at 42 West 57th st, into apartments and stores, for Hugh Inman et al, owners,

from plans prepared by Henry Otis Chapman, architect, 334 5th av. Cost, about \$15,000.

#### BANKS.

MANHATTAN.—Charles Money, 228 West 36th st, has the general contract for alterations to the banking quarters in the 6-sty brick office building at 470 Broadway, for the Pacific Bank, owner, on premises, from plans prepared by C. H. Gillespie, 1123 Broadway, architect.

MANHATTAN.—Eyrich & Ward, Inc., 105 West 40th st, have the general contract for alterations to the banking quarters at 374½ to 378 Grand st, for the State Bank, owner, on premises, from plans prepared by Herbert R. Mainzer, 105 West 40th st, architect. Cost, about \$20,000.

#### FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for a 3-sty brick factory, 50x130 ft, at the southwest cor of Bergen st and Grand av, for the Soss Manufacturing Co., 435 Atlantic av, owner, from plans prepared by A. C. Kunzi, 209 Bleecker st, Middle Village, L. I., architect. Cost, \$35,000.

LONG ISLAND CITY.—Wm. Koch, 805 10th av, Long Island City, has obtained the general contract for the 1-sty brick and terra cotta block stock building, 47x77 ft, on the north side of Riker av, 395 ft west of Kouwenhoven st, for Chas. H. Steinway & Sons, 109 East 14th st, Manhattan, from plans prepared by Wm. K. Benedict, 527 5th av, Manhattan, architect. Cost, about \$8,000.

JERSEY CITY, N. J.—John M. Gill Co., Otis Building, Philadelphia, Pa., have the general contract for the 4-sty brick factory addition, 52x100 ft, for the Davis-Bourneville Co., 149 Broadway, Manhattan, owner, from privately prepared plans. Cost, about \$55,000.

DELAWANNA, N. J.—Wm. G. Sharwell & Co., 377 North 5th st, Newark, N. J., have the general contract for two factory buildings, 1 sty, mill construction, 100x112 ft, and 4-sty reinforced concrete, 30x30 ft, at Delawanna, for the Capes Visco, Inc., 20 Platt st, Manhattan, owner, from plans prepared by F. S. and S. E. Sutton, architects and engineers, 9 Clinton av, Newark, N. J.

#### STABLES AND GARAGES.

MANHATTAN.—H. D. Best Co., Flatiron Building, has the general contract for the 2-sty reinforced concrete stable and hay loft, 73x100 ft, at 538 East 120th st, for the Standard Oil Co., 26 Broadway, owner, from plans prepared privately. Cost, about \$50,000.

NEWARK, N. J.—Theo. Bornstein, 522 South 17th st, Newark, has the general contract for a 1-sty brick and limestone garage, 36x100 ft, at 63-65 Ferry st, for Saul Epstein and I. Rosenberg, owners, on premises. Cost, about \$12,000. Lessee, Black & White Taxi Co., Newark, N. J. Architect, Frank Grad, 245 Springfield av, Newark, N. J.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—M. Cohen, 29 Canal st, has the general contract for alterations to the 4 and 5-sty brick store and office building at 25-29 Canal st, for Max Garfinkel, owner, on premises, from plans by Gronenberg & Leuchtag, architects, 303 5th av.

#### THEATRES.

MANHATTAN (ELLIS ISLAND).—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for the construction of a 1-sty and basement terra cotta block and stucco theatre, 50x100, seating 1,000, at Ellis Island, for the American Red Cross, 44 East 23d st, owner, from privately prepared plans. Cost, about \$30,000.

BROOKLYN.—John J. McMahon, 20 West 34th st, Manhattan, has the general contract for alterations to the Comedy Theatre, in the south side of Grand st, 192 ft east of Bedford av, for the Comedy Amusement Co., Jacob Loeb, president, 130 West 46th st, Manhattan, from plans by Tobias Goldstone, 50 Graham av, architect. Cost, about \$10,000.

#### MISCELLANEOUS.

LONG ISLAND CITY.—The Austin Co., 217 Broadway, Manhattan, has the general contract for the construction of a 1-sty reinforced concrete engine terminal building, 60x225 ft, at Long Island City, for the Long Island Railroad Co., from privately prepared plans.

### TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NATIONAL PAINT, OIL AND VARNISH ASSOCIATION will hold its thirty-first annual convention in Boston, Mass., October 21 to 24. Headquarters will be at the Copple-Plaza Hotel.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

EASTERN SUPPLY ASSOCIATION will hold its annual fall meeting in the Hotel Astor, New York, Wednesday, October 9, the first session being called at 10:30 A. M. A luncheon will be served at 12:30 P. M.

ILLUMINATING ENGINEERING SOCIETY will hold its annual convention in the Engineering Societies Building, 29 West 39th st., New York, Thursday, October 10. Interesting programs have been prepared for both morning and afternoon sessions. For the dinner-meeting in the evening the speakers will be men of national prominence in the illuminating engineering field who will discuss the war and illumination.

### STANDARDS AND APPEALS Calendar

#### HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 A. M.  
Board of Appeals, Tuesdays, at 1.30 P. M.  
Call of Calendar, Tuesdays, at 3 P. M.  
Specials meetings as announced in the Calendar.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, October 1, 1918, at 10 A. M.

#### Petitions for Variations.

2078-17-S—539 Kent av, Brooklyn.  
1714-17-S—22 Bergen st, Brooklyn.  
1769-17-S—69-73 North 11th st, Brooklyn.  
1770-17-S—207 Broadway, Manhattan.  
1425-18-S—7-11 West 45th st, Manhattan.  
1426-18-S—51 West 45th st, Manhattan.  
1439-18-S—274 East 4th st, Manhattan.  
1440-18-S—29 West 31st st, Manhattan.  
1400-18-S—119 Spring st, Manhattan.  
1461-18-S—115 Grand st and 450 Broadway, Manhattan.  
2054-17-S—239-241 West 56th st, Manhattan.  
2064-17-S—262-264 Greene st, Manhattan.  
2065-17-S—110 East 23d st, Manhattan.  
2066-17-S—462 Greenwich st, Manhattan.  
2067-17-S—10 West 4th st, Manhattan.  
2068-17-S—114-116 5th av, Manhattan.  
2065-17-S—458-460 10th av, Manhattan.  
2079-17-S—123 DeKalb av, Brooklyn.  
2080-17-S—291-3 Grand st, Manhattan.  
2107-17-S—25 Duane st, Manhattan.  
2108-17-S—998 Metropolitan av, Brooklyn.  
2109-17-S—187-89 Greenwich st, Manhattan.  
2110-17-S—685-689 11th av, Manhattan.  
2111-17-S—13 West 17th st, Manhattan.  
2113-17-S—102-1 Prince st and 114-120 Greene st, Manhattan.  
2118-17-S—36-8 Bridge st, Brooklyn.  
2119-17-S—97 Wooster st, Manhattan.

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2121-17-S—783-5 Broadway and 62 East 10th st, Manhattan.  
 2122-17-S—23 West 24th st, Manhattan.  
 2126-17-S—23 9th st, Brooklyn.  
 2133-17-S—132 Lexington av, Manhattan.  
 2135-17-S—61 Beekman st, Manhattan.  
 2136-17-S—126-130 Bleecker st, Manhattan.  
 2147-17-S—204 Water st, Manhattan.  
 2148-17-S—Store No. 59, 250 ft. south of Montague and Furman sts, Brooklyn.  
 2150-17-S—687 6th av, Manhattan.  
 1753-17-S—413 Greenwich st, Manhattan.  
**BOARD OF APPEALS.**  
*Tuesday, October 1, 1918, at 1:30 P. M.*  
*Under Building Zone Resolution.*

1410-18-BZ—368-372 12th st, Brooklyn.  
 1417-18-BZ—5, 7 and 9 West 115th st, Manhattan.  
 1419-18-BZ—146 Ridgewood av, Brooklyn.  
 1422-18-BZ—238-240-242 Throop av, Brooklyn.  
 1424-18-BZ—1046 Union av, The Bronx.  
 1430-18-BZ—206-214 East 24th st, Manhattan.  
 1450-18-BZ—194 Linden av, Brooklyn.  
 1167-18-BZ—Northwest corner Fordham rd and Valentine av, The Bronx.  
 1339-18-BZ—S. W. cor. North st and Jerome av, The Bronx.  
 869-18-BZ—319-323 East 21st st (rear), Brooklyn.  
*Appeals from Administrative Orders.*  
 1448-18-A—171-179 Belmont av, Brooklyn.  
 1427-18-A—Mott Haven Yards, N. Y. C. R. R., opposite E. 158th st, The Bronx.  
 1428-18-A—West side Triton av, between Beach 115th and 116th sts, Queens.  
 296-17-A—503-507 Sackman st, Brooklyn.  
 1327-18-A—44-48 West 3d st, Manhattan.  
 222-16-A—82-86 Rutgers slip, Manhattan.  
 1359-18-A—213 Pearl st, Manhattan.  
 1730-17-A—204-8 East 27th st, 209 East 26th st and 369 3d av, Manhattan.  
 1731-17-A—204-8 East 27th st, 209 East 26th st and 369 3d av, Manhattan.

(Leases, continued from page 365)

DOUGLAS L. ELLIMAN & CO. leased an apartment at 270 Park av for Vanderbilt Avenue Realty Corp., Dr. C. V. Paterno, president, to Florence Morgan Cadwell; at 540 Park av a large apartment for 540 Park Avenue Co. to Mrs. George Quinby; at 140 West 58th st to Newman Richardson; at 130 West 57th st to Gregory Kelly; the 3-sty brownstone dwelling at 144 East 65th st, on lot 20x100.5, for Russell C. Leffingwell, Assistant Secretary of the Treasury, to Capt. Samuel Frothingham; at 125 East 72d st to Mrs. E. D. Faulkner; and at 114 East 84th st an apartment to Ellis Miller.

JAMES J. ETCHINGHAM leased for James P. Kenedy to Sam S. and Lee Shubert the 6-sty building, on lot 50x100, at 353 and 355 West 48th st for ten years.

DOUGLAS L. ELLIMAN & CO. leased an apartment in the new building at 270 Park av for Vanderbilt Av Realty Corp. to Samuel R. Betts; at 780 Madison av for North Madison Av Realty Corp. to Melville A. Stern; 130 West 57th st for 130 West 37th St Co. to Mrs. Albon M. Platt; at 157 East 81st st to Walter Kobbe; 416 Madison av for Kenneth Doves to Everett R. Currier; 414 Madison av to Janet Adamson, and renewed the following leases: at 780 Madison av to Maud Heaton; 130 West 37th st to Henrietta E. Lambie; 414 Madison av to Elsie Cobb Wilson.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment at 375 Park av to Mrs. E. Tiffany Dyer of Southampton, L. I., for the season; at 260 Park av a furnished apartment to J. S. Brown; at 64 East 86th st a furnished apartment to John McIntosh of Hewitts, L. I.; at 105 West 55th st an apartment to C. I. Mansur; the 4-sty brick dwelling at 32 West 57th st, on lot 25x100.5, for John Gellistly to Mr. and Mrs. Villenim of East Hampton.

J. ARTHUR FISCHER leased to Morris S. Chaitin the store, basement and 1st loft in the building 344 7th av.

J. ARTHUR FISCHER rented studio apartments at 61 West 37th st to Eve Chaules and Dorothy Greenfield; at 231 East 50th st apartment to George Anderson; at 215 West 108th st apartments to James Pastor, Joseph Mardar and Samuel Bennett; at 210 West 109th st apartments to Rose Benton.

FREDERICK FOX & CO. leased for Charles A. Munn to Charlotte Dress Co. 5th loft at 9 West 35th st; for Charles A. Munn to Ohio Lunch Co. store and basement at 9 West 35th st; for Charles A. Munn to Kopel Dress Co. 3d loft at 9 West 35th st; for Charles A. Munn to A. & T Dress Co. 1st loft at 9 West 35th st; for George Bouchfield & Co. 3d and 4th floors corner of 16th st and Irving pl; and for H. R. Cooper to Massola Oil Co., Inc., store and basement at 35 East 8th st.

FREDERICK FOX & CO. leased for estate of Charles N. Baudoin to Joseph Cohen loft at 256 5th av; for Trustees of Sailors Snug Harbor to M. Stone & Co. 3d loft at 749 Broadway; for C. C. Robinson to Syndicate Co., Inc., 2d loft at 11 East 20th st; for Missionary Education Movement of the United States and Canada to C. S. Robinson 2d loft at 11 East 20th st; for Mark Harris to Camp, Conowitz & Tailey 3d floor at 833 Broadway; and for C. Hyler & Wolf to X. Schild & Co. 2d loft at 15 East 17th st.

GOODWIN & GOODWIN rented for Edward A. Maher to M. D. Meller the 3-sty private dwelling at 7 Mt. Morris Park West.

M. & L. HESS, INC., leased the 10th floor at 12-14 West 32d st to Louis Dulberg; also in conjunction with D. Zuckerman Co. the 12th floor of the same building to Vendome Costume Co.; also space at 225 5th av to W. R. Cooke.

HOUGHTON CO. sub-leased the 4-sty dwelling at No. 3 West 84th st to Otto W. Bonn for Dr. Arthur H. Swinburne.

HOUGHTON CO. leased in conjunction with J. S. Anderson the 3-sty dwelling 223 71st st for Carrie F. St. John to Elizabeth Townsend.

HOUGHTON CO. leased to Mrs. Henry H. Boswell the residence at 346 West 84th st for accommodation of young women doing war work and pursuing courses in special studies.

HUBERTH & HUBERTH leased the store and basement at the southeast corner of 7th av and 55th st for Hotel Woodward Co. to Lee Tire & Rubber Co.

HUBERTH & HUBERTH leased for Lee Tire & Rubber Co. their building at 236 West 54th st to Cole & Dixon, Inc.

A. KANE CO. rented for Sophie De Wolf the 3-sty dwelling at 365 West 116th st to S. A. Van Nostrand.

HENRY LINDENMEYER & SONS, paper manufacturers, leased from George S. Barnett the 4-sty stables at 122 to 128 West 3d st, extending through to Minetta la, for a ten-year term. The buildings will be used for storage purposes.

J. K. MOORS leased the stores at 31 and 33 Columbus av, adjoining the southeast corner of 61st st, for Judge Nathan Ottinger to Harry M. Wiant.

CHARLES F. NOYES CO. leased for Commercial Casualty Co. the 4th floor at 123 William st to Hall-Morse Co., Inc., a suite of offices on the 21st floor of 42 Broadway to Berth Levi & Co. and a suite of offices at 2 Wall st to F. A. Brewer Commercial Co.

O'REILLY & DAHN leased to East Side Branch of the Young Men's Christian Association the property at 107-9-11 East 82d st for a school for Tractor Mechanics.

PEASE & ELLIMAN leased for William R. Ware as agent to W. A. Lewis the 3-sty dwelling at 305 West 78th st, between West End av and Riverside dr; also sub-leased for Rufus G. Barr his 9-room apartment at 830 Park av, at 76th st, to Mrs. Clarence E. Smith; an apartment at 11 East 68th st, the northwest corner of Madison av, to Mrs. Crimmins Jennings; for W. H. Sage his apartment at 970 Park av to H. B. Gordon; also two apartments at 840 Park av for 76th St & Park Av Corp. (Frederick Johnson, president) to Henry B. Plant, and at 1155 Park av for Bing & Bing to Leopold Einstein; sub-let, furnished, for Robert Le Roy his apartment at 103 East 75th st to Mrs. Allen Lindley; also apartments as follows: at 138 East 36th st to Adam Sulima and T. B. Johnson; at 144 East 56th st to Dr. Fred H. Bartlett; at 4 West 50th st to Clara Barclay Bayne; at 56 West 11th st to N. Cleveland Runyon; at 100 West 59th st to Madame E. Pandridge (the Princess Engellchell), also, furnished, for Mrs. A. M. Murchison to Maxfield Parrish the 4-sty dwelling at 49 East 63d st, adjoining the northwest corner of Park av.

PEASE & ELLIMAN leased for Mrs. M. C. Maynard to Sebastian Marti the 3-sty dwelling at 166 West 94th st, between Columbus and Amsterdam avs; also apartments as follows: At 44 Gramercy Park, to Horace G. Reed; at 56 West 58th st, to General Mann; at 48 West 72d st, for Ferdinand Johnson, to Maxwell Slade; at 146 East 49th st, to W. E. Haskell; at 287 Lexington av, to Herman T. Madigan; at 911 Park av, to Mrs. Sidney Johnston; at 73 East 90th st, for Strauss Building Co., to Miss M. E. Wolf; at 10 East 53d st, for Farmers' Loan & Trust Co., to G. Clinton Miller; at 45 East 82d st, to Madeline Gron; at 44 Gramercy Park to Clara C. Coad and Anna V. Hyatt; at 146 East 49th st, to Mildred Jackson, to Kenneth H. Cameron, to Madame M. Cazalis, and to Caroline W. Green; at 4 West 50th st, to Elsie Mackay, to Frank K. M. Rehn, to Mary K. Wellington, and to Thomas D. Webb; at 23 West 58th st, to Mrs. James N. Young; at 24 West 59th st, to Albert Bach; at 13 East 65th st, to A. J. Davis; at 11 East 68th st, to William D. Reid; at 45 East 82d st, to David L. Hough; at 72 East 82d st, to Thomas B. Reed; at 510 Park av, to Helen C. Mostyn; at 601 Madison av, to Jelda Crosby; at 662 Madison av, to Madeline Smith; also a loft at 50 West 46th st, to Caldwell, Inc., also let furnished for George DuPont Pratt suite of 20 rooms occupying an entire floor at 640 Park av, northwest corner of 66th st, to Edgar L. Marston, president of Blair & Co., for estate of Frederick Sturges, represented by Speir & Bartlett, to Mrs. M. G. Papper the 4-sty dwelling at 34 Park av, between 35th and 36th sts; also for Geraldine W. Goddard, who was represented by Cadwalader, Wickersham & Taft, to Century Leasing Co., the 4-sty dwelling at 32 West 10th st, between 5th and 6th avs; also for Maison Pierre, an apartment to Charles Hopkins, manager of the Punch & Judy Theatre; also for Farmers' Loan & Trust Co. apartments at 10 East 53d st, to Henry V. Brower and to Bertha Sears; also sub-leased for W. H. Maxwell his apartment at 400 Park av, northwest corner of 54th st, to Mrs. Bradley Martin; and for State Construction Co., an apartment at 103 East 86th st, to Mrs. J. J. Kelly.

PEASE & ELLIMAN leased for Title Guarantee & Trust Co. an apartment at 160 West 59th st to Mrs. Melville E. Stone; one at 103 East 84th st for Rudolph Realty Co. to Mrs. Guy N. Carlton; one at 21 West 58th st to Julian T. Mayer; one at 116 West 59th st to Mrs. E. B. Weeks; one at 11 East 68th st to D. Slingloff; and one at 662 Madison av to Miss W. Lenggenhagen.

PEASE & ELLIMAN let furnished for Mrs. Enrique Zanetti to Mrs. Thomas H. Howard the 4-sty dwelling at 107 East 72d st, between Park and Lexington avs.

GEO. R. READ & CO. leased to Stanley & MacGibbons Co. the 2d floor at 392 5th av; also the parlor store at 297 5th av to Edmund Hollender.

WILLIAM J. ROOME & CO., INC., leased furnished for Neva H. Sadler her 4-sty dwelling at 50 East 77th st to E. C. Potter, Jr.; also to Howard LeC. Roome, president of William J. Roome & Co., for Robert Sterling Clark the 4-sty dwelling at 63 East 78th st.

ROWANTREE-SCHLEY CO. leased for Adams Land & Building Co., who were represented by

E. S. Willard & Co., the store at 156 West 14th st to Compania Hispano-Americana, importers and publishers of Spanish books.

WALTER J. SALMON leased the store at 47 West 42d st, with connecting space on the floor above, to Arthur Studios.

LOUIS SCHRAG leased for E. H. Hall the 3d loft at 545-7-9 West 22d st to United Wood Pattern Works; and for Bernard Courtney the 1st loft in the building northeast corner 27th st and 6th av to Cloak & Suit Pattern Co.

SHAW & CO. leased for Payne Estate the brick dwellings at 2156 and 2164 Lexington av; also for Thomas O'Reilly 5 suites in the building at 9 Mt. Morris Park West; to L. Newman the 3-sty dwelling on plot 12.6x100; at 74 East 127th st owned by Chas. C. Jacobs.

SPEAR & CO. rented to Littauer Bros., glove manufacturers, the 9th, 10th and 11th lofts, comprising 30,000 sq. ft., at 72-76 Spring st for Langsdorf Co.

L. TANENBAUM, STRAUSS & CO., in conjunction with M. & L. Hess, leased the store and basement at 47-51 East 11th st to "The Mirror" for Hei Rig Realty Co.

WM. A. WHITE & SONS leased the following apartments: at 200-206 West 52d st to Roland J. Miller and Eugene T. Holmes and to Ruby A. Hoffman and A. Hoffman-Wilson; at 5 East 54th st to F. Bianchi Tompkins; and at 44 West 10th st a furnished apartment to Daingerfield G. Luckett.

WM. A. WHITE & SONS leased in conjunction with Worthington Whitehouse for Mary W. Borden to Howard W. Maxwell the dwelling at 13 West 54th st; also to Hare & Blenheim office space at 43 Exchange pl; also to Morris Benjamin the store and basement at 166 Centre st; and to Edward, John and Harry Fennell the store and basement at 1273 3d av.

#### Queens.

LEWIS H. MAY CO. leased at Far Rockaway, L. I., for Thomas J. Nolan cottage 1012 B. 22d st, to Herman Kramer; at Cedarhurst, L. I., for E. P. Lund, cottage on Oakwood av, to Sara Rome; for Mrs. Martha Tasker, cottage in Prospect st, to Robt. Lyons.

#### Richmond.

CORNELIUS G. KOLFF leased for Jennie F. Pendleton to Harry J. Haigh the upper apartment of the 2-fam. dwelling on Pendleton pl, New Brighton.

#### Westchester.

ROBERT E. FARLEY ORGANIZATION rented for J. B. Mitchie his house at the corner of Midland av and Post rd, White Plains, to William G. Palmer.

FISH & MARVIN rented the "Keil property" at the corner of Pondfield rd and Maple st, at Bronxville, to T. H. Kite-Powell of Sagamore; also for Franklin T. Root his property at Sagamore, Bronxville, to Thomas S. McNeir of this city; also for H. D. Nims his property on Pondfield rd at Bronxville to Captain G. H. Cocks of this city, and property of the late James F. Horan at Bronxville.

TARRYTOWN.—Robert E. Farley Organization rented for Philippe Manor Co. their house on Riverside dr, Philippe Manor, to Marvin Preston of New York.

#### Out of Town.

NEWARK, N. J.—Rice-Macrae Motor Car Co. leased from Joseph Oswald salesroom and garage building at 359-361 Halsey st. The property is a modern fireproof building of light brick and concrete, covering a plot 187x73, through Louis Kamm, Inc.

### REAL ESTATE NOTES.

PEASE & ELLIMAN have been appointed by Harvey, Millus & Abrams agents for the 5-sty store and apartment building at 21 West 50th st, between 5th and 6th avs, a recent alteration.

BOARD OF DIRECTORS of the Bond and Mortgage Guarantee Company at a meeting held on September 23, elected John A. Garver, of the firm of Shearman & Sterling, a director to fill the vacancy in the board caused by the death of John W. Sterling.

LOUIS KARNOW has become associated with Brett & Goode Co. in its brokerage department. Previously, for seven years, Mr. Karnow was connected with Lewis B. Preston, who is out of the real estate business, having gone into the services of the War Department.

RAILWAY MAIL CLUB rented the three upper floors at 14 and 16 Vesey st to replace its home at 461 8th av, which has been taken for the Quartermaster's Department. The club formerly occupied the Vesey st quarters, moving from there seven years ago.

SUIT HAH BEEN STARTED in the Supreme Court by Hosmer J. Barrett against 406 West Thirty-first Street Co., Inc., John A. Larkin and others, to foreclose a mortgage of \$265,000 on the 15-sty loft building at 406 to 426 West 31st st. The mortgage was made on April 8, 1915, by 406 West Thirty-first Street Co., Inc.

EMIL SILVERMAN is the purchaser of the Innisfallen apartments at the northwest corner of St. Nicholas av and 176th st, sold recently by Stephen J. Egan. In addition to a large amount of cash Mr. Silverman gave 86 Amsterdam av, a 5-sty tenement, with stores, on lot 25x100, located 75 ft. north of 63d st. Slawson & Hobbs were the brokers.

CHATHAM & PHENIX NATIONAL BANK has taken over the property and business of the People's Bank at 395 Canal st, northeast corner of Thompson st, which recently went into voluntary liquidation, and has installed there its branch heretofore at Greenwich and Warren sts. The 395 Canal street Co., capitalized at \$20,000, with Charles Rush, Thomas J. Whalen and H. D. Coughlin as directors, has been incorporated to take over the home of the former bank.



## CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such]. *No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorizes the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?"* The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until

the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. *The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.*

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual instalments by direct tax or legislative appropriation," be approved?

## TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven or article seven of the constitution be amended to read as follows:  
§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. *Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Herkimer county by way of Blue Mountain Lake and Raquette Lake.*

[But the] The legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or with the consent of the supreme

court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 26, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 11, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

## THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 1, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

March 22, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE.

"Shall section eight of Article seven of the



Constitution prohibiting the sale and leasing of the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

## FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands.

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK,

## IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

## IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

{ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed wholly or partly, against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK,

## IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

## IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

{ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## SIX

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States in the army or navy thereof shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur). That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK,

## IN ASSEMBLY,

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

## IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

{ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## SEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK,

## IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,

EDWARD SCHOENECK,

President.

## STATE OF NEW YORK,

## IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE,

{ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the



s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### EIGHT

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK, IN SENATE

ALBANY, April 1, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### NINE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTMENT OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of article two of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining[,] by proper proofs [,] the [citizens] electors who shall be entitled to the right of suffrage hereby established[,] and for [the] their annual registration [of voters], which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the county during each of the regular days of registration on account of their occupation. [; but voters] Electors not residing in such cities or villages shall not be required to apply in person for registration at the first meeting of the officers having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK, IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### TEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK, IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of

[L. s.] office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### ELEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on

the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows: § 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empaneling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidence of indebtedness of such municipal corporation or political subdivision of the state, or liquidating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

#### STATE OF NEW YORK, IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the

[L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of the senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE



## CONSTITUTION, RELATIVE TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section, eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands.

Granting any state lands, or any interest therein.

Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.

The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 13, 1918.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENABLE THE LEGISLATURE TO GIVE GREATER

## CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (if the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation, assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient. [the] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members and elected in such manner and for such period as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] In counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (if the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK,

## IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK,

## IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Assembly concur), That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all civil

divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war;

2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK,

## IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK,

## IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE, } ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

## OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur),



That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 5, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 9, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

SIXTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Senate concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such causes with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 28, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 8, 1918

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

SEVENTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (if the Senate concur), That section seven of article seven of the constitution be amended to read as follows:

Forest preserve: § 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY

April 10, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

IN SENATE

April 12, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

EIGHTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization theretofore, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. [No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay, and discharge the principal of such debt when it shall become due and payable.]



## Real Estate Flags Flying From Many Buildings

Honor Emblem Shows Subscriptions Through Realty Division of  
Liberty Loan One-Half of One Per Cent. of Assessed Value

**L**IBERTY BONDS form the bridge that spans the space between patriotism and real estate," said Alfred E. Marling, chairman of the Real Estate Division of the Liberty Loan Committee, to his workers yesterday afternoon when they assembled, as they do each day, at the rooms of the Real Estate Board, 217 Broadway, to make their daily reports.

"The real estate owner already has the patriotism and the real estate, and the bonds provide the means by which the owner may show his patriotism."

Chairman Marling has estimated that if the quota of the division, \$5,000,000 is to be reached, \$270,000 of bonds must be sold every day of the drive.

Mr. Marling said yesterday, "This drive is not confined to large property owners, but applies equally to every person who owns a square foot of New York City real estate. I expect every owner to show his interest in real estate to the extent that the honor emblem shall be displayed from every property in the city."

A luncheon was tendered the members of the several teams at the board rooms yesterday afternoon. In the absence of Chairman Marling who was attending another meeting, Chairman Simon of the Steering Committee presided until the arrival of Mr. Marling.

Mr. Marling asked President McGuire of the Real Estate Board to speak, and Mr. McGuire said: "As president of the board I am disappointed that the members haven't taken hold in a firmer way, and it will be the cause of deep regret if the members of the board do not show their appreciation of the special privilege granted by the Liberty Loan Committee, the right to offer a special honor emblem.

"I ask every member of the board to get five subscriptions, and any man who fails to get five comes pretty near being in the slacker class. To the team turning in the greatest amount of subscriptions on Monday next I will give a box at the Hippodrome and the Real Estate flag will be placed over the box."

A request from the committee in charge of the Altar of Liberty, for the services of a real estate auctioneer at the altar every afternoon during the drive, was referred to Mr. McGuire, who assigned Joseph P. Day for this afternoon and promised to have an auctioneer in attendance every day during the drive.

The subscriptions each day were as follows:

September 28 .....	\$168,600
September 30 .....	45,300
October 1 .....	167,000
October 2 .....	345,000
October 3 .....	362,750
October 4 .....	498,000

Total up to noon yesterday.....\$2,087,700

Mr. Simon announced that the quota of the Real Estate division has been doubled and is now \$5,000,000

and suggested that as a compliment to Mr. Marling, who celebrates his sixtieth birthday to-day, the members pledge themselves to raise \$10,000,000.

The United States Realty and Improvement Company, the largest holder of real property in the United States, if not in the world, has subscribed to this Fourth Liberty Loan its full quota, through the Real Estate Division, as prescribed by the Liberty Loan Committee—that is half of one per cent. on the assessed valuation of its improved property.

In front of the Trinity, U. S. Realty, Whitehall, Flatiron, Mercantile, and Everett Buildings, the New York Hippodrome, Plaza Hotel, Breslin Hotel, 67-69 Wall Street, Federal Sugar building, and the company's numerous other properties may be seen the flag of the Real Estate Division which proclaims that these buildings are as it were sanctified and 100 per cent. patriotic.

Laurence McGuire, president of the company, and who incidentally suggested the plan that half of one per cent. of the assessed valuation of the property be established as a quota, in speaking of the subscription of the Realty Company, said:

"The directors of the company voted unanimously to subscribe through the Real Estate Division the amount required to meet the company's quota, and in doing this it was in no sense considered a duty, the Board believing it to be a privilege to subscribe fully to this loan. The company and its subsidiary, the George A. Fuller Company, and other subsidiary companies, have subscribed to this loan over \$700,000, and did so gladly and willingly."

In speaking of the work of the Committee of the Real Estate Division, Mr. McGuire said that every owner of real estate in the City of New York must realize that he has a duty to perform at this time, not only in subscribing for Liberty Bonds, but to put his subscription through the Real Estate Division in order that its chairman and other members of the committee who are working day and night with him will be successful in not only reaching the prescribed quota of \$5,000,000, but in doubling the quota, and it will be a disappointment to Mr. McGuire if the Real Estate Division reports less than \$10,000,000.

The individual quota plan, half of one per cent. of the assessed valuation is not burdensome, particularly if one realizes that the bonds can be bought on installment payments, and if during the next week the buildings, especially those of lower Broadway, are not decorated with the quota emblems of the Real Estate Division, Mr. McGuire will be very much disappointed.

Mr. McGuire says that owners of real estate must realize it is impossible for members of the committee to call on each and every one, and property owners should send their subscriptions either by mail or by calling personally at the Real Estate Board, No. 217 Broadway.



# Building Trades to Sell \$7,000,000 in Bonds

## Initial Week of the Drive an Enthusiastic One—Job Meetings Again a Campaign Feature

THE first week of the drive to put over the Fourth Liberty Loan is past and the building trades, with their affiliated interests, have obtained a good start. Although there is considerably less of the rush and excitement at the headquarters of the Building and Allied Trades Committee for the Fourth Liberty Loan than was apparent during past campaigns it is attributable to the fact that the industry is now thoroughly organized; that the sub-committees are all working in harmony with the intent of its general committee, and furthermore, by reason of the fact that the personal of the general and sub-committees, almost without exception, is composed of veterans of the successful Loan drives of the early part of this year.

To the building industry and its allied interests of Greater New York has been allotted a minimum of \$7,000,000 as its quota for the Fourth Liberty Loan. The quota for the Fourth Loan is \$2,000,000 greater than that established as the mark for the last drive. By almost superhuman effort on the part of the Building and Allied Trades Committee during the closing week of the Third Loan campaign, the building interests demonstrated beyond a shadow of a doubt just where their hearts were in this war by oversubscribing their allotment by \$1,400,000.

Among the sub-committees which have already reported substantial bond subscriptions are the following: Asbestos Pipe & Boiler Covering, Owen Glasson, \$300,000; Builders, Shorers and Hoisters, Edwin Thatcher, \$95,750; Glass Trade, Joseph Dreyfuss, \$96,700; Painters, Carl H. Dabelstein, \$34,000; Plasterers, Davis Brown, \$7,750; Plumbers, Joseph J. Jasper, \$51,500; Roofing, Sheet Metal and Allied Interests, M. F. Westergren, \$480,000; Steel and Iron Industry, Andrew J. Post, \$75,000; and Woodworkers, John I. Downey, \$9,200.

Cecil Landale, member of the Advisory Trades Committee of the Rainbow Division for the Fourth Liberty Loan and advisor to the committee responsible for the campaign of the building and allied interests in this city, stated yesterday:

"At general headquarters we are all confident that the building trades will make this drive the brilliant success that marked previous campaigns. The organization selected by the industry is composed of experienced workers who made enviable records in the past and who can be trusted to exert their best efforts in order to again place the interests they represent well among the leaders when the final totals of the drive are announced. I have only one suggestion to offer and that is that the chairmen of the various sub-committees report promptly to headquarters the totals of actual sales made. Judging from the returns of this week it is apparent that some of the committees are somewhat dilatory in making their reports and better action in this regard is urged so that the statistics of the campaign may be kept up to date. I know that the members of each and every sub-committee are enthusiastic for the ultimate success of the Fourth Liberty Loan and I regret that so far the figures have not averaged up to the schedule. It is sincerely to be hoped that every member of the Building and Allied Trades Committee will realize the importance of immediate strenuous effort to put this Loan across."

Ronald Taylor, vice president of the Building and Allied Trades Committee for the Fourth Liberty Loan,

in discussing the first week of the campaign with a representative of the Record and Guide, stated: "Notwithstanding the numerous setbacks that the building interests have encountered during the past year or eighteen months I think that our industry will make a commendable showing in the present drive. Although the quota allotted to the building interests has been increased by a considerable amount over the figure placed as the mark for the Third Loan at a time when business is in a general way anything but satisfactory and there are many urgent calls for funds, I am sure that we will not fall far behind when the final results are ready to publish. The building industry is thoroughly aroused to the importance of the occasion and is organized to give its best effort. The chairmen of the various sub-committees are all men of wide reputation for efficiency in their respective lines and they have wisely chosen as their helpers men of enthusiasm and dash. We surely will measure up to what is expected of us."

During the entire campaign for the Third Liberty Loan the meetings conducted by various firms of general contractors on the operations progressing under their direction were so uniformly successful and resulted in such a satisfactory volume of bond sales direct to mechanics and laborers employed on these projects that this form of activity will again be one of the important features of the Fourth Loan campaign. Already a number of job meetings have been held and others are scheduled for the coming week.

One of the most enthusiastic of the sub-trade meetings of the week was that held at the Building Trades Club, Thursday afternoon, by the Roofing, Sheet Metal and Allied Interests, under the chairmanship of M. F. Westergren. After the canvass it was found that these interests have already subscribed to Fourth Loan Bonds to the total of \$480,000.


Last Thursday afternoon, the Turner Construction Company conducted a mass meeting for their Italian workmen at the \$40,000,000 army base building, now under construction at the Bush Terminal area, in Brooklyn, which was addressed by a speaker in their own language. The report is that the meeting was enthusiastic and resulted in a large sale of bonds, but the total is not yet available. Other meetings, to be addressed by Italian speakers will be held October 10 and 17. At the same job the Turner Construction Company held a rousing meeting Friday afternoon, when the speaker addressed the gathering in English. Other addresses in English are announced for this operation to be conducted October 11 and 18. At the Navy Base, Third avenue and 31st street, Brooklyn, the same company will hold a meeting for its workmen during the coming week, at which an interesting program will be rendered.

The George A. Fuller Co. on Friday afternoon arranged a meeting for their executives and office force which is announced as being highly successful from the standpoint of Liberty Bond sales. The same firm has scheduled monster job meetings at both the Commodore and Pennsylvania Hotel operations. The feature of the two latter meetings will be the appearance of the band from the U. S. S. Recruit, which will render patriotic selections, and addresses by men of prominence in the building industry who will make a direct appeal for the purchase of bonds by the mechanics and laborers employed on these jobs.




Realty Men Active in Fourth Liberty Loan Drive


Prominent Men in Real Estate Field Who Are Giving Time and Energy to Rolling Up Big Anti-Hun Fund



LAURENCE MCGUIRE



ALBERT B. ASHFORTH



CHARLES F. NOYES



ROBERT E. SIMON




W. L. DeBOST



A. RENE MOEN



GEORGE R. READ



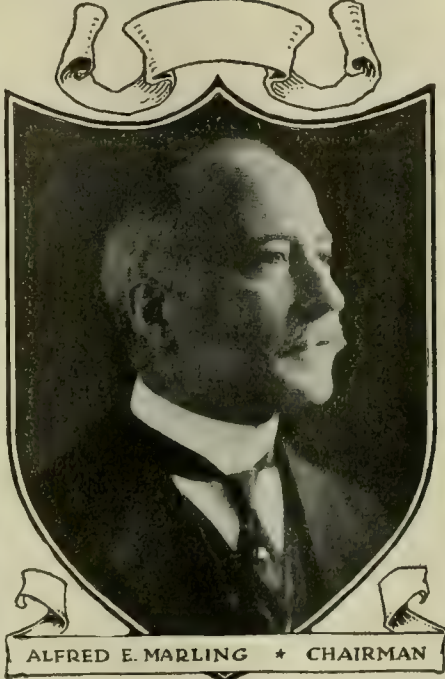
EUGENE J. BUSHER




JOSEPH P. DAY



ROBERT E. DOWLING



ALFRED E. MARLING \* CHAIRMAN



GEORGE J. RYAN



LAWRENCE B. ELLIMAN



GEO. T. MAYO




ROBERT R. RAINEY




E. P. BLAKE



F. G. HOBBS



LEWIS H. MAY



G. T. MORTIMER



S. A. PAXSON



AARON RABINOWITZ




WILLIAM P. RAE



FRANCIS GUERRLICH



THOMAS HOVENDEN



C. G. KOLFF



JACOB LEITNER



FRANKLIN PETTIT

MEMBERS  
REAL ESTATE  
DIVISION  
FOURTH  
LIBERTY LOAN

Men in America have from the first until now dedicated both their lives and their fortunes to the vindication and maintenance of the great principles and objects for which our Government was set up. They will not fail now to show the world for what their wealth was intended.  
—WOODROW WILSON.



# "Moving Day" Was Quiet in All Sections of City

## Tenants Preferred to Consolidate Their Positions Under Old Landlords Than to Take Chances in New Quarters

**M**OVING day this year was not as active as it usually is and real estate men who had grown to fear October 1st because of the many changes that occurred and the difficulty in trying to get apartments repaired quickly for the occupancy of the new tenant were not inconvenienced this year. The fact that there has been little building activity since the entry of this country into the war has created a scarcity of apartments and offices. Tenants knowing this were content to stay where they are rather than to give notice of their intention to move, have their apartments rented over their heads and then find themselves without a home because of their inability to find other quarters.

With a view to getting a line on just what was doing on this year in the way of renewals as compared with other years, a Record and Guide representative interviewed several of the leading real estate brokers who specialize in apartments. At the office of Douglas L. Elliman & Company a representative said:

"We were very much surprised that there have not been more removals. We fully expected that because of the draft tenants would want to give up their apartments. But we have not had any more vacancies than we had in the last three years. A majority of our tenants renewed their leases this year in spite of the fact that rentals were raised, but we noticed that many of the tenants renewed on short term leases. Because of this landlords were not called upon to make any repairs or decorating and in consequence were able to let the apartments at a trifle lower rent.

"There have been no new houses erected since last year and people stay where they are. As a result our renewals were about twenty-five per cent. greater than usual. We have been able to get coal and have had it piled up in the yards of the apartment houses, while the bunkers in the private houses are filled. We are confident that we will be able to replace what coal we use from now on with an additional supply and tenants knowing that there is coal in the cellars or the yards are satisfied that the conditions existing last winter will not be repeated this year and prefer to remain where they know they will have heat rather than take chances on apartments of which they know nothing about the heating conditions."

Pease & Elliman said:

"We have had a much larger percentage of renewals this year than ever before. A great many people moved to make sure of their apartments. The renewals been very good because there are so few apartments to be had. Tenants knowing this did not wait until their leases expired but renewed in advance, thus insuring their quarters for another term. We are well supplied with coal and do not anticipate any difficulty this year on that score. October 1st this year meant less in the way of removals than at any time in our experience. We have had trouble, of course, with decorators due to the shortage of labor, but we are getting over this very nicely. This condition was to be expected but we anticipated it and gave our orders well in advance."

Geo. R. Read & Co. said:

"We have had fewer changes and more renewals this year than in the past three or four years, this in spite of the fact that we have been obliged to raise rents from ten to twenty per cent. and there were few of our tenants to object to the increase.

"Tenants realize the high cost of maintaining building nowadays and our tenants know that we always try to give them good service. The price of coal today in the quantities we buy is about \$8.70 as against \$3.45 three years ago. At that time we received 2,200 pounds to the ton but today we receive just a ton, 2,000 pounds, and we must pay for trimming the coal, which causes a greater depreciation in the weight and an increase in the cost of from 45c to \$1.

"The coal situation, however, is better this year than it was last year and we have been able, after persistent urging, to get sufficient coal into our houses to tide us

over the three worst months of the year, depending of course on the dealer to keep it coming right along so there will at no time be a complete shortage.

"Last year, taking one of our houses as an example, we had eight renewals. This year every apartment has been leased on a renewal and this proportion, while not holding good in all our houses, is a fair sample of conditions as we find them today. People know just what they have and although we know that some of our tenants have been shopping for other quarters they could not find any to equal, much less surpass those they now occupy and so they renewed their leases and remained where they are."

At the office of the Manhattan Storage Company a representative said:

"We were just as busy this year as ever. Our storage rooms were well filled before October 1 and we couldn't handle the orders for storage space. We don't do any moving excepting to and from our own warehouses and we could have handled considerably more business if we had the rooms."

At the office of the Guaranty Storage and Warehouse Company, John J. Webb, the manager, said: "Our business this year has been very good, greater than we really expected, for we were led to believe that there would be little doing in the moving line because of the shortage of apartments and houses, but we had all we could handle and had to refuse a lot of business. We feel that we received more than our share of the moving business and are told by other companies that they have been just as busy. We have had very little business in our storage department for the reason that our space is pretty well filled up but our moving department has been unusually active."

That the same condition prevailed in other parts of the city as well as Manhattan is evidenced by the statement of M. Just, who owns and manages about four hundred apartment houses in the upper part of Manhattan and the Bronx. Mr. Just said:

"From a real estate point of view, October 1 was one of the quietest I have witnessed in 31 years. This day of late years has been one that all real estate men dreaded on account of the many changes which occurred and the difficulty prevailing in trying to get apartments repaired quickly for the occupancy of the new tenant, for in those days no tenant would move into another apartment unless it was thoroughly renovated and decorated to suit.

"This season all these things are changed. The moving van was not as noticeable as in other years. Formerly one would see a van on every street, but this year I made a special survey and in his trips (which refers more particularly to the Dyckman section, also known as upper Manhattan) he passed through many streets without observing any general moving going on.

"As a matter of comparison, I have something like 400 apartments in my charge, and out of all these I only had four tenants move on October 1, and six who moved the last week of September. In one house of 84 families there were only four changes, one house of 60 families had two, and in a house of 30 families, one, while in many houses there were no removals at all.

"The peculiar fact of this situation also is that all apartments in my care, the rents were raised from two to ten dollars an apartment. The rents of many apartments were abnormally low, brought about by keen competition, and have been brought back to their fair standard. All repairs were dispensed with, except those that were absolutely necessary. Rents commenced from the day deposits were paid or leased apartments from October 1.

"Notwithstanding all these facts favoring improved property there is still no investment buying, no doubt held back on account of patriotism to our country, and our desire to do our full duty to our Government in purchasing Liberty Bonds. There is no doubt, however, that should the call of our Government cease, that the investor will see his opportunity."



Real and Personal Tax Assessments Increased

Official Figures for the Districts Throughout New York City—  
Statement from President Jacob A. Cantor

BY JACOB A. CANTOR,  
President Department of Taxes and Assessments.

THE great increase in personal property assessments was arrived at by a preliminary inquiry and upon information contained in the records made in certain departments and agencies. This gave us a general idea of whom to assess and to some extent the amount of the assessments. Of course, it could not be accurate, as no assessment can be figured in advance. We have made extraordinary efforts this year on this class of property, as we realize that that is the only source available under the present law. So far as we can learn no previous efforts, such as those employed this year, have ever been used in the personal tax bureau. The figures above show that on the tentative assessment of last year about one-third was held in the final.

While we may not do quite as well this year owing to the fact that people generally know more of the state tax law than heretofore, and so much being used for Government objects, we certainly expect a very large increase in the amount of personal taxes. Until the law is changed so as to compel all of the residents of New York to make returns, I do not think it will be possible to make an improvement in the collection of this class of taxes. We have in view additional legislation that will modify the existing laws on personality and also suggest other sources of revenue, including a larger return of taxes received from public utilities and corporations than the present statute provides for.

ASSESSMENTS of real estate and personal property were both increased this year in the lists made public by President Jacob Cantor of the Department of Taxes and Assessments. The tentative personal assessments in the aggregate for all boroughs amount to \$1,393,040,625, as against \$795,541,690 for 1918, an increase of \$600,498,695. The amount for Manhattan is \$1,101,084,400, the Bronx, \$45,809,100; Brooklyn, \$191,296,975; Queens, \$51,393,500, and Richmond, \$6,456,600, indicating advances, respectively, of \$539,201,500, \$19,698,500, \$25,109,130, \$14,934,800, and \$1,555,000.

Real estate valuations for 1919 have increased about \$145,000,000 distributed as follows: Manhattan, \$51,488,500; Brooklyn, \$54,456,085; Queens, \$15,185,725; The Bronx, \$12,000,000 (estimated), and Richmond, \$11,000,000 (estimated). The total assessed valuation for 1918 was \$7,930,351,000, so that a 1919 valuation of \$8,075,351,000 is indicated. The increases in Manhattan are most pronounced along the waterfront and in the section between 42d and 72d streets.

Water front property in Brooklyn and Queens were placed on a higher basis. The steady growth of the industrial colony in the Long Island City region of Queens was also an important contributing factor to the advance in that borough. In the Bronx increases were confined largely to the blocks between 169th Street and Fordham.

Valuations on most of the larger real estate properties remain practically unchanged, the \$145,000,000 increase being distributed generally among the five boroughs on holdings of all types.

It is understood that the Tax Department has capitalized the high rentals which are being obtained throughout the city because of the shortage of rentable space.

The Borough of Richmond, the only one of the five not affected by new rapid transit, has had a comparatively large advance which must be charged up to the borough's prosperity because of the war.

TAX ASSESSMENT ROLL, BOROUGH OF MANHATTAN.						
	New Bldgs.	1918 Assessment Roll	Increases for Improv's	Decreases	Net Increase	Annual Record for 1919, October, 1918
Dis.						
1	6	617,287,650	3,700,000	2,316,100	2,962,400	620,250,050
2	10	146,535,050	345,000	6,755,800	D 1,180,800	145,354,250
3	5	206,399,500	582,000	8,052,000	D 5,849,500	200,550,000
4	15	234,340,060	778,500	2,898,750	3,793,750	238,133,810
5	22	366,972,650	6,836,500	1,210,200	6,485,700	373,458,350
6	23	607,060,000	3,876,600	3,278,200	3,654,400	610,714,400
7	22	517,314,350	4,865,900	774,500	11,626,900	528,941,250
8	32	734,705,800	15,850,000	7,002,300	17,752,950	752,458,750
9	10	255,875,650	1,825,000	1,359,000	1,236,850	257,112,500
10	11	181,095,575	498,700	2,323,550	D 1,621,550	179,474,025
11	9	423,094,600	1,130,500	1,763,000	322,500	423,417,100
12	4	169,971,571	1,059,500	163,500	2,240,400	172,211,971
13	33	244,955,690	1,544,500	716,700	3,025,000	247,980,690
RE	202	4,705,608,146	42,892,700	38,613,600	44,449,000	4,750,057,146
R.E.	Corp	106,167,500			7,039,500	113,207,000
	202	4,811,775,646	42,892,700	38,613,600	51,488,500	4,863,264,146
Sec.						
1	14	767,893,880	4,039,000	5,536,100	2,992,400	770,886,280
2	22	436,668,380	1,366,500	14,486,550	D 3,266,550	433,401,830
3	45	974,032,650	10,713,100	4,488,400	10,140,100	984,172,750
4	23	697,934,850	5,095,400	2,175,800	10,772,600	708,707,450
5	42	990,581,450	17,675,000	8,361,300	18,989,800	1,009,571,250
6	12	227,026,726	590,700	2,337,350	D 1,354,200	225,672,526
7	11	431,005,220	1,884,500	520,900	3,281,350	434,286,570
8	33	180,464,990	1,528,500	707,200	2,893,500	183,358,490
RE	202	4,705,608,146	42,892,700	38,613,600	44,449,000	4,750,057,146
R.E.	Corp	106,167,500			7,039,500	113,207,000
	202	4,811,775,646	42,892,700	38,613,600	51,488,500	4,863,264,146
BOROUGH OF THE BRONX.						
Dis.						
1	12	94,452,980	669,500	346,000	1,748,500	96,201,480
2	47	100,397,201	1,160,650	584,700	1,461,300	101,858,501
3	19	104,357,845	1,574,200	17,000	1,739,000	106,096,845
4	11	90,502,960	404,000	124,800	753,200	91,256,160
5	31	95,181,150	1,774,400	179,200	2,129,460	97,310,610
6	70	56,429,076	749,800	658,620	872,780	57,301,856
7	42	28,254,330	303,350	111,030	1,325,065	29,579,395
8	3	18,548,986	59,850	154,525	6,275	18,555,261
9	19	17,720,173	51,200	60,410	164,290	17,884,463
10	59	21,322,580	128,625	22,500	335,175	21,657,755
11	26	17,253,240	231,700	54,850	462,395	17,715,635
RE	339	644,420,521	7,107,275	2,313,635	10,997,440	655,417,961
R.E.	Corp	49,610,750			1,979,700	51,590,450
	339	694,031,271	7,107,275	2,313,635	12,977,140	707,008,411
BOROUGH OF RICHMOND.						
	New Bldgs.	1918 Assessment Roll	Increase for Improv's	Decrease	Net Increase	Annual Record for 1919, October, 1918
Dis.						
1	58	27,264,650	265,925	48,650	607,075	27,871,725
2	35	18,287,165	167,650	138,160	1,784,975	20,072,140
3	119	19,901,760	738,080	40,195	5,638,565	25,540,325
4	237	13,873,590	1,063,340	80,450	1,569,215	15,442,805
5	121	12,403,760	226,025	80,340	752,020	13,155,780
RE	570	91,730,925	2,461,020	387,795	10,351,850	102,082,775
R.E.	Corp	4,352,800			841,050	5,193,850
	570	96,083,725	2,461,020	387,795	11,192,900	107,276,625

(Table Continued on Next Page)



BOROUGH OF BROOKLYN.

		1918	Increases		Net	Annual Record	
		Assessment	for		Increase	for 1919,	
		Roll	Improv's	Decreases		October, 1918	
Dis.	New Bldgs.						
1	20	155,988,600	3,725,500	3,842,100	1,017,400	157,006,000	
2	33	87,754,520	1,544,400	353,700	2,219,380	89,973,900	
3	66	104,817,665	7,141,130	630,470	14,116,995	118,934,660	
4	16	101,732,350	258,300	127,725	1,291,390	103,023,740	
5	29	72,964,310	748,700	210,500	963,450	73,927,760	
6	104	99,872,780	1,198,200	282,455	1,693,685	101,566,465	
7	34	65,851,235	434,975	106,045	767,580	66,618,815	
8	3	57,316,150	75,250	57,100	166,650	57,482,800	
9	24	105,050,155	711,800	735,945	1,054,620	106,104,775	
10	31	105,438,940	912,200	382,950	7,479,400	112,918,340	
11	24	71,341,185	476,200	250,250	3,106,550	74,447,735	
12	31	81,824,720	285,500	339,900	713,300	82,538,020	
13	14	53,713,440	113,150	204,510	353,490	54,066,930	
14	101	59,553,705	90,450	79,300	2,001,260	61,554,965	
15	89	50,242,885	519,955	34,375	692,870	50,935,755	
16	24	19,047,430	213,900	1,328,175	664,725	19,712,155	
17	50	43,262,100	277,840	130,110	410,700	43,672,800	
18	73	93,963,115	1,587,300	51,250	2,962,060	96,925,175	
19	137	46,168,565	869,525	281,140	1,027,460	47,196,025	
20	276	79,470,765	1,942,075	93,400	3,619,026	83,089,790	
21	85	43,976,600	481,600	155,520	852,100	44,828,700	
22	82	44,838,451	896,420	199,025	963,395	45,801,846	
23	236	58,850,075	902,225	204,910	922,790	59,772,865	
RE	1582	1,703,039,741	26,225,595	10,080,885	49,060,275	1,752,100,016	
R.E.	Corp	31,114,490			7,395,810	38,510,300	
	1582	1,734,154,231	26,225,595	10,080,885	56,456,085	1,790,610,316	

BOROUGH OF QUEENS.

Dis.							
1	32	67,927,380	300,450	51,650	4,011,350	71,938,730	
2	81	32,547,655	558,400	40,250	1,541,980	34,089,635	
3	25	28,638,695	273,150	459,075	967,500	29,606,195	
4	59	31,333,540	620,950	228,775	516,700	31,850,240	
5	54	21,403,395	209,100	159,640	351,365	21,754,760	
6	52	19,244,375	145,425	3,500	702,225	19,946,600	
7	121	18,750,715	368,100	65,850	1,123,150	19,873,865	
8	124	51,399,970	321,325	84,745	882,005	52,281,975	
9	104	31,944,525	481,375	11,350	1,023,010	32,967,535	
10	50	15,700,325	85,500	28,750	95,825	15,796,150	
11	42	26,633,785	154,065	22,100	286,985	26,920,770	
12	375	40,265,360	733,610	125,115	928,070	41,193,430	
13	226	23,029,920	387,145	127,880	748,430	23,778,350	
14	134	35,597,360	663,785	16,090	915,645	36,513,005	
15	70	14,849,415	119,650	23,675	170,315	15,029,730	
16	16	9,087,240	21,230	10,710	57,135	9,144,375	
17	30	9,821,265	24,230	36,045	12,860	9,834,125	
18	192	49,731,560	180,025	169,600	382,075	50,113,635	
RE	1786	527,916,480	6,147,515	1,664,800	14,716,625	542,633,105	
R.E.	Corp	36,203,400			469,100	36,672,500	
	1786	564,119,880	6,147,515	1,664,800	15,185,725	579,305,605	

RECAPITULATION.

<b>Manhattan</b>							
RE	202	4,705,608,146	42,892,700	38,613,600	44,449,000	4,750,057,146	
R.E.	Corp	106,167,500			7,039,500	113,207,000	
	202	4,811,775,646	42,892,700	38,613,600	51,488,500	4,863,264,146	
<b>The Bronx</b>							
RE	339	644,420,521	7,107,275	2,313,635	10,997,440	655,417,961	
R.E.	Corp	49,610,750			1,979,700	51,590,450	
	339	694,031,271	7,107,275	2,313,635	12,977,140	707,008,411	
<b>Brooklyn</b>							
RE	1582	1,703,039,741	26,225,595	10,080,885	49,060,275	1,752,100,016	
R.E.	Corp	31,114,490			7,395,810	38,510,300	
	1582	1,734,154,231	26,225,595	10,080,885	56,456,085	1,790,610,316	
<b>Queens</b>							
RE	1786	527,916,480	6,147,515	1,664,800	14,716,625	542,633,105	
R.E.	Corp	36,203,400			469,100	36,672,500	
	1786	564,119,880	6,147,515	1,664,800	15,185,725	579,305,605	
<b>Richmond</b>							
RE	570	91,730,925	2,461,020	387,795	10,351,850	102,082,775	
R.E.	Corp	4,352,800			841,050	5,193,850	
	570	96,083,725	2,461,020	387,795	11,192,900	107,276,625	
<b>Grand Total</b>							
RE	4479	7,672,715,813	84,834,105	53,060,715	129,575,190	7,802,291,003	
R.E.	Corp	227,448,940			17,725,160	245,174,100	
	4479	7,900,164,753	84,834,105	53,060,715	147,300,350	8,047,465,103	

OPENING REPORT, 1919—TENTATIVE PERSONAL ASSESSMENTS—RECORD BOOKS.

		Res. Corp.	Non.-Res. Corp.	Res. Personal	Estates	Non-Res. Sec. 7, Sub. 1	Non-Res. Sec. 7, Sub. 2	Total
Borough								
Manhattan		85,771,500	12,089,500	777,550,800	179,326,400	40,663,900	5,682,300	1,101,084,400
The Bronx		2,228,000	58,000	34,901,000	8,622,100			45,809,100
Brooklyn		6,861,500	88,000	140,047,425	44,283,050		17,000	191,296,975
Queens		1,034,100	36,000	43,678,900	6,644,550			51,393,550
Richmond		551,500	32,000	4,397,600	1,475,500			6,456,600
Total		96,446,600	12,303,500	1,000,575,725	240,351,600	40,663,900	5,699,300	1,396,040,625
NUMBER OF NAMES.								
Manhattan		11,051	1,009	29,018	2,395	4,256	274	48,003
The Bronx		834	7	5,162	337			6,340
Brooklyn		1,881	14	12,744	1,309		2	15,950
Queens		398	4	4,447	293			5,142
Richmond		82	3	1,000	124			1,209
Total		14,246	1,037	52,371	4,458	4,256	276	76,644



# Increased Production of All Kinds of Coal

## Fuel Commissioner Garfield Calls Upon Operators and Miners For Extra Effort to Make Supply Equal Demand

**P**ROSPECTS for sufficient coal to supply the actual needs of the country during the coming winter continue to be good, although it is imperative that every precaution shall be taken to prevent waste.

For the week ending September 14 the output in the bituminous fields was 12,692,000 tons, an increase over the previous week of 13.2 per cent., and of the same week last of 15.7 per cent. The anthracite production, which is more important for New York, was 2,088,000 tons, an increase of 29 per cent. over the week before.

The average daily production was about 115,000 tons above the usual average at this season of the year, and 1,827,000 tons a day over that of last year.

The shortage of coal for this year has now been reduced to 13,624,000 tons, according to the estimated needs of the country on April 1 for the summer and winter. The necessary daily production to overcome this shortage is 2,039,000 tons, or 2 per cent. in excess of that of the week ended September 14. Shipments to New England and the district adjacent to New York show a considerable increase over other weeks of the summer.

In a formal proclamation to operators and miners alike Fuel Administrator Garfield has called upon all to enlist in a detailed program to produce 12,234,000 tons of bituminous coal and 2,030,000 tons of anthracite every week. This tonnage, he promises, will give the country all the coal needed this winter. It represents a weekly increase of 1,731,000 tons of bituminous and 121,000 tons of anthracite over the weekly averages of the corresponding period of a year ago.

The increase in bituminous production called for is approximately sixteen and one-half per cent., and in

anthracite six and one-third per cent.

Mr. Garfield's call was transmitted to every district production manager, who, in consultation with their mine production committees, will apportion a weekly quota for each mine. Carrying the quota idea to its logical conclusion each miner will be asked to assume personal responsibility for a weekly coal production representing his equitable proportion of the mine's allotment.

The conduct of the campaign in the various districts will fall upon the shoulders of the district production managers. Most of these officials are experienced coal men who have given their services to the Government to the exclusion of their personal business interests. They have succeeded in procuring the close co-operation of operators, mine production committees and miners in the effort to mine more coal, and in the opinion of the Fuel Administration officials much of the recent success in increasing production has been due to their work.

The production of bituminous coal in 1917 was 551,790,563 net tons, an increase over 1916 of 49,270,881 tons, or nearly 10 per cent., according to C. E. Leshner, of the United States Geological Survey, Department of the Interior.

It is interesting to note that the preliminary estimate of the production of bituminous coal, published by the Geological Survey in the first week of January, 1918 (544,000,000 net tons), was low because it was based on the number of carloads of coal loaded at the mines, whereas the average loading per car had increased nearly 4 per cent. during the year, a fact not discovered

(Continued on page 393)

## Realty Board's Attitude on Tax Lien Loan

**E**DWARD P. DOYLE, chairman of the Budget Committee of the Real Estate Board, in explaining the attitude of the Board toward the tax lien law, said:

"A lien for taxes on its own real estate is as good an investment as the city can have. The lien is a first lien and draws 7 per cent. interest and can be foreclosed at any time if the city needs money. The real reason for the passage of the existing law was to enable certain difficult titles to be cleared by the purchase of a tax lien and a foreclosure of the lien. Clouded titles can now be inexpensively cleared by the Torrens law and there is no longer any necessity for the present tax lien law with its dangers and injustice. If the city needs more power to enforce the collection of past due taxes, that can be given.

"The Board again points out the inequality and injustice of the State Military law which requires the city to pay the difference between the civil and military or naval salaries paid city employees who enlist or are drafted. At a meeting of the Budget Committee of the

Board of Estimate held last week the comptroller estimated that this payment would require two and one-half millions during the coming year. For this two and one-half millions, the city would receive no service. Men with dependents are placed in the deferred classes or are exempt, and should they enter the service, provision is made for the care of their dependents. The city should keep open the positions so that when its employes return from the war their old places should be open for them and should hereafter prefer veterans for city positions, but this is all it should do.

"It is manifestly unfair to take the money of citizens who have been drafted or who volunteered and who in going to the war sacrificed positions or business and give it as a bonus to city employes who made no greater sacrifice. The whole proposition is a sordid one and is an unjust reflection on the patriotism of city office holders. No one doubts but they, as a class, would have gone to the war and made the financial sacrifices necessary as cheerfully as any other class of citizens. The State Military law should be amended or modified."

## Personal Property Assessments

(Continued from page 388.)

Marie T. Hadden.....	100,000
Charles E. Hughes.....	100,000
James E. Mahon.....	100,000
S. Clifton Mahon.....	100,000
Ida Macauley.....	100,000
Harold L. Mack.....	100,000
Oliver C. Macy.....	100,000
David Mahaney.....	100,000
Julia A. Mahony.....	100,000
Robert H. Manzer.....	100,000
Peter H. Maloney.....	100,000
Andrew J. Miller.....	100,000
Ogden Mills.....	100,000
Anne T. Morgan.....	100,000
Ralph Pulitzer.....	100,000
A. Blair Thaw.....	100,000
Stephen Thaw.....	100,000
Frank Tilford.....	100,000
Edward M. C. Tower.....	100,000
Helen D. H. Astor.....	100,000
George Ehret, Jr.....	100,000
Louis J. Ehret.....	100,000
Emma D. Hart.....	100,000

Jessie S. MacRoe.....	75,000
Theodore P. Shonts.....	50,000
William R. Malone.....	50,000
William Thaw.....	50,000
Anne C. Tiffany.....	50,000
Belmont Tiffany.....	50,000
George F. Tiffany.....	50,000
Louis Tiffany.....	50,000
Abraham L. Erlanger.....	50,000
Charles B. MacDonald.....	50,000
William R. Hearst.....	30,000
Kitty Gordon.....	25,000
David Belasco.....	10,000
Charles F. Murphy.....	5,000
<b>ESTATES.</b>	
Isaac W. Seligman.....	\$1,000,000
Oliver H. Payne.....	500,000
Francis L. Leland.....	500,000
James B. Brady.....	300,000
Susan Mount.....	200,000
James H. Aldrich.....	200,000
Fannie H. Arnheim.....	200,000

Sarah J. Keene.....	200,000
Seth Low.....	200,000
Francis T. Lord.....	200,000
Isaac D. Fletcher.....	100,000
Henry Bendheim.....	100,000
John A. Weser.....	100,000
Annie E. Peckham.....	50,000
James Seligman.....	46,000
Alma Gallatin.....	30,000
Joseph H. Choate.....	13,000
Edward Milius.....	10,000

### TENTATIVE PERSONAL ASSESSMENTS

	1919.	1918.
Manhattan.....	\$1,101,084,400	\$561,882,900
The Bronx.....	45,809,100	26,110,600
Brooklyn.....	191,296,975	166,187,845
Queens.....	51,393,550	36,458,750
Richmond.....	6,456,600	4,901,600
Total.....	\$1,396,040,625	\$795,541,695
Increase.....	\$600,498,930	



# State and Municipal Credit May Be Imperiled

Federal Income Tax Provision, in Opinion of Comptroller Travis,  
May Cause Loss of Financial Prestige

By EUGENE M. TRAVIS,  
Comptroller State of New York.

**T**HE proposal to impose a federal income tax upon state and municipal bonds so vitally and detrimentally affects the finances of political subdivisions over which the comptroller is required by law to exercise supervision that I feel warranted in expressing opposition to the proposal.

While the conditions of the present time are different than any one could have foreseen some years ago, and the successful prosecution of the war requires taxation in forms none of us dreamed of (but which we concur in for obvious reasons of patriotism), the proposed tax on income from public bonds places state, county, city, town, village and school district governments in a most embarrassing position, and if imposed may seriously affect their credit for years to come. No motive except that of sound public policy could impel me to enter a protest against any means the Federal Government may see fit to employ to provide the sinews of war, but in this instance the revenue which would be obtained could not compensate for the loss of financial prestige which the various governments I have mentioned would suffer. In a very large degree the honor of the states is involved, for they have given their word that all these bonds would be free of tax.

In New York State alone there are outstanding hundreds of millions of bonds of this character. The state itself has out approximately \$250,000,000, and to this must be added the enormous indebtedness of New York City and of the other cities and subdivisions, all of which have issued their bonds since 1909 with a clause covenanting that they shall be exempt from taxation.

This covenant was made in good faith. The Legislature authorized it for the purpose of creating a better market for public bonds and keeping down the interest rate. It was not assumed that the Federal Government would interfere with this agreement because its historic policy had been not to interfere with the taxing powers of the states, and, indeed, the interpretation which the highest courts in the land had put upon the constitution was that the Federal Government could not interfere. Good lawyers now contend that to tax the income upon these bonds will be an unconstitutional provision and cannot be enforced, but I am not a lawyer and will not discuss that phase of the question, confining myself to its moral and business side.

The greater part of these public securities are held in a fiduciary capacity by trust and insurance companies, savings banks and estates for the benefit of widows, orphans and other dependents. The income upon funds of this character is founded upon investments yielding a rate of return based upon the purchase price. If the proposed tax were deducted from such income it would cause hardship to those who, through lack of earning capacity, could not overcome the loss of income which this tax would entail. In the case of savings banks and trust companies, whose securities have been already considerably depreciated by war-time conditions, it would cause still further depression in values.

But the worst effect would be upon the state itself. For all time to come it would be under the stigma of not being able to protect its written promise. The war and its financial difficulties will pass and some day normal conditions will return, but never again could New York or any other state expect the investor to accept its guarantee of tax exemption because a higher power could set aside the guarantee. The only way in which the state and the municipality can keep this promise if the tax is imposed is to reimburse the bond holders out of the public treasury for any tax that may be imposed upon these public securities. No matter how extraordinary such a step would be from a busi-

ness standpoint, no one can question its moral soundness.

Perhaps some one will say: "Conceding that it is improper to impose this tax on outstanding public bonds, why should future issues be tax exempt?" I believe there is an adequate answer to this. This is a natural statement. If Congress has the right to tax future issues of bonds then it has the right to tax past issues, and in the near future Congress could take advantage of this privilege.

Remember I am speaking in all this argument from the standpoint of the public as represented by its Government, and not from the standpoint of the investor or holder of the bonds. In the first instance it is the good repute of the state that would suffer; in the second instance the sufferer would be the public pocket-book. If Congress decided to impose this tax the effect will be to raise the interest rate on future issues; that is, the public would be required to pay more for the money it borrows from investors.

These bonds usually run a long time before maturing. In the meantime the necessity for the federal tax may disappear, whereupon the investor's income from these public bonds will increase and the securities grow in value. That will be putting public money in the investors' pockets. It cannot be successfully argued that such a result would offset the investor's loss upon his earlier purchases because the issues of the future would probably be in different hands than those now outstanding.

On the whole the proposition threatens so much of legal and other complications, apart from its embarrassment to the governments which issued the bonds, that the federal authorities ought to obtain from some other source the little revenue which these bonds would yield and assist in protecting the good name of the states and their various subdivisions.

## War Revenue Bill Prevents Deduction of Interest as Expense

**C**ORPORATIONS which have purchased real estate encumbered by mortgage will not be allowed to deduct as expense the interest on such indebtedness if the pending war revenue bill becomes law in the form in which it passed the House of Representatives. This applies to all corporations regardless of their purposes. It affects mercantile and manufacturing enterprises as well as corporations dealing in real estate.

The present law allows the deduction of such interest by real estate corporations as an expense for doing business. Furthermore, the pending bill allows individuals to make a similar deduction. There seems to be no ground for denying the justice of such allowances when we recall that the enterprise being taxed invests only in the equity which may exist above the mortgage and its profits are determined only by the income to be derived from that equity. In fact, it is not improbable that the pending bill is intended to cover the situation as it allows deduction of all interest "on its indebtedness." However, the Treasury Department distinguishes between the mortgage executed or assumed by a corporation and one upon which it has not assumed payment and interest on the latter would not be deductible under the present wording.

The law committee of the Merchants' Association of New York has advised Senator Simmons, chairman of the Committee on Finance, of its approval of a similar amendment. The subject is now before the Tax Committee of the Chamber of Commerce of the United States and also the tax committees of various other national associations and their favorable action is anticipated.



# Rates Fixed by the State Board of Equalization

Those For Five New York City Counties Remain Same as Last Year, Notwithstanding President Cantor's Protest

[Special to the Record and Guide]

ALBANY, N. Y., October 2.—Although Commissioner Jacob A. Cantor, of the New York City Tax Department, made a strong appeal to the State Board of Equalization to have the rate of equalization for the counties comprising New York City fixed at 100 upon the theory that the property in all of the boroughs is assessed at full value the State Board adopted the same rates that were fixed in 1917. These rates are:

New York, 94; Kings, 93; Bronx, 93; Queens, 89, and Richmond, 89.

To support his contention of full assessment Commissioner Cantor presented to the board a list of auction sales indicating property values.

Following its annual custom the Record and Guide prints herewith the figures by districts throughout the five boroughs.

The complete equalization table adopted by the board is subjoined:

STATE EQUALIZATION TABLE FOR THE YEAR 1918.								
Counties.	Assessed value of real property (1917).	Rate of equalization.	Full value of real property at rate of equalization.	Amount deducted from assessed value of real property.	Amount added to assessed value of real property.	Equalized value of real property.	Assessed value of personal property (other than bank stock) subject to taxation (1917).	Total equalized value of real property and assessed value of personal property (other than bank stock).
Albany .....	\$146,692,887	81	\$181,102,329	.....	\$9,268,016	\$155,960,903	\$4,550,865	\$160,511,768
Allegany .....	22,916,146	67	34,203,202	.....	6,538,816	29,454,962	535,118	29,990,080
Bronx .....	714,226,994	93	767,986,015	52,856,192	.....	661,370,802	9,524,400	670,895,202
Broome .....	63,991,293	75	85,321,724	.....	9,485,692	73,476,985	913,070	74,390,055
Cattaraugus .....	40,131,516	65	61,740,793	.....	13,038,147	53,169,663	620,833	53,790,496
Cayuga .....	42,857,980	72	59,524,972	.....	8,403,472	51,261,452	1,023,092	52,284,544
Chautauqua .....	75,623,909	75	100,831,878	.....	11,210,042	86,833,951	1,130,660	87,964,611
Chemung .....	41,992,954	80	52,491,192	.....	3,211,179	45,204,133	1,213,305	46,417,438
Chenango .....	18,282,352	65	28,126,695	.....	5,939,671	24,222,023	551,395	24,773,418
Clinton .....	10,627,622	45	53,616,937	.....	9,710,707	20,338,329	287,200	20,625,529
Columbia .....	27,456,631	67	40,980,046	.....	7,834,384	35,291,015	702,413	35,993,428
Cortland .....	18,071,610	74	24,421,094	.....	2,959,240	21,030,850	626,600	21,657,450
Delaware .....	20,876,933	52	40,147,948	.....	13,697,499	34,574,432	454,880	35,029,312
Dutchess .....	70,486,601	72	97,898,056	.....	13,820,814	84,307,415	2,968,400	87,275,815
Erie .....	620,068,299	90	688,964,777	26,748,658	.....	593,319,641	26,933,545	620,253,186
Essex .....	18,434,818	57	32,341,786	.....	9,417,138	27,851,956	373,190	28,225,146
Franklin .....	13,908,905	50	27,817,810	.....	10,047,114	23,956,019	1,699,606	25,655,625
Fulton .....	17,638,586	60	29,397,643	.....	7,677,946	25,316,532	566,710	25,883,242
Genesee .....	37,089,009	75	49,452,012	.....	5,497,856	42,586,865	799,450	43,386,315
Greene .....	14,985,368	66	22,705,103	.....	4,567,712	19,553,080	242,775	19,795,855
Hamilton .....	5,048,058	55	9,178,287	.....	2,856,059	7,904,117	7,420	7,911,537
Herkimer .....	39,510,834	68	58,104,167	.....	10,527,056	50,037,890	647,070	50,684,960
Jefferson .....	49,703,014	70	71,004,305	.....	11,444,160	61,147,174	1,472,605	62,619,779
Kings .....	1,790,901,437	93	1,925,700,469	132,535,219	.....	1,658,366,218	57,502,715	1,715,868,933
Lewis .....	11,760,424	57	20,632,323	.....	6,007,629	17,768,053	350,980	18,119,033
Livingston .....	29,356,839	75	39,142,452	.....	4,351,685	33,708,524	1,079,007	34,787,531
Madison .....	22,514,196	70	32,163,137	.....	5,183,912	27,698,108	849,085	28,547,193
Monroe .....	340,142,961	82	414,808,489	.....	17,079,980	357,222,941	3,138,475	360,361,416
Montgomery .....	33,951,745	63	53,891,658	.....	12,458,435	46,410,180	503,681	46,913,861
Nassau .....	135,750,644	51	266,177,733	.....	93,475,120	229,225,764	3,764,600	232,990,364
New York .....	5,088,344,403	94	5,413,132,343	426,687,018	.....	4,661,657,385	339,106,700	5,000,764,085
Niagara .....	142,772,377	90	158,635,974	6,158,950	.....	136,613,427	350,940	136,964,367
Oneida .....	88,987,011	60	148,311,685	.....	38,735,390	127,722,401	1,172,050	128,894,451
Onondaga .....	203,386,547	80	254,233,183	.....	15,552,862	218,939,409	6,137,628	225,077,037
Ontario .....	44,177,087	76	58,127,746	.....	5,881,108	50,058,195	983,850	51,042,045
Orange .....	64,118,018	55	116,578,214	.....	36,276,293	100,394,311	2,084,885	102,479,196
Orleans .....	29,170,476	83	35,145,151	.....	1,095,670	30,266,146	215,330	30,481,476
Oswego .....	35,981,315	70	51,401,879	.....	8,284,728	44,266,043	1,225,706	45,491,749
Otsego .....	25,262,885	69	36,612,876	.....	6,267,230	31,530,115	986,910	32,517,025
Putnam .....	14,299,456	66	21,665,842	.....	4,358,638	18,658,094	516,150	19,174,244
Queens .....	569,865,007	89	640,297,760	18,456,212	.....	551,468,795	10,266,200	561,674,995
Rensselaer .....	86,009,522	86	100,011,072	.....	117,571	86,127,093	3,017,782	89,144,875
Richmond .....	91,211,159	89	102,484,448	2,954,055	.....	88,257,104	2,756,300	91,013,404
Rockland .....	34,677,301	70	49,539,001	.....	7,984,477	42,661,778	259,400	42,921,178
St. Lawrence .....	48,397,145	65	74,457,146	.....	15,723,531	64,120,676	1,595,900	65,716,576
Saratoga .....	32,708,130	60	54,513,550	.....	14,237,608	46,945,738	547,195	47,492,933
Schenectady .....	76,564,259	62	123,490,740	.....	29,782,981	106,347,240	761,121	107,108,361
Schoharie .....	12,280,548	76	16,158,615	.....	1,634,857	13,915,405	214,184	14,229,589
Schuyler .....	7,044,419	64	11,006,904	.....	2,434,458	9,478,877	137,945	9,616,822
Seneca .....	18,138,597	75	24,184,796	.....	2,688,759	20,827,356	379,265	21,206,621
Steuben .....	46,094,427	75	61,459,236	.....	6,832,766	52,927,193	968,370	53,895,563
Suffolk .....	103,051,431	64	161,017,860	.....	35,613,218	138,664,649	2,041,175	141,505,824
Sullivan .....	7,784,853	35	22,242,437	.....	11,369,791	19,154,644	137,111	19,291,824
Tioga .....	14,403,709	78	18,466,293	.....	1,499,018	15,902,727	299,745	16,202,472
Tompkins .....	26,883,890	80	33,604,862	.....	2,055,797	28,939,687	651,850	29,599,537
Ulster .....	34,623,870	60	57,706,450	.....	15,071,516	49,695,386	333,695	50,029,081
Warren .....	16,635,727	61	27,271,683	.....	6,849,981	23,485,708	2,046,289	25,531,997
Washington .....	21,042,372	68	30,944,664	.....	5,606,417	26,648,789	666,955	27,315,744
Wayne .....	35,821,459	71	50,452,759	.....	7,627,225	43,448,684	403,006	43,851,690
Westchester .....	457,012,022	76	601,331,607	.....	60,840,074	517,852,096	6,643,456	524,495,552
Wyoming .....	22,481,200	75	29,974,933	.....	3,332,481	25,813,681	629,670	26,443,301
Yates .....	12,735,577	70	18,193,681	.....	2,932,378	15,667,955	375,120	16,043,075
	\$12,006,966,764		\$13,942,530,422	\$666,396,304	\$666,396,304	\$12,006,966,764	\$513,853,017	\$12,520,819,811

Average rate of equalization for State, 86.117558 per cent.



REAL ESTATE BUILDERS

RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

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Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

A Dangerous and Inexcusable Proposal

One of the strongest protests yet made against the proposed Federal tax on State and Municipal bonds is that of the Comptroller of the State of New York, Hon. Eugene M. Travis. The House of Representatives in Washington already has voted in favor of imposing such a tax and the proposal is now before the United States Senate for action.

It is difficult to see how such a tax can be justified, even as a war measure. Certainly it cannot have been proposed by any legislator possessed of correct information and sound judgment.

State Comptroller Travis properly bases his protest on the ground that the proposal vitally and detrimentally affects the finances of political subdivisions over which the Comptroller is required by law to exercise supervision.

"While the conditions of the present time are different than anyone could have foreseen some years ago," Mr. Travis declares, "and the successful prosecution of the war requires taxation in forms none of us dreamed of (but which we concur in for obvious reasons of patriotism), the proposed tax on income of public bonds places state, county, city, town, village and school districts governments in a most embarrassing position and, if imposed, may seriously affect their credit for years to come. No motive except that of sound public policy could impel me to enter a protest against any measures the Federal Government may see fit to employ to provide the sinews of war: but in this instance the revenue which would be obtained could not compensate for the loss of financial prestige which the various governments I have mentioned would suffer. In a very large degree, the honor of the states is in-

volved, for they gave their word that all these bonds would be free of tax."

New York State has outstanding hundreds of millions of bonds of this character, as have other states. The municipal bonds of New York and other cities, also sold in good faith to purchasers tax-free, amount to an enormous total. The greater part of the public securities, as Mr. Travis points out, are held in a fiduciary capacity by trust and insurance companies, savings banks and estates for the benefit of widows, orphans and other dependents. The proposed tax would be certain to cause depreciation in the values of these securities and would be bound to affect seriously the sale of future bonds. The states and all municipalities would suffer from the stigma of being unable to protect their written promises. As Mr. Travis so well says:

"The war and its financial difficulties will pass and some day normal conditions will return, but never again could New York or any other state expect investors to accept its guarantee of a tax exemption, because a higher power could set aside the guarantee."

The protest against this proposed tax should be made so strong that the responsible leaders in the Senate will eliminate it from the House measure. Mayor Hylan and City Comptroller Craig several weeks ago voiced to the House of Representatives leaders the protest of New York City against it, but without avail.

The Government must have every aid it requires for the successful prosecution of the war, but this does not excuse such ill-advised proposals as the one to tax the incomes from state and municipal bonds.

Buy To Your Utmost

In one respect at least the Fourth Liberty Loan campaign already is a pronounced success. Although the campaign is only one-third over the enthusiasm it has aroused is clearly up to 100 per cent.

From various sections of the country, and notably from some sections having small quotas, reports come that the loan already has been over-subscribed there. But from the big centers, where the Government expects to get the bulk of the six billion dollars called for, the early reports are not so gratifying.

The committee in charge of the campaign in the New York district makes no concealment of its view that subscriptions are lagging here. It must be borne in mind, however, that to sell \$1,800,000,000 worth of Liberty Bonds in one district is a tremendous undertaking. With the sales for the opening days of the campaign falling below the average required for success, the committee and all of its workers may be counted upon to redouble their efforts.

The committee representing the Real Estate interests, headed by Mr. Alfred E. Marling, and the Committee of the Allied Building Trades, of which Mr. Otto M. Eidlitz is chairman, have both made a fine start toward the success of the tasks assigned to them. Both these committees and every other committee working so earnestly deserve the co-operation of every patriotic citizen.

This not only is the time to buy Liberty Bonds, but it is a time when every American should buy to the utmost.

The Tentative Assessments

The Department of Taxes and Assessments announced this week its tentative assessments of real and personal property for the current year.

As compared with the final assessments for last year, the tentative assessments show an increase of about



\$145,000,000 on real estate and an increase of more than \$1,100,000,000 on personal property.

It will be especially interesting this year to note the final assessment after dissatisfied taxpayers have made their complaints to the department. If we were not at war the increase in the real estate totals might occasion little surprise even if the total of the tentative assessments should ultimately prove to be the total of the final assessments. But, in view of existing conditions, New York taxpayers undoubtedly will take the attitude of Missourians. They will want to be shown how it happens that their real estate holdings in the Metropolis have enhanced in value to the extent of \$145,000,000 during the last twelve months.

Not much surprise is to be expected over the fact that the tentative assessments on personal property have been increased more than a billion dollars as compared with last year's finals. Placing impressive personal assessments on the tentative list has been the custom for years, just as has been their reduction later

on to insignificant totals.

No matter what may be the final figures for the current year's assessments, the fact is patent to every student of taxation that no permanent relief for New York realty owners can be expected until there has been an intelligent, systematic revision of the tax laws of the state. This revision must take the form of relieving real estate from the unjust share of the tax burden it has been carrying for years. This burden should be assumed in a very much larger degree by the owners of personal property and until the laws are so changed as to give real estate a square deal in taxation this problem will not be solved.

The most important duty which will confront the Legislature of 1919 will be the enactment of just tax laws. Whatever dissatisfaction arises over the tentative assessments announced by the city authorities should act as a spur to those who are striving to have the question of taxation properly and justly solved once and for all.

## Taxpayers and Tenants League Formed

MR. WILLIAM E. HARMON, of Wood, Harmon & Company, has originated a movement to band together the small taxpayers and tenants of New York City into an organization to combat the constantly mounting real estate taxes. Mr. Harmon is chairman of the committee on organization, and the response of those who will be benefited by the limitation of taxation is large and influential. Already the movement has received the endorsement of the Council of Real Estate Interests.

It is proposed to secure a membership of 100,000 to the organization, which is named the Taxpayers' and Tenants' Protective League. Mr. Harmon is one of the largest taxpayers in the city, but his plan is not to appeal to the big taxpayers but to organize a co-operative movement among the smaller taxpayers and tenants who, once interested in the plan, will spread the organization among themselves not only as taxpayers, but as voters.

The object of the organization is to get behind a bill to limit the assessment on real estate in New York City to \$17.50 per thousand of valuation and force the

taxing authorities to find other sources of revenue.

Mr. Harmon says:

"The preliminary organization has been effected. The small real estate owner and tenant is back of this organization, and the initial response is so encouraging that there is no doubt of its success. Ample funds are being pledged by the members to support the growing membership. The control of the organization is to be in the hands of the taxpayers and tenants who are building it up.

"A mark of 100,000 has been set as the size of the membership in the city alone and as many more in the state. When this number of taxpayers and tenants who are voters unite on one platform, regardless of party affiliation, a pressure will be brought to bear on the Legislature which will be irresistible in securing legislation to reduce the tax levied on real estate to some just proportion and force other forms of wealth to bear their just part of the tax burden in the city

"The war revenue measures are showing the way to state and city authorities of how revenues can be raised without destroying the value of real estate."

## Increased Production of All Kinds of Coal

(Continued from page 389.)

until several months after the estimate was made.

The production of Pennsylvania anthracite in 1917 established a new high record of 99,611,811 net tons (88,939,117 gross tons), exceeding that in 1916 by 12,033,318 net tons, or nearly 14 per cent., and surpassing the previous record of 91,524,922 net tons in 1913. With the exception of West Virginia all the large coal producing states recorded increases, the only decreases having been in West Virginia (0.02 per cent), Oregon, South Dakota and Georgia.

The number of men engaged in producing bituminous coal increased from 561,102 in 1916 to 603,143 in 1917, and the number producing anthracite decreased from 159,869 in 1916 to 154,174 in 1917. However, the number of men employed underground in the production of bituminous coal increased from 474,244 in 1916 to 498,185 in 1917, a gain of but 5 per cent. compared with a gain of 20.8 per cent. in surface employees.

In the anthracite regions the number of underground employees decreased 5.8 per cent., but the surface employees increased 2.4 per cent. In both branches of

the coal mining industry there was a relatively large gain in the number of men employed on the surface, which is significant when it is realized that it is the underground worker who actually produces the coal and who is the more skilled workman.

The average number of days worked in both bituminous coal fields and anthracite mines was the highest recorded—243 in the bituminous field and 285 in the anthracite.

## Debate at Real Estate School

THE effect which the enforcement of the "bone dry" law will have on local real estate under present conditions will be the subject of a debate by two teams, picked from the members of the Real Estate Class of the Murray Hill Evening Trade School, 237 East 37th Street. The date set for this debate is Thursday evening, October 10th. It will begin promptly at 8 o'clock and any one interested is cordially invited to attend.



## To Electric Light Users

The New York Edison and United Light & Power Companies have announced that they will no longer supply lamps without charge after July 1st.

The well-known Columbia MAZDA lamps, in all styles and sizes, may be obtained from us or from any of our local distributors listed below:

### NEW YORK ELECTRIC LAMP COMPANY, Inc.

253 Fifth Avenue

Behlert Electric Co., 103 Lexington Ave.	Manhattan Electric Supply Co., 47 W. 34th St.
Bleyle Electric Co., 84 Cortlandt St.	Manheimer Co., 447 W. 28th St.
Bofinger Bros., 146 E. 42nd St.	A. Marchand, 34 E. 23rd St.
Chas. S. Berger, 212 Broadway	Albert Marousek, 687 Morris Park Ave.
E. A. Briggs, 133 W. 125th St.	H. Pinkert, 3906 Broadway
Covic Electric Co., 118 E. 28th St.	J. Schildeberg, 1935 Madison Ave.
Crown Motion Picture Sup., 150 W. 46th St.	S. Shearn, 1122 Madison Ave.
S. J. Feingold, 425 Third Ave.	J. Sheman, 423 Sixth Ave.
L. Gabler & Sons, 59 Vesey St.	Simpson Electric Co., 63 W. 30th St.
Max Gabler, 51 Broad St.	Nathan C. Solomon, 405 Lexington Ave.
H. Goldberg, 1373 Third Ave.	E. Ullman & Sons, 47 Murray St.
Julius Gray, 2911 Broadway	Harry Weinstein, 302 Broadway
F. Grotzer's Sons, 1055 Third Ave.	A. & A. Electric Co., 1499 Broadway
Hatzell & Buehler, 373 Fourth Ave.	Phillip Adison, 10 Cooper Square
Indesco Lighting Fixture Co., 45 Warren St.	Enoll Chandelier Co., 250 W. 108th St.
Jaffer Electric Co., 162 W. 29th St.	R. A. Belmont & Co., 906 Sixth Ave.
Lolass Electric Co., 235 Fulton St.	

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### Real Estate and Insurance

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## The Story of THE WINDOW SHADE

(This talk is No. 5 of a series)

We have a bold statement to make, and sincerely hope some one will "call" us on it.

We can clean any kind of window shade, regardless of how old or soiled it is, without shrinking it or destroying the body, at 1/3 the cost of a new one.

The proof of the pudding is in the eating. So we offer to take your worst shade and clean it FREE, just to prove our statement—on the understanding that any future work must be up to standard of sample or no pay.

Call us—NOW—to fetch that shade.

### Window Shade Cleaning Company

101 WEST 59TH STREET  
NEW YORK, N. Y.

Call Columbus 1226—NOW

## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Damage to Tenant's Goods by Rainfall.

THE New York Appellate Division holds, *Acheson v. Roth*, 169 N. Y. Supp. 461, that where a tenant's goods in a basement storeroom were damaged by water from an unprecedented rainfall, which caused storm sewers to back water into the basement, the damage resulted from conditions over which the landlord had no control, and for which he was not responsible. The fact that the janitor failed to notify the tenant of the damage for several days did not authorize recovery, in the absence of a showing of the proportion of damage resulting from the delay, or the value of the goods after the damage, where they were not totally destroyed.

### Bonds—Release of Property.

A company suing to confirm title to lands obtained a favorable construction of the contract whereunder it claimed, so that it had no occasion to execute bond to supersede the judgment. By a clause of a supersedeas bond reading that in consideration of one dollar and the other consideration mentioned to release any and all claim of a defendant to the title of any of the lands, the bondsmen themselves in the sum of \$23,000, the value of the defendant's interest in the lands, as valued by him, to perform the judgment by paying to the defendant any sum which might be decreed to him and declared a lien on the lands. The Arkansas Supreme Court holds, *Bonner v. Cross County Rice Co.*, 203 S. W. 282, that the defendant released all claim to title in the lands which might be adjudged to him in consideration of the personal liability of the bondsmen to pay him the value, not to exceed \$23,000.

### Basis of Vendor's Lien.

The right of a vendee to a lien upon land agreed to be conveyed for the amount of purchase money paid by the vendee to the vendor has for its basis the fact that the purchase money has been paid in pursuance of a contract of sale.—*Flickinger v. Glass*, 170 N. Y. Supp. 459.

### Waiver of Proof of Title.

The Texas Court of Civil Appeals holds, *Stroburg v. Walsh*, 203 S. W. 391, that the fact that the defendant in a suit for specific performance of his contract to buy lots, waived the issue of title is sufficiently shown by the facts, that though pleading the general denial he did not allege as a defense want of title; did allege that he never made the contract, but simply signed it on the agreement that it should not be delivered, and should not take effect, except on a third person making an agreement, which he failed to do; permitted the plaintiff to testify without objection that he had good title; and while receiving the abstract, never had it examined, and never claimed it did not show good title in the plaintiff.

### Agreement to Furnish Heat.

In summary proceedings to dispossess a tenant for non-payment of rent, judgment was entered for the landlord where the tenant proved the landlord's agreement to furnish heat was breached, but interposed no counterclaim, nor proved any damages.—*Green v. Brenner*, 169 N. Y. Supp. 682.

### Reformation of Agreement.

In an action for the reformation of an agreement to sell land it appeared that the plaintiff, having a contract to purchase land, agreed to sell to defendant a small portion thereof, and accurately stated the agreement to F., who reduced it to writing, but the writing included more land than was intended to be sold. The plaintiff, relying on F's integrity and ability, failed to observe the inaccuracy, and the defendant either failed to observe it or made no mention

of it. The Montana Supreme Court held, *Cox v. Hall*, 168 Pac. 519, that there was a case for reformation as against the objection that the facts disclosed negligence on the plaintiff's part, since the term "mistake," as applied to the reformation of instruments, always involves the conception of negligence in some degree which may or may not be excusable under the particular circumstances.

### Restrictions—"Single Dwelling House."

Land was conveyed with a restriction that but "a single dwelling house" should be erected on the lot, with a covenant that a like restriction should be imposed in any other conveyance of property within the district. Thereafter the grantor made conveyances providing that the restriction should not prohibit the erection of a duplex dwelling or apartment house upon the lots conveyed. The Pennsylvania Supreme Court holds, *Rohrer v. Trafford Real Estate Co.*, 102 Atl. 1030, that the restriction referred to a single house or structure, and was not violated by the grantor's subsequent conveyances. Covenants restricting the use of property for building, etc., are not to be extended by implication.

### Definition of Tenant.

The payment of rent is incident to every tenancy where the relation of landlord and tenant subsists, except as to mere tenancy at will or by sufferance, where this relation cannot be said to exist. A tenant is one who holds or possesses lands or tenements by any kind of title, either in fee, for life, for years, or at will. In a popular sense, he is one who has the temporary use and occupation of lands and tenements which belong to another, the duration and other terms of whose occupations are usually defined by an agreement called a lease, while the parties thereto are placed in the relation of landlord and tenant.—*Young v. Home Telephone Co.*, (Mo.), 201 S. W. 635.

### Reformation of Mortgage.

Where a mortgagee accepted a new mortgage and extended the time, at reduced interest, a mortgagor who had the mortgage prepared but signed it without reading it could not have reformation to express the alleged agreement that he should not be liable for a deficiency. And, as the mistake was on his part only, the mortgage must stand, on the principle that the writing contained all the terms, in the absence of fraud or mutual mistake.—*Manley v. Smith*, Oregon Supreme Court, 171 Pac. 897.

### Termination of Easement.

An easement in a building is extinguished by the destruction of the building on which it can operate. It is an interest in real estate, and survives the destruction of a part of the servient estate when there is anything remaining on which the dominant estate may operate. But a reservation on the sale of half a lot improved by a double building, of a right of way over the stairways of the other half, such as would be necessary to the proper use of the second story, does not create an interest in the soil which survives the destruction of the building.—*Cohen v. Adolph Kutner Co.*, California Supreme Court, 171 Pac. 424.

### Exchange of Land.

The Washington Supreme Court holds, *Rhodes v. Owens*, 172 Pac. 241, that where a contract for the exchange of property unconditionally required the defendant and his son to execute a mortgage as part of the consideration, it was not permissible to show, by parol, a contemporaneous oral agreement that the defendant was not to be personally bound, or that the mortgage was not to be paid until the plaintiff should pay off a mortgage on the land deeded to



## REAL ESTATE REVIEW OF THE WEEK

Sales of Unusual Importance Reported This Week, Including Exchange of Broadway Property and Dr. Parkhurst's Church

THIS week has been a particularly inactive one as far as sales of any magnitude or even number are concerned, and this condition is probably due to the fact that most of the real estate men are engaged in the Liberty Loan campaign and had but little time to devote to their business affairs while the big drive is on.

Several sales, however, of unusual importance were consummated, involving not only property of particular importance, but also money considerations of large proportions.

The largest exchange of real estate for the current year was announced on Wednesday by the F. R. Wood-W. H. Doison Company, through its president, Mr. Frederick A. Wyckoff, that of the ten-story loft building at 543 Broadway, 456 Broadway, a five-story and basement building, 246 Mercer street, southeast corner of Third street, a five-story building, 453 Broome street, southwest corner of Mercer street, a six-story loft building, 257 Fifth avenue, a five-story store and office building, and 53 West Sixty-ninth street, a four-story high stoop dwelling.

In trade Colonel Green, president of the Windham Realty Company, the buyer of the property, took in exchange the northeast corner of Broadway and Sixty-second street, a six-story fire-proof building covering approximately six lots with a frontage of 110 feet on Broadway. This building is assessed at \$1,000,000. The whole deal involved about \$1,300,000.

Bronx apartments figured in the few sales of the week, Hehring Brothers and Byrne and Bauman sold for Lanzmer & Kahn, 1455 Ogden avenue, a new six-story structure held at \$100,000, taking in part payment 2482 Devoe terrace, a three-story two-family house held at \$12,000, and also a four-story flat at the northwest corner of Washington avenue and 172d street, held at \$55,000.

Metropolitan Life Insurance Company purchased the old Presbyterian Church at the northeast corner of Madison Square and 24th street, which will be remodeled for use as a social centre for the company's employees. This famous edifice, of which Dr. Charles H. Parkhurst was the pastor, was closed through the consolidation of its worshippers with the congregation of the Old Presbyterian Church at Fifth avenue and Twelfth street. Five hundred thousand dollars is said to have been the price paid by the Metropolitan Life Insurance Company for this property, or just about one-half what the property cost the congregation a few years ago. The insurance company originally owned the site on which the church stands.

Leasing was good all week, although a majority of the brokers had practically closed their leasing books prior to October 1, which is moving day, but which was not as generally observed this year as heretofore, due to the shortage of apartments and houses because of war conditions curtailing construction during the past year.

Charles F. Noyes Company closed a deal involving about half a million in leasing to St. James Baking and Restaurant Company, operators of a chain of restaurants throughout the city, of 1587-9 Broadway, at the southwest corner of Broadway and 48th street, covering a larger portion of the store floor, with a basement of 10,000 square feet. An interesting feature of the lease is that the landlord in addition to receiving about \$500,000 during the term of eighteen years, receives as well an additional revenue of ten per cent. of the gross income from the restaurant business.

The Army authorities on Tuesday took possession of the big Grand Central Palace at Lexington avenue and 46th street, which will be known as Debarkation Hospital No. 5. Work has been commenced on preparing the

twelve floors of this big structure for hospital purposes. All the former tenants of the building have found other quarters, with the exception of the dancing academy, which will be permitted to remain until the space it now occupies is needed for hospital purposes.

### URGES EAST RIVER IMPROVEMENT.

**Atlantic Deeper Waterways Association Calls on National Government for Action.**

The delegation from The Bronx Tax Board of Trade in attendance last week at the Eleventh Annual Convention of the Atlantic Deeper Waterways Association at Boston, Mass., returned over Sunday last, most enthusiastic over

what they had accomplished at the gathering, and also what the convention had accomplished, for it was the most notable that this organization, almost national in scope, has ever held.

The delegation from The Bronx Board of Trade, consisting of President Eugene H. Rosenquest, James Brackenridge, Albert Goldman, Hon. William S. Bennet, Hon. Henry Bruckner, Hon. Joseph M. Callahan, Hon. William J. Flynn, Alexander Haring, J. Harris Jones, Olin J. Stephens, Robert J. Moorehead, George J. Murray, William A. Cokeley, John A. Steinmetz, M. J. de Rochemont, and Secretary Charles E. Reid, who attended the session entirely at their own expense, succeeded in having made a part of the general resolutions, and adopted unanimously by the Convention, the following resolutions:

"Resolved, That the unusual commercial importance of the East River, the Harlem River and Harlem or Bronx Kills, and their continued improvement



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to meet the insistent demands of the commerce of the City, State and Nation, differentiates these in large degree from all other projects and this Association reaffirms its action at its last meeting and urges the further improvement of the East River, the Harlem River and the Harlem or Bronx Kills, in accordance with the favorable report heretofore submitted by the Chief of Engineers."

On Thursday afternoon, during the course of the Convention, the former Bronx-Harlem Member of Congress, Hon. Murray Hulbert, now Commissioner of Docks of the City of New York, who was made Vice-President-at-large for the State of New York, made a most forceful address in favor of the immediate improvement of the waterways in and about New York City, and dwelt especially on the improvement of the East River, Bronx Kills, and the Harlem River, especially the necessity of removing the piers of Highbridge, eliminating the bend at Spuyten Duyvil, and deepening that important waterway through to the Hudson.

He pointed out the strategic importance of providing a deep channel for the use of the many large vessels using our waterways, and the benefits that would be derived from providing an East River-Harlem River-Hudson River route to the Battery, rather than an all East River route, with the Hell Gate passage drawback. Not only would a deeper and widened Harlem River reduce congestion of shipping at the Battery, he pointed out, but it would also reduce materially the number of ships using the Hell Gate route, and would therefore reduce the amount of improvement work that would have to be done there.

The New York State delegates met on Thursday afternoon, with Charles E. Reid, Secretary of The Bronx Board of Trade, presiding. At this session Dock Commissioner Hurlbert proposed a scheme whereby the various State delegations should form a permanent working committee, meeting regularly each month to discuss the pending and proceeding waterway improvements in their States. The New York State delegation adopted the idea at once, and the scheme was later adopted by the general convention, and similar plans made for the other State delegations.

Charles E. Reid at this State delegation meeting was re-elected New York State delegate and Secretary of the New York State Delegation.

**PRIVATE REALTY SALLS.**

**T**HE total number of sales reported and not recorded in Manhattan this week was 20 as against 17 last week and 21 a year ago.

The number of sales south of 59th street was 10 as compared with 8 last week and 6 a year ago.

The number of sales north of 59th street was 10 as compared with 9 last week and 15 a year ago.

From the Bronx 13 sales at private contract were reported as against 16 last week and 6 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 402 of this issue.

**Buys Old Church Property.**

Dr. Parkhurst's famous church on Madison Square at the northeast corner of Twenty-fourth street has passed into history. Closed through consolidation of its worshippers with the congregation of the Old First Presbyterian Church at Fifth avenue and Twelfth street, the building has been sold to the Metropolitan Life Insurance Company and in a short time it will be remodeled for use as a social centre for the company's employees. Five hundred thousand dollars is said to have been the price, or just half as much as the property cost the congregation only a comparatively few years ago. Negotiations leading up to this sale have been in progress since the decision was reached several months ago to unite the activ-

ities of the Madison Square and Old First Presbyterian churches, but the deal was consummated only yesterday, when Robert W. de Forest, chairman of the board of trustees of the Parkhurst church, announced that arrangements had been made for the sale of the property. The transaction will not be completed until late in the year, when the insurance company will take title. The organ and other parts of the church equipment which were not included in the sale are now being removed. In purchasing this property the Metropolitan Life regains a plot which it owned before the church was built. The former church edifice of Dr. Parkhurst occupied the site on which the tower of the Metropolitan Life Building now stands at the southeast corner of Madison avenue and Twenty-fourth street. The company gave its property in exchange for the corner across the street and a cash payment of \$300,000. The site is 75 feet front on Madison avenue and 150 feet on Twenty-fourth street, running back to the Metropolitan Annex, a large office building owned by the insurance company.

**Buy Broadway Loft Building.**

The largest exchange of real estate of the current year was announced on Wednesday by Frederick A. Wyckoff, vice-president of the F. R. Wood, W. H. Dolson Company. The properties involved approximate in value \$1,500,000. For the Windham Realty Corporation, Col. Edward H. R. Green, president, they have sold 543 Broadway, a ten-story loft building, on a plot 25x200 feet, running through to Greene street; 456 Broadway, a five-story and basement building, on lot 25x100; 246 Mercer street, southeast corner of Third street, a five-story building, on lot 25x100; 453 Broome street, southwest corner of Mercer street, a six-story loft building, on a plot 50x95 feet; 257 Fifth avenue, a five-story store and office building, on lot 25x100 feet, and 53 West Sixty-ninth street, a four-story high stoop dwelling, on lot 20x100 feet. In trade Col. Green, who is a son of the late Hetty Green, took from the estate of Charles F. Hoffman the northeast corner of Broadway and Sixty-second street, a six-story fire-proof building, covering approximately six lots, with a frontage of 116 feet on Broadway. This building is leased to a number of prominent automobile concerns. It is assessed at \$700,000. This property is located in the heart of the automobile section, the buildings of the Packard, Cadillac and other concerns being directly opposite. Col. Green was represented in the transaction by Alexander & Green and the Hoffman estate by Middlebrook & Borland.

**Bronx Apartments in Trade.**

Several Bronx apartment houses figured in exchange deals this week. Nehring Brothers and Byrne & Baumann sold for Lanzner & Kahn 1435 Ogden avenue, a new six-story structure, covering a plot 75 by 100, which has been held at \$100,000. The buyer is an investor, who gave in part payment 2482 Devoe Terrace, a three-story two-family house, 32x90, held at \$12,000, free and clear, and also the four-story flat at the northwest corner of Washington avenue and 172d street, 30 by 95, held at \$35,000.

**Manhattan.****South of 59th Street.**

**CHERRY.**—James H. Cruikshank resold to Raymond Buarini the 5-sty tenement at 306 Cherry st, between Jefferson and Clinton sts, on plot 25x100. Assessed by the city at \$11,000. Charles P. Pinto negotiated the deal.

**MADISON ST.**—David Kotler and Jacob Cutler bought from Frederick Brown 348 Madison st, a 5-sty 20 fam tenement, on lot 23.6x95.4, near Scammel st.

**PINE ST.**—Charles F. Noyes Co. sold for Stonemor Realty Co. the property 83 Pine st, a 5-sty commercial building, through Arthur A. O'Malley.

**SOUTH ST.**—Dr. T. G. Dickinson and others sold through Cruikshank Co. 90 South st, a 4-sty brick business building. The structure occupies a lot 20.8x69.8, located 40.5 ft. north of Burling slip.



17TH ST.—Bond and Mortgage Guarantee Co. sold the 6-sty tenement, on lot 25x92, at 419 West 17th st, between 9th and 10th avs, through John P. Peel Co. The sellers took the property over in foreclosure proceedings about two months ago.

18TH ST.—Heil & Stern sold for Susquehanna Silk Mills the 11-sty loft building at 18-22 West 18th st, running through to 23-27 West 17th st, between 5th and 6th avs, on plot 75x184, also two adjoining buildings at 16 West 18th st, running through to 21 West 17th st, on plot 27x184. The sellers purchased the loft building about ten years ago from J. C. Lyon Building Co. and the adjoining property at auction from Sloane estate about a year later. The property rents for about \$15,000 per annum, and is fully occupied by manufacturing concerns. The purchasers were represented by Stoddard & Mark as attorneys, and the seller by Hughes, Round, Schurman & Dwight.

44TH ST.—Harry C. Hohenstein sold to Ann Johnson 520 West 44th st, a 2-sty brick stable, on lot 25x100, between 10th and 11th avs.

48TH ST.—James H. Cruikshank purchased from William DeGoode the 5-sty tenement at 402 East 48th st on plot 25x75, assessed by the city at \$15,000. As part payment Mr. DeGoode has taken the 3-sty private dwelling at 238 Jefferson av, Brooklyn, on plot 20x100. Harry Sugarman was the broker in this transaction.

North of 59th Street.

JANE ST.—Edward W. C. Arnold sold for \$38,000 to Stephen B. Sofield, of Newark, 88 and 90 Jane st, running through to 357 and 359 West 12th st, between Greenwich and Washington sts, 2 and 3-sty flats, lofts and stables, on plot 43.2x41.1x160.1, assessed for \$35,500.

72D ST.—United States Trust Co. sold the 4-sty modern residence at 332 West 72d st, on lot 22x100. Pease & Elliman negotiated the sale.

113TH ST.—Frontenac Apartments at 76 and 78 West 113th st, a 6-sty structure, on plot 50x100.11, has been resold by Lawyers' Mortgage Co. through Samuel Jaffe. The property was taken over by the selling company in foreclosure proceedings last month.

120TH ST.—Estate of Robert J. Brown sold to M. Guarino 316 East 120th st, a 3-sty dwelling on lot 19.7x100.11.

124TH ST.—Mrs. C. O'Meara sold to Hudwill Corp., Hudson P. Rose, president, the 3-sty dwelling at 311 East 124th st.

125TH ST.—James H. Cruikshank purchased from Broadway Savings Bank the 5-sty double flat at 551 West 125th st, adjoining the corner of Broadway, on plot 25x100. Assessed by the city at \$22,000. Leon S. Altmayer was the broker in this transaction.

126TH ST.—James H. Cruikshank purchased from Mutual Life Insurance Co. 215-217 East 126th st, two 3-sty private dwellings, on plot 32x100. Assessed by the city at \$10,600. Harry Sugarman was the broker.

127TH ST.—Annie Fleming bought from Max Greenwald, through Porter & Co., the 3-sty dwelling at 51 West 127th st.

146TH ST.—Ennis & Sinnott bought from F. C. Raymond the 4-sty apartment house at 602 and 604 West 146th st, on plot 50x100, near Broadway. The property, which is fully rented, was held at \$85,000.

MANHATTAN AV.—O. G. Mans sold for cash for Sigmund Saxe 107 Manhattan av, a 3-sty dwelling, on plot 18x50, between 140th and 150th sts, to a Mr. Caccio.

Bronx.

JULIANNA ST.—Hugo Wabst sold for Gordon Ritchie the 2-sty dwelling in the north side of Julianna st, 40 ft. from Bronx Park East.

51ST ST.—Morris Wolsk, builder, bought from Mrs. Cherony the plot, 50x100, in the south side of 51st st, 220 ft. east of 14th av. Newmann Leavy was the broker.

168TH ST.—Samuel Cowen sold for Central Union Trust Co. premises southwest corner of 168th st and Brook av, a 4-sty flat with stores, to a Mr. Martin.

173D ST.—Estate of Joseph W. Meeks, Edward B. Meeks, trustee, sold to Catherine Hayne, the 4-sty, 16-fam. house at 960 East 173d st on plot 35x100, at the southeast corner of Vyse av. J. J. Donovan was the broker.

186TH ST.—Aldus Terrace, a 6-sty elevator apartment house at the southwest corner of 186th st and St. Nicholas av, on plot 100x100, was sold by Nason Realty Co., of which Max N. Natanson, the operator, is president. The buyer is Galli Realty Corp., formed at Albany a few days ago with a capital of \$30,000, and A. Durien, A. J. Scully and J. Hart as directors.

BRIGGS AV.—C. William Widmayer, secretary of Sonn Brothers Co., purchased the 3-sty dwelling at 2767 Briggs av from Monmouth Holding Co.

BRYANT AV.—Max Hirsch sold to Mason Realty Co., 1434 and 1436 Bryant av, a 5-sty apartment on a plot 50x100, held at \$55,000. Knap & Wasson negotiated the sale.

KINGSLAND AV.—Hugo Wabst sold for Gordon Ritchie the 2-fam. house on the east side of Kingsland av, 508 ft. north of Boston rd.

OGDEN AV.—Nehring Bros. and Byrne & Baumann sold for Lanzer & Kahn 1435 Ogden av, a new 6-sty structure, 75x100, held at \$100,000. The buyer gave in part payment 2482 Devoe ter, a 3-sty 2-fam. house, 32x90, held at \$12,000, free and clear, and the 4-sty flat at the northwest corner of Washington av and 172d st, 30x95, held at \$35,000.

STEBBINS AV.—Louis E. Kleban bought from Frederick J. Fauerbach the 5-sty building at the southeast corner of Stebbins av and 170th st. B. Rosenblatt was the broker.

TINTON AV.—Frederick Brown bought from Bessie Reiff the 20-fam. flat at 1117 Tinton av, on a plot 40x127, near 166th st.

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LYSE AV.—John J. Donovan sold for Edwin B. Meeks, surviving trustee of J. W. Meeks, 960 East 173d st. southeast corner of Vyse av, a 4-sty 16-fam. house, on plot 35x100. The buyer is Catherine Haynes. The property was held at \$35,000 and was acquired by the seller in foreclosure last November.

#### Brooklyn.

BRYANT ST.—Douglas Robinson, Charles S. Brown Co. sold the southwest corner of Bryant and Clinton sts, comprising about 25,000 sq. ft. of space, to Mutual Co. for estate of Jeremiah P. Robinson.

GARFIELD PL.—Charles E. Rickerson sold 276 Garfield pl, between 8th av and Prospect Park West, a 3-sty dwelling, for G. B. Bretz, to William J. Ward.

PINE ST.—Meister Builders, Inc., sold 493 Pine st, a 2½-sty 2-fam. brick dwelling, on a plot 20x100.

4TH ST.—Charles E. Rickerson sold 565 4th st, between 8th av and Prospect Park West, a 3-sty dwelling, for estate of Azilia L. Stern to John McAuliffe.

13TH ST.—Meister Builders, Inc., purchased 1586 East 13th st, near Kings Highway, a 2-fam. cottage, on plot 40x100.

65TH ST.—Realty Trust sold for Artee Realty Corp. the 1-fam. brick dwelling in the Mapleton Park district, 1709 65th st. to George Wertheim.

66TH ST.—Realty Trust sold for Lorraine Realty Co., the 1-fam. attached stucco dwelling, at 1931 66th st, Mapleton Park, to Helen R. Kent for her residence; and for Alco Building Co. 2070 66th st, a 1-fam. semi-detached brick dwelling, to Isaac Esses.

53D ST.—Meister Builders, Inc., resold 1434 53d st, Borough Park, a 2-fam. brick dwelling, on plot 20x100.

70TH ST.—Walter S. Ross and C. C. Gret-singer sold for Samara Bros. the plot, 60x100, in the south side of 70th st, 480 ft. east of 10th av.

71ST ST.—Meister Builders, Inc., sold 1839 71st st, a 2½-sty 1-fam. dwelling, on lot 18x 100.

81ST ST.—Walter S. Ross and C. C. Gret-singer sold for Charles W. Early the 1-fam. house at 449 81st st.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Ella A. Force to an investor the 3-sty building on the west side of Flatbush av, 246.3 ft. south of Cortelyou rd.

FORT HAMILTON AV.—Frank A. Seaver & Co. sold the 3-sty store building at the south-westerly corner of Fort Hamilton av and 94th st for C. H. Bunn.

GRANT AV.—Mrs. F. Sheaffer bought from Moskoko Realty Co., through Daniel Casey, the 3-sty flat at 1066 Grant av, on lot 25x100.

OVINGTON AV.—John E. Sullivan, builder, sold the 1-fam. house at 552 Ovington av.

#### Queens.

ELMHURST.—Western Queens Realty Co. sold to N. A. Vassilaros a plot 100x100, in the west side of 29th st, 115 ft. north of Flimore av.

JAMAICA.—L. A. Nelligan sold to Thomas Martin Realty Co. a plot of 30 acres on Hawtree Creek rd.

JAMAICA.—J. B. Whitely sold to St. Albans Park Co. a plot, 133x121, at the southeast corner of St. Marks av and Farmers av, and to W. H. Nevin a plot, 116x122, at the northwest corner of Farmers and Central avs, seven lots in the development of St. Albans Improvement Co. and two lots at Richmond Hill.

LONG ISLAND CITY.—Schley Realty Co. sold to Greenpoint Fire Brick Co. a plot 75x190, on the north side of Borden av, 350 ft. east of Har-ward st.

WHITESTONE.—Katherin Fogarty sold the dwelling at 23 19th st, on lot 25x150, to Michael Baron, and the dwelling at 25 19th st, on a similar lot, to Michael Rooney. J. Albert Johntra was the broker.

#### Richmond.

NEW BRIGHTON.—Patrick Cooney of Don-gan Hills bough from Edith G. Humphrey the residence at the corner of Prospect and Frank-lin av. W. S. E. Hall was the broker.

WEST NEW BRIGHTON.—Cornelius G. Kolff resold the factory site at the southwest corner of Bodine st and Richmond ter, directly oppo-site the new yard of National Dry Dock Co., and was sold for Christiana Machine Co., Inc., of Manhattan.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold for Carl F. Grieshaber one of the model cottages built by him on Clove rd, West New Brighton, to William F. Kiernan.

#### Westchester.

TARRYTOWN.—Robert B. Farley Organiza-tion sold for estates of Toppan Co., Inc., a plot on Harold av, Philipee Manor, to Dr. S. J. Nelson of New York City.

YONKERS.—Robert E. Farley Organization sold for estate of Albert Wells two lots at Nepperhan Heights to Russell Hunting of Yonkers.

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**YONKERS.**—Robert E. Farley Organization sold for J. W. Parker his house on Hill ter, Nepperhan Heights, to A. Joyce of New York City.

**Out of Town.**

**NEWARK, N. J.**—Louis Schlesinger, Inc., sold for George W. Munsick the 2½-sty frame dwelling at 70 Emmett st, on plot 25x100, to William Heeb.

RECENT LEASES.

**Half Million Restaurant Lease.**

Charles F. Noyes Company has closed another \$500,000 restaurant lease in the Times Square section, having only recently handled the matter of leasing three buildings to Drake's Restaurants at 119 West 42d street through to 118-20 West 43d street, at a rental for the term in excess of \$750,000. The transaction just closed by the Noyes Company is a lease for the Silk Realty Company (S. K. Jacobs, president), covering the larger portion of the store floor, with a basement of 10,000 sq. ft., at 1587-9 Broadway, the southwest corner of Broadway and 48th street, to the St. James Baking and Restaurant Company, operators of a chain of restaurants throughout the city. Not only is the landlord assured of a \$500,000 return from this lease over the term of eighteen years, but an interesting clause in the lease calls for the additional payment to the landlord of 10 per cent. of the gross income from the restaurant business, with the mentioned guaranteed rental as above. The Noyes Company some time ago leased the balance of the ground floor at Broadway and 48th street, being the corner store, 17x65, to Ferris & Cronin, at an aggregate rental of about \$300,000, for a similar term. E. Louis Jacobs was counsel for the landlord and Abraham Lichter was counsel for the tenant.

**Government Takes Central Palace.**

The army authorities on Tuesday took over the Grand Central Palace at Lexington avenue and Forty-sixth street, which is now officially known as Debarcation Hospital No. 5. A start was made to prepare the twelve floors for hospital purposes. All former tenants have found other quarters except one, who has a dance hall in one section of the building and who will stay until the space he occupies is wanted. It is understood that the wounded as they arrive in port will be transferred from the ships by automobile ambulances direct to No. 5 Hospital. Alfred du Pont, who owns the building, said that during the Government's occupancy of the Palace his plans for a foreign trade campaign would be matured, and when the building was again turned over to him it would be made a centre for world trade activities.

**Manhattan.**

AMES & CO. leased for estate of Robert W. Taiter to John A. Foley the 4-sty stable at 132 West 31st st.

AMES & CO. leased in conjunction with George R. Read & Co. for Altman estate the 3-sty building at 215 East 36th st to Signal Contracting Co.

AMES & CO. leased the furnished apartments at 124 East 41st st to Gustav Hillman, and 13 Greenwich av to Helen M. Bruggeman.

ALBERT B. ASHFORTH, INC., leased the store and basement at 46-52 Broad st, running through to 46-50 New st, to Schrafft's & Co., confectioners and caterers.

ALBERT B. ASHFORTH, INC., leased for Martin & Martin, Inc., the 3d and 4th floors at 333 5th av, southeast corner of 33d st, to Eugene L. Lesinsky Co.

BASTINE & CO., INC., as agents, renewed the lease of Frederick Hacker & Co. for the store at 31 West 21st st; of Marietta Lehman for the three upper floors at 9 East 22d st; of Vera Royer for apartment No. 6 at 150 West 57th st; rented apartments at 150 West 57th st to Helen Stanton; sublet the 7th floor at 45 West 27th st for Lew L. Gluck to Louis Olchin & Co.; the house at 1885 Lexington av to Francis Johnson; apartments at 830 West End av to Thomas Keary, Luke McDermott, R. Hance, Mrs. C. Kennedy, I. Baeza, Mary Nosstrand; and apartments at 317 West 95th st to Mrs. G. M. Pearce, Bertha Stone, John Haddon, W. R. Hammond, Charles Simon, Mrs. V. L. Henderson.

BASTINE & CO., INC., as agents, leased apartment No. 3 at 150 West 57th st to Emily A. Coyne; apartment No. 2 at 150 West 57th st to Vivian Chadwick; apartment No. 1 at 150 West 57th st to Mary Kaestner; the store at 150 West 57th st to Clark & Fisher; the 3d floor at 42 West 15th st to Charles Marchand Co., Inc.; and renewed the lease of A. Bernasconi for room No. 804 at 112 East 19th st.

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<p><i>Imph. Day</i></p> <p>Auctioneer</p> <p>31 NASSAU STREET</p>		<p>GEO. J. RYAN</p> <p>Queens Borough Real Estate</p> <p>AGENT BROKER APPRAISER</p> <p>Member Real Estate Board of New York</p> <p>46 Jackson Avenue, Long Island City</p> <p>Telephone: Hunters Point 3451-2</p>
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AND MANAGEMENT OF ESTATES

WILLIAM EVARTS BENJAMIN leased from Major August Belmont his furnished duplex apartment of 21 rooms and six baths, with private elevator, at 820 5th av. Douglas L. Elliman & Co. negotiated the lease.

BRETT & GOODE CO. leased a floor at 6-8 West 48th st to the 3d Naval District, United States Navy; for Frederick Brown a floor at 19 West 36th st to Potter & Schnackenberg; and space at 7-11 West 45th st to Celona & Audino.

CROSS & BROWN CO. leased the store at 740 Broadway for O. B. Potter Properties, Inc., to Nathan Marks.

DUROSS CO. leased for estate of William S. Waterhouse the house at 129 West 15th st to Omonia Society of Kastorians for a term of years; also the house at 163 West 13th st to Owen Jones.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for Vanderbilt Av Realty Corp., Dr. C. V. Paterno, President, to Mrs. F. L. Conde Willis; also at 570 Park av for Glebrook Realty Co. to Mrs. E. Hubbell; also at 103 East 86th st for State Construction Co. to Mrs. Joseph Boylan, and at 416 Madison av for Kenneth Dows to C. A. Fennell.

DOUGLAS L. ELLIMAN & CO. leased at 122 East 76th st an apartment for Nathaniel B. Wales; at 125 East 72d st to W. C. Squiers 3d; at 570 Park av for Bing & Bing to Mrs. E. H. Hubbell; at 125 East 72d st for Julius Ishman & Son to Capt. Maurice W. Neustadt, completing the rental of the building; and at 414 Madison av to Anna Holch.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty dwelling, on lot 25x100.5, at 8 West 52d st for Mrs. McCosky Butt to Herman L. Smith; also 5-sty dwelling, on lot 17x102.2, at 13 East 75th st for Mrs. W. H. Hoppin to Mrs. Franklin B. Kirkbride, of Rowayton, Conn.

DOUGLAS L. ELLIMAN & CO. leased the 3-sty dwelling 137 East 54th st, on lot 20x100, for Captain G. H. Cocks to S. Harold Freeman; also the 4-sty brick dwelling 130 East 37th st, on lot 19x40.5, corner Lexington av, for Mrs. Victor Cunnock to Mrs. William V. Averill.

J. ARTHUR FISCHER leased to Albert Hochard for Douglas Robinson, Chas. S. Brown Co. an apartment at 70 West 38th st.

J. ARTHUR FISCHER leased for William H. Downs the first lot at 337 West 38th st, to Schapiro Press, now located in Printing Craft Building, for a term of years.

FREDERICK FOX & CO., INC., leased for estate of George Neidlinger to M. Ewing Fox & Co., Inc., a building at the northeast corner of Rider av and 136th st, and for the New York Public Library to Frederick Fox & Co., Inc., 1st lot at 26 West 40th st.

GOODWIN & GOODWIN rented for estate of John Thompson to A. Friedenheilm the 3-sty private house at 57 West 119th st; also for Edward A. Maher the 4-sty dwelling at 7 Mt. Morris Park West to M. D. Meller.

GOODWIN & GOODWIN rented apartments at 373 West 118th st to Julian Roos, Herman Batt and B. H. Scheffels; at 830 East 163d st to Isidore Haimowitz, David Robinson, Sol Young, Louis Tutelman, Frank Wolf and Arman Schlesinger; at 360 West 93d st to Paul Beardsley, Ramon Prida and Morris Segal; at 3875 Broadway to Lizzie O'Flaherty and Arthur Ten Eyck; at Broadway and 163d st to Allen L. Carey, Chas. S. Hurwitz, Ella Carey, David Westreich, Louis Davis, Alma Olson and Louis Rich; at Broadway and 144th st to Grace E. Peck, Harry Paddock, Chas. F. Cartwright, Peter Schmuckler, Max Rosenthal, Herman Friedman, Henry Sworthauer, Helen G. Fraser and Henry Gilberg; at 29 East 124th st to Samuel Kraus and Arthur Fields; at 317 West 93d st to Wm. D. Reed, Iser P. Cohen and Harry Eisenberg; at 523 West 157th st to Elizabeth Stern, Anna Marx, H. Liverman, Julia Day, Louis Lowenstein, Morris Dreyfuss and Mark Lewis; at 620 West 122d st to Howard W. Smith, Francis J. McKee and Joseph S. Otis; at 330 West 95th st to Oeden H. Williams, Robert Porter Barlow and Helen C. McManis; at 23 East 124th st to Margaret Pyke; at 3915 Broadway to Isidore Hamel, John M. Bittner, John S. Neuberger, Marie E. Phillips, Sigmund Nathan, Edward Weinlander, Jennie Friedman, Samuel H. Raphael and Elal Warren.

M. & L. HESS, INC., leased for Francis Speir and William E. Stewart, trustees, the building at 9 North Moore st, containing approximately 15,000 sq. ft., for use as warehouse.

HOUGHTON CO. leased for Theresa D. Brownling the 3-sty dwelling at 231 West 74th st to Charles G. Barrett.

HOUGHTON CO. leased in conjunction with C. Royce Hubert the 5-sty dwelling at 219 West 70th st for Marjorie W. Morrow to Mrs. D. White.

HOUGHTON CO. leased to Ann Palmer the 4-sty dwelling 118 West 80th st for Gunsirrah Co.

HUBERTH & HUBERTH rented the 4th floor at 225 West 58th st for Cutting-Larsen Co. to Franklin Motor Car Co.; also a floor at 110 West 42d st for offices to Westinghouse Electric and Manufacturing Co.

A. KANE CO. rented for Lawyers' Mortgage Co. the 3-sty dwelling at 228 West 130th st to A. Gailth.

JOHN J. KAVANAGH leased apartments at 42 East 78th st to Dr. A. J. Barker Savage, Lieut. William J. Foster, Mr. Thompson, Mrs. A. Giering, Miss S. Dorick, Mr. Miss E. Higginbotham, Mrs. M. D. Stoddart, Mrs. A. F. Bowen, Mrs. F. J. Pickens and at 69 East 93d st to Henry Muhlik and Louis A. Pollard.

JOHN J. KAVANAGH leased the 4-sty dwelling at 15 East 83d st to Dr. Thomas J. Ryan, for Mrs. J. Brady the 4-sty dwelling 113 East 80th st to Mrs. A. De Lackner; also part of the dwelling 111 East 80th st to H. Hyde and 602 West 138th st to Alex. R. Hutchinson.

MOORE, SCHUTTE & CO. rented the 3-sty dwelling 522 West 149th st for Union Real Estate Co. to Joseph Cacchia; the 3-sty dwelling

526 West 142d st for John B. Carse to Jeremiah I. Bacon; the 3-sty dwelling 419 West 147th st for Mary J. Andrews to Dr. Charles S. B. Cassia; 4-sty dwelling 736 St. Nicholas av for estate of Richard Stackpole to Annie Gilmartin; the 4-sty dwelling 468 West 144th st for Eva Marbach to Olaf Ohlson, and the 2-fam. dwelling 510 West 142d st for George W. Simpson; the upper apartment to George Buchanan and the lower apartment to Edward J. Crawford.

THOMAS J. O'REILLY rented the following apartments: for M. Fannie Todd 6 West 107th st to Edith C. Sanborn, Edward H. Spooner, John P. Laird, L. Bonet, Hannah Friend; also for Columbia Co-operative Apartments, Inc. 411 West 114th st, to Jos. F. McCloy, Gertrude and Lottie Farrell, Herbert L. Coffin, Harold Pitman, Peyton Clarke; also for Mrs. Valentine Gumprecht, 149 Manhattan av, to John Hommel, Helen H. Gilmartin, Paul Miklowitz, Adelaide, Harold and Myrtle Ziegler, and for Emigrant Industrial Savings Bank, 101 East 123d st, to Samuel Eiron, Charles Levenberg, Frank Hendrick, Boris Kossove.

PEASE & ELLIMAN leased for Mrs. A. F. Cross to Manuel de Arrigunga the 4-sty dwelling at 42 West 88th st, between Central Park West and Columbus av.

PEASE & ELLIMAN leased large furnished apartments at 515 Park av for A. M. Funcke to Mrs. G. M. Studebaker; at 1155 Park av for James M. Wilbur to E. Tanmanian; at 863 Park av for Mrs. E. McL. Wylie to Mrs. Felowes Morgan; at 829 Park av for J. F. Archibald to Dr. C. W. Colby; at 911 Park av for W. E. Woodbury to F. W. Dunbar; at 850 Park av for Mrs. Z. M. Smith to Leavitt J. Hunt at 157 West 57th st for Mrs. G. G. Steere to Ernest Roentgen; and at 901 Lexington av for Mrs. R. G. Cornell to Mrs. Hunter Marston. At 44 Gramercy Park to Mrs. Samuel L. M. Barlow and Victor H. Carples; at 21 West 30th st to Jeanette MacClanahan; at 145 East 35th st to John G. Hamilton; at 21 West 58th st to Charles Fisher; at 24 West 59th st to Mrs. Margaret Jinishian to Gail Kane and Lucius J. Mason; at 100 West 59th st to Grace A. Hawley and Olive L. Prosser; at 11 East 68th st to Edmund L. Mooney; at 662 Madison av to Miss H. H. King, and at 65 West 68th st to Robert Y. Draper.

L. J. PHILLIPS & CO. leased to Robert P. Quinn, treasurer of James Butler, Inc., the private dwelling at 620 West 147th st, owned by Michael Fleck; also to E. R. Tunison an apartment at 355 Edgecombe av, to Alexander Binder the store at 1 Audubon pl; to Vincent Planco an apartment at 568 West 149th st; also to Hiram C. Morgan an apartment at 45 St. Nicholas pl; also to Ida Abramowitz an office at 3785 Broadway; also to Franklin & Rosenberg an apartment at 568 West 149th st; also to Mathilde Foster an apartment at 385 Edgecombe av; and for Katharine Rainsford the dwelling at 543 West 159th st to Francis P. McGowan.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store and basement at 36 West 40th st to Michigan Preparedness Board; the store and basement at 35 West 44th st to Joseph Schweitzer; for estate of Ruth Dana Draper the dwelling at 122 East 55th st to Finley P. Dunne.

WILLIAM J. ROOME & CO., INC., leased for Gordon W. Abbott his apartment at 901 Lexington av to Walter R. Herrick.

ROWANTREE-SCHLEY CO. leased to Finkelstein & Kommel the store and basement at 4-6 Washington pl, southeast corner of Mercer st, containing over 10,000 sq. ft.

SHAW & CO. rented to Mrs. A. and I. Sholofsky for Mrs. Schenider 18 East 130th st, a 3-sty dwelling, 16,9x100; also to Mr. Stella for Grace Worster 219 East 116th st, 3-sty dwelling, 20x100; and to W. H. Halahan for Morris B. Chelimer 18 West 133d st, 3-sty dwelling.

BURTON F. WHITE, proprietor of the Hotel, Bossert, Brooklyn, leased for a term of years from Oxford Realty Co. the Hotel Devon, an 11-sty structure, at 70 West 55th st, having a frontage of 75 ft. in that street. The property includes the adjoining house at 68 West 55th st, and runs through to 55 West 54th st.

## REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent for 34 West 37th st, an apartment building with stores.

ROSS REALTY, John N. Ross and F. M. Welles, real estate business, has removed from 503 5th av to 51 East 42d st.

MARKHAM REALTY CORP. appointed Wm. A. White & Sons agents for the 5-sty warehouse building, on plot 38x56, recently purchased by it at 71-73 Front st, between Cuyler's alley and Old slip.

HUGH J. O'KANE, for the past four years with Houghton Co., has opened an office at 200 West 72d st for the transaction of a general real estate business.

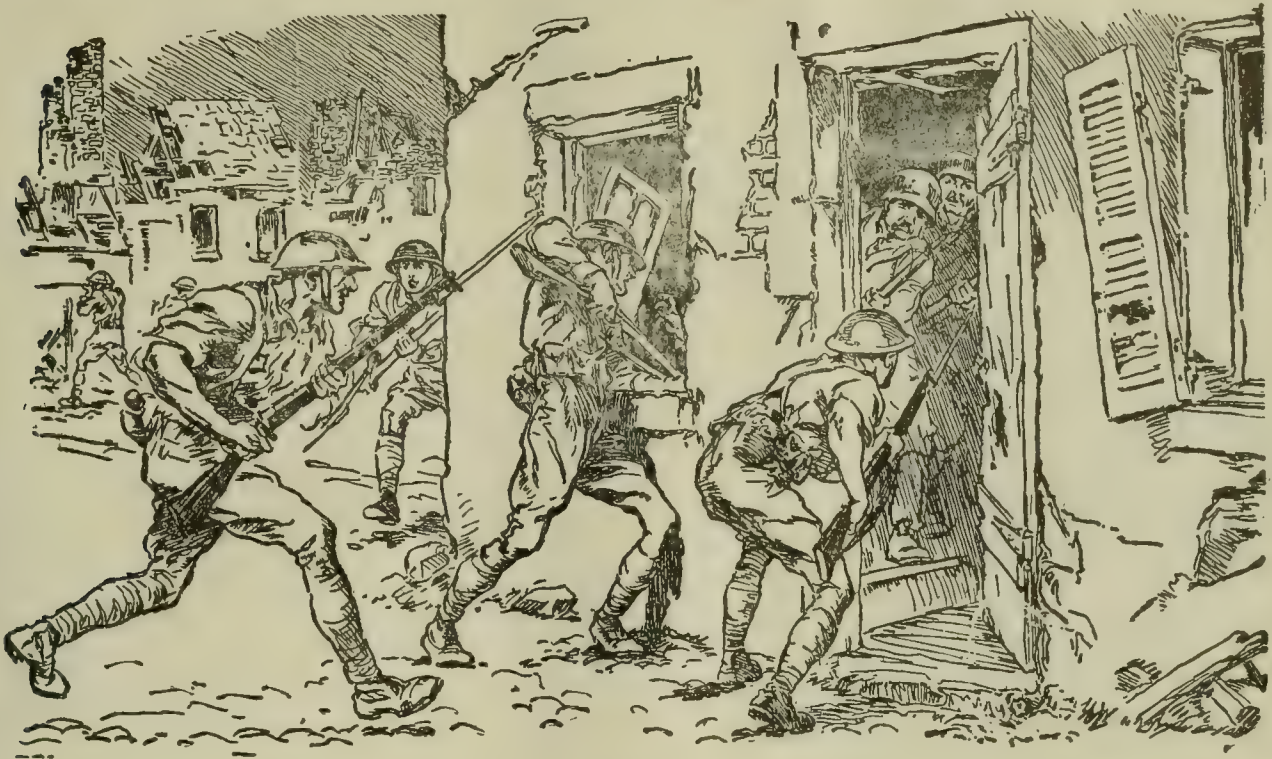
JOHN E. HENRY, for many years engaged in the real estate business at 1251 Bedford av, Brooklyn, has resigned his position in the Brooklyn office of Lawyers Title & Trust Co. and opened an office at 521 Nostrand av.

FREDERICK FOX & CO., INC., have assumed the management of the two buildings at 49-51 West 39th st for Auguste Jean Paris, Charleston, West Va., and also for Annie V. Haas building at 49-51 West 39th st.

HORACE S. ELY & CO. have elected three members of the organization, who have been with the concern for periods ranging between fifteen and thirty years, to the directorate of the corporation, viz., Charles L. Adams, of the accounting department; William T. Ropes, of the engineering department, and Alexander B. Lyon, of the management department.



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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
Total No.	108	148
Assessed Value	\$7,449,600	\$8,544,900
No. with consideration	10	22
Consideration	\$171,600	\$774,350
Assessed Value	\$225,700	\$964,500
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
Total No.	4,638	5,786
Assessed Value	\$261,352,280	\$395,708,222
No. with consideration	715	793
Consideration	\$30,229,321	\$33,115,054
Assessed Value	\$33,912,200	\$42,368,056

#### Mortgages.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
Total No.	39	53
Amount	\$811,150	\$1,768,626
To Banks & Ins. Cos.	4	13
Amount	\$87,000	\$518,000
No. at 6%	14	19
Amount	\$195,600	\$206,230
No. at 5½%	8	3
Amount	\$96,500	\$30,500
No. at 5%	13	17
Amount	\$456,800	\$1,081,850
No. at 4½%	1	3
Amount	.....	\$127,000
No. at 4%	.....	1
Amount	.....	\$157,596
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	4	10
Amount	\$62,250	\$163,450
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
Total No.	1,850	2,377
Amount	\$43,836,663	\$103,034,030
To Banks & Ins. Cos.	307	524
Amount	\$20,544,647	\$59,836,340

#### Mortgage Extensions.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
Total No.	16	46
Amount	\$250,000	\$3,012,300
To Banks & Ins. Cos.	12	35
Amount	\$145,000	\$2,560,050
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
Total No.	937	1,459
Amount	\$61,834,345	\$96,652,150
To Banks & Ins. Cos.	391	732
Amount	\$37,006,207	\$73,446,650

#### Building Permits.

	1918 Sept. 28 to Oct. 4	1917 Sept. 29 to Oct. 5
New Buildings	.....	4
Cost	.....	\$168,200
Alterations	\$89,900	\$180,310
	1918 Jan. 1 to Oct. 4	1917 Jan. 1 to Oct. 5
New Buildings	145	287
Cost	\$7,920,350	\$25,985,900
Alterations	\$7,858,514	\$10,657,203

### BRONX.

#### Conveyances.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
Total No.	133	129
No. with consideration	10	19
Consideration	\$90,800	\$203,125
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
Total No.	3,490	4,575
No. with consideration	404	843
Consideration	\$3,923,141	\$5,990,338

#### Mortgages.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
Total No.	59	61
Amount	\$528,443	\$388,697
To Banks & Ins. Cos.	6	6
Amount	\$30,600	\$19,500
No. at 6%	43	27
Amount	\$432,570	\$151,400
No. at 5½%	5	5
Amount	\$16,100	\$32,820
No. at 5%	6	10
Amount	\$57,229	\$82,500
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	.....	8
Amount	.....	\$20,277
Interest not given	5	11
Amount	\$22,544	\$101,700
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
Total No.	1,455	2,215
Amount	\$3,702,797	\$14,430,206
To Banks & Ins. Cos.	78	148
Amount	\$1,071,542	\$2,058,615

#### Mortgage Extensions.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
Total No.	8	10
Amount	\$84,645	\$227,500
To Banks & Ins. Cos.	1	2
Amount	\$18,000	\$55,000
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
Total No.	72	503
Amount	\$5,343,207	\$9,570,924
To Banks & Ins. Cos.	65	5
Amount	\$1,672,200	\$3,411,203

### Building Permits.

	1918 Sept. 27 to Oct. 3	1917 Sept. 28 to Oct. 4
New Buildings	2	5
Cost	\$100,000	\$129,100
Alterations	\$15,000	\$35,800
	1918 Jan. 1 to Oct. 3	1917 Jan. 1 to Oct. 4
New Buildings	394	549
Cost	\$6,903,375	\$7,678,850
Alterations	\$1,243,475	\$965,350

### BROOKLYN. Conveyances.

	1918 Sept. 26 to Oct. 2	1917 Sept. 27 to Oct. 3
Total No.	715	534
No. with consideration	31	34
Consideration	\$194,182	\$256,850
	1918 Jan. 1 to Oct. 2	1917 Jan. 1 to Oct. 3
Total No.	18,162	16,907
No. with consideration	1,230	1,450
Consideration	\$9,834,301	\$14,854,212

### Mortgages.

	1918 Sept. 26 to Oct. 2	1917 Sept. 27 to Oct. 3
Total No.	411	319
Amount	\$1,299,499	\$1,051,942
To Banks & Ins. Cos.	24	39
Amount	\$340,050	\$196,550
No. at 6%	322	195
Amount	\$791,904	\$415,669
No. at 5½%	50	54
Amount	\$188,325	\$348,475
No. at 5%	23	33
Amount	\$65,120	\$143,198
Unusual rates	1	2
Amount	\$1,850	\$1,300
Interest not given	15	33
Amount	\$252,300	\$143,300
	1918 Jan. 1 to Oct. 2	1917 Jan. 1 to Oct. 3
Total No.	10,328	10,842
Amount	\$34,182,071	\$44,256,761
To Banks & Ins. Cos.	981	1,936
Amount	\$5,489,990	\$15,651,874

### Building Permits.

	1918 Sept. 27 to Oct. 2	1917 Sept. 28 to Oct. 4
New Buildings	69	73
Cost	\$201,113	\$229,350
Alterations	\$39,600	\$36,965
	1918 Jan. 1 to Oct. 2	1917 Jan. 1 to Oct. 4
New Buildings	2,462	2,186
Cost	\$15,524,676	\$19,993,365
Alterations	\$3,317,696	\$3,786,882

### QUEENS.

#### Building Permits.

	1918 Sept. 27 to Oct. 2	1917 Sept. 28 to Oct. 4
New Buildings	84	52
Cost	\$87,367	\$128,915
Alterations	\$30,390	\$18,093
	1918 Jan. 1 to Oct. 2	1917 Jan. 1 to Oct. 4
New Buildings	1,842	2,726
Cost	\$6,169,120	\$9,320,091
Alterations	\$1,162,236	\$1,324,690

### RICHMOND.

#### Building Permits.

	1918 Sept. 27 to Oct. 2	1917 Sept. 28 to Oct. 3
New Buildings	10	7
Cost	\$55,800	\$2,299
Alterations	\$2,125	\$3,925
	1918 Jan. 1 to Oct. 2	1917 Jan. 1 to Oct. 3
New Buildings	532	460
Cost	\$1,199,162	\$1,230,120
Alterations	\$311,621	\$259,174

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# Steel Industry Adopts Eight Hour Working Day

About 40,000 Tons of Pig Iron Will Be Saved by the Standardization of Materials

COMMENCING with October 1 the United States Steel Corporation adopted the eight-hour basic working day in its various plants. This action, according to a recent announcement, was followed by the Cambria Steel Company and other independent firms, which also adopted the eight-hour measure. However, it is not to be supposed that the several departments of the steel industry will cut down to eight hours for a day's work just at a time when the maximum production is being urged by the Government for its war needs. The new eight-hour ruling simply means that the workers in the steel industry will be paid time and one-half for every hour more than eight that they work each day. Those who have worked in the past for twelve hours a day will continue and receive pay for fourteen hours of labor, while the men already working ten hours a day will make no change in their time, but receive eleven hours' pay.

The benefits to be derived from this arrangement are not only in the increased wages for the men, but the encouragement given to them to work full time and even overtime every day, thereby helping the manufacturers to answer the urgent calls from the War Industries Board for capacity production in all phases of the iron and steel industry.

Marked attention is being paid to the requirements of steel for the current half year, and a rigid investigation is now being made to determine the actual requirements in certain branches of the finished steel industry. In several instances it has been discovered that a slightly smaller amount of raw steel will suffice, and conservation is being practiced all along the line, as no steel is being supplied until the actual need for its use has been established.

In the matter of steel rails the fullest amount of raw material is being delivered as the railroads in this country must receive a much larger supply for repair work, as well as to build spurs and lay new tracks in those sections of the country where war materials are being produced in great volume. The authorities are ever scrutinizing shipments of steel to shipbuilding yards in order that they may receive no more ship steel than can be put into immediate use. No activity is being supplied with steel freely, and conservation is the watchword in every known avenue of steel and iron consumption throughout the United States.

Standardization of materials as a war necessity is to be enforced in the manufacture of various articles composed largely of iron and steel. The Building Materials Section of the War Industries Board estimates that a saving of 40,000 tons of pig iron can be effected by the new regulations as to iron pipes, tanks and accessories required for the Government projects now under construction or soon to be under-

taken. The federal regulations will be paramount to all local municipal laws and ordinances and the building regulations in those places where the Government is erecting new structures. Existing manufactured stocks and special and exceptional features of certain projects may be made exceptions to the ruling upon approval of the Building Materials Section of the War Industries Board.

The regulations which follow were recently adopted at a meeting of the Building Materials Section, of which Richard L. Humphrey is chief, with representatives of the army and navy, the United States Housing Corporation, the Supervising Architect's office of the Treasury Department, the Railroad Administration and the priorities, conservation and steel divisions of the War Industries Board:

1. Nothing larger than four inch in diameter nor heavier than standard, plain, cast-iron soil pipe is to be used for vertical stacks above ground, the full-size stack to be carried through the roof. Portland cement, concrete or vitrified clay pipe shall be used for horizontal lines under ground.

2. There shall be no back vents used.

3. No house traps or fresh-air vents shall be used.

4. Water service pipes shall be of three-fourths inch galvanized wrought iron or steel for single houses and of proportionately larger size for larger buildings.

5. No patterns for soil pipe and fittings other than those listed in the schedule of the conservation section of the War Industries Board shall be used.

6. The installation of gas piping in houses will not be permitted where electricity is available for lighting purposes. This will not prohibit the installation of gas piping for heating and cooking purposes where the extreme extension of the distribution mains to the houses is less than 1,000 feet.

7. No system of gas mains shall be installed in any project requiring an extension of more than 1,000 feet from the existing source of supply without the special approval of the War Industries Board.

8. No metal pipe shall be used for water mains without special permission of the War Industries Board. This does not apply to pipe lines carrying pressure of more than 100 pounds.

9. The number of fire hydrants shall be reduced to the absolute minimum necessary for adequate fire protection.

10. All water supply tanks shall be of other material than metal.

11. Culvert pipes shall be reinforced concrete, burnt clay or other material than metal.

12. Cellar floor drainage shall be restricted to the use of underground drains which may be turned up to the floor level and finished with a screw plug connection.

## Mayor's Committee Awards Building Permits

ARCHITECTS, manufacturers, contractors and material dealers were notified during the past week by Henry McDonald, director-general of the Mayor's Committee on National Defense, in charge of the building situation in Greater New York, that pending the naming of the special committee, all requests for building permits in this city will be passed upon immediately at the headquarters of the committee, in the Hall of Records.

Frederick T. Newell, secretary of the Mayor's Committee on National Defense, will receive applications and affidavits from nine until five each day. In a statement, Mr. Newell said all permits issued by the Mayor's Committee will be sent to the War Industries Board in Washington for final priority orders. He urged contractors and prospective builders to file their applications immediately.

W. E. Walsh, head of the Bureau of Buildings, Borough of Manhattan, is preparing to co-operate with the Mayor's Committee on National Defense, and a large squad of building inspectors will in a few days time start a survey of the city building projects. The building bureaus of every Borough are actively co-operating with the committee in investigating applications for building permits.

According to late advice from the Mayor's Committee head-

quarters, the personnel of the special committee will be announced in the early part of next week and the survey of the active building operations will immediately follow.

The building industry is now fully aware of the urgent necessity for the curtailment of all non-war construction and in every possible manner will assist the authorities in their efforts to provide the required materials and labor for the structural work needed to win the war.

While it is not the policy of the Government to unnecessarily interfere with any legitimate business, industry, or construction project, it must be borne in mind that there is an imperative and constantly increasing demand for labor, material, and capital for the production and distribution of direct and indirect war needs, to satisfy which much non-war construction must be deferred. A full realization of this fact by all loyal and patriotic citizens, including State and municipal authorities, is all that is required to postpone such construction activities as interfere with the war program. The State and local representatives of the Council of National Defense are with confidence depended upon to fully acquaint the whole people of these United States with the pressing need for the most rigid economy, measured not only in terms of dollars but in terms of labor, materials, and transportation service.



# CURRENT BUILDING OPERATIONS

**D**URING the past week the building interests of the Metropolitan district have largely concentrated upon the drive for the Fourth Liberty Loan, and as the campaign proceeds considerably more time will be given to assure the complete success of this gigantic undertaking. The building industry has been allotted the sum of \$7,000,000 as its quota, \$2,000,000 more than the allotment for the last drive, and it is needless to say that every concern and individual affiliated with the building interests must make every effort, and sacrifice, if necessary, to make certain that the full quota is obtained.

Architects, contractors, material dealers and prospective builders are gradually becoming familiar with the new requirements of the War Industries Board in regard to non-war construction. Within the boundaries of Greater New York all applications for permission to construct must be made to F. T. Newell, secretary of the Mayor's Committee on National Defense, Hall of Records, Borough of Manhattan. The Mayor's Committee has been requested by the War Industries Board to make a thorough survey of all building activities in New York City, and inspectors of the Bureau of Buildings are ready to start their canvass.

Government building operations comprise the major portion of current active projects, and almost daily announcements are made from Washington, of the award of important contracts and entirely new projects for which plans are being prepared. Prominent among the recent Government awards is the general contract obtained by the White Fireproof Construction Co., for the erection of a large naval hospital at the Brooklyn Navy Yard. This structure will be constructed under the direction of the Bureau of Yards and Docks and will cost approximately \$1,000,000. The hospital will include two buildings, of reinforced concrete, each three stories in height, with basements. One of the buildings, with three wings, will be for the accommodation of nurses, and the other, with five wings, will be used as the hospital.

More than \$10,000,000 will be expended for additional buildings to be erected at Camp Mills, Mineola, L. I., plans for which are now being prepared under the direction of Col. F. B. Wheaton, advisory architect and Col. F. M. Gunby, advisory engineer, Washington, D. C. It

is expected that a general contract for this work will shortly be let on the cost plus basis, and work project is contemplated. This involves the construction of a naval supply depot to cost approximately \$10,000,000.

The markets for building materials and supplies are extremely quiet. Aside from the orders from Government sources and the contractors who have structures well advanced, there is little buying activity prevalent. According to the present outlook there will be no resumption of structural activity on a large scale until the war is over and the economic situation of the United States returns to a more normal basis. Prices in all lines are steady with a continued tendency toward further advances.

**Common Brick.**—The wholesale market for Hudson River common brick reflects the conditions that generally maintain in the building situation throughout the local territory—extreme quietude. Sales during the past week have been exceptionally light, but the market has been brightened considerably by the increasing prospects of direct Government buying activity. Wholesale common brick prices are un-

changed with quotations ranging from \$13.50 to \$14 a thousand, to dealers, in cargo lots alongside dock, but there is evidence of a slight weakening tendency in the price situation owing to the lack of demand. Manufacturing operations along the Hudson are slowed down almost to the stopping point. But few brick are being turned out and the producers are greatly hampered on account of the fuel scarcity. Many manufacturers have a fairly large supply of unburned brick in their yards and they are anxious to obtain fuel in order to burn their brick before they are attacked by frost. Labor at the yards is also a disquieting factor, and from this source of annoyance there seems to be no immediate prospect of relief.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, October 4, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 8. Distribution: Manhattan, 1; Brooklyn, 2; New Jersey points, 4; Astoria, 1.

**Lumber**—Probably the most important development in the lumber situation during the past week or so was the announcement of the embargo affecting

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in..... 1.80@ \$1.85  
Crushed limestone, ¾ in..... 1.90@ 2.00

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft..... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil**—  
City brands, oiled, 5 bbl. lots, \$1.90@ —  
Less than 5 bbls..... 1.91@ —


**Turpentine**:  
Spot in yard, N. Y., per gal...\$0.66@ —

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —  
Hemlock, W. Va., base price  
per M.....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

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this commodity. The new ruling prohibits shipments of lumber to embargo territory for the present, except those shipments consigned for Government work. The effect is not so drastic as it would be if practically all of current lumber business was not for direct Federal account. As it is Government building and industrial construction to advance the war program are the dominating factors in the existing building situation; a condition that will likely maintain for the duration of the war. The price situation is practically unchanged. Prices in both wholesale and retail department are firm, with a tendency toward further advance.

**Structural Steel.**—There will be no slackening of efforts toward the maximum production in the steel mills of the country. Federal requirements will dominate the entire situation for some time to come and will allow practically no fabricated steel for other than the most essential uses. The railroads are growing factors in the steel situation, as their needs for line extensions and repairs are heavier than they have been for a long while. Government building projects, calling for fabricated steel in

large tonnages, are also important phases of present activity. Government control prices for fabricated material are unchanged.

**Portland Cement.**—But little variation in the Portland cement situation is to be noted from week to week. Producers are operating to the limit permitted by the fuel restrictions, and the fact that a place was not given to this material on the priorities list as it now stands would seem to indicate that the output may eventually be somewhat reduced beyond the restrictions now in force. New developments in the cement situation are constantly manifesting themselves, and it is difficult to anticipate what conditions are likely to appear in the near future. Portland cement prices are firm and unchanged.

**Cast Iron Pipe.**—Although the manufacturers of cast iron pipe have obtained an increase of \$5 a ton, the increase in the price of pig iron, amounting to almost \$4 a ton will reduce the advantage materially. Buying activity is light, as only that work specifically prescribed by the War Industries Board is allowed to proceed, and practically all municipal and private projects that would use

cast iron pipe are in abeyance until the end of the war. Revised Government prices are as follows for New York delivery: 6 in., 8 in. and heavier, \$67.70 a ton, 4 in., \$70.70 a ton, and 3 in., \$77.70.

**Electrical Supplies.**—Reports from various lines indicate a continuation of extremely active business conditions, but all, however, are military in character. Private building operations are a negligible factor in this market and only a limited volume of repair business is being cared for owing to the pressure of war needs for electrical supplies of all kinds. The past week brought to light a number of price changes and undoubtedly others are imminent. The Government action regarding the official price of iron, steel, copper and cotton, will undoubtedly affect the price schedules to a great extent.

**Linseed Oil.**—There is little activity in the linseed oil market and wholesale prices are unchanged from the levels that maintained one week ago. The continuation of high prices are chiefly due to the scarcity of oil, but the time is now rapidly approaching when the new domestic seed crop will be ready for the crushers and the delivery of new oil supplies might have a tendency to weaken prices to some extent. Seed importations from Argentina are extremely light and labor at the crushers is scarce.

**Window Glass.**—Conditions in the local window glass situation continue to be unsatisfactory and as yet it is doubtful whether any new glass will be manufactured before the commencement of the new year. At the present time there is no prospect of improved conditions in the trade, as the producing end of the industry does not know exactly how it stands regarding fuel and raw materials. Manufacturers' discounts remain unchanged.

**Wire Products.**—The situation as applied to wire and wire nails continues tense, with the various Federal interests taking almost one hundred per cent. of the output for war requirements. Private consuming interests are only able to obtain supplies from dealers' stocks, which are now at a low ebb, and none are getting anything like their real needs. Prices are firm at the Government control levels. Current quotations are as follows: Wire nails, \$3.50, base, per keg, and bright basic wire \$3.45 a hundred pounds, f. o. b., Pittsburgh.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab .....	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in. ....	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts .....	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime .....	8.50@ —
Quartered oak .....	95.00@ 107.50
Plain oak .....	@ 75.50
Flooring:	
White oak, quartered, select. ....	@ \$67.00
Red oak, quartered, select. ....	@ 67.00
Maple No. 1. ....	\$56.50@ —
Yellow pine, No. 1, common	
flat .....	43.00@ —
N. C. Pine, flooring, Norfolk. ....	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale. ....	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price .....	\$2.50@ —
Eastern finishing, wholesale	
price .....	\$2.70@ —
Hydrated common (per ton) ....	15.20@ —
Hydrated finishing (per ton) ....	17.20@ —
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets .....	77%

B grade, single strength, first three brackets .....	77%
Grades A and B, larger than the first three brackets, single thick. ....	77%
Double strength, A quality. ....	79%
Double strength, B quality. ....	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs.	
bags, per ton. ....	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton. ....	14.05@ —
Block, 2 in. (solid), per sq. ft. ....	\$0.11
Block, 3 in. (hollow), per sq. ft. ....	0.11
Boards, ¾ in. x 8 ft. ....	.12½
Boards, ¾ in. x 8 ft. ....	.15½
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in. ....	3.245@ —
Beams & channels over 14 in. ....	3.245@ —
Angles, 3x2 up to 6x8. ....	3.245@ —
Zees and tees. ....	3.245@ —
Steel bars, half extras. ....	3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—
10x12x12 in., per 1,000. ....	—
12x12x12 in., per 1,000. ....	—
Interior—	
3x12x12 in., per 1,000. ....	—
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—



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## BUILDING COMMITMENTS ARE HEAVY

Current Year Exceeds Any in Past Nine  
According to Dodge Company Statistics

**D**ISCOUNTING the fact that structural operations throughout the United States are gradually being reduced in number to those projects absolutely essential to winning the war, and that all construction of non-war buildings has been stopped for the duration of the war, the figures for the current year indicate an increase in the total expenditures for building construction over any year since 1910. A study of the table of comparative statistics compiled by the F. W. Dodge Company, which shows the totals of contracts awarded from January 1 to October 1 for the past nine years, indicates that the commitments for structural work for 1918 overtop the total for 1917 by \$56,885,574 and all previous years by a considerably larger figure.

The figures given in the table of statistics are for building and engineering projects in the states north of the Ohio River and east of the Missouri River, including New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, West Virginia, Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Missouri and eastern Kansas.

During the first nine months of 1918 the total of the contracts for building and engineering operations in the territory included in this list amounted to \$1,335,526,000, of which 31 1/3 per cent. was for direct Government projects. The total for the current year is greater than for any similar period during the past nine years, and was only approached in 1917, when the total for the first nine months amounted to \$1,278,640,426. In the years of record prior to 1917 the totals have never reached \$1,000,000,000.

Figures for the past nine years, from January 1 to October 1, are as follows:

Contracts	
1918	\$1,335,526,000
1917	1,278,640,426
1916	970,251,397
1915	680,615,100
1914	579,042,100
1913	682,425,500
1912	627,477,000
1911	607,638,813
1910	633,002,305

In what might be considered as the local territory, including New York State and northern New Jersey, there has been a decided falling off from the figures for the same period of one year ago. The gross amount placed for new construction work for the first nine months of the current year is \$193,666,000 as compared with \$247,335,000 for 1917, which was the highest year's total on record for this territory, and \$180,803,500 for 1916. Of the total of the building commitments for 1918 about 31 per cent. was Government expenditures for structural operations essential to the success of the war plans.

Figures for the first nine months for the past nine years in the local territory are as follows:

Contracts	
1918	\$193,666,000
1917	247,335,000
1916	180,803,500
1915	120,400,500
1914	100,266,000
1913	214,106,500
1912	186,517,000
1911	183,429,000
1910	186,084,000

The territory that indicates the greatest increase for the current year is unquestionably that which includes the cities of Philadelphia, Baltimore and Washington. In this district the total of the contracts awarded for 1918 amounted to \$345,561,000 as compared with \$162,502,000 for 1917 and \$119,773,000 for 1916.

### PERSONAL AND TRADE NOTES.

**Morrow Insulating Co., Inc.**, 39 Cortlandt street, recently secured a contract to construct a large freezing room for A. Silz, 414 West 14th street.

**Edward J. Clair**, engineer in the Bureau of Sewers of the Borough of Queens, was recently commissioned as First Lieutenant in the Engineer Officers' Reserve Corps.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**BROOKLYN, N. Y.**—White Fireproof Construction Co., 286 5th av, Manhattan, has the general contract for the construction of building H and nurses' quarters at the Naval Hospital, Brooklyn, for the U. S. Government, Navy Department, Washington, D. C. Plans were prepared privately. Cost, about \$650,000.

**PHILLIPSBURG, N. J.**—Plans will be prepared privately for a naval aviation station at Phillipsburg, N. J., for the U. S. Government, Navy Department, C. W. Parks, chief of the Bureau of Yards and Docks, Washington, D. C., in charge. Details of this project will be available later.

**FORT HANCOCK, N. J.**—Plans have been completed under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for a Hydroplane station, including barracks, hangars, etc., at Fort Hancock, N. J., for the U. S. Government, Gen. R. C. Marshall construction division, Washington, D. C., in charge. Cost, about \$400,000. Owners may soon announce the name of the general contractor.

**MINEOLA, L. I.**—Plans will be prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby,

advisory engineer, for extensive additions to Camp Mills, Mineola, L. I., for the U. S. Government, Gen. R. C. Marshall, Washington, D. C., in charge. Cost, about \$10,890,000. It is expected that a general contract will be awarded and work started soon.

**CALDWELL, N. J.**—Plans have been prepared privately for a rifle range and barracks to be located at Great Pine Meadows, about 4 1/4 miles west of Caldwell, for the U. S. Government, Navy Department, Lieut. A. H. Jenkins, at site, in charge. Project consists of 60 barracks, 1 sty each, of frame construction, 20x100 ft.

**STEWARTSVILLE, N. J.**—Plans will be prepared privately for a naval supply depot to be erected at Stewartville, N. J., for the U. S. Government, Navy Department, Washington, D. C. Cost, \$10,000,000. Plans will be completed soon and a contract awarded.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### Factories and Warehouses.

**26TH ST.**—Wortmann & Braun, 114 East 28th st., have been retained to prepare plans for alterations to the 5-sty brick warehouse on plot 25x90 ft at 436 West 26th st., for the Chelsea Fireproof Warehouse Co., 426 West 26th st., owner. Building will be used as a storage annex.

#### Municipal.

**BLACKWELLS ISLAND.**—Plans have been prepared privately for alterations to the 3-sty brick hospital, 75x100 ft, at Blackwells Island, for the Department of Public Charities of the City of New York, Bird S. Coler, Commissioner. Cost, about \$6,000. Owner will soon advertise for bids.

#### Stores, Offices and Lofts.

**23D ST.**—Schwartz & Gross, 347 5th av., have plans in progress for alterations to the 6-sty brick and stone store and loft building, 78x98 ft, at 155-159 East 23d st., for the 157 East 23d St. Co., Inc., owner.



Lessee, Hospital Supply Co., 55 5th av. Cost, about \$25,000. Architect will soon be ready for estimates on separate contracts.

### Bronx.

#### HOSPITALS AND ASYLUMS.

**FULTON AV.**—Louis Allen Abramson, 220 5th av, has completed plans for a 1-sty brick operating pavilion, 40x69 ft, at the southwest cor of Fulton av and 169th st, for the Bronx Hospital, Inc., owner, on premises. Cost, about \$35,000. Architect will soon take estimates on general contract.

#### STABLES AND GARAGES.

**WESTCHESTER AV.**—John J. Dunnigan, 391 East 149th st, has completed plans for a 1-sty brick garage, 62x55 ft, on the north side of Westchester av, 55 ft west of Rogers pl, for the Estate of George F. Johnson, 30 East 42d st, owner. Cost, about \$40,000.

### Brooklyn.

#### DWELLINGS.

**78TH ST.**—F. W. Eisenla, 650 68th st, has prepared plans for four 2-sty brick dwellings, 20x60 ft, in the south side of 78th st, 529 ft east of Fifth av, for the Senator Holding Co., 101 68th st, owner and builder. Total cost, \$32,000.

**82D ST.**—Benjamin Driesler, 153 Remsen st, has plans in progress for a 2½-sty frame and stucco dwelling, 36x32 ft, in the north side of 82d st, 100 ft west of Narrows av, for Thomas H. Olett, 245 83d st, owner and builder. Cost, \$10,000.

**144TH ST.**—M. A. Cantor, 373 Fulton st, has completed plans for seven 2-sty brick dwellings, 18x44 ft, in the south side of 44th st, 100 ft west of 17th av, for the Arene Homes Co., 1077 East 18th st, Brooklyn, owner and builder. Total cost, \$56,000.

**WEST 27th ST.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for three 1½-sty frame bungalows, 20x36 ft, in the east side of West 27th st, 140 ft south of Mermaid av, for A. Barnett, 2913 West 27th st, owner and builder. Total cost, \$7,500.

**48TH ST.**—Jas. Millman, 26 Court st, has completed plans for two 2-sty frame dwellings, 26x53 ft, in the south side of 48th st, 420 ft east of 16th av, for the Robrag Building Co., 1323 46th st, owner and builder. Total cost, \$26,000.

**BEAUMONT ST.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 2-sty frame dwelling, 18x46 ft, in the east side of Beaumont st, 400 ft south of Oriental blvd, for I. Sommer, 55 West End av, Manhattan, owner and builder. Cost, \$4,500.

**WEST 32D ST.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for two 2-sty brick dwellings, 15x40 ft and 20x62 ft, in the west side of West 32d st, 240 ft south of Mermaid av, for Mr. Briss, 2920 West 33d st, Brooklyn, owner and builder. Total cost, \$12,000.

**WEST 29TH ST.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for six 2-sty brick dwellings, 20x55 ft, at the southeast cor of West 29th st and Mermaid av, for the Island Building Corp., Harry Schwartz, president, 136 Blake av, Brooklyn, owner and builder. Cost, \$6,000 each.

**GLENWOOD RD.**—C. H. Pfaff, 672 Eldert lane, has completed plans for a 1-sty brick dwelling, with store, 20x40 ft, in the west side of Glenwood rd, 20 ft west of East 84th st, for Andre Degerolane, 29 Hamburg av, Brooklyn, owner and builder. Cost, \$2,400.

#### FACTORIES AND WAREHOUSES.

**3D AV.**—M. C. Cantor, 371 Fulton st, has prepared plans for a 1-sty brick warehouse, 141x119 ft, at the northeast corner of 3d av and 3d st, for the League Storage & Warehouse Co., J. P. Kelly, president, 300 Fourth av, Brooklyn, owner and builder. Cost, \$15,000.

**13TH AV.**—Albert S. Hecht, 154 West Randolph st, Chicago, Ill., has completed plans for a 6-sty reinforced concrete factory, 500x200x240 ft, on 13th av, between 38th and 39th streets, for the H. W. Cotton Co., Inc., 34th st, Brooklyn, owner. Architect is about ready for estimates on general contract.

#### STABLES AND GARAGES.

**DE KALB AV.**—R. T. Short, 370 Macon st, has completed plans for a 1-sty brick garage and store, 71x130 ft, on the north side of De Kalb av, 63 ft west of Bushwick av, for Thos. A. Clark, Inc., 122 Livingston st, owner and builder. Lessee, Morris Ginsberg and Simon Mann, 122 Livingston st. Cost, about \$35,000.

**79TH ST.**—Carlson & Wiseman, 226 Henry st, have completed plans for ten 1-sty brick garages, 16x17 ft, at the northwest cor of 79th st and 6th av, for the

Johnson Construction Co., 79th st and 5th av, owner and builder. Total cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

**1ST AV.**—Henry Kolb, 1083 Fox st, New York City, has prepared plans for a 1-sty brick office building, 18x100, on the west side of 1st av and 55th st, for the Morse Drydock & Repair Co., ft 55th st, owners and builders. Cost, about \$4,500.

### Queens.

#### DWELLINGS.

**ROCKAWAY PARK, L. I.**—A. H. Knoll, Jr., 10 North Beach 97th st, Rockaway Beach, L. I., has completed plans for two 2-sty frame dwellings, 29x57 ft, on the north side of Washington av, 220 ft east of Fifth av, for F. Hallfeld, 3383 Broadway, New York City, owner and builder. Total cost, \$10,000.

**EAST JAMAICA, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has prepared plans for two 2-sty frame dwellings, 32x38 ft, on the east side of Lincoln av, 50 ft south of Park av, for Philip Grandmeier, Herald av, Richmond Hill, owner and builder. Cost, \$5,000 each.

**JAMAICA, L. I.**—Plans have been prepared privately for four 2½-sty frame

dwellings, 18x34 ft, in the west side of Cumberland st, 175 ft east of Washington st, for Wohl Brothers, 586 Briggs av, Richmond Hill, L. I., owners and builders. Total cost, \$10,000.

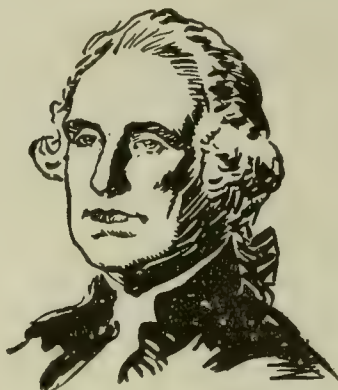
**RIDGEWOOD, L. I.**—Plans have been prepared privately for five 2-sty brick dwellings, 28x52 ft, at the southwest corner of Maple av and Millwood av, for L. V. Smith, 131 Noble st, Brooklyn, owner and builder. Total cost, \$18,000.

**WOODHAVEN, L. I.**—L. Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for six 2-sty dwellings, 20x30 ft, at the northeast corner of Edisto st and Swanee av, for the Wm. R. Gibson Co, 766 Fresh Pond road, Ridgewood, L. I., owner and builder. Total cost, \$16,000.

**JAMAICA, L. I.**—Plans have been prepared privately for a 2-sty frame dwelling, 18x33 ft, at the southwest corner of Dix st and Park av, for Henry E. Price, Fulton st, Jamaica, L. I., owner and builder. Cost, \$2,500.

**EDGEMERE, L. I.**—Plans have been prepared privately for eight 1-sty frame dwellings, 16x30 ft, in the east side of Beach 55th st, 190 ft south of the boule-

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GEORGE WASHINGTON

From a circular letter addressed to the governors of all the states on the disbanding of the Continental Army, June 8th, 1783

## Buy Bonds of the Fourth Liberty Loan

The New York Edison Company



ward, for Chas. Meyer, Edgemere, L. I., owner and builder. Total cost, \$8,000.

RICHMOND HILL, L. I.—C. J. Stidolph, Elmhurst, L. I., has completed plans for two 2-sty frame dwellings, 16x38 ft, on the east side of Cedar av, 215 ft south of Metropolis av, for G. L. Kempf, Elmhurst, L. I., owner and builder. Cost, \$5,000.

FAR ROCKAWAY, L. I.—Howard & Howard, Far Rockaway, L. I., have prepared plans for interior alterations to the 2½-sty frame dwelling in the north side of Coles lane, 252 ft east of Jarvis lane, for Margaret J. Campbell, Far Rockaway, owner. Architects will soon call for bids on general contract. Approximate cost, \$5,000.

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QUEENS, L. I.—Wm. A. Finn, 229 New York av, Jamaica, L. I., has completed plans for a 2½-sty brick dwelling, 21x37 ft, at the southeast cor of Bergen av and Queens blvd, for Gottlieb Coegel, Queens rd, Queens, L. I., owner. Cost, about \$6,000.

QUEENS, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has completed plans for three 2½-sty frame dwellings, 25x26 ft, on the east side of Kelsey av, 42 ft south of Poplar st, for W. H. Wade, Beech st., Richmond Hill, owner and builder. Total cost, \$9,000.

QUEENS, L. I.—Wm. A. Finn, 229 New York av, Jamaica, L. I., has prepared plans for a 2½-sty brick dwelling, 16x34 ft, on the south side of Queens blvd, 100 ft west of 2d av, for Cornelius Fisher, Callister av, Queens, L. I., owner. Cost, \$3,000.

### STABLES AND GARAGES.

LONG ISLAND CITY.—Fred Korfman, 406 9th av, Long Island City, has prepared plans for a 2-sty brick storage building and stable, 50x100 ft, in the north side of Dutch Kills rd, 275 ft east of Jackson av, for the Dutch Kills Realty Co., 27 Dutch Kills rd, owner and builder. Cost, about \$15,000.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—R. Bottelli, 207 Market st, has completed plans for a 4-sty brick and limestone apartment, accommodating 21 families, 84x90 ft, at the southwest corner of Clifton and Abington avs, for Jos. Bell, 174 Ridgewood av, Newark, N. J., owner and builder. Cost approximately \$100,000.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

### FACTORIES AND WAREHOUSES.

SEA CLIFF, L. I.—Jas. McWalters & Son, Inc., 1493 Broadway, Manhattan, have the general contract for alterations and additions to the 1-sty brick factory build-

ing, coal pocket and boiler room, at Sea Cliff, L. I., for the New Jersey Asbestos Co., 1 Water st, Manhattan, owner, from plans prepared by Chas. H. Wansor, Sea Cliff, L. I., architect. Cost, about \$5,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—Thomas J. McWalters, 225 5th av, has the general contract for alterations to the 2-sty brick office building, 50x25 ft, and the erection of a 1-sty brick garage, 70x59 ft, at 140-148 Barrow st, for Thomas F. Farrell, owner, on premises, from plans by Geo. M. McCabe, architect, 96 5th av. Cost, about \$10,000.

## TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL GLASS DISTRIBUTORS' ASSOCIATION will hold its annual fall meeting at the William Penn Hotel, Pittsburgh, Pa., October 18-19, 1918.

EASTERN SUPPLY ASSOCIATION will hold its annual fall meeting in the Hotel Astor, New York, Wednesday, October 9, the first session being called at 10:30 A. M. A luncheon will be served at 12:30 P. M.

ILLUMINATING ENGINEERING SOCIETY will hold its annual convention in the Engineering Societies Building, 29 West 39th st, New York, Thursday, October 10. Interesting programs have been prepared for both morning and afternoon sessions. For the dinner-meeting in the evening the speakers will be men of national prominence in the illuminating engineering field who will discuss the war and illumination.

## STANDARDS AND APPEALS Calendar.

### HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1:30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

Special meetings as announced in the Calendar.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date of lack of due notice.

All hearings are held in Room 910, Municipal Building, Manhattan.

### BOARD OF STANDARD AND APPEALS.

Tuesday, October 8, 1918, at 10 A. M.

#### Petitions of Variations.

1462-18-S—470 6th av, Manhattan.  
1464-18-S—316 East 53d st, Manhattan.  
1467-17-S—51 Vesey st, Manhattan.  
1465-18-S—19 East 24th st, Manhattan.  
273-18-S—657-659 5th av, Brooklyn.  
1359-17-S—465-469 West Broadway, Manhattan.  
2245-17-S—221 Atlantic av, Brooklyn.  
1474-18-S—138-140 Greene st, Manhattan.  
1477-18-S—44 West 57th st, Manhattan.  
2031-17-S—860-864 Flushing av, Brooklyn.  
1445-18-S—406 6th av, Manhattan.  
1451-18-S—537-543 West 33d st, Manhattan.  
1785-18-S—100 Greene st, Manhattan.  
2152-17-S—31 Great Jones st, Manhattan.  
2153-17-S—79 Greene st, Manhattan.  
2158-17-S—165 East 126th st and 174 East 127th st, Manhattan.

2170-17-S—South side of Ashland st, 100 ft. west from intersection of Ashland st and Park av, Richmond Hill, N. Y.

2172-17-S—47 East 8th st, Manhattan.  
2174-17-S—318-20 West 48th st, Manhattan.  
2175-17-S—1050 Broadway, Manhattan.  
2181-17-S—150 Bleecker st, Manhattan.  
2182-17-S—656-658 Broadway, Manhattan.  
2187-17-S—29-31-33 East 19th st, Manhattan.  
2188-17-S—105 Bleecker st, Manhattan.  
2191-17-S—56 Leonard st, Manhattan.  
2243-17-S—302 Elizabeth st, Manhattan.  
2204-17-S—477-83 10th av, Manhattan.  
2205-17-S—118 Classon av, Brooklyn.  
2209-17-S—187 East 116th st, Manhattan.  
2220-17-S—632 5th av, Manhattan.  
2222-17-S—56-58 Grove st, Manhattan.  
2236-17-S—94 5th av, Manhattan.  
2239-17-S—64-66 Nassau st, Manhattan.  
2242-17-S—40 East 12th st, Manhattan.  
2244-17-S—127 West 30th st, Manhattan.  
2246-17-S—79 Sunswick st, Long Island City.  
2250-17-S—28-30 West 14th st, Manhattan.

### BOARD OF APPEALS.

Tuesday, October 8, 1918, at 1:30 P. M.

#### Under Building Zone Resolution.

1423-18-BZ—663 Morris Park av, The Bronx.  
1438-18-BZ—87-91 North Elliott pl, Brooklyn.  
1452-18-BZ—3819-27 Broadway, Manhattan.  
1373-18-BZ—1670 St. Johns pl, Brooklyn.

#### Appeals from Administrative Orders.

918-17-A—Southeast corner Hillside and Bergen avs, Jamaica, Queens.  
1429-18-A—181 Sands st, Brooklyn.  
1436-18-A—South side 90th st, 89 ft. east of 1st av, Manhattan.  
1443-8-A—317 West 133d st, Manhattan.  
1379-18-A—47-49 Liberty st, Manhattan.  
1380-18-A—41 Liberty st, Manhattan.  
1455-18-A—475 Sterling pl, Brooklyn.  
1456-18-A—2763 Cropsey av, Brooklyn.  
1457-18-A—225-247 47th st, Brooklyn.  
1458-18-A—13-19 New st, Manhattan.  
1459-18-A—403 9th av, Queens (Ward 1).  
1465-18-A—119-121 West 54th st, Manhattan.  
1367-18-A—67 Exchange pl, Manhattan.  
1388-18-A—22 Broad st and 20 New st, Manhattan.  
1731-17-A—204-8 East 27th st, 209 East 26th st and 369 3d av, Manhattan.

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# CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such]. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual instalments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual instalments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the state to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual instalments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.

§ 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual instalments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until

the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and instalments of principal of all debts created on behalf of the state, payable in annual instalments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

## STATE OF NEW YORK, IN SENATE

May 4, 1917  
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

May 8, 1917  
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual instalments by direct tax or legislative appropriation," be approved?

## TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.  
Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (if the Assembly concur), That section seven or article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain Lake and Raquette Lake.

[But the] The legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or with the consent of the supreme

court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

## STATE OF NEW YORK, IN SENATE

March 26, 1917  
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

April 11, 1917  
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

## THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE,

ALBANY, July 1, 1918.  
Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (if the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

## STATE OF NEW YORK, IN SENATE

March 1, 1917  
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

March 22, 1917  
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE

"Shall section eight of Article seven of the



Constitution prohibiting the sale and leasing of the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

## FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands.

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed wholly or partly against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election at the time he is a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States in the army or navy thereof shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY,

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## SEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the



s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

EIGHT

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 1, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

NINE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTING OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of article two of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining [ ] by proper proofs [ ] the [citizens] electors who shall be entitled to the right of suffrage hereby established [ ] and for [the] their annual registration [of voters]; which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the precinct during each of the regular days of registration on account of their occupation. [ ] but voters Electors not residing in such cities or villages shall not be required to apply in person for registration at the first meeting of the electors having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

TEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

ELEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on

the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows: § 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidence of indebtedness of such municipal corporation or political subdivision of the state, or issuing such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE



# CONSTITUTION, RELATING TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands.  
Granting any state lands, or any interest therein.

Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.

The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.  
Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.  
Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

## STATE OF NEW YORK, IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENHANCE THE LEGISLATURE TO GIVE GREATER

# CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (if the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation, assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient.

[The] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (if the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members as elected in such manner and for such period as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] in counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (if the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

## STATE OF NEW YORK, IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (if the Assembly concur), That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state and of all civil

divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war;

2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

## STATE OF NEW YORK, IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur),



That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 5, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 9, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SIXTEEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (if the Senate concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those involving a felony. Except as herein otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 28, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

May 8, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

SEVENTEEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (if the Senate concur), That section seven of article seven of the constitution be amended to read as follows:

Forest preserve. § 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,

IN ASSEMBLY

April 10, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,

IN SENATE

April 12, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

EIGHTEEN

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.:

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (if the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. [The state may, in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.]

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization therof, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual installments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. [No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]



§ 5. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested and neither of them shall be appropriated or used in any manner other than for [the specific purpose for which it shall have been provided] such payment and extinguishment as herein-after provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if there-after annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal in amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state.

The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellation, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contributions to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. [The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof.] The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenues thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

§ 12. Debts hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

§ 13. A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least two per centum per annum to discharge the principal at maturity shall be provided by general laws whose force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highway within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.]

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next gen-

eral election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

April 10, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, } ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to the Constitution of the State of New York, by inserting therein a new article, in relation to taxation, is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER NINETEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO THE CONSTITUTION BY INSERTING THEREIN A NEW ARTICLE, IN RELATION TO TAXATION.

Section 1. Resolved (if the Assembly concur), That the constitution be amended by inserting therein a new article, to be article seven-a, to read as follows:

##### ARTICLE VII-A.

§ 1. For the assessment of real property, heretofore locally assessed, the legislature may establish tax districts, none of which, unless it be a city, shall embrace more than one town. The assessors therein shall be elected by the electors of such districts. The legislature may provide that the assessment-roll of a town shall serve for all the civil divisions or parts thereof within its boundaries. No such tax district embracing a town shall be established until a proposition providing therefor shall have been adopted by a vote of a majority of the electors voting thereon in such proposed district at an election for which provision shall be made by law.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

May 10, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

May 10, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, } ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### PROPOSITION NUMBER ONE

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1918.

Pursuant to the provisions of section four of article seven of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, and of section two of chapter six hundred and twenty-six of the laws of nineteen hundred and eighteen, no-

tice is hereby given that chapter six hundred and ninety-six of the laws of nineteen hundred and eighteen, of which the following is a copy, will be submitted to the people for the purpose of voting thereon at the next general election in this State, to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### CHAP. 626

AN ACT TO AMEND CHAPTER TWO HUNDRED AND NINETY-EIGHT OF THE LAWS OF NINETEEN HUNDRED AND TWELVE, AUTHORIZING THE SALE OF BONDS FOR THE CONSTRUCTION AND IMPROVEMENT OF STATE AND COUNTY HIGHWAYS, IN RELATION TO PROVIDING FOR THE DISPOSITION OF CERTAIN UNEXPENDED BALANCES FOR HIGHWAY IMPROVEMENT; AND TO PROVIDE FOR A SUBMISSION OF THE SAME TO THE PEOPLE TO BE VOTED UPON AT THE GENERAL ELECTION TO BE HELD IN THE YEAR NINETEEN HUNDRED AND EIGHTEEN.

Became a Law May 11, 1918, with the approval of the Governor. Passed, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter two hundred and ninety-eight of the laws of nineteen hundred and twelve, entitled "An act making provision for issuing bonds to the amount of not to exceed fifty million dollars for the purpose of constructing and improving state and county highways, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twelve," is hereby amended by inserting therein, after section six, a new section, to be section six-a, to read as follows:

§ 6-a. Unexpended balances; how to be used. If moneys authorized by this act to be raised and which have been apportioned before the taking effect of this section to a county for use in the construction of state highways cannot be used within such county for that purpose, or if any of such moneys which have been apportioned before the taking effect of this section to a county for use in the construction of county highways cannot be used within such county for that purpose, under the foregoing provisions of this act and in the manner herein prescribed, the unexpended balances of such moneys apportioned pursuant to section four of this act shall be available, after appropriation by the legislature, for use in the discretion of the state commissioner of highways in the construction, reconstruction or widening of state or county highways as defined in the highway law or of such other highways as he may determine to be necessary to connect the systems of state highways, county highways or highways improved by federal aid. Such commissioner shall expend within any county having an unexpended balance of moneys originally apportioned to it by section four of this act, for the construction, reconstruction or widening of such highways, one-half of such unexpended balance, and such commissioner may expend within any other county or counties for the same purposes the remainder of such unexpended balance. In the use of such moneys in the construction, reconstruction or widening of any state, county or connecting highway, the county within which such highway is located shall contribute to the total cost thereof in the same manner and to the same extent and in the same proportion as is now provided by article six of the highway law in connection with the improvement of county highways within such county.

§ 2. This law shall not take effect until it shall at a general election have been submitted to the people and have received a majority of all the votes cast for and against it at such election; and the same shall be submitted to the people of this state at the general election to be held in November, nineteen hundred and eighteen. The ballots to be furnished for the use of the voters upon the submission of this law shall be in the form prescribed by the election law, and the proposition or question to be submitted shall be printed thereon in substantially the following form, namely: "Shall chapter (here insert the number of the chapter) of the laws of nineteen hundred and eighteen, entitled 'An act to amend chapter two hundred and ninety-eight of the laws of nineteen hundred and twelve, authorizing the sale of bonds for the construction and improvement of state and county highways, in relation to providing for the disposition of certain unexpended balances for highway improvement; and to provide for a submission of the same to the people to be voted upon at the general election to be held in the year, nineteen hundred and eighteen,' be approved?"

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, } ss.:  
I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole of said original law.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### FORM FOR SUBMISSION OF PROPOSITION NUMBER ONE

"Shall chapter six hundred twenty-six of the laws of nineteen hundred and eighteen, entitled 'An act to amend chapter two hundred and ninety-eight of the laws of nineteen hundred and twelve, authorizing the sale of bonds for the construction and improvement of state and county highways, in relation to providing for the disposition of certain unexpended balances for highway improvement; and to provide for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and eighteen,' be approved?"



## Predict No Increase in Tax Rate for This Year

Budget of \$6,300,000 Over 1918 May Be Covered If Half of Increase in Tentative Assessments Holds

THE city's tentative budget for 1919 shows an increase of \$6,300,000 over the budget for the present year, according to figures made public by Comptroller Charles L. Craig. Despite this increase, Mr. Craig said the indications are that the tax rate for next year will be lower than this year.

The Controller's statement follows:

In spite of decreases in the expenditures of numerous city departments the tentative budget for 1919 shows an increase of \$6,300,000 over the final budget of 1918. These increases are due entirely to emergencies arising from the war. About \$2,300,000 is due to the maintenance of a special police force to protect the Catskill aqueduct, bridges, and similar structures against alien enemies. Necessities for the Health Department, hospitals, charitable and other institutions required an increase of approximately \$1,000,000 due to the high cost of food, drugs, and like supplies. The salaries of the men in the Police and Fire Departments were increased \$150, while the salaries of all city employes receiving \$1,800 or less were increased \$100, and employes of the Street Cleaning Department have received substantially the same increase. These increases were made necessary by the high cost of living brought on by the war, and aggregate about \$4,000,000. Altogether the compensation of about 60,000 employes was affected by these increases.

An increase of \$360,000 was allowed to the Dock Department for dredging in order to fit the port for war purposes. The great increase in wages of skilled and unskilled labor by reason of competition of war industries required additional appropriations amounting to more than \$3,000,000. The unparalleled severity of the weather last winter increased the cost of snow removal, so that, with the added cost of disposing of refuse, the requirement for the Street Cleaning De-

partment is nearly \$2,500,000 greater than last year.

War prices for coal, paving, and like materials and supplies have required increased appropriations of fully \$800,000. Long delayed and necessary repairs to ferryboats, public buildings, structures, and equipment required additional moneys amounting to more than \$500,000. An increase of \$950,000 for the Board of Elections has been made necessary by extending the franchise to women. Unprofitable subways add \$1,200,000 to last year's losses of \$5,700,000 in interest on the city's investment in the dual system.

A great part of the foregoing increases are offset by the saving in the more economical administration of the various city departments. In many instances these departments, in spite of the increase in salaries, show a decrease appropriation from 1918.

In other words, a more economical and efficient administration has greatly reduced and held down what otherwise would have been an extraordinary increase in the budget due to war causes. Moreover, thousands of employes from the various city departments serving in the army and navy are carried on the city pay-roll and their families regularly receive their salary under the Fenner law. In spite of the increase in the budget, the indications are that the tax-rate for next year will be lower than in 1918.

Hearings on the budget will be held in the City Hall on October 15 and 16 and October 23 and 24.

In anticipation of the budget hearings Edward P. Doyle, chairman of the Budget Committee of the Real Estate Board, has prepared the following statement:

"The harm done to the City of New York by sentimentalists, social reformers and professional settlement workers of a certain type, during the past twenty-five years cannot be measured by increased taxes or by the excess of

(Continued on page 420)

By LAURENCE MCGUIRE,  
President of the Real Estate Board.

WE had confidently expected an increase of at least \$20,000,000 in the budget over last year, and of course are relieved to find that the additional amount is so much smaller than was anticipated. The Comptroller has itemized the increases and called attention to the decreases in expenditures.

What is apparent is that the Administration seems to have done considerable in the way of cutting down routine expenses, largely, it is probable, by not replacing employes who have dropped out of the service of the city and by economy in other directions. Of course the impossibility of new construction and repair work, made difficult because of war measures, has aided in keeping down the total expenditures.

From Comptroller Craig's statement it seems probable that many of the recommendations of the Budget

Committee of the Real Estate Board, excepting those requiring legislation, have been approved. The tentative increased valuations of real and personal property amount to \$745,000,000. If one-half of this increase is sustained there will be no increase in the tax rate over last year. In almost any event it seems probable that the tax rate for 1919 will not be more than a few points higher than the rate of 1918. As the real estate interests had looked forward to an increase of twenty-three points this is gratifying.

The Budget Committee of the Board of Estimate is entitled to credit for having accomplished what must have been extremely difficult when the cost of everything, including mandatory increases of salaries, has advanced so greatly. Of course, the budget is as yet only tentative.



# Falling Off in Licenses is Sixteen Per Cent.

Total Sum of Revenue To City Is About \$900,000—Expect Modification of Law

**C**ONTRARY to the predictions by the big brewers the number of liquor licenses applied for this year was fairly good, and the falling off in revenue is less than was expected. Just after the announcement was made that brewing of beer must cease on December 1 and the sale of it on July 1, some of the big brewers predicted that not less than fifty per cent. of the saloonkeepers would refrain from applying for licenses.

A comparison of the figures for this year up to October 10, as compared with those up to the same day last year is interesting and does not bear out the predictions of the brewers. In Manhattan and the Bronx in 1917-18 the number of licenses issued was 3,799, representing a total revenue of \$5,698,500 in class 1, which is the saloon class; while in class 2, the stores selling beer, 496 licenses were issued with a revenue of \$596,400.

This year 3,206 licenses were issued in class 1, representing a revenue of \$4,809,000, while 497 licenses were

issued in class 2, with a revenue of \$490,000. In class 1 the falling off represents in the number of licenses issued 593, and in revenue \$899,500 as compared with last year. In class 2 the difference in number issued is 88 and the revenue decrease \$5,600. The total decrease is estimated by the Excise Commissioner at about sixteen per cent.

At the office of the State Excise Commissioner yesterday a representative said:

"The falling off has not been so great as we were led to believe it would be; in fact we are greatly surprised that so many renewed their licenses. There is, however, a feeling that there will be a modification of the order and believing this to be possible many saloonkeepers applied for renewals knowing that in the event of the order standing as originally issued they can rebate any unused portion of their licenses and thereby lose nothing. We will have a few straggling applications come in after today but the number will be small and will not effect the figures we now have."

## Predict No Increase in Tax Rate for This Year

(Continued from page 419)

appropriations for purely social work. It is shown by the change in public opinion in regard to the rights of individuals and corporations in property. It can truly be said that there is no better way of determining the standing of a community or a nation among civilized communities and nations than by finding out the attitude of its people toward what are known as property rights.

"In those communities where such rights are strictly observed, and protected, and a man's property is sacred, and can only be taken by due process of law, and for the good of the entire community, and must then be fully compensated for, the acme of civilization is reached.

"The founders of this nation realized that, and the Constitution of the United States expressly provides that 'no person shall be deprived of life, liberty or property without due process of law nor shall private property be taken for public use without just compensation.' Anarchy is the reverse of civilization, and when its advocates obtain possession of government, as under the French Commune in 1871 or under the present rule in Russia, they at once deny all corporate and individual rights in property.

"History has shown that the only lasting and successful form of government is a representative democracy either under an elected or hereditary head. A pure democracy or an absolute despotism are either short lived or must maintain themselves by force, and have never been successful in that their subjects were happy and contented. The harm these reformers have done is that they have influenced public opinion to believe that this country should become a pure democracy with State socialism and with all property practically held in common. All public utilities should be owned and operated by the Government, and all industries should be cooperative and that individualism and personal initiative should disappear. They have been the more successful because of the change in the character of our citizens, especially in the great cities of the seaboard and the adjacent interior.

"Twenty-five years ago the strong, sturdy, self-reliant countries of the North of Europe ceased sending us their people. Such immigrants were an asset the moment they touched the shores of America, and as a rule passed in-

ward and built up great and flourishing communities in the West, Northwest and Southwest. Another class instead began coming here. They were from the South of Europe and Russia. These people were accustomed to State socialism, and to the absence of individualism and initiative and unlike the other immigrants, who repulsed the social worker, they welcomed them. The idea that the State owed everybody a living and that all property should be owned in common was agreeable to them, and the work of the reformers was in fertile ground.

"These people were very numerous, and instead of passing through the seaboard cities and taking up and developing the unoccupied lands of the interior of the United States they remained in the seaboard cities, their children to be educated, their sick and feeble to be taken care of and their poor to become a charge on the community. To them the idea of getting city or private aid was not repugnant, and where the other and sturdier immigrants repulsed the social workers they gladly received them. At first the activities of the social workers were private, but it soon became apparent that the ambitious aims of the settlement workers were too great in scope to be taken care of other than by the municipality. Then each year there were greater demands on the city treasury—for instance: The appropriation for the Department of Charities was \$1,976,000 in 1905 and \$5,410,000 in 1918; although in 1918 there was also an additional appropriation of \$1,553,000 for the Board of Child Welfare.

"A laborer whose minimum wage is \$4.40 a day, or a skilled mechanic whose minimum wage is \$6.60 a day, needs no help from the city, and twenty years ago under similar conditions would have spurned it.

"The budget committee of the Real Estate Board feels that now is the time for the real people of the community to attend the hearings October 15 and 16 and October 23 and 24 before the Board of Estimate and Apportionment on the proposed City Budget for 1919 and protest against any proposition savoring of Municipal or State socialism. The other kind of people will be at these meetings in force trying to make a Petrograd out of New York City. The Board of Estimate is all right, but the members want to be backed up by the community."



# Liberty Loan Workers of Building Industry

Men Who Are Prominent in the Drive to Make a Record  
Subscription to the War Funds



JOHN P. KANE, Vice Chairman



RONALD TAYLOR, Vice Chairman



OTTO M. EIDLITZ \* CHAIRMAN



FRANCIS A. SHINN, Secretary



CHARLES J. KELLY, Vice Chairman



H. C. TURNER



C. A. FULLERTON



BENJAMIN TRAITE



ANDREW J. POST



ALBERT WAHLE



M. F. WESTERGRE



JOSEPH H. JASPER



BERTRAM SEARS



JOSEPH DREYFUSS



F. RATTEY



OWEN GLASSON



JOHN L. DOWNEY



FRANK E. WISE



EDWIN THATCHER



W. L. O'CONNELL



CARL H. DABELSTEIN



DAVIS BROWN



L. W. DENNIS

## MEMBERS

### Building and Allied Trades Committee

### FOURTH LIBERTY LOAN

The White House, Washington, D. C., Oct. 10, 1918.

Recent events have enhanced, not lessened, the importance of this loan, and I hope that my fellow-countrymen will let me say this to them very frankly. The best thing the loan should not only be fully subscribed, but very greatly over-subscribed.

We are in the midst of the greatest exercise of the power of this country that has ever been witnessed or forecast, and a single day of relaxation in that effort would be of tragical damage alike to ourselves and to the rest of the world. Nothing has happened which makes it safe or possible to do anything but push our effort to the utmost. The time is critical, and the response must be complete.

(Signed) WOODROW WILSON.



# Building and Allied Trades After Big Figures

Chairman Otto M. Eidlitz Spurs the Workers to Renewed Endeavor—Supreme Efforts in Last Week of Drive

Washington, D. C., Oct. 11, 1918.

To the Chairmen of the Building & Allied Trades, Liberty Loan Committees:—

This coming week must witness the supreme effort of all of you to arouse tremendous enthusiasm for the Fourth Liberty Loan. Nothing will prove to the Hun the unalterable determination of our country to put him where he belongs so well as the over-subscription of this Loan. The Hun realizes that it means a super-human effort to do this, and will be properly impressed if, after he has failed, our country makes a wonderful

**T**WO-THIRDS of the time allotted for the canvass to put over the Fourth Liberty Loan has already elapsed and up to the moment of going to press the headquarters of the Building and Allied Trades Committee is only able to report that considerably less than one-half of the \$7,000,000 quota has been subscribed by the industry. Unquestionably the chairmen of the various sub-committees have a number of additional subscriptions that would materially increase the total already announced, but the general committee headquarters must be in receipt of the official notification of the actual sale of Liberty Bonds before the amount can be credited to the respective interests making the canvass.

From all current accounts the building trades have not yet fully awakened to their duty in this loan drive, for they have not as yet responded in the satisfactory manner of former campaigns. The enthusiasm for the success of the drive that was engendered in the preliminary committee meetings was surely sufficient to assure the procurement of the full quota assigned to the building industry. Unquestionably the building trades will ultimately make good by obtaining \$7,000,000 with an oversubscription just to prove that they have been heartily in accord with the National wish to banish autocracy from off the earth. It is thoroughly understood that the mark established as the goal for the building interests is relatively high and that the industry has passed through difficult times during the past year or two, but neither of these factors can be used as a legitimate excuse for failing to come up to the mark when the final bell of the campaign is rung.

Up to Friday noon the sub-committees representing the building interests had reported subscriptions as follows: Asbestos, Pipe & Boiler Covering, \$347,900; Builders, Shorers & Hoisters, \$421,300; Building Materials, \$35,000; Cement Workers, \$299,950; Elevator Manufacturers, \$60,000; Glass Trade, \$275,650; Lighting Fixtures, \$177,600; Marble Industry, \$50,000; Metal Lathers, \$2,000; Ornamental Bronze & Iron Workers, \$7,150; Painters, \$109,750; Plasterers, \$11,850; Plumbers & Gas Fitters, \$80,550; Roofers, Sheet Metal Workers and Allied Interests, \$480,000; Steam Fitters, \$132,650; Steel and Iron, \$135,350; Stone, \$10,800; Wire Workers, \$26,500; Woodworkers, \$200,550; and the Building Trades Employers' Association, \$20,000, making a total of \$2,894,550.

There yet remains one whole week in which the building trades and all of the varied interests affiliated with them in this Fourth Liberty Loan drive can speed up their efforts to the limit of their capacities to assure the success of the campaign from the standpoint of their industry.

Francis A. Shinn, secretary of the Building and Allied Trades Committee, in discussing the outlook for the remaining week of the drive with a representative of the Record and Guide, said yesterday:

"The results of our campaign to date for the Fourth Liberty Loan in the Building and Allied Trades are discouraging. While many of our members are suffering from war conditions, the industry as a whole is well able to subscribe to seven millions of bonds. We all know the six billions of dollars must be raised; if not in the form of a loan, then in the form of tremendous taxes, in which latter case we

showing. The road is hard and difficult and our resources have been cut; but I know our Building Industry well enough to feel that if each of our Chairmen makes a real sacrifice, the answer will be an over-subscription. We have done it three times—we can do it a fourth. It means many small subscriptions, as well as the bigger ones, and to secure small subscriptions, means effort. The news from the other side is encouraging. Let's make it encouraging on this side also by over-subscribing the Fourth Liberty Loan. Do not fail in this; our country expects it of you.

OTTO M. EIDLITZ.

lose our money forever.

"Many of our boys on the firing lines are not only risking their lives but also buying bonds from their small pay. A certain company of marines which covered itself with glory at Chateau Thierry subscribed 100 per cent. to the Third Loan, and a member of this company stated that the news of the over-subscription of the Third Loan put more courage into every heart.

"There are entirely too few of us who realize that our actions at home have an immediate and deciding effect on the firing lines. This war has become truly a peoples war. Every one of us is in the service; every one of us must do our allotted task in precisely the same spirit as those who fight. If we at home fail to make the early sacrifice of foregoing present pleasures to invest our savings in Liberty Bonds, which are supplies for the fighter, we weaken the line just as truly as the soldier who deserts. Unless we put our entire energy into backing our brave troops, we are unworthy of the name Americans.

"The German peace proposals were timed to hurt the Loan. Shall we relax our efforts, lulled to sleep by the soft words of a group of autocrats, or shall we so work day and night that we roll up a great over-subscription to our quota as a sign that we in the Building Trades are heart and soul with our boys over there and that we intend to see this war through until Democracy and Liberty are free forever?

"This is the critical moment of the war. This is the time for us to show the faith that is in us."

The past week was a notable one for the job meetings held and the large sales of bonds reported. Both of the meetings, held under the auspices of the George A. Fuller Company, at the Hotel Commodore and Pennsylvania Hotel, were attended by practically all of the workmen engaged on these projects. One of the features of both gatherings was the selections by the band from the U. S. S. Recruit. Although the actual figures of the sales made at these meetings are not available, it is said that the total was large, and indicated conclusively that the workmen in the building trades are most enthusiastic for the ultimate success of the Loan.

The Turner Construction Company will hold additional meetings at the Army Base, in Brooklyn, October 17 and 18, and Post & McCord will conduct another meeting for their employes at the Naval Barracks, Shore road and 74th street, Brooklyn, October 18.

About five hundred men connected with the elevator business were at the meeting arranged by W. L. O'Connell, at 154 East 54th street, Thursday evening, October 10. An interesting program of speakers and musical selections was rendered and important sales resulted.

Probably one of the most important of the sub-trade gatherings of the entire campaign is the dinner and Liberty Loan Rally scheduled to be held at the Building Trades Club next Monday evening. Benjamin Trailel, chairman of the committee representing the Marble, Tile and Mosaic industry, has arranged to have Captain Mathias, of the British Army, as the principal speaker of the evening, and his address should be a most interesting one, as he has spent many months at the front and passed through dangers of almost every character that occur in current warfare.



# Realty Men Near Quota in Liberty Loan Drive

## Chairman Marling Confident That an Oversubscription Will Be Reached—Honor Emblems Popular

**T**HE stimulus effected by the adoption by the Realty Division of the Real Estate Honor Emblem has resulted in large accretions to the total of subscriptions to the Fourth Liberty Loan. With only seven working days before the end of the drive, the committee is confident that the minimum quota of \$5,000,000 will be reached and Chairman Marling and his associates are hopeful that when the final returns are all in it will be found that the quota has been doubled.

As announced in our last issue, President Laurence McGuire of the Real Estate Board offered the use of the directors' box at the New York Hippodrome for last Monday to the team making the best showing for that day, and the team of which Albert B. Ashforth is captain was the winner, having secured from the Union Dime Savings Bank a subscription of \$500,000 which represents one-half of one per cent. of the assessed valuation of its realty holdings. On Wednesday the prize was won by the team captained by Frederick Fox, which turned in 103 subscribers' cards.

Among the subscriptions received this week which represent one-half of one per cent. of the assessed values of the contributors realty holdings and which entitles them to fly the Real Estate honor emblem were: New York Title & Mortgage Company, \$100,000, of which \$40,000 was credited to Brooklyn, and \$10,000 to White Plains; J. P. Morgan & Co. for their Broad street building, \$25,000; the Chesebrough building, \$21,000; Charles F. Noyes Company, \$5,000; First National Bank, \$11,200; Arnstein & Levy, \$10,000; Elias Kempner, \$5,000; Merchants Marine headquarters, \$2,500; Johnston building at 30 Broad street, \$11,400; Neptune Realty Company, for 30 Wall street, \$5,250; Singer Manufacturing Company, \$10,000; Bank of New York, \$5,000; Brown Brothers & Co., \$5,000; Mechanics Bank, \$7,000; Manhattan Bank, \$7,000; Equitable Trust Co., \$12,000; Peter R. Weiler, \$10,000; M. Morgenthau, Jr., Company, \$5,000; Henry Morgenthau in addition to previous subscriptions, \$10,000; Durham Realty Company, through B. N. Duke, for six large buildings, \$20,000, and the estate of Charles F. Hoffman, \$10,000; Woodlawn Cemetery, \$68,000; Frederick Brown, \$50,000; Bernard Mayer, \$25,000; Farmers Loan and Trust Company, \$15,000; Charles Kaye, \$10,000; Flora Ehrman, \$15,000; Home Life Insurance Company, for its building, \$5,000; David and Harry Lippmann, \$5,000; Manhattan Life Insurance Company, for its building, \$20,000; The Harriman Bank, \$50,000; Samuel K. Jacobs, \$20,000; Haven's Relief Fund, \$28,000; Slawson & Hobbs, \$20,000; James McCreery Realty Corporation, \$15,000, and \$10,000 each from United States Rubber Company, Number 18 East Fifty-first Street Company, John F. Underwood, Schaefer Company, and the Washington Heights Bank.

At a meeting of the team captains yesterday Chairman Marling called attention to the steady influx of \$50 and \$100 subscriptions, pointing out that notwithstanding the large subscriptions which were being obtained through the division, canvassers were not slackening their efforts to obtain the small buyers. In urging continued efforts along these lines, Mr. Marling suggested an even greater drive to enlist the support of a great army of small property owners who can easily earn the right to fly the honor flag by subscribing to bonds equalling in value one-half of one per cent. of the assessed valuation of their realty holdings.

The honor emblems for subscribing to one-half of one per cent. of the valuations of their holdings went on Thursday to the following realty owners: Morris & McVeigh, for Louis Zhrowski, \$20,000; Collegiate Realty Company, \$5,000; No. 68 Broad Street, \$5,000; James T. Lee, \$30,000; Max Lowenthal, \$5,000; corporations controlled by Benjamin Mordecai, \$32,000;

Bing & Bing for officers and employees, \$29,000; Lambert Suydam, \$10,000; Blair & Co., \$10,000; Lilla B. Hyde, \$5,000; the Wall Street Exchange Building, \$10,000; Cartier, \$4,500; George Baker Construction Co., \$5,000; Sonn Brothers, \$10,000; Adolph Lewishon & Sons, \$15,000; Oceanic Investing Company, \$34,000 ad-



LAURENCE MCGUIRE

Explaining the Significance of the Real Estate Honor Emblem at a Liberty Loan Rally at the Liberty Altar, Madison Square.

ditional, from Brooklyn, \$288,000, representing many subscriptions of small owners of flats, two-family houses, private houses, lots, etc. A rally will be held today at the rooms of the Real Estate Board, No. 217 Broadway at nine A. M., when arrangements for the final drive week will be discussed. Real estate workers expect to collect as many subscriptions next week as they have collected by this morning. Mr. Marling desires all the captains to attend this meeting.

There will be no relaxation in the efforts of the teams during the closing week, and if the experience of the past two weeks is to be a criterion the realty division will go away over the top, and it is a source of gratification to Mr. Marling and his very loyal aids that while other Liberty Loan divisions were running behind in their subscriptions the Realty Division not only reached its daily allotment but actually exceeded it each day.

Mr. Marling said:

"The best answer we can make to the latest German peace offensive is, redouble our efforts in making this Victory loan a success."

The total amount of subscriptions received up to yesterday was \$4,406,550.



# Zoning Resolution Helps Business Streets

Mistaken Idea Prevails That It Only Protects the Residence Districts—Centralization of Business Aids Every Business Man

By Edward M. Bassett, Counsel, Zoning Committee.

PEOPLE sometimes think that the new building zone law protects private homes and keeps garages in their proper places. They do not realize that the law is constantly and quietly helping business streets all over the city. Formerly there was a constant tendency to use a corner building in a thickly built-up residence locality for store purposes. Often a block-house owner decided that he could make his building earn more if he projected the first floor of his house out to the street line, put in some plate glass windows and rented it for business. In many cases this was done although all of the neighborhood were block houses standing back of the street line. Now instead of the sporadic store thrust among homes where it did not belong, these stores and the tenants who want to occupy them are compelled to go to the business streets. Sometimes new stores are built; more often a store on the business street which would otherwise be vacant is occupied. Thus there is a constant tendency for business to stay in business streets where it belongs and this centralization of business makes it better for the business street and better for customers, because, as a rule, customers like to have their stores close together in a nearby locality.

A few days ago the writer was appraising some new one and two-family houses about two minutes walk south of Jamaica avenue in the Woodhaven district. The builder told him that on the corner where he had built a substantial two-family house he was intending to build a store for a delicatessen dealer but he found that the building department would not accept his plans, stating that his land was in the residential zone and the store plan could not be accepted. The builder said it did not make much difference to him, because he would make just about as much on the dwelling as he

would have done on the store. The storekeeper went over to Jamaica avenue where he belonged and the home district was protected against the corner store. The builder said that on the opposite corner a neighbor planned to build a butcher store but was similarly prevented. Thus the zoning law worked for the benefit of everybody. It was better for Jamaica avenue to have the stores; it was better for the home owners to have homes built next door instead of stores; it was better for the shoppers because they were not unwilling to take a two-minute walk to Jamaica avenue where all the stores were located. Values were preserved in the residential district and increased on the business street.

The improvement of business streets under the zoning law is going on quietly in every borough, but perhaps it is more noticeable in the outlying localities. But even in Manhattan there are large residential zones which formerly were at the mercy of the sporadic store and which are now protected. Storekeepers have to go to one of the avenues instead of spreading wherever they could do the most harm on residential streets.

When any city grows to have more than half a million people every surface car street is normally a business street or tends to become such. This fact was recognized by the Board of Estimate in framing the zoning law, and practically every car-track street was designated for possible business. The result is that there is a perceptible tendency to build stores in the first floors on car-track streets. Wise builders always foresaw the danger of placing purely residential buildings on car-track streets, but now with the zoning maps before them they are more than ever put on their guard. Untold thousands of dollars have been lost in Greater New York by building purely residential structures on car-track streets.

## Saving Can Be Effected in Register's Office

IN response to its invitation to citizens to submit budget suggestions John J. Hopper has written the following letter to the Board of Estimate and Apportionment:

"I favor the increase of at least one step in the scale of salaries to all those who now receive \$1,800 per annum or less. I also favor the increase of salary of the Searcher and Examiner from \$2,000 to \$2,500. This increase he is clearly entitled to for the work he is now doing. I also favor the increase of salary of the official examiner of titles under the Torrens system to \$3,000, as stated in my letter of August 28, 1918.

"A recommendation is made by the Register that the salary of the Assistant Deputy be increased from \$2,500 to \$3,000 'to support the importance of the function; because the salary is less than some subordinates receive,' and 'that the salary was reduced arbitrarily and unjustly from \$4,000 to \$2,500 in 1917.' The salary of this position was reduced by me from \$4,000 to \$2,500 because the duties of the position are almost wholly clerical, and consist in signing the register's name to the certificates attached to the various estate papers, that pass through the office, showing that they have been properly recorded. These certificates are prepared by the experts in the office through whose departments the papers go. It is necessary to have the certificates signed by some one in authority and for this reason the title 'Assistant Deputy Register' is unnecessary. A salary of \$1,500 or \$1,800 would be enough to pay for the kind of work done, but on account of the official title I allowed an extra amount, making \$2,500 for this position. There is no need of increasing this amount inasmuch as all of the executive and administrative duties of the office can be performed by the Register and his regular deputy.

"The satisfaction of mortgages requires careful scrutiny by a person qualified to examine real estate papers.

During 1917 I was able to bring about a rearrangement of the office functions so that the satisfaction papers were received and were examined in the same method and through the same channels as the other real estate papers. This eliminated the necessity of a separate satisfaction division and I omitted from my request for the budget of 1918 the position of Satisfaction Clerk at \$3,000.

"Originally the office of the register was spread over three floors, cash was received in two places on different floors and two cashiers were necessary. In 1917 the floor space was much reduced by a better arrangement and the receiving of fees was put in one place in the main office on the second floor. This did away with the need of a second cashier and I recommended in 1917 that the place be dropped. The books of the regular cashier were ruled over a year ago to take care of this cash. The place is now unnecessary and should be dropped.

"The Board of Estimate granted an allowance for 1918 to complete the alphabetical index for the period from 1856 to 1917 for which adequate alphabetical indexes were lacking. The 'Printed Index' covers the period prior to 1856.

"It is possible to do almost an endless amount of work in re-arranging and re-copying real estate records but there is a limit to the amount of such work which can be done with profit to the community. I am not in favor of going farther with the alphabetical index than is necessary to make a working plant for the office. I therefore do not approve of the appropriation of money for continuing the alphabetical index, on indefinite lines, or in addition to what was provided for in the budget of 1918, the specifications for which are a matter of record in your department. The alphabetical index is now secondary to the locality indexes and is intended

(Continued on page 427)



# Office Tenants To Pay For Electric Current

## Building Managers Agree to Make Direct Charge With View to Reduce Waste and Conserve Fuel

**A**T a meeting of the New York Building Managers' Association, held at the Park Avenue Hotel on Tuesday evening, October 8th, it was decided by unanimous vote to insert in all future leases a clause which will provide that the tenant shall pay for actual electric current consumed. This action means that the time worn custom of furnishing free electric current for lights, fans, dictaphones, addressographs, adding machines, etc., will be abolished and that meters will be installed to measure the current, or, if local wiring conditions make the installation of meters impracticable, a monthly charge will be made on some other equitable basis.

The members of the Association said they have been compelled to take this action as a result of the failure of tenants generally to assist in the conservation of fuel needed for war purposes. Numberless instances were cited of the flagrant abuse of free light. It was said that tenants have failed to realize that it takes coal to generate electricity and that the United States Fuel Administration insists on greater conservation of fuel than is now being practiced, in order that the war program may be carried out and that immediate steps be taken to put an end to the gross wastefulness of electric light, which has continued without abatement even in the face of numberless requests, both from the agents of buildings and the Conservation Division of the Administration, for their more economical use.

The Special Meter Committee of the New York Building Managers' Association, consisting of Clarence T. Coley, Lee T. Smith and J. Clydesdale Cushman, Chairman, appointed to investigate the advisability and feasibility of metering electricity in office buildings or of otherwise making an equitable flat rate charge for current consumed, has made an exhaustive study of the situation from every possible angle.

Not being content to enter into such a drastic step without first having a thorough knowledge of the way the matter is handled in other cities, the committee sent a questionnaire to members of the National Association of Building Owners and Managers in every large city in the United States and Canada seeking light on the subject. Mr. Cushman who made the report for the committee said, "the enquiries were confined to ten members in the largest cities. The total number of questionnaires sent out numbered 280 and 139 replies were received. The results were most gratifying to the committee and showed that in the majority of cities electric current is now being charged for and in all instances in the entire country, with but a single exception, the opinion prevails that electric current should be charged for instead of including it in the rent, as being the only logical way of enforcing an actual economy in office lighting. Building managers throughout the country are anxiously awaiting the result of the action to be taken by New York, whose example will be emulated in the smaller cities where timidity to take the step has heretofore existed."

### RECOMMENDATIONS, METER COMMITTEE, NEW YORK BUILDING MANAGERS' ASSOCIATION.

1. Electric current in all New York Buildings should be charged to the tenant instead of including it in the rent.
2. We recommend the installation of meters for the most equitable method of measuring current.
3. For those who do not wish to install meters at this time, we advise that they make provision in all future leases for cancellation of free electric current clause upon the option of the landlord.
4. All charges for current should be made at local lighting companies' general rate. No minimum charge should be made for meter rental. Landlord to pay for meters, installation and maintenance.
5. Tenants to pay for lamps at local lighting companies' regular rates for original installation and renewals. Lamps to become the property of the tenant.

6. No allowance to be made for current used when offices are being cleaned or inspected.

7. Where it is impracticable to install a meter due to the expense of wiring difficulties, a flat charge for watt installation should be made for light and other electrical equipment. The Committee advise that a charge of 1 cent per watt per month be made where five hours per day is the average use at 7 cents per k.w.h.

8. One of the suggestion methods of charge where individual meters cannot be advantageously installed is to meter a group of offices under one meter and prorate the charge.

9. We advise the universal adoption of the following clause for all future leases:

"The landlord agrees to supply electric current to the equipment of incandescent lamps installed in said demised premises and also the lamps and to renew said lamps from time to time when necessary. The tenant agrees to use such electric current during the term of this lease and in consideration therefor pay to the landlord an additional rent equal in amount to the cost of the lamps to the landlord and the value of the electric current used. The amount of current used is to be determined by a meter to be provided by the landlord. The value of the current used shall be determined by the price then charged by public lighting companies in said city for a similar amount of current. The meter shall be read from time to time and the charge for the current found to have been used shall be added to and paid with the next month's rent. No change shall be made in the equipment or type, size or number of lamps or other appliances connected therewith, nor shall the current be used except for such equipment, nor other electrical services introduced or permitted in connection with the equipment without the landlord's consent in writing. The landlord reserves the privilege of stopping the service of the steam, elevator or electric light systems at such times as may be necessary by reason of accidents, repairs, alterations or improvements desirable or necessary to be made, until such time as said repairs, alterations or improvements shall have been completed, or whenever the landlord, exercising due diligence, is unable to comply with this preceding covenant by reason of invasion, insurrection, riot, strikes, war or commotion or military or usurped power, or by order of any civil authorities, or for any other reason beyond the power of the landlord to control."

### METER COMMITTEE, NEW YORK BUILDING MANAGERS' ASSOCIATION,

Clarence T. Coley,  
Lee T. Smith,  
J. Clydesdale Cushman, Chairman.

## Mayor's Committee Awards Permits

**A**RCHITECTS, manufacturers, constructors and supply dealers were notified during the week by Henry MacDonald, director-general of the Mayor's Committee on National Defense, in charge of the building situation here, that pending the naming of a special committee, all requests for building permits in this city will be passed upon immediately at the committee's headquarters in the Hall of Records.

Mr. Frederick T. Newell, secretary of the Mayor's Committee, will receive applications and affidavits from nine until five each day. In a statement, Mr. Newell said all permits issued by the Mayor's Committee will be sent to the War Industries Board in Washington for final priority orders. He urged contractors to file their applications immediately.

W. E. Walsh, head of the bureau of Manhattan, is preparing to co-operate with the Mayor's Committee on National Defense and a large squad of building inspectors will in a few days start a survey of the city building projects. The building bureaus of every borough are actively co-operating with the committee in investigating applications.



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### Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Double the Third

Secretary McAdoo makes no attempt to minimize the disappointment of the Washington authorities over the progress of the Fourth Liberty Loan campaign during the early days of the present week. It must be assumed, therefore, that efforts to speed up the loan must be made during the remaining week of the campaign.

Just how much effect the German peace talk has had in causing the Loan campaign to lag is problematical. There can be no question that a good many people have taken advantage of the peace talk as an excuse for not doing their full duty in subscribing for bonds of the Fourth Liberty Loan.

To pursue such a course at this critical time is highly inexcusable. In the first place, it reflects upon the patriotism of the lagging subscribers themselves, and in the second place it promotes what would be the greatest victory Germany could win just at this time, namely, the failure of the loan.

The Fourth Liberty Loan must not fail. It must be made a success, and the way to make it a success is for every loyal American to buy bonds to the utmost.

## Big Business Ahead

Judge E. H. Gary's statement concerning the steel situation at present and its prospective position has a direct bearing on the building program for the post-war period. What he has to say evidently was meant to allay fears as to the values of the so-called "war" stocks, of which U. S. Steel is the leader, as differentiated from the "peace" stocks.

Every time General Foch deals the enemy a staggering blow speculators sell the steel shares and buy rails and oil and automobile stocks on the principle that the

Government orders the mills are turning out will not be matched by the demands for building construction, replacement of railroad supplies and the other activities of peaceful times.

Judge Gary, who as Chairman of the Steel Corporation is in a better position than most men to gauge the demands of the post-war period and who has never been accused of talking to affect speculation, says that some demoralization may be expected when conditions are changed radically from those which have prevailed for the last four years.

"However," he says, "it is for the business men of this country to keep in mind that this is the leading country of the world; that the wealth of the world is largely here; that this country will continue to lead; that we will continue to progress, and that there will be business done on a large scale after the war.

"So far as the steel industry is concerned the plants in this country for some time have been devoted exclusively to war work for the United States Government and its Allies, and no outside business has been taken. This has resulted in additions, extensions, new buildings and all other domestic work being postponed.

"In addition the warehouses of the world are practically bare of stocks of steel, which must necessarily be replenished. All this will likely result in a large demand for steel products for some time after the industry has been adjusted to a peace basis."

What fairly may be deduced from Judge Gary's declaration is that steel is a peace as well as a war stock and the same reasoning with like emphasis may apply to many other so-called war securities. Judge Gary does not itemize the conditions which are likely to bring about the continuation of the leadership of this country in world affairs, to which place it has attained since the war began, but he intimates that the leadership which is now political and financial will become commercial as well.

Business will be done on a large scale after the war, he predicts, and it does not seem unreasonable to expect it. Our huge commercial fleet; our immensely augmented manufacturing plants; our tremendously developed natural products; our greatly expanded financial resources place the country in a commanding place in the world's commerce. Judge Gary says the warehouses of the world are bare of stocks of steel. So, too, are they bare of almost every other necessity and there is no other country that can so advantageously work to fill them and place the world back again on a peaceful basis as the United States.

Since this country entered the war the resources of the national banks have increased nearly two billion dollars, almost ten per cent., notwithstanding the fact that the Government has sold and collected for over fourteen billions of bonds and certificates of indebtedness. This is only one factor of the tremendous increase in the total resources of the country. Every year for many years our neighbors will pay us several hundred millions of interest money. The money that has gone into Government bonds has provided the investors with the best banking collateral in the world and the financial pyramid that can be firmly established on the total Liberty Bond issues of the Government is colossal. Money does not like to be idle. It will seek investment and turn over.

Business will be good—we have all been getting along without things, but when peace comes we are all going to have the things we were accustomed to before the war stopped us, and something additional to pay us for our "privations." The farmers who have banked ten



billions of dollars over and above what they would have received for their three crops of wheat, corn and cotton before the war are going to have more automobiles and other things. The railroads that have run along on old rails and with worn-out engines and cars are going to have new equipment, and the people who have acquired the habit of investing are going to look out for chances to put the money no longer needed by the Government into the one other thing that ranks with Government bonds as a conservative investment—improved New York City real estate.

When money is plentiful, and it is going to be, then investment buying of real estate begins.

There may be a certain amount of inflation in the financial situation. There probably is, but the most conservative financiers look with calmness to the reconstruction period. The American way of doing big things handily has become more than ever a natural habit with us and this huge reconstruction job should have no terrors.

### Fire—The Kaiser's Ally

The National Board of Fire Underwriters announces that the number of fires that are traceable to the Kaiser's agents has been over-estimated, but the number of fires that are working directly and effectively for the Kaiser can easily be stated. It averages fifteen hundred per day. In other words, preventable fires which destroy property are diminishing our national resources, for all of which we have urgent need in

waging war to an extent little realized by uninformed people. Twenty-nine per cent. of all fires are found by the Fire Underwriters to be strictly preventable, forty-eight per cent to causes which are partly preventable and twenty-three per cent to unknown causes which probably are largely preventable.

Wilbur E. Mallalieu, General Manager of the National Board of Fire Underwriters, is authority for the statement that what can be done in the way of fire prevention, in terms of building codes, fireproof and fire-resistive materials, lighting, heating and power installations, alarm systems, fire protection devices and fire fighting apparatus, has been amply demonstrated in the great mushroom wooden cities, the army cantonments. These cantonments were, during their erection, given every reasonable provision for fire prevention and fire protection consistent with the conditions under which they were built. Up to the time they were turned over to the Government there were fire losses of less than \$3,000 upon approximately \$100,000,000 of construction. This, Mr. Mallalieu says, is a record.

He lays the great fire cause to the one distinguishing American trait of carelessness, and pleads for a new point of view toward life generally—he asks that we shall become a careful nation.

If the temporary frame buildings in the cantonments can be rendered practically immune to fire hazard it looks as if it was worth while for every realty man to take steps to assure his brick and stone buildings the same measure of safety when to do so is so much less difficult and means so much more financially.

### Saving Can Be Effected in Register's Office

(Continued from page 424)

only to supplement them. Brooklyn has spent nearly \$2,000,000 for re-indexing purposes and the Commissioner of Records there states that the work will not be completed for several years. A definite limit should be placed on work of this kind.

"In 1917 the Board of Estimate allowed a sum of about \$3,000 (which had been saved out of the Register's appropriations for the year) to equip a fireproof building in the Ashokan watershed to receive the duplicate record plant. Every detail for equipping and moving the plant was made and all contracts were let so that the work would be done and the records moved in the spring of 1918. For various reasons I find that this important matter has been delayed. The cost is small and I earnestly urge that nothing be allowed to interfere with the prompt removal of this duplicate plant to a safe place away from the City of New York.

"I notice that Bronx County not only retains the position of Chief Satisfaction Clerk, but asks that the salary be increased from \$2,340 to \$3,400. This position, in my judgment, is wholly unnecessary, as the satisfactions of mortgages are better disposed of in regular routine than by a separate division. The increase should not be allowed and the position should be abolished.

"I have already written fully recommending that the position of examiners of title in all counties should be established at a salary of not less than \$3,000. Richmond county, I understand, has applied for this position at a salary of \$2,500, which is reasonable.

"The law restricts the time for the receiving of papers to four o'clock. This does not mean that the office must close at four o'clock. Banks under their rules close their windows at three or four o'clock, but the employees stay later to clean up the day's work and have everything ready for the beginning of work the next day. This business rule should apply in the public of-

fices, especially in these times when every one is expected to do his utmost.

"In 1916 the legislature passed a law providing for Standard Short Forms for about twenty of the most commonly used real property instruments. These standard forms were put to practical use in New York during 1916 and 1917 by having the forms printed in loose leaf form, thus saving the copying of the printed part. This is a great improvement and saves New York County many thousand of dollars a year. New York County still continues this method but to my great surprise I learn that the registers' offices of the other counties have made no use of this improvement but still continue to copy at length all of the papers, including the printed part of the Standard Forms. All of the registers' offices should adopt the uniform method used in New York County. To do this in all of the counties would probably save \$50,000 a year.

"I advocate the change in the law to make it possible to consolidate the registers' offices of the five counties into one office under a single head. The convenience of the various communities within the city can be served by establishing branch offices in the various boroughs. Such a consolidation would result in a large saving in overhead expense and would also result in uniform administration of the office. The convenience to the public would be greatly increased because a person could then record a deed in any of the branch offices affecting any property in Greater New York.

"The work of the registers' offices is entirely technical and administrative. It has been charged that the technical work involved in a successful Torrens law cannot be done by a political office. To remove this impression I, therefore, am of the opinion that all of the positions in the office should be made appointive under Civil Service regulations, which would eliminate the political motive altogether."



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(This talk is No. 6 of a series)

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## LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Statute of Frauds.

**A**N oral agreement to convey an estate or interest in real property, other than a lease for a term not exceeding one year, is nugatory and unenforceable. Real Property Law (Consol. Laws, c. 50), § 242. A party to the agreement may legally and rightfully refuse to recognize or perform it. The breach of a void agreement is not a fraud or a wrong in law. He may, however, withdraw himself from the policy and defense of the statute, or waive its protection, by inducing or permitting without remonstrance another party to the agreement to do acts, pursuant to and in reliance upon the agreement, to such an extent and so substantial in quality as to irremediably alter his situation and make the interposition of the statute against performance a fraud. In such a case a court of equity acts upon the principle that not to give effect to those acts would be to allow the party permitting them to use the statute as an instrument defending deception and injustice. The acts must, however, be so clear, certain, and definite in their object and design as to refer to a complete and perfect agreement of which they are a part execution, must be unequivocal in their character, and must have reference to the carrying out of the agreement. An act which admits of explanation without reference to the alleged oral contract or a contract of the same general nature and purpose is not, in general, admitted to constitute a part performance. Because the acts in part performance are essential to the relevancy and enforceability of the oral agreement, it has been held that the agreement cannot be proven until the acts which constitute the part performance of some contract to reconvey have been proven. *Wooley v. Stewart*, New York Court of Appeals, 118 N. E. 847.

### Action for Price of Land.

Suit was brought on a contract to sell and convey real estate, the purchase price being payable in installments, and it being provided that on a complete payment of the purchase price the vendor would furnish a good and sufficient warranty deed. The Oklahoma Supreme Court holds, *Lookabout v. Gourley*, 171 Pac. 464, that the vendor could maintain a suit at law to compel the payment of the installments of the purchase price as they became due, notwithstanding that a later paragraph in the contract provided that the vendor would execute and deliver to any part or subdivision of the property sold a good and sufficient warranty deed any time during the pendency of the contract, upon the payment of such amount of said sale in cash, the amount so paid not to be less than the proportional part of the unpaid balance due under the contract. This clause being for the benefit of the vendee, so that he might sell any lot, block, or subdivision of said tract on paying for that part in full, would not qualify or limit the right of the vendor to compel payments of installments of the purchase price as they became due under the first paragraph of the contract.

### Joint Adventure to Acquire Land.

The Alabama Supreme Court holds that where a continuing contract jointly to acquire land existed, and several attempts to acquire the land had failed, the failure of one to perform by paying his share of money under a contract with the owners did not terminate the joint adventure, in the absence of a prior agreement to such effect. A joint adventure may be dissolved at any time by one of the parties, but vested or acquired rights cannot be defeated, and dissolution will be delayed if irreparable injury would result from immediate dissolution. In the absence of an

agreement, partners in a joint adventure cannot forfeit the rights of a member or expel him even if they pay him what is due him, unless there are gross faults, and mere failure to pay his part of the expenses or promptly to perform his part of the services is not enough. *McDonough v. Sanders*, 78 So. 160.

### Discharge of Incumbrances.

Where the vendor contracts to convey a clear title at a stipulated date on receiving payment from the vendee, and time is of the essence of the contract, and the vendee is ready and offers to pay on receiving a clear title, but the land is subject to liens which the vendor is unable to have discharged at the time fixed for repurchase, the vendee may rescind the contract and recover back the earnest money paid. The rule that where an incumbrance is presently payable, the vendor is not required to discharge it out of his own funds, but may do so out of the purchase price simultaneously with the payment of the price and delivery of the deed, does not apply where time is of the essence of the contract, unless the vendor is able to cause the liens to be satisfied at the time fixed for performance.—*Johnston v. Herbst*, Minnesota Supreme Court, 167 N. W. 356.

### Waiver of Right to Rescind Contract.

The Iowa Supreme Court holds, *Wokoun v. Jameson*, 167 N. W. 676, that misrepresentations by the vendor as to the fair mortgage value of land is ground for rescission, where made, not as matter of opinion, but as a statement of fact to induce the purchaser to enter into a contract to buy the land, and where the purchaser, unacquainted with the value of the land, believes the statement and relying thereon enters into the contract. But if, upon investigating the value of the land after making the contract, he fails to rescind and assigns the contract as part consideration in a land exchange deal he is deemed to have waived his right to rescind.

### Commission for Obtaining Tenant.

In an action for commission for obtaining a tenant, it is held, *Koslove v. Dittmeier* (Md.) 203 S. W. 499, that recovery could be had under allegations that the defendant was the owner, although he was merely an agent, where he represented himself to be the owner.

### Stamp Tax on Deeds.

In line with a ruling from Washington received Monday deputies under William H. Edwards, Internal Revenue Collector for the second, or Wall Street, district, began an investigation looking to the strict enforcement of the stamp tax on deeds covering real estate and on notes and bonds given in connection therewith. "Under Title VIII, Schedule A, Subdivision 7, of the War Revenue Act of October 3, 1917," said Mr. Edwards, quoting the law as interpreted by Commissioner of Internal Revenue Daniel C. Roper, "deeds conveying real estate sold are subject to stamp tax calculated upon the consideration or value of the interest or property conveyed, exclusive of the value of any pre-existing encumbrance upon the property at the time of sale and not removed as a result of the sale. It is thus seen that the sale price of the property and not the nominal consideration is the basis upon which said stamp tax is to be computed. While mortgages are not subject to stamp tax the amount of any mortgage placed upon the property contemporaneously with or after the sale cannot be deducted from the amount upon which stamp tax upon the deed of conveyance is calculated. Bonds accompanying real estate mortgages are subject to stamp tax under Subdivision 1, Schedule A, of the above act upon the amount secured. Promissory notes given in connection with the sale of real estate are subject to stamp tax under Subdivision 6, Schedule A, of the act."



## REAL ESTATE REVIEW OF THE WEEK

Unusually Inactive Week Due Probably to Brokers' Activity for Liberty Loan. Several Sales Reported and Leasing Shows Falling Off

PARTLY due to the fact that most of the real estate brokers have been so busy soliciting subscriptions to the Fourth Liberty Loan and partly to the conditions imposed by the war, the week just ending has been one of the most inactive as far as sales are concerned for over a year. There were few sales consummated and they were of no great magnitude either as regards the property or the money involved.

In conversation with a Record and Guide representative this week a member of one of the leading real estate firms in this city said: "We are doing less today than at any time since the war started. Our office force is doing practically nothing in the way of new business and for the first time since the organization was started we are not taking on any new employees. Although we made it a practice to take on every year at least one new man we had to deviate from that custom this year for the reason that we have not enough to do for those we now carry on our rolls.

"We could make many sales if we could only make the necessary repairs to buildings, but the Government order restricting building or even repairing to buildings leaves us with property on our hands that could easily be moved if we could only make the repairs necessary. There are few places that would not take at least \$2,500 to make repairs and ten times that amount is nearer the usual amount expended in repairing buildings offered for sale.

"There is, of course, no new building going on and this leaves a dearth of suitable quarters either for residential or business purposes, and the tenants now in buildings find it convenient to remain where they are, knowing as well as we do that there is nothing to be had. I do not expect a resumption of building activity for some time to come, no matter how soon the war ends, and that of course means real estate, which was never more attractive as to price than it is today, will remain unsold."

The Markham Realty Company, of which Clarence W. Eckhardt is president, purchased this week 81 Hudson street, a three-story brick building on lot 19.10 by 49.7 from Diedrick and Dorothea Miller. The property is directly opposite the Mercantile Exchange and is the second parcel in that neighborhood recently acquired by this corporation.

Another sale of downtown property was consummated when the two six-story store and loft buildings at 4 and 5 South street, just north of Whitehall street, was sold to Morris Evans, of Caldwell, N. J. In the Bronx County Building Corporation sold to the Isaac Lowenfield Realty Corporation 1251 and 1253 Franklin avenue, a five-story apartment house, giving in part payment 615 and 617 Courtlandt avenue, two four-story buildings with stores, and held at \$35,000. Another sale in the Bronx was that of Crotona Hall, a five-story apartment house, sold to James M. Craig, actuary of the Metropolitan Life Insurance Company, by James L. Van Sant. In part payment the buyer gave his summer home at Long Branch, N. J., held at \$25,000.

Nathan Musher, an importer of Washington, D. C., purchased from the estate of Charles F. Hoffman the five-story stores and office building at 257 Fifth avenue.

The Shoreham and Lucille seven-story elevator apartment houses were purchased by Daniel H. Jackson from Cements Realty Corporation. The entire building is leased and has a rent roll of \$68,000 and was held at \$500,000. Leasing was fairly good this week, although activity in this department practically ceased with October 1. Several large suites in modern buildings were reported by brokers and some business rentals as well. Compelled to vacate the quarters in the Grand Central

Palace, because of the taking over of that structure by the Federal Government for hospital purposes, the dancing carnival for many years in this building leased for ten years the St. Nicholas Ice Skating Rink at 66th street near Broadway, which will be closed down tonight for necessary alterations.

Real estate auctioneers turned this week from the sale of realty to the sale of Liberty Bonds and each afternoon a realty auctioneer was on duty at the Altar of Liberty to dispose of bonds.

At the Vesey Street Auction Rooms Liberty Loan meetings are being held every day at noon during the campaign, with well known real estate men in attendance to deliver addresses.

### Minimize the Fire Hazard.

The insurance committee of the New York Building Managers' Association calls attention to the fire hazard and the importance of minimizing it in view of the Government ban on construction. "With the Building Department restricted against issuing permits except for war building and jobs under \$2,500," says the committee, "it will be seen that extraordinary care should be taken at this time to prevent fire loss. It is probable that Government permission will be granted to restore fire damage where the withholding of it would cause great loss to the owner, but where the building is so far gone that its restoration would savor of the new construction, no such permission is likely to be granted. Besides the fire loss there would also be lost the cumulative interest and taxes on the damaged property for as long as the Government restriction continued. This risk is carried by owners themselves, and is an actual one."

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**162 REMSEN ST. BROOKLYN**  
Telephone 6480 Main**PRIVATE REALTY SALES.**

**T**HE total number of sales reported and not recorded in Manhattan this week was 18 as against 20 last week and 19 a year ago.

The number of sales south of 59th street was 8 as compared with 10 last week and 5 a year ago.

The number of sales north of 59th street was 10 as compared with 10 last week and 14 a year ago.

From the Bronx 7 sales at private contract were reported as against 13 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 434 of this issue.

**Buys Downtown Dwelling.**

Markham Realty Corporation, Clarence W. Eckardt, president, has purchased from Diedrich and Dorothea Muller No. 81 Hudson street at the southwest corner of Hudson and Harrison streets. The lot is in sixe 19 feet 10 inches by 49 feet 7 inches on which there is a three-story brick building. The property is located opposite the Mercantile Exchange and is the center of the grocery and produce district. Harold Lewis is the broker in the transaction. This is the second parcel in this vicinity acquired by the Markham Corporation, it having recently purchased Nos. 46, 48 and 50 Hudson street, and 88 Thomas street, situated at the southeast corner of these thoroughfares.

**Sell Store and Loft Buildings.**

The two six-story store and loft buildings known as No. 4 and 5 South street, located 84 feet north of Whitehall street and facing the Municipal ferry, Brooklyn, forming a plot 40 feet 4 inches in front by 79 feet 6 inches in depth, has been purchased by Morris Evans of Caldwell, N. J. The buildings are leased to a single tenant on a net basis for a long term of years. The stations of the Seventh avenue and Broadway subway and the South Ferry Terminal of the Second, Third, Sixth and Ninth avenue elevated lines are in close proximity to the property. This purchase is interesting, in that it reflects the belief of investors in the continued improvement of realty values of property in the lower section of the city. Mr. Evans is a new investor in this section. Cruikshank & Company represented the sellers and Rice and Hill represented the buyer.

**Sales in Bronx.**

County Building Corporation sold to the Isaac Lowenfeld Realty Corporation, 1251 and 1253 Franklin avenue, a five-story apartment on a plot 77 by 100 by 168, held at \$95,000. In part payment the buyers gave 615 and 617 Courtlandt avenue, two four-story buildings, with stores, on a plot 50 by 100, held at \$35,000. J. Blackner and C. Kuntze negotiated the sale. James M. Craig, actuary of the Metropolitan Life Insurance Company, purchased from James L. Van Sant, Crotona Hall, a five-story apartment, 44 by 110, on the northwest corner of Crotona avenue and 176th street, held at \$110,000. In part payment the buyer gave his summer home on Norwood avenue, Long Branch, N. J., held at \$25,000. W. W. Gilman and J. A. Clark negotiated the sale.

**Buys on 5th Avenue.**

As an investment, Nathan Musher, an importer, of Washington, D. C., has purchased from the estate of Charles F. Hoffman the five-story store and office building, 257 Fifth avenue, on a lot 24.7 by 100. This is one of the properties taken by the estate in the \$1,500,000 trade involving the northeast corner of Broadway and Sixty-second street, closed Wednesday. It is reported that Mr. Musher is negotiating for the purchase of the adjoining property, 255 Fifth avenue, title to which is held by Catherine L. H. Hinckley. This purchase would give him a frontage of 49.2

feet on the east side of Fifth avenue, between Twenty-eighth and Twenty-ninth streets. There have been several other sales recently in the vicinity, including 162 Fifth avenue, to Titus Blatter & Co., and the Victoria Building, at 230 Fifth avenue, to Bing & Bing. The F. R. Wood, W. H. Dolson Company negotiated the sale and resale of 257 Fifth avenue.

**Apartments in Cash Deal.**

Shoreham and Lucille, seven-story elevator apartment houses, covering the easterly block of St. Nicholas avenue, from 113th to 114th street, were purchased today by Daniel H. Jackson from Clements Realty Corporation, H. B. Davis, president. The houses cover plot 200x36.8x131x irregular, and contain 102 apartments of five, six, seven and eight rooms, and twelve stores on the main floor. All apartments and stores are leased at an annual rent of \$68,000, and were held at \$500,000. The sale was a cash transaction, negotiated by I. Friedman and Sol Feinberg. The purchaser was represented by Goldsmith & Rosenthal as attorneys.

**Manhattan.****South of 59th Street.**

**HARRISON ST.**—Markham Realty Corp., Clarence W. Eckardt, president, purchased the 3-story business building at 81 Hudson st., southwest corner Harrison st., on plot 19.10x49.7, facing the Mercantile Exchange, in the heart of the wholesale grocery and product district, from Diedrich and Dorothea Muller, through Harold Lewis.

**MACDOUGAL ST.**—Miss T. de Maria sold, through S. H. Raphael Co., the 5-story tenement, 25x100, at 112 Macdougall st.

**MADISON ST.**—Henry Morgenthau Co. resold through Alexander Selkin and David Mintz the 5-story flat, 25x100, with stores, at 179 Madison st.

**WATER ST.**—Wm. A. White & Sons sold for Daniel Birdsall 42 Water st., a 4-story building, 24.5x62, adjoining the corner of Coenties slip. The buyer is Frank P. Wood Co., Inc., wholesale provision merchants.

**2D ST.**—James R. Ross Co. sold for Nostrand Realty Co. the 4-story private house at 564 2d st to a client for investment.

**11TH ST.**—The Morard Realty Corp., C. E. Gilmore, president, purchased from Frederick Brown, operator, 512 East 11th st., a 5-story tenement, with two stores, on lot 25x75, assessed at \$13,000.

**North of 59th Street.**

**68TH ST.**—Albert B. Ashforth, Inc., sold for Mrs. Louis Seeberger her residence 50 East 68th st to a prominent New Yorker. The property is located on the crest of Lenox Hill, and was held at \$70,000.

**69TH ST.**—Jacob Strauss purchased from estate of Charles F. Hoffman 53 West 69th st., a 4-story dwelling, on lot 20x100.5. This is one of the properties taken by the estate in the \$1,500,000 trade with Colonel Edward H. R. Green last week, closed by Frederick A. Wyckoff of the F. R. Wood, W. H. Dolson Co.

**115TH ST.**—Ralph Russo sold the 6-story tenement at 415 and 417 East 115th st., on plot 35x100, for D. Price to Luigi and Nicola Sabatini.

**120TH ST.**—Ralph Russo sold for estate of Robert L. Brown to Matteo Guarino & Co. the dwelling at 316 East 120th st.

**127TH ST.**—Meister Builders, Inc., purchased 229 East 127th st., a 5½-story tenement house, on plot 29.6x99.11.

**127TH ST.**—George W. Brettell sold for Orrie Rogers to J. F. Lalor the 3-story dwelling at 155 East 127th st., on lot 20x90.11, assessed at \$7,500. This is the first sale of the property in fifty years.

**129TH ST., W.**—S. H. Raphael Co. sold for Julius Grossman the 6-story elevator apartment house, 50x100, at 261 West 129th st., which has been held at \$68,000.

**CONVENT AV.**—Edward W. Browning, a large owner of New York real estate, added to his holdings by acquiring a valuable west side investment property. From Guaranty Trust Co. of New York, as trustee, Mr. Browning bought Thursday, in a cash deal, the apartment house known as the Kenway, at the northwest corner of Convent av and 150th st., and covering a plot 108x68. The broker in the deal was F. R. Wood, W. H. Dolson Co.

**Bronx.**

**COSTER ST.**—Hudwill Corp., Hudson P. Rose, Pres., purchased a 2-story brick house at 630 Coster st. Jans & Deane were the brokers.

**176TH ST.**—Josephine McEntyre purchased from Hanover Mortgage Co. 503 West 176th st., a 5-story flat, on plot 42.6x99.11. J. J. Schwartz negotiated the sale.

**180TH ST.**—Ardsleigh, a 5-story apartment house, at 716 West 180th st., on plot 58.4x100, between Broadway and Fort Washington av., was sold by W. Meachman and others to H. & M. Building Corp. The property rents for \$11,000 a year, and was held at \$85,000. Nehring Brothers negotiated the sale.

**184TH ST.**—S. J. Taylor sold for Margaret Lynch the 3-story dwelling north side of West 184th st., 83.4 ft. west of Davidson av., 16.8x80, to D. Lides.



191ST ST.—S. and J. H. Albert sold through J. Y. Graham to 142d Street Corp., John Golding, president, the two 6-sty apartment houses at 559 to 565 West 191st st, on plot 100x100. The houses, which are fully rented, show an annual rent roll of \$24,000. In part payment the buyer gave the 6-sty apartment house at 222 West 146th st, on plot 37.6x100.

AUDUBON AV.—Charles Wynne, operator, purchased from Winfield Scott the 5-sty apartment house known as the Gertrude, at 185 Audubon av, on plot 63x100, at the northeast corner of 174th st. Mr. Wynne paid cash for the property, which has been held at \$110,000.

**Brooklyn.**

BRYANT ST.—Douglas Robinson, Charles S. Brown Co. sold the southwest corner of Bryant and Clinton avs to Mutual Co. for estate of Jeremiah P. Robinson. The purchaser paid all cash.

KENMORE PL.—Samuel Galitzka sold for Brounstein Contracting Co. the 2-sty 1-fam. house with garage, on plot 34x100, located on the east side of Kenmore pl, between Av R and Av S.

MONTGOMERY PL.—A. Peace & Son sold 31 Montgomery pl, a 4-sty dwelling, for Major Allan Pinkerton.

PRESIDENT ST.—John Pullman Real Estate Co. sold 673 President st, a 2-sty brownstone dwelling, on lot 20x100, for Simon Weil.

10TH ST.—Samuel Galitzka sold for Louis Gould the 2-sty 1-fam. house, on plot 34x100, in the east side of East 10th st, near Av I.

10TH ST.—Meister Builders, Inc., sold 116A and 118 10th av, two 1-fam. cottages.

10TH ST.—Meister Builders, Inc., sold 120A 10th st, near 3d av.

10TH ST.—Meister Builders, Inc., sold 126 and 126A 10th st, two 1-fam. cottages.

10TH ST.—Meister Builders, Inc., sold 124 and 124A 10th st, two 1-fam. cottages.

13TH ST.—Meister Builders, Inc., resold 1586 East 13th st, near Kings Highway, a 2-fam. cottage, on plot 40x100.

43D ST.—Realty Trust sold for Artee Realty Corp. the 1-fam. brick attached dwelling, 1526 43d st, in the Martense District, to Jacob Roffwarg.

83D ST.—Frank A. Seaver & Co. sold the 1-fam. frame detached house 1126 83d st, Dyker Heights, on plot 60x100, for A. S. Watson.

NEW JERSEY AV.—Realty Trust sold for Alce Building Co. to Nolos Realty Corp. 17 attached brick dwellings on New Jersey av, in the East New York District.

RUGBY RD.—A. client of W. H. Goldey bought from Delia J. Ris the dwelling at 517 Rugby rd, Ditmas Park, on plot 40x100. The house was valued at \$12,500.

2D AV.—A Peace & Son sold 460 2d av, a 2½-sty house, for James Keogh.

5TH AV.—Tutino & Cerny sold for Obermeyer & Liebmann Brewery the 4-sty double brick stores and apartments, southwest corner of 5th av and 44th st, known as 4402.

**Queens.**

FLUSHING.—R. H. Palmer purchased from Annie Valentine, through J. Albert Johntra the dwelling at 65 Farrington st.

LONG ISLAND CITY.—Wallace J. Hardgrove sold for Municipal Realty Co., Alfred M. Rau, president, 60 lots on 9th, 11th, 12th, Pierce and Jackson avs to American Cooperage Co., which will erect a plant for its own occupancy on part of the land purchased. The company resold twelve of the lots to a builder. The purchaser was represented by Irad T. Lane.

ROCKAWAY.—H. Richter & Co. sold at Rockaway Park for William C. Ormond property west side of Montauk av to Our Ladies of Wisdom of Ozone Park; for Frederick W. Stadtmuller, on Columbus av, to Louisa Kirchner, and for M. F. Cahill on North Montauk av to M. A. Geagan, of Manhattan.

**Richmond.**

FORT WADSWORTH.—Cornelius G. Kolff sold for James L. Suydam, of Tarrytown, N. Y., the corner of Hope and Home avs, comprising a plot 100x123, to Mrs. A. Kunath. This property is in the neighborhood of the large Government base hospital at Fox Hills, and is the first sale made in this neighborhood since the erection of the hospital. The property has changed hands but twice in 50 years, having been formerly owned by the Marsh estate and then by the present seller.

**RECENT LEASES.**

**Lease St. Nicholas Rink.**

George D. Grundy and Margaret Schabehorn leased for ten years the St. Nicholas Ice Skating Rink, 66th street, near Broadway, and expect to make alterations costing \$100,000 to convert the structure into a dancing establishment. It will take the place of the ballroom the lessees have operated for some time in the Grand Central Palace, which the Government has just taken over for a war hospital. The Palace Carnival will be closed down at midnight tonight, when removed to the St. Nicholas Rink will be effected.

**Manhattan.**

AMERICAN RAILWAYS EXPRESS CO., acting for United States Government, leased for five years, with option of purchase, the large factory of William Baumgarten & Co. at 228 to

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## ORIENTAL

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238 East 44th st, a 5-sty building, on plot 139x 100, which will be used for warehouse purposes.

AMES & CO., INC., leased the following apartments: at 25 West 56th st to I. A. Kip, B. Wood and A. Wortham; at 27 West 56th st to A. Meredith, E. R. Wandell and R. J. Vantel; at 59 East 34th st to J. A. Farrab and M. D. Hill; at 44 East 34th st to R. B. Brown, R. June and W. L. Gwynne; at 130 West 34th st to Noll Tearle and P. V. Sullivan; at 128 West 34th st to Paul Swan and L. Ferguson; at 103 West 34th st to A. Vanshelli; at 137 East 34th st to M. Henderson, William Harris, Jr., and H. G. Salmon; at 132 West 34th st to L. M. Glackens and A. L. Rogers; at 27 West 43d st to M. Hughes, C. Smith and J. Abbo; at 1945 7th av to Dr. E. Pick; at 19 East 9th st to E. Noe; for J. T. Meeker to G. N. Plumis the store at 309 5th av for Gillies estate to E. Margolies; the store 153 West 34th st for J. T. Meeker; the parlor store 44 East 34th st to American Humane Association.

AMES & CO. leased for John A. Foley to Safe Cabinet Co. the 3d loft at 132 West 31st st.

AMES & CO., INC., leased for J. T. Meeker the parlor floors at 25 and 27 West 56th st to Joseph Satinover; also the store at 25 West 56th st to H. F. and A. E. Osborne; the store at 163 West 34th st for F. Hussey to H. H. Hastings; the dwelling 223 West 25th st for J. H. Freedlander to M. C. Hart; the dwelling 349 East 62d st for Archer estate to M. Buck; and for F. Hussey space at 163 West 34th st to L. E. Holden and to A. Carlyle.

EDWIN J. BIRLEY of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased apartments at 109 and 111 East 56th st to Miss C. C. Higgins, Walter G. Mulliner and L. V. Tanner; apartments at 611 West 136th st to Mrs. M. Mendoza, Mrs. F. Hains and Thomas A. Howard; at 805 and 807 Lexington av studios to J. Cagen and J. McClellan, and, in conjunction with Albert H. Stout, 67 West 49th st to Christine Pranski.

BRETT & GOODE CO. leased for David Riddell the store at 101 West 5th st, northwest corner of 6th av, to David Friedman, and the 2d floor to David Milch; also the 3d floor at 6 and 8 West 48th st to Third Naval District, U. S. Navy, for an aeronautical school.

BUTLER & BALDWIN leased an apartment to Dr. Austin V. Hughes at 129 East 40th st.

JOSEPH P. DAY leased for estates of Charles Simon and Israel Kaufman the property at 622, 624 and 626 West 47th st, on plot 75x100, and containing about 40,000 sq. ft. The tenant is the Underwriters' Salvage Co. of New York, which takes immediate possession.

DUFF & CONGER, INC., leased these apartments: 16 East 96th st to Dr. Samuel Weiss; at 16 East 88th st to Oscar de Boydon; at 1428 Lexington av to H. C. Geer and Mrs. H. N. Behr; at 14 East 88th st to William Goudie; at 120 East 85th st to John C. Koster; at 1329 Madison av to Frederick G. Kraft; and at 62 East 94th st to L. Werner.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment at 630 Park av for Mrs. Marshall H. Russell to Mrs. Charles H. Marshall; at 909 Park av for Randolph Walker Corp. to Mrs. Louis de B. Moore; this lease completes the rental of the building; at 993 Park av for Glenbrook Realty Co. to L. B. Vogel; at 130 West 5th st for 130 West 5th St. Co. to Mrs. Frances Foster Perry; at 410 Park av for Stanley T. Cozzens to W. R. Siegle, vice-president of the H. W. Johns-Manville Co.; at 570 Park av for Mrs. John E. McGowan to Henry Kelly, Jr.; at 122 East 52d st for Mrs. Laura Hoffman to L. Walter Bitting; at 63 East 74th st, northwest corner Park av, to Mrs. W. B. McVickar; and at 45 West 40th st to Della A. Holston.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 521 Park av, consisting of 13 rooms and 4 baths, for Miss C. L. Morgan to Francis Lee Stuart; at 1155 Park av for Mrs. Sheldon Tilney to J. M. Tarafa; at 182 West 58th st a large apartment consisting of 11 rooms and 5 baths for C. E. Railing to Mrs. G. R. Fries; 116 East 63d st for Mrs. Fenwick Beckman to Capt. Daniel A. Loring, Jr.; the 5-sty

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REAL ESTATE manager, experienced,  
especially tenements, wants position with  
estate or office. Address Box 523, Record  
and Guide.



# WHAT WE DO NOW WE DO FOREVER!

IN A MINUTE IT IS GOING TO  
STRIKE TWELVE ON THE CLOCK  
OF THE WORLD.

What we do now, we do forever.

What we say now, we say forever!

What we say now shall be written in letters of fire upon the sky, shall be written in iron and thunder on the hills and plains of Germany, shall be signed by God across the face of Essen, Cologne and Berlin!

We speak the heart of a hundred thousand cities!

Why do the newsboys cry in the streets that there is a new Peace Chancellor appointed by the Kaiser?

What of it? What is it to us? Who cares? As long as there is a Kaiser?

War with the Kaiser is Heaven, four years of Heaven as compared with Peace with him.

Who wants to belong to the kind of human race or be locked up in the kind of nation that can make peace with the Kaiser?

What are two million people going around and taking up a national collection for this week?

What do the American people want their six billion dollars for?

We want six billion dollars to tell the German people with guns and airplanes that no little theatrical peace-strut by a Kaiser up and down before twenty nations half hung on their crosses will be of any avail!

Are we spending in America four million men and seventy billion dollars to get out of the Germans thirty cents' worth of peace—to get out of the Germans a dummy peace, with a dummy peace chancellor, with a dummy victory over a dummy democracy?

Shall a hundred million Americans stand on the graves of four million dead men and tell them that they have died for nothing?

We have sent over our own two millions sons to face death for victory. Shall we snatch victory away from them before their own eyes, before their faces while they are holding it in their hands? Shall we send word to them to come home and that we are going to send their little boys over presently to do what they have tried to do all over again?

We ask this week for six billion dollars to save four million soldier boys from being made fools of before the world.

We throw this week a hundred million pocketbooks at the Kaiser!

To a world bound for Berlin one hundred million Americans say

## GO, GO, KEEP TO THE RIGHT!

This Page Contributed to the Winning of the War by  
**DANIEL BIRDSALL & CO., Inc.**



Not Asked To Give—Only To Lend

# The Princes of Germany Are Shaking Dice for the United States!

*By Herbert Quick*

**W**E must buy bonds to the last cent of our ability, because our country is fighting for its very life. Make no mistake, citizens of America, the crisis is just that—we are fighting for our very life.

We must fight this war through. We must fight it through to a peace the basis of which will be written by us and our Allies.

Germany must not write a single clause in the Treaty. She must be whipped until she will sign a treaty every word of which will be drawn by the Allies. Germany must not be allowed to dot an i or cross a t.

Why?

Because Germany has become nothing but a robber empire, a murderer empire, an empire every purpose of which is the enslavement of the rest of the world. Such purposes admit of no compromise. We must conquer or die. If we do not conquer we shall, nevertheless, die—and die slaves.

Germany began with the intention of robbing France of her iron, her coal, her best land and her great factories; of making Belgium with her rich mines, great cities and immense factories a part of Germany; of gaining the Belgian coast, from which she might conquer England, and of combining under her flag the hordes of Mohammedan Turks, and all the Balkan States, so that she might train soldiers in countless millions, build navies to sweep the oceans, and conquer the world.

This war was to be a step toward world conquest.

If we do not fight the war through to complete victory she will still keep on and she will succeed. She will surely succeed!

Russia with her nearly 200,000,000 people lies prostrate at Germany's feet. Germany could now give up the Balkan States, give up Belgium, force Austria to yield up the Italian territories, give up conquered France, yes, she could give up these, and even Alsace-Lorraine, and if allowed a free hand in Russia, she would still have won a victory greater than any of which she ever dreamed at the beginning of the war.

Give her control of Russia and she can, and will, within a few years come back with power to take back Alsace-Lorraine, crush poor Belgium once more and destroy exhausted France, sweep every vestige of resistance from Europe, Asia and Africa, and then what?

Then she will thunder at our doors—from Asia she will invade us on the West, from Europe on the East, and from Mexico on the South.

If Germany has control over the terms of peace, we who read this will live to see one of the Kaiser's six sons Emperor of America.

*The time to whip Germany is now!*

*It is now or never!*

*The Princes of Germany are shaking dice for the United States!*

It will take money, money, money, that we may send men, men, men!

**Buy Bonds, for so only can the war be won. Unless it is won, everything you possess is lost, and with it the American soul is lost**

This Page Contributed to the Winning of the War by

**THE CHAUNCEY REAL ESTATE CO.  
WILLIAM P. RAE COMPANY**



## Take the Germ Out of Germany

# "Carry On"



THE fighting slogan in France, gathering inspiration and significance as the conflict grows more violent and more desperate, is "Carry On." On land, on sea, in the air, it rings sharp and clear.

Into the front line trenches comes the signal to charge. The company commander swings "over the top." At his heels, pushing and stumbling through the hell of "No Man's Land," come the boys. They gain a yard, five, ten, and the machine guns speak. The commander falls, but over his shoulder, above the din of battle, he shouts, "Carry On, Lieutenant!" So on and on, till every officer falls, and the grizzled old Sergeant sets his teeth and takes what's left of them on to victory.

*"Carry On" must be our slogan here at home. We must "Carry On" to the utmost limit our ability, to the last dollar of our resources, till Victory is won. Let us stand shoulder to shoulder—buy all the Liberty Bonds we can. Let us keep our Bonds and save to buy more.*

**"Carry On!"    Buy Liberty Bonds!**

This Page Contributed to the Winning of the War by

**Terry and Tench Co., Inc.**



# DEMOCRACY -

Executive Mansion. Washington, November 21, 1864.

Mrs. Bixby, Boston, Massachusetts.

"Dear Madam: I have been shown in the files of the War Department a statement of the Adjutant-General of Massachusetts that you are the mother of five sons who have died gloriously on the field of battle. I feel how weak and fruitless must be any words of mine which should attempt to beguile you from the grief of a loss so overwhelming. But I can not refrain from tendering to you the consolation that may be found in the thanks of the Republic they died to save. I pray that our Heavenly Father may assuage the anguish of your bereavement and leave you only the cherished memory of the loved and lost, and the solemn pride that must be yours to have laid so costly a sacrifice upon the altar of freedom."

Yours very sincerely and respectfully,

*A. Lincoln*



Buy  
Liberty  
Bonds

Fourth Liberty Loan, Sept. 28<sup>th</sup> Oct. 19<sup>th</sup> 1918

These Pages Contributed To  
**TURNER CONSTRUCTION**

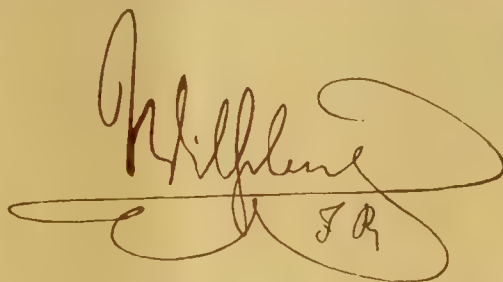


# AUTOOCRACY

Nineteen-Eighteen

Frau Meter ;—

"His Majesty the Kaiser hears that you have sacrificed nine sons in defense of the Fatherland in the present war. His Majesty is immensely gratified at the fact, and in recognition is pleased to send you his photograph, with frame and autograph signature."

A handwritten signature in cursive script, likely of Kaiser Wilhelm II, with the initials "W R" at the end.

Buy  
Liberty  
Bonds



Fourth Liberty Loan, Sept. 28<sup>th</sup> Oct. 19<sup>th</sup> 1918

The Winning of The War By  
ACTION COMPANY



## War Duty This Side The Trenches



**These Men Are  
Doing Their Part—**

**Let Us  
Do Ours**

**I**F the free peoples of the earth are not to become toiling millions for the Prussian Junkers and the Prussian Krupps, if they are not to be terror-ridden slaves at the mercy of a German Kaiser's will, Prussianism must be driven back within its own borders and kept there.

That is why the war must be fought on European soil. We are fighting in Europe now that we may not have to fight in Amer-

ica, on the very thresholds of our own homes, later

We are fighting for the safety and liberty of our children, our homes, our country. No price is too great to pay for Victory.

Americans, you are called upon to back our armies in France, to furnish them the guns and shells and ships and airplanes, the enormous quantities of every sort of supplies that they must have to defeat the Prussian armies and drive them back across the Rhine.

*The War Is Being Fought in Europe*

*But It Must Be WON Right Here at Home*

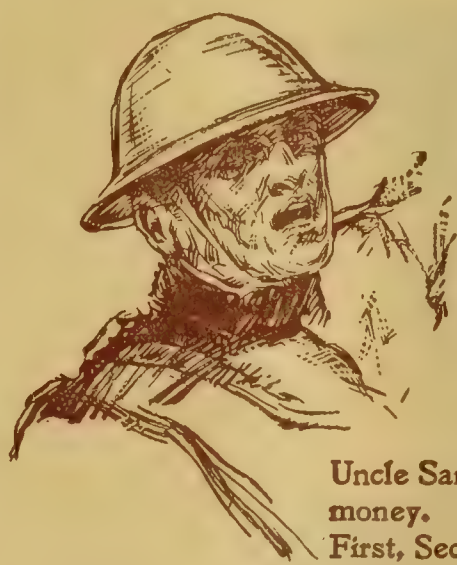
**Invest to-day in Liberty Bonds, ALL the bonds you can**

This Page Contributed to the Winning of the War by

**SPEAR & COMPANY  
WM. C. WALKER SONS**



We'll Knock the "Ser" Out of Kaiser



# Hello, Patriots!

Uncle Sam wants you to lend him some more money. You came across on the run for the First, Second and Third Liberty Loan. NOW SHOOT THE LEVER INTO HIGH for the FOURTH LIBERTY LOAN AND DOWN GOES THE HUN.

DON'T HOLD OUT ON UNCLE SAM.  
HE HELPED YOU GET ALL YOU'VE GOT.

Buy, Buy, Buy. You'll be Happier and Wiser.

Let's plant a SOLAR PLEXUS PUNCH

And ELIMINATE the KAISER.

DON'T "PIKE;" PLUNGE!

Put your last dollar into the FOURTH LIBERTY LOAN.

IT'S THE BEST BET YOU EVER MADE IN YOUR LIFE.

## BECAUSE YOU CAN'T LOSE

There's nothing so mean in all the world as A STINGY MAN.  
AMERICANS ARE NOT STINGY.

That's what makes these United States the GREATEST NATION IN THE WORLD.

AMERICANS ARE KNOWN AROUND THE GLOBE AS THE BEST SPENDERS ON EARTH.

SO GO TO IT. LIVE UP TO OUR REPUTATION.

PUT YOUR MIND ON UNCLE SAM'S FOURTH LIBERTY LOAN, AND LET'S PUT IT OVER WITH A BANG.

A BANG THAT WILL ECHO 'ROUND THE WORLD.

A BANG THAT WILL BE THE DEATH KNELL OF KAISER BILL AND HIS HORDE OF MURDERING HUNS.

NOW, THEN: EVERYBODY, ALL TOGETHER—

BUY, BUY, BUY.

THAT'S ME.

Liberty-Loan-fully yours,

*Geo M. Cohan.*

This Page Contributed to the Winning of the War by

**John A. Murray & Co.**



FIGHT OR BUY BONDS  
**FOURTH LIBERTY LOAN**



## The Road To France— He Is Keeping It Open

This sailor is constantly facing German submarines and German shells. The War cannot be won without him. He faces the biting winds of the North Atlantic with a smile and a song—but 'way down in his heart is the knowledge that he is facing the biggest job that has ever fallen to the American Navy.

An ever increasing Army of American Soldiers in France is doing its part in a way to win the admiration of the civilized world.

New troops are constantly being sent across to back up the boys who have gone before. A ceaseless supply of food, guns, shells, airplanes and tanks must be sent to their support.

The Victories of our Arms—the

very existence of our Armies—and those of our gallant Allies—depend upon safe transport through seas infested with submarines.

The American Sailor and Soldier is doing his part—we at home must do ours. They need money—lots of it—to keep open the road to France. We will not fail them.

The Flower of America in France today, offer—for us—the last full measure of devotion. Let us be with them in our thoughts, our work, every hour of the day until they come home to us victorious.

It is not only the privilege, but the absolute duty of every citizen to contribute the last dollar if need be to the success of the Fourth Liberty Loan.

This page contributed to Winning the War by the

**THE JOHN C. ORR COMPANY**



house, with private garage attached, lot 40x 100.5, at 154 East 70th st for Mrs. Stephen H. Brown to David Mannes; also 133 East 74th st, a 3-sty dwelling on lot 17x192.2 for Mildred Aron to Frederick A. Fairchild, and a 4-sty dwelling at 41 West 37th st, on lot 20x98.9, for Dr. Van Horne Norrie to Mrs. Graham.

HOUGHTON CO. leased the 3-sty dwelling 381 West End av, northwest corner 78th st, for James A. Benedict, represented by J. H. Robertson, to A. Valeri.

HOUGHTON CO. leased for estate of Belinda H. Dolbear the 4-sty dwelling at 145 West 97th st to J. F. O'Connor.

HOUGHTON CO. leased the 4-sty dwelling 323 West 70th st for Hubert Van Dyck Card to Kenneth Cadugan.

HUBERTH & HUBERTH leased for Albert Schwartzler the garage at 167th st and Jumel pl, occupying 40,000 sq. ft., to A. M. Robbins at an aggregate rental of \$175,000.

HUBERTH & HUBERTH rented the store at 228 West 58th st for George H. and John Lovell to the Curtis Tire Co., Inc.

CHARLES F. NOYES CO. leased two floors at 429 West 16th st for Louis Tekulsky to Hector L. Moreau; also offices at 373 5th av to L. Barrett and R. Lawrence.

HUGH J. O'KANE leased furnished the 4-sty dwelling 129 West 65th st for Francis E. Maginn to Ellen Cauldwell.

OGDEN & CLARKSON CORP. leased the northeast corner of Madison av and 127th st to R. D. Messayah and the dwelling at the southeast corner of 5th av and 130th st to Harry E. Eddey; also apartments at 63 East 74th st to Geo. H. Hill, and, through Douglas L. Elliman & Co., to Mrs. W. Bard McVickar.

PEASE & ELLIMAN leased for Mrs. Kenneth Frazier to Alfred B. Wade the 4-sty dwelling at 58 East 78th st, between Madison and Park avs; for Ida Adams to Willard Ray the 4-sty dwelling at 130 East 38th st; for Dr. E. S. Robinson; the 4-sty dwelling at 28 West 39th st to Mrs. Frank Kines; for F. Livingston Pell to Mrs. J. M. Lynch the 3-sty dwelling at 158 East 63d st; for Louis J. Horowitz, president of Thompson-Starrett Co., to R. H. Simpson apartment at 550 Park av, the southwest corner of 62d st; for Mrs. E. S. Wright to E. H. Garham an apartment at 815 Park av, the southeast corner of 75th st; for Frederick Johnson to Adele G. Gardiner an apartment at 850 Park av, the southwest corner of 77th st; at 48 West 72d st for Ferdinand Johnson to Emily E. Power; at 23 West 58th st to Miss F. M. Wooder; at 138 East 36th st to Theodore P. Snyder; at 10 East 53d st for Farmers' Loan & Trust Co. to Mrs. M. R. Brechnaud; at 330 West 85th st for B. Crystal & Son to George M. Adams; at 39 West 76th st to Louis A. Blackington; and at 23 West 58th st to Breckenridge Carroll.

GEO. R. READ & CO., in connection with Pease & Elliman, leased for Helen H. LeFevre the private residence at 52 West 56th st to Maude M. Clifford; also, in connection with Pope Bros., for Stella G. Lindsay the private residence, furnished, at 34 West 11th st to Dr. Thomas S. K. Morton, of Philadelphia.

SHAW & CO. rented to James Smith 200 West 167th st, a 3-sty dwelling, for Doctor Lybalt; for Mutual Life Insurance Co. 5 West 120th st, a 4-sty dwelling, on lot 20x80, to Morris Jacobsen; for New York Transfer Co. the store at 4 West 125th st to Julia Schlesinger.

WM. A. WHITE & SONS leased to Frederick G. Street a loft at 6 Reade st and a floor at 140 West 34th st to Frank De Fontenay; at 173 Madison av to Mrs. Mary Canfield; at 5 East 54th st to Elaine H. Freeman; and at 19 West 54th st to Montagu Love.

WM. A. WHITE & SONS leased to Elizabeth Grahame Carmichael the house at 12 East 55th st, owned by William Rockefeller.

REAL ESTATE NOTES.

ELVIRA F. SELGAS is the buyer of 83 Pine st, sold recently by Charles F. Noyes Co.

GOODALE, PERRY & DWIGHT, INC., have been appointed agents for 520 West 123d st.

JOHN DIEFENTHALER bought 1545 St. Nicholas av, sold by Charles S. Kohler for Louise Stockbridge.

OGDEN & CLARKSON CORP. were the brokers in the sale of 255 5th av for Catherine Hamersley Hinckley to M. B. Musher.

SLAWSON & HOBBS and Earle & Calhoun were the brokers in the recent sale of 602 and 604 West 146th st to Ennis & Sinnott.

JUSTICE COHALAN has appointed James E. Landy receiver for 55 1st st in a suit brought by Julius Zweig to foreclose a mortgage of \$5,500.

MARKWIN REALTY CORPORATION has moved its offices from the Aeolian Building, at 29 West 42d st, to the 5th Avenue Building, 200 5th av.

M. & L. HESS, INC., have been appointed agents for the Van Tassel-Kearney 5-sty building at 130 and 132 East 13th st, extending through to 127 and 129 East 12th st, on plot 50 x200.

PATRICK A. GAYNOR has been appointed receiver of the rents of 527 East 13th st, pending a suit by New York Life Insurance Co. and Lawyers Mortgage Co. to foreclose a mortgage of \$38,500.

REAL ESTATE BOARD of New York will hold its annual election next Tuesday, October 15, at 3 P. M., to elect Ronald H. Macdonald and H. H. Murock as active-associate governors to serve a three-year term.

BUTLER & BALDWIN have been appointed agents for the following properties: 152 Dyckman st, 79 Sherman av, 8 West 99th st, 101 Madison st, 250 East 32d st, 252 and 254 East 32d st, 59 Carmine st, 227 East 5th st, 334 East 9th st, 413 East 9th st, 177 Av B and 470 2d av.

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Our name and the identification number appear on every shade sold by us.

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REALTY SUPERVISION COMPANY

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"Steam and Electric Service"

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New York City

INVESTMENT DEPT.

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to submit high-grade improved property which may be leased or purchased at attractive prices.

The Queensboro Corporation

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PLOTS  
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*Joseph Day*

Auctioneer

31 NASSAU STREET

J. B. ENGLISH

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RENTS COLLECTED  
HOUSES FOR SALE  
AND TO LET

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N. W. corner 45th St.  
Astor Theatre Building  
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Anton L. Trunk

MANNING & TRUNK

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Telephone: Murray Hill 6834

OGDEN & CLARKSON

Corporation

Real Estate and Insurance

605 FIFTH AVENUE, above 48th Street

GEO. J. RYAN

Queens Borough Real Estate

AGENT BROKER APPRAISER

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46 Jackson Avenue, Long Island City

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TUCKER, SPEYERS & CO.

Real Estate

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Telephone, Murray Hill 2750

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Our customers are all well pleased with the way we do our work—give us a trial and be convinced.



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Angles, Bar Iron	Plates, Sheets
Flats, Squares	Bridle-Irons
Hoops, Bands	Punched Knees, and
Rounds, Half Rounds	Slats for Fire Escapes

423 to 431 Kent Av., Brooklyn  
Phone: Williamsburg 5300

### STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., required by the Act of Congress of August 24, 1912, of Real Estate Record & Builders' Guide, published Weekly at New York, N. Y., for October 1, 1918.

State of New York, County of New York, ss.:

Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, publishers of the Real Estate Record and Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in Section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher—Record & Guide Company, 119 West 40th Street, New York, N. Y.  
Editor—Frank E. Perley, 119 West 40th Street, New York, N. Y.  
Managing Editor—Same, 119 West 40th Street, New York, N. Y.  
Business Manager—S. A. Paxson, 119 West 40th Street, New York, N. Y.

2. That the owners are: (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent. or more of the total amount of stock.)  
The F. W. Dodge Company, 119 West 40th Street, New York, N. Y.  
Estate of F. W. Dodge, 119 West 40th Street, New York, N. Y.  
F. T. Miller, 119 West 40th Street, New York, N. Y.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: (If there are none, so state. None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,

President of the Record & Guide Company, Publishers of the Real Estate Record and Builders' Guide.

Sworn to and subscribed before me this 23rd day of September, 1918.

(Seal) HENRI DAVID,  
Notary Public, No. 184, New York County.  
(My commission expires March 30, 1920.)

## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN. Conveyances.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
Total No.....	87	78
Assessed Value.....	\$5,866,400	\$2,917,900
No. with consideration.....	12	12
Consideration.....	\$573,500	\$344,500
Assessed Value.....	\$549,500	\$403,000

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
Total No.....	4,725	5,864
Assessed Value.....	\$267,218,680	\$398,626,122
No. with consideration.....	727	805
Consideration.....	\$30,802,821	\$33,459,554
Assessed Value.....	\$34,461,700	\$42,771,056

### Mortgages.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
Total No.....	32	31
Amount.....	\$456,441	\$869,862
To Banks & Ins. Cos.....	5	5
Amount.....	\$219,500	\$347,500
No. at 6%.....	17	13
Amount.....	\$185,441	\$206,762
No. at 5½%.....	3	2
Amount.....	\$27,500	\$119,000
No. at 5%.....	8	11
Amount.....	\$218,500	\$493,600
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	4	5
Amount.....	\$25,000	\$50,500

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
Total No.....	1,882	2,608
Amount.....	\$44,292,104	\$103,903,892
To Banks & Ins. Cos.....	312	529
Amount.....	\$20,764,147	\$60,183,840

### Mortgage Extensions.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
Total No.....	22	18
Amount.....	\$1,220,500	\$399,000
To Banks & Ins. Cos.....	14	5
Amount.....	\$1,071,000	\$166,000

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
Total No.....	959	1,477
Amount.....	\$63,054,845	\$97,051,150
To Banks & Ins. Cos.....	405	737
Amount.....	\$38,077,207	\$73,612,650

### Building Permits.

	1918 Oct. 5 to 11	1917 Oct. 6 to 11
New Buildings.....	1	3
Cost.....	\$10,000	\$174,000
Alterations.....	\$83,500	\$91,103

	Jan. 1 to Oct. 11	Jan. 1 to Oct. 11
New Buildings.....	146	270
Cost.....	\$7,930,350	\$26,159,900
Alterations.....	\$7,942,014	\$10,748,306

### BRONX.

#### Conveyances.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
Total No.....	65	81
No. with consideration.....	11	13
Consideration.....	\$109,475	\$84,260

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
Total No.....	3,555	4,656
No. with consideration.....	415	856
Consideration.....	\$4,032,616	\$6,074,598

#### Mortgages.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
Total No.....	23	36
Amount.....	\$110,350	\$349,824
To Banks & Ins. Cos.....	.....	3
Amount.....	.....	\$98,000
No. at 6%.....	16	15
Amount.....	\$71,750	\$181,800
No. at 5½%.....	1	6
Amount.....	\$2,000	\$16,600
No. at 5%.....	3	6
Amount.....	\$21,600	\$70,300
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	1
Amount.....	.....	\$1,244
Interest not given.....	3	3
Amount.....	\$15,000	\$49,900

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
Total No.....	1,478	2,251
Amount.....	\$8,813,147	\$14,780,030
To Banks & Ins. Cos.....	78	151
Amount.....	\$1,071,542	\$2,156,615

#### Mortgage Extensions.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
Total No.....	3	21
Amount.....	\$100,000	\$413,400
To Banks & Ins. Cos.....	2	6
Amount.....	\$40,000	\$162,000

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
Total No.....	75	524
Amount.....	\$5,443,207	\$9,984,324
To Banks & Ins. Cos.....	67	139
Amount.....	\$1,712,200	\$3,580,200

### Building Permits.

	1918 Oct. 4 to 10	1917 Oct. 5 to 10
New Buildings.....	1	4
Cost.....	\$30,000	\$6,800
Alterations.....	\$8,075	\$16,700

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 10
New Building.....	395	553
Cost.....	\$6,933,375	\$7,685,650
Alterations.....	\$1,251,550	\$982,050

### BROOKLYN. Conveyances.

	1918 Oct. 3 to 9	1917 Oct. 4 to 9
Total No.....	561	374
No. with consideration.....	43	31
Consideration.....	\$201,025	\$180,435

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 9
Total No.....	18,723	17,281
No. with consideration.....	1,273	1,481
Consideration.....	\$10,035,326	\$15,034,647

### Mortgages.

	1918 Oct. 3 to 9	1917 Oct. 4 to 9
Total No.....	304	249
Amount.....	\$827,502	\$681,213
To Banks & Ins. Cos.....	22	27
Amount.....	\$202,200	\$121,650
No. at 6%.....	223	153
Amount.....	\$475,009	\$309,748
No. at 5½%.....	44	62
Amount.....	\$250,531	\$267,250
No. at 5%.....	12	21
Amount.....	\$55,800	\$47,765
Unusual rates.....	2	.....
Amount.....	\$2,800	.....
Interest not given.....	23	13
Amount.....	\$43,362	\$56,450

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 9
Total No.....	10,632	11,092
Amount.....	\$35,009,573	\$44,937,974
To Banks & Ins. Cos.....	1,003	1,963
Amount.....	\$5,692,190	\$15,773,524

### Building Permits.

	1918 Oct. 4 to 9	1917 Oct. 5 to 10
New Buildings.....	28	63
Cost.....	\$54,395	\$232,850
Alterations.....	\$60,450	\$168,300

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New Buildings.....	2,490	2,249
Cost.....	\$15,579,071	\$20,226,215
Alterations.....	\$3,378,146	\$3,955,182

### QUEENS.

#### Building Permits.

	1918 Oct. 4 to 9	1917 Oct. 5 to 10
New Buildings.....	17	52
Cost.....	\$511,145	\$104,225
Alterations.....	\$15,430	\$19,182

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New Buildings.....	1,859	2,778
Cost.....	\$6,680,265	\$9,424,316
Alterations.....	\$1,177,666	\$1,343,872

### RICHMOND.

#### Building Permits.

	1918 Oct. 4 to 9	1917 Oct. 4 to 10
New Buildings.....	16	9
Cost.....	\$28,345	\$30,070
Alterations.....	\$9,900	\$11,400

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New Buildings.....	548	469
Cost.....	\$1,227,507	\$1,269,190
Alterations.....	\$321,521	\$270,574

NOTICE TO CONTRACTORS: Sealed proposals for Refrigeration Equipment, Chronic Hospitals, East and West, (Additional Accommodations for Patients), Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Tuesday, October 15, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3040. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1715 Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Secretary, State Hospital Commission.  
Dated: October 2, 1918.



# Government Priority System To Be Explained

Mr. Maurice Hirsch, of the War Industries Board, Will Address the Merchants' Association at the Hotel Astor Next Wednesday

THE business men of New York City will be able to obtain complete information concerning the operation of the Government Priority System at a special meeting of the Merchants' Association, which will be held in the Hotel Astor at 10.30 a. m. on Wednesday, October 16.

This meeting will be addressed by Mr. Maurice Hirsch, secretary of the War Priorities Division of the War Industries Board. He will explain the policies of the Priorities Committee and the operation of the priority regulations, and will also give those present an opportunity to present special problems for explanation.

Mr. William Fellowes Morgan, president of the Merchants' Association, who is Regional Advisor of the War Industries Board for this district, will preside.

Priority regulations control absolutely the distribution of iron and steel and their products. Any raw material of which there is a shortage must be supplied in conformance with the priority regulations. These regulations are also the basis of the supply of power, of transportation and of building up the labor force of our war industries. Fuel must be supplied first to those consumers who are either automatically or specially placed on the so-called preference list. In fact, all business is directly or indirectly affected by the priority regulations.

In view of the serious effect of the priority regulations on

business and their complexity, it is expected that a large number of business men will attend the meeting. It should be of particular interest to purchasing agents, manufacturers, jobbers and exporters because the operation of the priority regulations causes their most serious problems.

Because his position as secretary of the Priorities Division brings him into the closest contact with the actual working of the regulations as well as with the underlying policies, Mr. Hirsch is probably more familiar than any other official of the War Industries Board with the priority problems of the business men. Thus he is most able to give advice in such matters.

The importance of the problems created by the priority regulations is shown by the great number of business men who are asking for interpretations and information, and requesting that special cases be brought to the attention of the Priorities Division at Washington. A great variety of the problems are thus brought up for consideration.

Mr. Hirsch will address the Purchasing Agents' Association at its dinner on Tuesday evening, and it is at the joint request of the Merchants' Association and the Purchasing Agents' Association that arrangements have been made with Mr. Morgan and with the Priorities Division, whereby he will remain in this city to discuss priority problems with business men at the Hotel Astor conference.

## Building Situation Influenced by Potent Factors

INCLUDED in the present situation, as applied to non-war construction, there are two symptoms that are likely to exert an adverse effect upon operations of this character for some time to come, if not for the remaining period of hostilities. In the first place it is becoming increasingly evident to all interested in structural conditions that building operations for direct Federal account are as yet far from completion. This is best indicated by the remainder of the program for the erection of additional structures at cantonments, training stations, base hospitals, and the construction of isolated buildings for a large variety of Government usages in almost every part of the country. The list of projected work is a large one that will keep in active service hundreds of skilled and unskilled workmen and require thousands of tons of building materials and supplies before they are finally completed and ready for use by the various departments for which they have been designed. The trend is apparent from the number and size of the recently placed contracts for work of this nature, involving the erection of important military structures as well as hospitals, welfare buildings, and gigantic housing projects.

Prominent among the latter group must be included the contemplated housing operation scheduled for erection on Neville Island, near Pittsburgh, and said to be the largest project of this character undertaken. The work will involve the expenditure of approximately \$50,000,000. The plans provide for the erection of about 15,000 separate dwellings, accommodating in the neighborhood of 50,000 persons, and in addition will include a large number of community buildings such as stores, schools, churches, moving picture theatres, etc.

In the second place there are a number of direct evidences that the Government will not encourage the construction of new buildings or permit large operations to proceed, unless the relation of these projects to the war are direct and quite unmistakable. As indicative of this attitude may be taken the recent embargo on lumber shipments within or to the specified zone in the West. It is also most significant that the matter of issuing permits for building operations has been reorganized throughout the country and henceforth the attitude of the authorities in this particular will be considerably more drastic than it has been in the past.

On the other hand, however, there are certain definite factors of an economic nature that deserve consideration. To be sure these may not become immediately operative, but their force is steadily accumulating and eventually the effect of these influences may materialize. Reference is made to the fact that certain types of structures, although not so obviously related to the war or to the military program, are still of a character that, in the final analysis, must be considered

essential to comfortable living. Among such types of buildings may be mentioned the farm buildings required for the care of crops, sanitary needs of communities, housing facilities arising from community changes, reconstruction of necessary buildings that have been destroyed or materially impaired by fire, factories for the imperative requirements of civil population and many other forms of structural activity that might be considered in the same category. The stoppage of normal activity in such lines of structural endeavor is just beginning to be felt and as the weeks wear on and no additional non-war construction is undertaken, the effort of placing construction of this character in abeyance until the end of the war will be materially increased. It has been estimated that the percentage of underconstruction at the present time is somewhat more than forty per cent. over the entire country and this percentage will undoubtedly increase rapidly in the future.

A recent analysis indicates that in New York City alone there is at the lowest estimate at least \$94,000,000 worth of essential building ready to be submitted to the authorities for permission to proceed. In addition there is contemplated construction to the approximate value of \$115,000,000 that has been postponed by prospective builders in deference to the requirements of the nation. None of this work represents speculative building operations, but all are based upon intrinsic industrial, commercial or residential needs.

The United States Employment Service is finding a steadily increasing need for building craftsmen in Government construction work. Since the completion of the first cantonment program, men of the building trades, both skilled and unskilled, have not been in quite so large a demand as other mechanics, but because of the large increase in the Army personnel, immediate additions are planned to be made to the existing cantonments, a large number of hospitals are to be erected and the Army and Navy bases are to be materially enlarged. All of this extra construction carries with it a largely increased demand for building craftsmen.

The Federal program for the housing of the workers in the shipyards and factories manufacturing war munitions may be considered to be well advanced. The original contracts for housing projects are rapidly nearing completion and there are quite a large number of important housing operations, especially in the East, for which the plans are well advanced, and for which contracts will shortly be awarded. The Mariners Harbor project is now being figured and it is anticipated in building circles that this contract will be placed and work started before November 1. Calls for both skilled and unskilled building mechanics for the housing operations are being received in increasing number.



# CURRENT BUILDING OPERATIONS

**A**SIDE from the newly announced projects soon to be undertaken by the various Federal Departments as additional military and naval facilities, the past week has been a quiet one for the building trades. Large contracts for essential war construction have been placed and plans are being prepared for a number of other projects of a like nature that will involve a large total expenditure. Quite a number of these Government jobs are located within the Metropolitan district or in such close proximity to it that it is more than likely that Manhattan building firms will obtain the contracts and that the local material markets will furnish a large percentage of the required supplies.

One of the chief interests of the week from the standpoint of the building and allied trades has been the effort to put over the Fourth Liberty Loan. The building industry of the Metropolis has a quota of \$7,000,000 and at present is considerably behind in the schedule of daily subscriptions. Every effort must be made during the coming and final week of the campaign to make certain that the full quota is obtained and, if possible, to get a large oversubscription. There is no work of paramount importance at the present time than that involved in assuring the success of the Fourth Liberty Loan, and all of the building interests are urged in the strongest possible terms to spare no effort in their canvass, and furthermore to make no delay in reporting their subscriptions to their committee headquarters so that the individuals responsible for the success of the Building Industry's campaign may know at all times exactly how they stand.

The material markets with but few exceptions are quiet, with orders not in great volume, and inquiries for future deliveries light. Practically all of the material demand is emanating from other direct or indirect Government business and such non-war construction as was substantially under way at the time of the ruling of the War Industries Board relative to the curtailment of non-war building operations.

Material prices are well maintained in almost all lines. Hudson River common brick prices are slightly weaker at wholesale and sales are ranging between 13 and \$14 a thousand, with the top figure only obtained with difficulty and for the best grades. Lumber prices are

generally firm and with an advancing tendency due to the scarcity of stocks and the strong demand from all quarters. The demand for trap rock and crushed limestone is exceptionally heavy and dealers in both materials are being hard pushed to keep their deliveries ahead of new orders. The demand is almost without exception for direct and indirect Federal construction.

**Common Brick.**—No feature of particular interests has been manifest during the week in the wholesale market for Hudson River common brick. The sales of the period have been light and the arrivals from up-river points have been relatively lighter than for the past few weeks. The latter condition has been brought about not by any shortage of brick at the shipping points but because of the fact that manufacturers have been unwilling to load and ship while the demand was so light in the Metropolitan market. Prices are somewhat weaker than they have been and are ranging between \$13 and \$14 a thousand to dealers in cargo lots, alongside dock. The latter figure is difficult to obtain, however, and the consensus

of opinion is that prices will be slightly easier than they have been during recent months. Although there have been but a few direct common brick sales to the Government, the market from the viewpoint of Federal business is hopeful, and there is quite a volume of anticipated business that is likely to be placed in the near future. During the week there were two barge loads shipped to Mineola, L. I., for use on the new cantonment buildings there and other shipments for Government account have been made to nearby points.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, October 11, 1918. Condition of market: Demand light; prices weaker. Quotations: Hudson River, \$13 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 8. Distribution: Manhattan, 4; Brooklyn, 3; New Jersey points, 1.

**Trap Rock.**—Dealers in this material are loaded to their full capacity with orders and the new demand is exceptionally heavy. At the present time as well as for weeks past about 95 per cent. of the deliveries of trap rock going to direct and indirect Government building operations and the balance into

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.00@**\$14.00**  
Raritan common.....No quotation  
Second hand common, per load of 1,500.....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers, wood or duck bags.....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel.....No quotation  
P. S. C. gravel.....No quotation  
Paving stone.....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal).....\$1.85@ —  
Trap rock, ¾ in. (Nominal).....**2.00@ —**  
Crushed limestone, 1½ in.....1.80@**\$1.85**  
Crushed limestone, ¾ in.....1.90@ 2.00

**Building Stone.**

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New York, per cu. ft.....3.00

**Linseed Oil.**

City brands, oilled, 5 bbl. lots.\$1.87@ —  
Less than 5 bbls.....1.88@ —

**Turpentine.**

Spot in yard, N. Y., per gal..\$0.65½@**\$0.66**

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@**\$55.00**  
14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@ —

Hemlock, W. Va., base price


per M.....@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

# LEHIGH CEMENT

## NATIONAL



DISTRIBUTION
REPUTATION



MATERIALS AND SUPPLIES

non-war work. The Government has established the price now being quoted for all deliveries within lighterage distance of the city at the following rates: Trap rock, 1½ in., \$1.85 per cubic yard, and ¾ in., \$2 a cubic yard.

**Building Stone.**—Owing to the general recession of building construction other than essential war operations there is but little activity in the market for building stone. Government projects almost without exception are the predominating factors in the building situation throughout the country and operations of this character use but little, if any, stone. Prices are unchanged since the last quotation.

**Structural Steel.**—There is no change in the conditions that are surrounding the steel industry. The fabricated end of the business is dominated by the demands from the Government for material in immense tonnages desired for military and naval construction and the requirements of the shipyards. The use of fabricated steel for private building operations may be discounted at present as the line has been tightly drawn regarding the furnishing of materials of

every kind for these jobs. There has been a heavy demand for steel for the construction of freight cars for the various railroads, both for domestic lines and for the use of the American Expeditionary Forces in France. Federal control prices are governing all quotations.

**Linseed Oil.**—Market conditions are exceptionally quiet and there is at the present time practically no prospect of increased activity for some time to come. The price situation is somewhat easier than it has been for the past month or so, with current quotations a trifle lower and ranging from \$1.87 to \$1.88 a gallon. The outlook is for a gradual weakening in prices during the coming months. Domestic seed of the new crop is now moving toward the crushers and within a short time it is likely that the supply of oil will be easier than it has been recently.

**Window Glass.**—A trade rumor persists to the effect that the Government is making a determined effort to conserve the available supply of window glass for the most essential uses and

will probably place a drastic restriction on future glass sales. An additional factor that will most likely operate adversely in the glass manufacturing industry would be a restriction against the renewal of manufacturing operations until next spring. Glass stocks at the factories are at a low ebb. Prices are unchanged at the present writing.

**Electrical Supplies.**—If it were not for the great volume of direct and indirect Government building operations now under construction there would be practically no demand for electrical supplies other than the few inquiries coming from alteration and repair projects. As it is, however, the manufacturers and jobbers in all lines of electrical goods are burdened to capacity with what might be considered in every manner as war orders. A number of price changes have been announced during the past week, the most important being that on incandescent lamps. There is a serious shortage in the supply of lamps at the present time. Although there is a dearth of new building construction of a non-war character, the electrical trades are looking forward to the coming spring with anticipations of a materially increased volume of buying activity from this quarter.

**Cast Iron Pipe.**—Manufacturers are considerably disturbed on account of the attitude of the Federal authorities in regard to allowing the mills to obtain the required tonnage of pig iron to keep their plants in operation throughout the winter months. At the present moment the market is almost without movement of any kind. Buying interest is practically negligible and inquiries are few and far between on account of the general curtailment of all construction excepting the most essential to war requirements. Cast iron prices are unchanged.

**Wire Products.**—Manufacturers of both wire and wire nails are hemmed about by restrictions against production for other than war purposes and it is becoming increasingly difficult to obtain supplies for any use that is not essential to the military aims. The demand from the ordinary lines of manufacturing consumption is fairly active, but dealers are almost unable to fill large orders owing to the fact that their stocks are low and there is no immediate prospect of refilling them for months to come.

IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.  
Lath (Eastern spruce f. o. b. N. Y.):  
Standard slab ..... \$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. .... \$70.00@ —  
Cypress shingles, 6x18, No. 1  
Hearts ..... 10.00@ —  
Cypress shingles, 6x18, No. 1  
Prime ..... 8.50@ —  
Quartered oak ..... 95.00@ 107.50  
Plain oak ..... @ 75.50  
Flooring:  
White oak, quartered, select. .... @ \$67.00  
Red oak, quartered, select. .... @ 67.00  
Maple No. 1 ..... \$56.50@ —  
Yellow pine, No. 1, common  
flat ..... 43.00@ —  
N. C. Pine, flooring, Norfolk.. 43.00@ —  
Sand—  
Screened and washed Cow Bay.  
500 cu. yds. lots, wholesale.. \$1.25@ —  
Lime (standard 300-lb. bbls.):  
Eastern common, wholesale  
price ..... \$2.50@ —  
Eastern finishing, wholesale  
price ..... \$2.70@ —  
Hydrated common (per ton)... 15.20@ —  
Hydrated finishing (per ton)... 17.20@ —  
Window Glass. Official discounts from  
manufacturers' lists:  
Single strength, A quality, first three  
brackets ..... 77%

B grade, single strength, first three  
brackets ..... 77%  
Grades A and B, larger than the first  
three brackets, single thick..... 77%  
Double strength, A quality..... 79%  
Double strength, B quality..... 81%  
Plaster—(Basic prices to dealers at  
yard, Manhattan):  
Mason's finishing in 100 lbs.  
bags, per ton..... \$23.00@ —  
Dry Mortar, in bags, return-  
able at 30c. each per ton.. 14.05@ —  
Block, 2 in. (solid), per sq. ft..... \$0.11  
Block, 3 in. (hollow), per sq. ft.... 0.11  
Boards, ¾ in. x 8 ft..... 12½¢  
Boards, ¾ in. x 8 ft..... 15½¢  
Structural Steel (Plain material at tide-  
water, cents per lb.):  
Beams & channels up to 14 in. 3.245@ —  
Beams & channels over 14 in. 3.245@ —  
Angles, 3x2 up to 6x8..... 3.245@ —  
Zeas and tees..... 3.245@ —  
Steel bars, half extras..... 3.245@ —  
Hollow Tile (fireproofing. Prices f. o. b.  
factory, Perth Amboy, N. J.):  
Exterior—  
4x12x12 in., per 1,000 ..... —  
6x12x12 in., per 1,000 ..... —  
8x12x12 in., per 1,000 ..... —  
10x12x12 in., per 1,000 ..... —  
12x12x12 in., per 1,000 ..... —  
Interior—  
3x12x12 in., per 1,000 ..... —  
4x12x12 in., per 1,000 ..... —  
6x12x12 in., per 1,000 ..... —  
8x12x12 in., per 1,000 ..... —



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### PERSONAL AND TRADE NOTES.

**Abe Urís Iron & Steel Corporation**, 423 Kent avenue, Brooklyn, announces that it has bought the entire stock of the Kent Iron & Steel Corporation, located at 40 South 8th street, Brooklyn.

**George A. Fuller Company** has now under construction for the Nitrate Company of New York, a large chemical plant at Cincinnati, O., the cost of which will approximate \$10,000,000. The same firm is also building for the American Cellulose Company, at Cumberland, Md., a chemical plant from plans prepared by that company's engineers, that is estimated to cost several million dollars.

**Major General George W. Goethals**, has been made a member of the War Industries Board. He is assistant chief of the General Staff and director of the Division of Purchase, Storage and Traffic. As such his work brings him into close and frequent contact with the operations of the War Industries Board. General Goethals takes the place on the board formerly filled by his recent assistant, Brigadier General Hugh A. Johnson, who has been assigned to a field brigade for active service.

**W. J. Crouch Company, Inc., and Rowson, Drew & Clydesdale, Inc.**, announce the amalgamation of their respective organizations. All trading and manufacturing operations henceforth will be conducted under the name of Rowson, Drew & Clydesdale, Inc., with general offices at 68 William street, New York. In future, the name of "Crouch Steel" and all that it implies, will be linked with the century old traditions of the house of Rowson, Drew & Clydesdale which should be a guarantee to their customers all over the world of the highest in service. P. G. Donald, president of Rowson, Drew & Clydesdale, Inc., will continue in this office, while I. Smullyan, president of the W. J. Crouch Company, Inc., will act as managing director of the new firm. Victor E. Karminski and A. E. Hearne, both treasurer and general manager of the W. J. Crouch Company, Inc., and Rowson, Drew & Clydesdale, Inc., respectively, will in future act as joint general managers of the new concern. Mr. Karminski conducting the Crouch Steel Division, and Mr. Hearne directing all other trading operations. Plans have been made for the further development and expansion of the Rowson, Drew & Clydesdale Engineering Division in order to cope with the wholly unprecedented demand for their gravity runways, portable elevator conveyors and other labor saving devices. These plans will be carried out under the personal direction of John J. Smart. A vigorous advertising campaign will be undertaken by the new firm, embracing both Crouch Steel products and Rowson, Drew & Clydesdale specialties. This campaign will be carried into all foreign countries, as well as into every state of the Union, and will be directed in all its branches by M. Oppenshaw, who has hitherto had charge of the advertising for the W. J. Crouch Company, Inc. H. Lad Landau, assistant secretary and general manager of sales of the W. J. Crouch Company, will continue with the new concern. So will other leading officers of the company, such as John H. Allen, purchasing agent, who will in the future be assisted by M. Greenberg, of Rowson, Drew & Clydesdale, Inc.; Albert Smullyan, controller; O. W. Andrews, traffic manager, and head of the company's Licensing Bureau and all others occupying positions of trust with the old companies.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**TUCKERTON, N. J.**—S. S. Sharp, 656 Washington st, Cape May, N. J., has the general contract for a 1-story frame marine quarters, 35x134 ft, with two wings, 28x38 ft, at the Wireless Radio Station, for the U. S. Government, Navy Dept., C. W. Parks,

chief of the Bureau of Yards and Docks, Washington, D. C. Plans were prepared privately.

**MINEOLA, L. I.**—The Clough-Bourne Corporation, 101 Park av, Manhattan, has the general contract for extensions to the existing camp at Camp Mills, Mineola, for the U. S. Government, Gen. R. C. Marshall in charge, Washington, D. C. Plans were prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer. Cost, approximately \$11,000,000.

**YAPHANK, L. I.**—Plans are being prepared under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., for additional buildings, including shops, warehouses and barracks, at Camp Upton, for the U. S. Government, Gen. R. C. Marshall in charge, Washington, D. C. Cost, \$128,650.

**PERTH AMBOY, N. J.**—Dennison & Hiron, 475 Fifth av, Manhattan, have been retained as the architects for the proposed housing development at Perth Amboy, N. J., for the U. S. Housing Corporation, Otto M. Eidlitz, Director, Washington, D. C. Remington & Vosburg, Camden, N. J., are the engineers, and F. D. Hunchman, 52 Broadway, Manhattan, is the town planner. Details will be available later.

**SOUTH AMBOY, N. J.**—Plans will be prepared privately for the housing development at South Amboy, N. J., for the United States Housing Corporation, Otto M. Eidlitz, Director, Washington, D. C. G. L. Robinson, 37 East 28th st, Manhattan, is the engineer, and J. L. Pray, 50 Garden st, Cambridge, Mass., is the town planner. Details will be available later.

### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

#### DWELLINGS.

**MARINERS HARBOR, S. I.**—Niewenhouse Brothers, N. Y. City, are figuring the general contract and desire estimates on all sub-contracts by Oct. 13, for the Federal housing development to be located at Mariners Harbor, S. I., for the U. S. Government, Otto M. Eidlitz, Director of Housing for the United States Housing Corporation, Washington, D. C., from plans prepared by Delano & Aldrich and Charles Higgins, 126 East 38th st, Manhattan, architects. Cost, approximately \$400,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### DWELLINGS.

**146TH ST.**—Alfred E. Kehoe & Co., 1 Beekman st, has prepared plans for a 3-story brick dwelling, 25x45 ft, at 507 West 146th st, for L. K. Ungrich, 1676 Amsterdam av, owner and builder. Cost, \$8,000.

##### STORES, OFFICES AND LOFTS.

**FIFTH AV.**—S. B. Eisendrath, 18 East 41st st, has been retained to prepare plans and specifications for alterations to the 5-story brick and stone store and loft, on plot 49x100 ft, at 255-257 Fifth av, for Musher Brothers, 1 Madison av, owners.

#### Brooklyn.

##### DWELLINGS.

**WEST 24TH ST.**—George H. Suess, 2920 Railroad av, has prepared plans for four 2-story brick dwellings, 20x55 ft, in the west side of West 24th st, 150 ft north of Surf av, for Emil Heneberg, 3005 Surf av, owner and builder. Total cost, \$20,000.

**PRESIDENT ST.**—Cohn Brothers, 361 Stone av, have completed plans for a 2½-story brick and stone residence, 24x70 ft, in President st, between Brooklyn and New York avs, for Rudolph Nurick, 1002 Eastern Parkway, owner and builder. Project includes a garage. Cost, about \$30,000.

##### STORES, OFFICES AND LOFTS.

**LIVINGSTON ST.**—J. Sarsfield Kennedy, 157 Remsen st, has completed plans for interior alterations to the 4-story brick and stone store and loft building in the south side of Livingston st, 282 ft west of Bond st, for M. L. Stevenson and W. J. Silcock, 117 St. Marks av, owners. Cost, about \$6,000.

**NEPTUNE AV.**—John Burke, 245 President st, has prepared plans for additions and fire repairs to the 2-story brick and concrete office and dye works, 60x100 ft, at the southeast cor of 21st st and Neptune av, for John Mitchell, 3d and Bond st, owner. Cost, about \$8,000.



**THIRD AV.**—Charles Gastmeyer, 1652 Myrtle av, has prepared plans for an extension to the 3-sty brick store and loft building on the east side of Third av, 50 ft south of 37th st, for Thomas Somme, 971 Third av, owner, who will be ready for estimates on general contract about Oct. 13. Cost, \$2,500.

#### Queens.

##### DWELLINGS.

**WOODHAVEN, L. I.**—P. H. Dein, Woodhaven, L. I., has prepared plans for three 2½-sty frame dwellings, 20x35 ft, in the east side of Diamond st, 525 ft north of Fulton st, for W. H. Dein, Diamond av, Woodhaven, L. I., owner and builder.

**DOUGLAS MANOR, L. I.**—G. J. Casazza, 1133 Broadway, Manhattan, has completed plans for a 2½-sty brick dwelling, 27x68 ft, in the south side of Grosvenor st, 100 ft east of Shore rd, for P. T. Cox, 154 Nassau st, Manhattan, owner. It is undecided when this project will go ahead.

**RICHMOND HILL, L. I.**—Amos Robbins, 54 Van Wyck av, Richmond Hill, has completed plans for two 2½-sty frame dwellings, 21x38 ft, on the east side of Ellsworth av, 320 ft south of Ridgewood av, for Anton Dietrich, Ridgewood av, Richmond Hill, L. I., owner. Joseph Hoehlein, 49 Clifton pl, Jamaica, L. I., has the general contract. Total cost, \$9,000.

#### Richmond.

##### FACTORIES AND WAREHOUSES.

**GRASSMERE, S. I.**—Wm. H. Condit, Summit av, Grassmere, S. I., has completed plans for a 2-sty concrete block manufacturing building, 26x60 ft, on the east side of Clove av, 100 ft south of Mosel av, for C. D. Durkee & Co., Clove av, Grassmere, owner. Owner builds. Cost, \$3,000.

#### Nassau.

##### HALLS AND CLUBS.

**MINEOLA, L. I.**—Plans will be prepared privately for a 1-sty frame association building, 80x112 ft, with 2 wings, one to be used as an auditorium and the other as a social room, at Camp Mills, Mineola, L. I., for the Y. M. C. A., 347 Madison av, Manhattan, owner. Cost, \$15,000. General contractor will be announced soon.

#### Westchester.

##### DWELLINGS.

**MT. VERNON, N. Y.**—W. F. Steckler, Mt. Vernon, N. Y., has completed plans for a 1½-sty frame and brick veneer dwelling, to be erected on the southwest cor of Rich and Villa sts, for M. Krim, Mt. Vernon, N. Y. Cost, \$5,000.

#### New Jersey.

##### APARTMENTS, FLATS & TENEMENTS.

**PATERSON, N. J.**—Jos. DeRose, 119 Ellison st, Paterson, N. J., has completed plans for a 3-sty brick and limestone apartment for twelve families, 47x80 ft, at the northeast cor of McBride av and Walker st, for Frank Santucci, 7 Passaic st, Paterson, N. J., owner and builder. Cost, about \$25,000.

##### CHURCHES.

**PASSAIC, N. J.**—A. L. Vegliante, 42 Passaic av, Garfield, N. J., has completed plans for a 1½-sty brick and limestone church, 35x91 ft, at the northeast cor of Oak and Myrtle avs, for the Passaic Catholic Apostolic Roman Independent Church of St. Antonio Di Padova, owner, c/o architect. Cost, \$25,000. Anthony Pollara, Garfield, N. J., has the mason contract.

##### DWELLINGS.

**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for a 2-sty frame dwelling, 22x45 ft, in South 16th st, near Sussex av, for Dr. Etta Folley, 562 Warren st, Newark, N. J., owner, who will soon take bids for construction. Cost, \$4,500.

##### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—Edw. E. Grant, 397 Washington av, Newark, N. J., has completed plans for a 2-sty brick, mill construction, warehouse, 55x137 ft, at 462 Riverside av, for the Upson-Walton Co., of N. Y., 291 Broadway, Manhattan, owner. Cost, about \$40,000. Owner will build by day's work.

##### HALLS AND CLUBS.

**FORT HANCOCK, N. J.**—Plans have been prepared privately for a 1-sty frame welfare building, 84x40 ft, containing dormitory and assembly room, at Fort Hancock, N. J., for the Jewish Welfare Board, Mortimer Schiff, chairman, 149 5th av, Manhattan, owner.

**CAMP RARITAN, N. J.**—Plans have been prepared privately for a 1-sty frame welfare building, 84x40 ft, with dormitory and assembly room, at Camp Raritan, N. J., for the Jewish Welfare Board, Mortimer Schiff, chairman, 149 5th av, Manhattan, owner. Estimates on construction are desired at once.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### FACTORIES AND WAREHOUSES.

**BROOKLYN.**—R. W. Smith Contracting Co., 368 Lexington av, Manhattan, has the general contract for an extension to the storage shed at the northwest cor of Gowanus Canal and 2d st, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from plans prepared privately. Cost, about \$25,000.

**NEWARK, N. J.**—The Irvington Lumber & Door Co., 738 Broad st, Newark, will be the general contractor for the 1-sty frame storage building, 50x75 ft, to be erected in Thomas st, by the National Box & Lumber Co., owner, for the Sterling Waxed Paper Co, 245 South st, Newark, lessee. Plans were prepared by W. E. Lehman, 738 Broad st, Newark, architect. Cost, \$4,000.

**CLAREMONT, N. J.**—James Stewart & Co., 30 Church st, Manhattan, have obtained the general contract for the construc-

tion of a tank house and filter house, of hollow tile and reinforced concrete, at the Eagle Works of the Standard Oil Co. of N. J., at Claremont, N. J., for the Standard Oil Co., 26 Broadway, Manhattan, owner, from plans prepared privately.

#### HALLS AND CLUBS.

**MANHATTAN.**—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 4-sty brick clubhouse, 65x85 ft, at 159-161 West 93d st, for the Nippon Club, owner, on premises, from plans prepared by Rockrise & Shiota, 366 Fifth av, architects. Cost, about \$15,000.

**RARITAN, N. J.**—Harry Vought, Jr., Grand Central Terminal, Manhattan, has the general contract for the 2-sty frame hostess house and barracks, 60x80 ft, at the Raritan Arsenal, for the War Work Council National Board, from plans prepared by Katherine C. Budd, 527 5th av, Manhattan, architect. Cost, \$25,000.

#### STABLES AND GARAGES.

**MANHATTAN.**—J. J. McCafferty, 307 West 36th st, has the general contract for the conversion of the 4-sty brick stable at 207-209 West 120th st, into a garage, for Dr. Robert Armstrong, 114 West 118th st,

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owner, from plans prepared by W. H. Birkmire's Sons, 1133 Broadway, architects. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—John McKeefrey, 1416 Broadway, has the general contract for alterations to the 21-sty brick office building, 84x85 ft, at 100 Broadway, for the American Surety Co., owner, from plans prepared by Herman Lee Meader, architect, 2 West 33d st, architect. Project includes new pent house, rearranging partitions, etc. Cost, about \$25,000.

MANHATTAN—W. J. Yennie & Co., 45 East 42d st, have the general contract for alterations to the 4-sty brick office building at the northeast corner of 4th av and 23d st, for the American Red Cross, John Magee in charge, 44 East 23d st, owner, from plans by David M. Ach, architect, 1 Madison av.

MARINERS HARBOR, S. I.—Fred T. Ley & Co., Inc., 19 West 44th st, Manhattan, have the general contract for a 4-sty brick and reinforced concrete office building, 42x92 ft, in the north side of Richmond Terrace, 480 ft west of Harbor road, for the Staten Island Shipbuilding Co., 1 Broadway, Manhattan, owner, from plans prepared by the Lockwood, Green Co., 101 Park av., Manhattan, architects and engineers. Cost, \$75,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday

of each month. Oscar S. Teale, secretary, 35 Broadway.

NATIONAL PAINT, OIL AND VARNISH ASSOCIATION will hold its thirty-first annual convention in Boston, Mass., October 21 to 24. Headquarters will be at the Copley-Plaza Hotel.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL GLASS DISTRIBUTORS' ASSOCIATION will hold its annual fall meeting at the William Penn Hotel, Pittsburgh, Pa., October 18 and 19, 1918. The committee in charge of the plans for this convention have prepared interesting programs for all of the sessions. A number of nationally prominent speakers have been secured and subjects of vital interest to the future welfare of the glass industry will be discussed.

NEW YORK SOCIETY OF ARCHITECTS will hold its next regular meeting in the United Engineer Societies Building, 29 West 39th st, Tuesday evening, October 15, at 8 p. m. There will be an interesting discussion on new plumbing methods. All interested are welcome. The New Year Book of the New York Society of Architects is now being prepared for the press and the Architect's Directory is being revised. Any practicing architect within the State of New York who desires to have his name entered in this directory and receive without charge a copy of the forthcoming year book may do so by sending a request on his own letter-head to the Secretary, Frederick Z. Zobel, 35 West 39th st, New York City.

STANDARDS AND APPEALS.

Calendar.

HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 A. M.  
Board of Appeals, Tuesdays, at 1.30 P. M.  
Call of Calendar, Tuesdays, at 3 P. M.  
Special meetings as announced in the Calendar.  
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, October 15, 1918, at 10 A. M.  
Petitions for Variations.

- 1392-18-S—106-108 West 32d st, Manhattan.
- 1398-18-S—147-149 West 26th st, Manhattan.
- 1471-18-S—Seventh av, between 12th and 13th sts, Brooklyn.
- 2527-17-S—27 West 27th st, Manhattan.
- 2016-17-S—238-40 West 50th st, Manhattan.
- 1772-17-S—46-48 East Houston st, Manhattan.
- 1497-18-S—58 John st, Manhattan.
- 2122-17-S—23 West 24th st, Manhattan.
- 2468-17-S—622-640 West 24th st, Manhattan.
- 1465-18-S—19 East 24th st, Manhattan.
- 1785-18-S—100 Greene st, Manhattan.
- 2182-17-S—636-658 Broadway, Manhattan.
- 2251-17-S—55-57 3d st, Brooklyn.
- 2252-17-S—51 Water st, Manhattan.
- 2253-17-S—281 Pearl st, Manhattan.
- 2254-17-S—59 Great Jones st, Manhattan.
- 2257-17-S—187 East Broadway, Manhattan.
- 2258-17-S—40 East 14th st, Manhattan.
- 2260-17-S—121 West 22d st, Manhattan.
- 2261-17-S—121 West 22d st, Manhattan.
- 2262-17-S—24-26 Columbia st, Manhattan.
- 2264-17-S—223-235 Water st and 50-52 Bridge st, Manhattan.
- 2265-17-S—46-48 Bridge st, Manhattan.
- 2266-17-S—215-217 Water st, Manhattan.
- 2277-17-S—10-14 East 12th st, Manhattan.
- 2278-17-S—81 Greene st, Manhattan.
- 2279-17-S—256-258 Mott st, Manhattan.
- 2298-17-S—157-159 East 128th st, Manhattan.
- 2299-17-S—531-33 West 55th st, Manhattan.
- 2328-17-S—29 Bond st, Manhattan.
- 2334-17-S—111 West 31st st, Manhattan.
- 2337-17-S—5 Lispenard st, Manhattan.
- 2341-17-S—679 Broadway, Manhattan.
- 2346-17-S—308 East 117th st, Manhattan.
- 2347-17-S—28 East Broadway, Manhattan.
- 2351-17-S—265 Greene st and 42 East 8th st, Manhattan.
- 2355-17-S—26-32 Tiffany pl, Brooklyn.
- 2358-17-S—7 East 14th st, Manhattan.
- 2522-17-S—244-246 East 52d st, Manhattan.
- 2523-17-S—149 East 48th st, Manhattan.
- 2526-17-S—105 Liberty st, Brooklyn.
- 2529-17-S—126 West 34th st, Manhattan.
- 2531-17-S—45 West 29th st, Manhattan.
- 2532-17-S—47 West 29th st, Manhattan.
- 2539-17-S—112 West 31st st, Manhattan.

BOARD OF APPEALS.

Tuesday, October 15, 1918, at 1.30 P. M.  
Under Building Zone Resolution.

- 1453-18-BZ—232-234 East 124th st, Manhattan.
- 1463-18-BZ—Northwest corner 162d st and Grant av, The Bronx.
- 1233-18-BZ—1236 43d st, Brooklyn.
- 1468-18-BZ—616-630 Lorimer st, Brooklyn.
- 1417-18-BZ—5, 7 and 9 West 115th st, Manhattan.
- 1466-18-BZ—22-24 West 13th st, Manhattan.
- Appeals from Administrative Orders.
- 222-16-A—82-86 Rutgers slip, Manhattan.
- 190-18-A—Baltimore & Ohio Yards and Piers, St. George, Richmond.
- 1367-18-A—67 Exchange place, Manhattan.
- 1368-18-A—22 Broad st and 20 New st, Manhattan.
- 2561-17-A—256 Fifth av, Manhattan.
- 1472-18-A—1425 Carroll st, Brooklyn.
- 1473-18-A—77 Hudson av, Brooklyn.
- 1476-18-A—1317-1329 Broadway, Manhattan.
- 1479-18-A—North side Fenimore st, 200 ft. east of New York av, Brooklyn.
- 1482-18-A—561-563 East Fordham rd, The Bronx.
- 1481-18-A—349-353 Fifth av, Manhattan.
- 1483-18-A—Southeast corner Harris av and Marion st, L. I. City, Queens.
- 1484-18-A—46 Bowery, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, October 17, 1918, at 10 A. M.  
Petitions for Variations.

- 2360-17-S—227 East 150th st, Manhattan.
- 2385-17-S—235-237 Fifth av, Manhattan.
- 2387-17-S—224 Centre st, Manhattan.
- 2388-17-S—9 East 12th st, Manhattan.
- 2389-17-S—81 East 116th st, Manhattan.
- 2391-17-S—1333-1335 Fulton st, Brooklyn.
- 2393-17-S—34 East 9th st, Manhattan.
- 2394-17-S—3 Maiden lane, Manhattan.
- 2412-17-S—55-61 Furman st, Brooklyn.
- 2413-17-S—29 Howard st, Manhattan.
- 2414-17-S—322 East 75th st, Manhattan.
- 2415-17-S—98 Southern boulevard, The Bronx.
- 2420-17-S—36 West 17th st, Manhattan.
- 2422-17-S—117 Spring st, Manhattan.
- 2423-17-S—366-68 West 11th st, Manhattan.
- 2430-17-S—22-30 Skillman st, Brooklyn.
- 2431-17-S—65-67 East 12th st, Manhattan.
- 2432-17-S—14-16 Wooster st, Manhattan.
- 2435-17-S—478 Sixth av, Manhattan.
- 2436-17-S—123 Gerry st, Brooklyn.
- 2437-17-S—11 Lewis st, Manhattan.
- 2438-17-S—218 Pearl st, Manhattan.
- 2445-17-S—476 Broadway, Manhattan.
- 2541-17-S—36 Eldridge st, Manhattan.
- 2545-17-S—120-122 East Broadway, Manhattan.
- 2557-17-S—1459 Third avenue, Manhattan.
- 2563-17-S—71 Mercer st, Manhattan.
- 2559-17-S—229 East 22d st, Manhattan.
- 2558-17-S—314 West 14th st, Manhattan.
- 2560-17-S—256 Fifth av, Manhattan.
- 2565-17-S—204 West 23d st, Manhattan.
- 1391-17-S—25-27 Carroll st, Brooklyn.
- 1718-17-S—125 Prince st, Manhattan.
- 1930-17-S—107-111 Myrtle av and 312-320 Bridge st, Brooklyn.
- 2081-17-S—33 Worth st and 171-73 Broadway, Manhattan.
- 2082-17-S—519 Broome st, Manhattan.
- 2085-17-S—31-39 Washington st, Brooklyn.

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# CONCURRENT RESOLUTIONS.

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four and section eleven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE CONTRACTING OF DEBTS BY THE STATE.

Section 1. Resolved (If the Assembly concur), That sections four and eleven of article seven of the constitution be amended to read as follows:

§ 4. Except the debts specified in sections two and three of this article, no debts shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein [; and such]. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted to be determined by general laws, which determination shall be conclusive, nor for more than fifty years from the time of the contracting of such debt. A debt hereafter contracted by the state, pursuant to an authorization hereafter made, and each portion of any such debt from time to time so contracted, may, if provided by the law authorizing such debt, be paid in equal annual installments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. Such law shall if it authorize the contracting of a debt payable otherwise than in equal annual installments impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No [such] law authorizing the contracting of a debt pursuant to this section shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election. On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass, and ought the same to receive the sanction of the people?" The legislature may at any time, after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law; but the tax, if any, imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrevocable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability. The money arising from any loan or stock creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. No such law shall be submitted to be voted on, within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall, if such debt be payable otherwise than in equal annual installments, impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually to the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable. § 11. The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may, if such debt be payable otherwise than in annual installments, set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until

the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof. The legislature shall annually as the same shall fall due provide by direct tax, appropriation or both for the payment of the interest upon and installments of principal of all debts created on behalf of the state, payable in annual installments, pursuant to section four of article seven, or of any law enacted in pursuance thereof.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.  
FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall section four and section eleven of Article seven of the Constitution relating to the contracting of State debts be amended so as to restrict the debt period to the probable life of the work for which the debt is contracted (in no case to exceed fifty years) and to authorize the issuance of bonds to be paid in annual installments by direct tax or legislative appropriation," be approved?

## TWO

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following amendment to section seven of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE FOREST PRESERVE.

Section 1. Resolved (If the Assembly concur), That section seven or article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. Nothing contained in this section shall prevent the state from constructing a state highway from Saranac Lake in Franklin county to Long Lake in Hamilton county and thence to Old Forge in Herkimer county by way of Blue Mountain lake and Raquette lake.

[But the] The legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. A violation of any of the provisions of this section may be restrained at the suit of the people or with the consent of the supreme

court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 26, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 11, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.  
FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall section seven of Article seven of the Constitution relative to the Forest Preserve be amended so as to permit the construction of a State highway from Saranac Lake to Long Lake and thence to Old Forge by way of Blue Mountain Lake and Raquette Lake," be approved?

## THREE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eight of article seven of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHT OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO A CERTAIN PORTION OF THE ERIE CANAL.

Section 1. Resolved (If the Assembly concur), That section eight of article seven of the constitution be amended to read as follows:

§ 8. The legislature shall not sell, lease or otherwise dispose of the Erie canal, the Oswego canal, the Champlain canal, the Cayuga and Seneca canal, or the Black River canal; but they shall remain the property of the state and under its management forever. The prohibition of lease, sale or other disposition herein contained, shall not apply to the canal known as the Main and Hamburg street canal, situated in the city of Buffalo, and which extends easterly from the westerly line of Main street to the westerly line of Hamburg street, nor to that portion of the existing Erie canal in the city of Utica between the westerly line of Schuyler street and the easterly line of Third street, provided that a flow of sufficient water from Schuyler street to Third street to feed that portion of the canal east of Third street be maintained. All funds that may be derived from any lease, sale or other disposition of any canal shall be applied to the improvement, superintendence or repair of the remaining portion of the canals.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and eighteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 1, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

March 22, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.  
FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE.

"Shall section eight of Article seven of the



Constitution prohibiting the sale and leasing of the canals be amended so as to authorize the sale or lease of that portion of the Erie Canal in the city of Utica between Schuyler and Third streets reserving sufficient water flow for the canal east of Third street," be approved?

## FOUR

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, GENERALLY.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

Compensation for taking private property; private roads; drainage of agricultural lands. § 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, as with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof, shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. General laws may be passed permitting the owners or occupants of agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions and with just compensation, but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefore, the remainder may be sold or leased.

The legislature may also authorize cities, for the establishment of a uniform system of streets, to take real property within an abandoned street or highway and to sell and lease it.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

April 2, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 3, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## FIVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER FIVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION, IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occupants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed, wholly or partly, against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefore, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

April 2, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

April 3, 1918

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## SIX

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SIX

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Senate concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every male citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States in the army or navy thereof shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Senate concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY,

May 8, 1917

This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,

Secretary of State.

## SEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.  
STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,

Secretary of State.

## AMENDMENT NUMBER SEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE QUALIFICATION OF VOTERS.

Section 1. Resolved (if the Assembly concur), That section one of article two of the constitution be amended to read as follows:

Section 1. Every [male] citizen of the age of twenty-one years, who shall have been a citizen for ninety days, and an inhabitant of this state one year next preceding an election, and for the last four months a resident of the county and for the last thirty days a resident of the election district in which he may offer his vote, shall be entitled to vote at such election in the election district of which he shall at the time be a resident, and not elsewhere, for all officers that now are or hereafter may be elective by the people, and upon all questions which may be submitted to the vote of the people, provided that in time of war no elector in the actual military service of the state, or of the United States, in the army or navy thereof, shall be deprived of his vote by reason of his absence from such election district; and the legislature shall have power to provide the manner in which and the time and place at which such absent electors may vote, and for the return and canvass of their votes [in the election districts in which they respectively reside].

Notwithstanding the foregoing provisions, after January first, one thousand nine hundred and twenty, no person shall become entitled to vote by attaining majority, by naturalization or otherwise, unless such person is also able, except for physical disability, to read and write English; and suitable laws shall be passed by the legislature to enforce this provision.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

April 1, 1918

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof,

By order of the Senate,

EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 10, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof,

By order of the Assembly,

THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, ss.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the



a.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### EIGHT

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER EIGHT

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN ASSEMBLY

March 25, 1918

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 1, 1918.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### NINE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section four of article two of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER NINE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION FOUR OF ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO THE ENACTMENT OF ELECTION AND REGISTRATION LAWS.

Section 1. Resolved (if the Assembly concur), That section four of article two of the constitution be amended to read as follows:

§ 4. Laws shall be made for the regulation of elections and for ascertaining [ ] by proper proofs [ ] the [citizens] electors who shall be entitled to the right of suffrage hereby established [ ] and for [the] their annual registration [of voters]; which [registration] shall be completed at least [ten] fifteen days before each general election. Such registration shall not be required for town and village election except by express provision of law. In cities and villages having five thousand inhabitants or more, according to the last preceding state enumeration of inhabitants, [voters] electors shall be registered upon personal application only. But the legislature may provide for the special registration upon such application not more than three months before the date of election, of such electors as shall then show under oath that they will necessarily be absent from the county during each of the regular days of registration on account of their occupation. [ ] but voters] Electors not residing in such cities or villages shall not be required to apply in person for registration at the first meeting of the officers having charge of the registry of [voters] electors.

§ 2. Resolved (if the Assembly concur), That

the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### TEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER TEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Assembly concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 4, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### ELEVEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on

the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER ELEVEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (if the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows: § 18. The legislature shall not pass a private or local bill in any of the following cases:

Changing the names of persons.  
Laying out, opening, altering, working or discontinuing roads, highways, or alleys or for draining swamps or other low lands.  
Locating or changing county seats.  
Providing for changes of venue in civil or criminal cases.

Incorporating villages.  
Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.  
The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage, or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association, or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidence of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

STATE OF NEW YORK,  
IN SENATE

May 9, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,

President.

STATE OF NEW YORK,  
IN ASSEMBLY

May 10, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,

Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. s.] city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### TWELVE

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of the senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER TWELVE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE THREE OF THE



# CONSTITUTION, RELATIVE TO PRIVATE AND LOCAL BILLS.

Section 1. Resolved (If the Assembly concur), That section eighteen of article three of the constitution be amended to read as follows:

§ 18. The legislature shall not pass a private or local bill in any of the following cases: Changing the names of persons. Laying out, opening, altering, working or discontinuing roads, highways or alleys, or for draining swamps or other low lands.

Granting any state lands, or any interest therein.

Locating or changing county seats. Providing for changes of venue in civil or criminal cases.

Incorporating villages. Providing for election of members of boards of supervisors.

Selecting, drawing, summoning or empanelling grand or petit jurors.

Regulating the rate of interest on money.

The opening and conducting of elections or designating places of voting.

Creating, increasing or decreasing fees, percentage or allowances of public officers, during the term for which said officers are elected or appointed.

Granting to any corporation, association or individual the right to lay down railroad tracks.

Granting to any private corporation, association or individual any exclusive privilege, immunity or franchise whatever.

Granting to any person, association, firm or corporation, an exemption from taxation on real or personal property.

Providing for building bridges, and chartering companies for such purposes, except on the Hudson river below Waterford, and on the East river, or over the waters forming a part of the boundaries of the state.

Legalizing, ratifying or confirming the proceedings of a municipal corporation or political subdivision of the state, or the officers or authorities thereof, in providing for the issuance and sale of the bonds or other evidences of indebtedness of such municipal corporation or political subdivision of the state, or validating such bonds or other evidences of indebtedness after their issuance and sale.

The legislature shall pass general laws providing for the cases enumerated in this section, and for all other cases which in its judgment may be provided for by general laws. But no law shall authorize the construction or operation of a street railroad except upon the condition that the consent of the owners of one-half in value of the property bounded on, and the consent also of the local authorities having the control of, that portion of a street or highway upon which it is proposed to construct or operate such railroad be first obtained, or in case the consent of such property owners cannot be obtained, the appellate division of the supreme court, in the department in which it is proposed to be constructed, may, upon application, appoint three commissioners who shall determine, after a hearing of all parties interested, whether such railroad ought to be constructed or operated, and their determination, confirmed by the court, may be taken in lieu of the consent of the property owners.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 11, 1918.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

April 13, 1918

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## THIRTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section one of article twelve and sections twenty-six and twenty-seven of article three of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER THIRTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION ONE OF ARTICLE TWELVE AND SECTIONS TWENTY-SIX AND TWENTY-SEVEN OF ARTICLE THREE OF THE CONSTITUTION TO ENABLE THE LEGISLATURE TO GIVE GREATER

# CONTROL OVER LOCAL AFFAIRS TO CITIES AND COUNTIES.

Resolved (If the Assembly concur), That section one of article twelve of the constitution be amended to read as follows:

Section 1. It shall be the duty of the legislature to provide for the organization of cities and incorporated villages and to restrict their power of taxation, assessments, borrowing money, contracting debts, and loaning their credit, so as to prevent abuses in assessments and in contracting debt by such municipal corporations. [; and] The legislature may by general laws confer upon cities such powers of local legislation and administration as the legislature may from time to time deem expedient.

[The] The legislature may regulate and fix the wages or salaries, the hours of work or labor, and make provision for the protection, welfare and safety of persons employed by the state or by any county, city, town, village or other civil division of the state, or by any contractor or subcontractor performing work, labor or services for the state, or for any county, city, town, village or other civil division thereof. City bills shall apply equally to all the cities of a class as defined in section two of article twelve and no special city bill affecting less than all the cities of a class shall be passed except to secure the public safety or in a case where it affects territory without the corporate limits of the city.

Resolved further (If the Assembly concur), That sections twenty-six and twenty-seven of article three of the constitution be amended to read as follows:

§ 26. There shall be in each county, except in a county wholly included in a city, a board of supervisors, to be composed of such members as is or may be provided by law. But the legislature may provide by law for another form of government for any county subject to the approval of the electors of such county at a general election in an odd-numbered year. Such law may also provide for the transfer to the county of functions now exercised by towns. In a city which includes an entire county, or two or more entire counties, the powers and duties of a board of supervisors may be devolved upon the municipal assembly, common council, board of aldermen or other legislative body of the city.

§ 27. The legislature shall, by general laws, confer upon the boards of supervisors, or other governing elective bodies, of the several counties of the state such further powers of local legislation and administration as the legislature may, from time to time, deem expedient, [; and] in counties which now have, or may hereafter have, county auditors or other fiscal officers, authorized to audit bills, accounts, charges, claims or demands against the county, the legislature may confer such powers upon [said] such auditors, or fiscal officers, as the legislature may, from time to time, deem expedient.

§ 2. Resolved (If the Assembly concur), That the foregoing amendments be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 18, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

May 8, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FOURTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section nine of article five of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FOURTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION NINE OF ARTICLE FIVE OF THE CONSTITUTION, IN RELATION TO PREFERENCES, IN EMPLOYMENT AND PROMOTION, OF SOLDIERS, SAILORS AND MARINES.

Section 1. Resolved (If the Assembly concur), That section nine of article five of the constitution be amended to read as follows:

§ 9. Appointments and promotions in the civil service of the state, and of all the civil

divisions thereof, including cities and villages, shall be made according to merit and fitness to be ascertained, so far as practicable, by examinations, which, so far as practicable, shall be competitive; provided, however, that honorably discharged soldiers, [and] sailors [from] and marines who have served as such in the army, [and] navy or marine corps of the United States in the [late civil] time of war, and who are citizens and residents of this state, shall be entitled to preference in appointment and promotion over all others, without regard to their standing on any list from which such appointment or promotion may be made, in the following order:

1. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the civil war;

2. All honorably discharged soldiers, sailors or marines who served as such in the army, navy or marine corps of the United States during the war with Spain or the insurrection in the Philippine islands prior to July fourth, nineteen hundred and two, who were residents of this state at the time of enlistment.

Laws shall be made to provide for the enforcement of this section.

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

## STATE OF NEW YORK, IN SENATE

April 30, 1917

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

## STATE OF NEW YORK, IN ASSEMBLY

May 9, 1917

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

## STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE, ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## FIFTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

## STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

## AMENDMENT NUMBER FIFTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (If the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (If the Assembly concur),



That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK IN SENATE

April 8, 1918.  
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 9, 1918.  
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### SIXTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section eighteen of article six of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER SIXTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION EIGHTEEN OF ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO CHILDREN'S COURTS AND COURTS OF DOMESTIC RELATIONS.

Section 1. Resolved (If the Senate concur), That section eighteen of article six of the constitution be amended to read as follows:

§ 18. Inferior local courts of civil and criminal jurisdiction may be established by the legislature, but no inferior local court hereafter created shall be a court of record. [The] Except as herein provided the legislature shall not hereafter confer upon any inferior or local court of its creation, any equity jurisdiction or any greater jurisdiction in other respects than is conferred upon county courts by or under this article. The legislature may establish children's courts, and courts of domestic relations, as separate courts, or as parts of existing courts or courts hereafter to be created, and may confer upon them such equity and other jurisdiction as may be necessary for the correction, protection, guardianship and disposition of delinquent, neglected or dependent minors, and for the punishment and correction of adults responsible for or contributing to such delinquency, neglect or dependency, and to compel the support of a wife, child or poor relative by persons legally chargeable therewith who abandon or neglect to support any of them. In the exercise of such jurisdiction such courts may hear and determine such causes, with or without a jury, except those in which a felony is involved, and in otherwise provided, all judicial officers shall be elected or appointed at such times and in such manner as the legislature may direct.

§ 2. Resolved (If the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

March 28, 1917.  
This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

May 8, 1917.  
This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### SEVENTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article seven of the Con-

stitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER SEVENTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO THE USE OF LANDS AND TIMBER IN THE FOREST PRESERVE FOR FUEL FOR DOMESTIC PURPOSES AND FOR ROADS AND TRAILS.

Section 1. Resolved (If the Senate concur), That section seven of article seven of the constitution be amended to read as follows:

§ 7. The lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed. But the legislature may by general laws provide for the use of not exceeding three per centum of such lands for the construction and maintenance of reservoirs for municipal water supply, for the canals of the state and to regulate the flow of streams. Such reservoirs shall be constructed, owned and controlled by the state, but such work shall not be undertaken until after the boundaries and high flow lines thereof shall have been accurately surveyed and fixed, and after public notice, hearing and determination that such lands are required for such public use. The expense of any such improvements shall be apportioned on the public and private property and municipalities benefited to the extent of the benefits received. Any such reservoir shall always be operated by the state and the legislature shall provide for a charge upon the property and municipalities benefited for a reasonable return to the state upon the value of the rights and property of the state used and the services of the state rendered, which shall be fixed for terms of not exceeding ten years and be readjustable at the end of any term. Unsanitary conditions shall not be created or continued by any such public works. The foregoing provisions of this section shall not prevent the legislature from authorizing the cutting and removal of dead and fallen timber on lands in the forest preserve for fuel or other domestic purposes; or authorizing the cutting and use by the state of timber on such lands for the construction of roads and trails necessary for protection against fire, and for ingress and egress. A violation of any of the provisions of this section may be restrained at the suit of the people or, with the consent of the supreme court in appellate division, on notice to the attorney-general at the suit of any citizen.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and, in conformity with section one, article fourteen of the constitution, be published for three months previous to the time of such election.

#### STATE OF NEW YORK,

#### IN ASSEMBLY

April 10, 1918.  
This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK,

#### IN SENATE

April 12, 1918.  
This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE, {ss.:  
I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. s.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### EIGHTEEN

EXPLANATION—Matter in *italics* is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,  
ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to sections two, four, five, eleven and twelve of article seven of the Constitution of the State of New York is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER EIGHTEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING TO AMEND SECTIONS TWO, FOUR, FIVE, ELEVEN AND TWELVE OF ARTICLE SEVEN OF THE CONSTITUTION, IN RELATION TO DEBTS CONTRACTED BY THE STATE.

Section 1. Resolved (If the Assembly concur), That sections two, four, five, eleven and twelve of article seven of the constitution be amended to read as follows:

§ 2. The state may, to meet casual deficits or failures in revenues, or for expenses not provided for, contract debts; but such debts, direct or contingent, singly or in the aggregate, shall not at any time exceed one million of dollars; and the moneys arising from the loans creating such debts shall be applied to the purpose for which they were obtained, or to repay the debt so contracted, and to no other purpose whatever. Contract debts in anticipation of the receipt of taxes and revenues, direct or indirect, for the purposes and within the amounts of appropriations theretofore made; bonds or other obligations for the moneys so borrowed shall be issued as may be provided by law, and shall with the interest thereon be paid from such taxes and revenues within one year from the date of issue.

§ 4. Except the debts specified in sections two and three of this article, no debt[s] shall be hereafter contracted by or in behalf of this state, unless such debt shall be authorized by law, for some single work or object, to be distinctly specified therein, [; and such law shall impose and provide for the collection of a direct annual tax to pay, and sufficient to pay, the interest on such debt as it falls due, and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof. No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election.] On the final passage of such bill in either house of the legislature, the question shall be taken by ayes and noes, to be duly entered on the journals thereof, and shall be: "Shall this bill pass and ought the same to receive the sanction of the people?" No such law shall take effect until it shall, at a general election, have been submitted to the people, and have received a majority of all the votes cast for and against it at such election nor shall it be submitted to be voted on within three months after its passage nor at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may, at any time after the approval of such law by the people, if no debt shall have been contracted in pursuance thereof, repeal the same; and may at any time, by law, forbid the contracting of any further debt or liability under such law. [but the tax imposed by such act, in proportion to the debt and liability which may have been contracted in pursuance of such law, shall remain in force and be irrepealable, and be annually collected, until the proceeds thereof shall have made the provision hereinbefore specified to pay and discharge the interest and principal of such debt and liability.]

Except the debts specified in sections two and three of this article, all debts contracted by the state after January first, nineteen hundred and twenty, pursuant to an authorization theretofore, heretofore or hereafter made and each portion of any such debt from time to time so contracted irrespective of the terms of such authorization, shall be paid in equal annual installments, the first of which shall be payable not more than one year, and the last of which shall be payable not more than fifty years, after such debt or portion thereof shall have been contracted. No such debt hereafter authorized shall be contracted for a period longer than that of the probable life of the work or object for which the debt is to be contracted, to be determined by general laws, which determination shall be conclusive.

The legislature may from time to time alter the rate of interest to be paid upon any state debt which has been or may be authorized pursuant to the provisions of this section or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt or upon any bond or other evidence thereof which has been or shall be created or issued before such alteration.

The money arising from any loan [or stock] creating such debt or liability shall be applied to the work or object specified in the act authorizing such debt or liability, or for the payment of such debt or liability, and for no other purpose whatever. [No such law shall be submitted to be voted on within three months after its passage or at any general election when any other law, or any bill shall be submitted to be voted for or against. The legislature may provide for the issue of bonds of the state to run for a period not exceeding fifty years in lieu of bonds heretofore authorized but not issued and shall impose and provide for the collection of a direct annual tax for the payment of the same as hereinbefore required. When any sinking fund created under this section shall equal in amount the debt for which it was created, no further direct tax shall be levied on account of said sinking fund, and the legislature shall reduce the tax to an amount equal to the accruing interest on such debt. The legislature may from time to time alter the rate of interest to be paid upon any state debt, which has been or may be authorized pursuant to the provisions of this section, or upon any part of such debt, provided, however, that the rate of interest shall not be altered upon any part of such debt, or upon any bond or other evidence thereof, which has been, or shall be created or issued before such alteration. In case the legislature increase the rate of interest upon any such debt, or part thereof, it shall impose and provide for the collection of a direct annual tax to pay and sufficient to pay the increased or altered interest on such debt as it falls due and also to pay and discharge the principal of such debt within fifty years from the time of the contracting thereof, and shall appropriate annually the sinking fund moneys in amount sufficient to pay such interest and pay and discharge the principal of such debt when it shall become due and payable.]



§ 1. The sinking funds provided for the payment of interest and the extinguishment of the principal of the debts of the state heretofore contracted shall be continued; they shall be separately kept and safely invested, and neither of them shall be appropriated or used in any manner other than for the specific purpose for which it shall have been provided; such payment and extinguishment as heretofore provided. The comptroller shall each year appraise the securities held for investment in each of such funds at their fair market value not exceeding par. He shall then determine and certify to the legislature the amount of each of such funds and the amounts which, if thereafter annually contributed to each such fund, would, with the fund and with the accumulations thereon and upon the contributions thereto, computed at the rate of three per centum per annum, produce at the date of maturity the amount of the debt to retire which such fund was created, and the legislature shall thereupon appropriate as the contribution to each such fund for such year at least the amount thus certified.

If the income of any such fund in any year is more than a sum which, if annually added to such fund would, with the fund and its accumulations as aforesaid, retire the debt at maturity, the excess income may be applied to the interest on the debt for which the fund was created.

After any sinking fund shall equal in amount the debt for which it was created no further contribution shall be made thereto except to make good any losses ascertained at the annual appraisals above mentioned, and the income thereof shall be applied to the payment of the interest on such debt. Any excess in such income not required for the payment of interest may be applied to the general fund of the state.

The legislature may also by general laws provide means and authority whereby outstanding bonds of the state, for which sinking funds are provided, may be exchanged at par for cancellation, for serial bonds of the form authorized under section four of this article, upon such terms and conditions as to interest and otherwise as it may in its discretion authorize or determine, except that the debt as thus refunded shall finally mature no later and at no greater comparative cost to the state than the original debt; the determination of the legislature as to such comparative cost shall be conclusive. No further contributions to the respective sinking funds shall be made on account of bonds so exchanged and the proportion of any such sinking fund which the amount of the bonds so exchanged shall bear to the amount of bonds outstanding of the same issue may be appropriated, as required, for the payment of the substituted serial bonds.

§ 11. [The legislature may appropriate out of any funds in the treasury, moneys to pay the accruing interest and principal of any debt heretofore or hereafter created, or any part thereof and may set apart in each fiscal year, moneys in the state treasury as a sinking fund to pay the interest as it falls due and to pay and discharge the principal of any debt heretofore or hereafter created under section four of article seven of the constitution until the same shall be wholly paid, and the principal and income of such sinking fund shall be applied to the purpose for which said sinking fund is created and to no other purpose whatever; and, in the event such moneys so set apart in any fiscal year be sufficient to provide such sinking fund, a direct annual tax for such year need not be imposed and collected, as required by the provisions of said section four of article seven, or of any law enacted in pursuance thereof.] The legislature shall annually provide by appropriation for the payment of the interest upon and instalments of principal of all debts created on behalf of the state except those contracted under section two of this article, as the same shall fall due, and for the contribution to all of the sinking funds heretofore created by law, of the amounts annually to be contributed under the provisions of section five of this article. If at any time the legislature shall fail to make any such appropriation, the comptroller shall set apart from the first revenues thereafter received, applicable to the general fund of the state, a sum sufficient to pay such interest, instalments of principal, or contributions to such sinking fund, as the case may be, and shall so apply the moneys thus set apart. The comptroller may be required to set aside and apply such revenues as aforesaid, at the suit of any holder of such bonds.

§ 12. Debts hereafter authorized for the improvement of highways shall be created only in the manner provided in section four of this article. No provision of this article shall be deemed to impair or affect the validity of any debt of the state heretofore contracted or any right or obligation heretofore created between the state and any of its civil divisions.

§ 13. A debt or debts of the state may be authorized by law for the improvement of highways. Such highways shall be determined under general laws, which shall also provide for the equitable apportionment thereof among the counties. The aggregate of the debts authorized by this section shall not at any one time exceed the sum of fifty millions of dollars. The payment of the annual interest on such debt and the creation of a sinking fund of at least two per centum per annum to discharge the principal at maturity shall be provided by general laws whose force and effect shall not be diminished during the existence of any debt created thereunder. The legislature may by general laws require the county or town or both to pay to the sinking fund the proportionate part of the cost of any such highway within the boundaries of such county or town and the proportionate part of the interest thereon, but no county shall at any time for any highway be required to pay more than thirty-five hundredths of the cost of such highway, and no town more than fifteen hundredths. None of the provisions of the fourth section of this article shall apply to debts for the improvement of highways hereby authorized.]

§ 2. Resolved (If the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next gen-

eral election of senators, and that in conformity to section one, article fourteen of the constitution, it be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN SENATE

April 10, 1918.  
The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, IN ASSEMBLY

April 13, 1918.  
The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### NINETEEN

EXPLANATION—Matter in italics is new, matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

#### OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1918.

Pursuant to the provisions of section one of article fourteen of the constitution of the State of New York and section two hundred and ninety-five of the Election Law, notice is hereby given that the foregoing proposed amendment to the Constitution of the State of New York, consisting of a new article, in relation to taxation, is referred to the legislature to be chosen at the next general election of senators in this State to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### AMENDMENT NUMBER NINETEEN

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO THE CONSTITUTION BY INSERTING THEREIN A NEW ARTICLE, IN RELATION TO TAXATION.

Section 1. Resolved (if the Assembly concur), That the constitution be amended by inserting therein a new article, to be article seven-a, to read as follows:

#### ARTICLE VII-A

§ 1. For the assessment of real property, heretofore locally assessed, the legislature may establish tax districts, none of which, unless it be a city, shall embrace more than one town. Assessors thereon shall be elected by the electors of such districts. The legislature may provide that the assessment-roll of a town shall serve for all the civil divisions or parts thereof within its boundaries. No such tax district embracing a town shall be established until a proposition providing therefor shall have been adopted by a vote of a majority of the electors voting thereon in such proposed district at an election for which provision shall be made by law.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be referred to the legislature to be chosen at the next general election of senators, and in conformity with section one of article fourteen of the constitution, be published for three months previous to the time of such election.

#### STATE OF NEW YORK, IN ASSEMBLY

May 10, 1917.  
This resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

#### STATE OF NEW YORK, IN SENATE

May 10, 1917.  
This resolution was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
EDWARD SCHOENECK,  
President.

#### STATE OF NEW YORK, OFFICE OF THE SECRETARY OF STATE.

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at [L. S.] the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### PROPOSITION NUMBER ONE

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

#### STATE OF NEW YORK,

#### OFFICE OF THE SECRETARY OF STATE, ALBANY, July 1, 1918.

Pursuant to the provisions of section four of article seven of the Constitution of the State of New York, and section two hundred and ninety-five of the Election Law, and of section two of chapter six hundred and twenty-six of the laws of nineteen hundred and eighteen, no-

tice is hereby given that Chapter six hundred and ninety-six of the laws of nineteen hundred and eighteen, of which the following is a copy, will be submitted to the people for the purpose of voting thereon at the next general election in this State, to be held on the fifth day of November, nineteen hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### CHAP. 626

AN ACT TO AMEND CHAPTER TWO HUNDRED AND NINETY-EIGHT OF THE LAWS OF NINETEEN HUNDRED AND TWELVE, AUTHORIZING THE SALE OF BONDS FOR THE CONSTRUCTION AND IMPROVEMENT OF STATE AND COUNTY HIGHWAYS IN RELATION TO PROVIDING FOR THE DISPOSITION OF CERTAIN UNEXPENDED BALANCES FOR HIGHWAY IMPROVEMENT; AND TO PROVIDE FOR A SUBMISSION OF THE SAME TO THE PEOPLE TO BE VOTED UPON AT THE GENERAL ELECTION TO BE HELD IN THE YEAR NINETEEN HUNDRED AND EIGHTEEN.

Became a Law May 11, 1918, with the approval of the Governor. Passed, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter two hundred and ninety-eight of the laws of nineteen hundred and twelve, entitled "An act making provision for issuing bonds to the amount of not to exceed fifty million dollars for the purpose of constructing and improving state and county highways, and providing for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and twelve," is hereby amended by inserting therein, after section six, a new section, to be section six-a, to read as follows:

§ 6-a. Unexpended balances; how to be used. If moneys authorized by this act to be raised and which have been apportioned before the taking effect of this section to a county for use in the construction of state highways cannot be used within such county for that purpose, or if any of such moneys which have been apportioned before the taking effect of this section to a county for use in the construction of county highways cannot be used within such county for that purpose, under the foregoing provisions of this act and in the manner herein prescribed, the unexpended balances of such moneys apportioned pursuant to section four of this act shall be available, after appropriation by the legislature, for use in the discretion of the state commissioner of highways in the construction, reconstruction or widening of state or county highways as defined in the highway law or of such other highways as he may determine to be necessary to connect the systems of state highways, county highways or highways improved by federal aid. Such commissioner shall expend within any county having an unexpended balance of moneys originally apportioned to it by section four of this act, for the construction, reconstruction or widening of such highways, one-half of such unexpended balance, and such commissioner may expend within any other county or counties for the same purposes the remainder of such unexpended balance. In the use of such moneys in the construction, reconstruction or widening of any state, county or connecting highway, the county within which such highway is located shall contribute to the total cost thereof in the same manner and to the same extent and in the same proportion as is now provided by article six of the highway law in connection with the improvement of county highways within such county.

§ 2. This law shall not take effect until it shall at a general election have been submitted to the people and have received a majority of all the votes cast for and against it at such election; and the same shall be submitted to the people of this state at the general election to be held in November, nineteen hundred and eighteen. The ballots to be furnished for the use of the voters upon the submission of this law shall be in the form prescribed by the election law, and the proposition or question to be submitted shall be printed thereon in substantially the following form, namely: "Shall chapter (here insert the number of the chapter) of the laws of nineteen hundred and eighteen, entitled 'An act to amend chapter two hundred and ninety-eight of the laws of nineteen hundred and twelve, authorizing the sale of bonds for the construction and improvement of state and county highways, in relation to providing for the disposition of certain unexpended balances for highway improvement; and to provide for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and eighteen,' be approved?"

#### STATE OF NEW YORK,

#### OFFICE OF THE SECRETARY OF STATE.

I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole of said original law.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and eighteen.

FRANCIS M. HUGO,  
Secretary of State.

#### FORM FOR SUBMISSION OF PROPOSITION NUMBER ONE

"Shall chapter six hundred twenty-six of the laws of nineteen hundred and eighteen, entitled 'An act to amend chapter two hundred and ninety-eight of the laws of nineteen hundred and twelve, authorizing the sale of bonds for the construction and improvement of state and county highways, in relation to providing for the disposition of certain unexpended balances for highway improvement; and to provide for a submission of the same to the people to be voted upon at the general election to be held in the year nineteen hundred and eighteen,' be approved?"



## Realty Board Elects Stephen H. Tyng President Succeeds Laurence McGuire, Who Retires After Four Successive Terms—Membership Now 1,300

**S**TEPHEN H. TYNG, president of the real estate firm of Stephen H. Tyng, Jr., & Company, and one of the best known brokers in New York City, was elected president of the Real Estate Board of New York at its annual meeting on Tuesday. Mr. Tyng, who was formerly vice-president and a member of the Board of Governors of the Board, succeeds Laurence McGuire, who retires after four years of service as head of the organization.

Mr. Tyng brings to the presidency of the Real Estate Board thirty-one years of experience in the real estate field. He has been an active broker and realty manager since 1887. He opened his first office at 63 William street a year after his graduation from Williams College. Aside from a keen interest in real estate affairs, Mr. Tyng is prominent in New York club life and a great outdoor enthusiast. He is a member of the University, Manhattan, Players, Williams College and Alpha Delta Phi Clubs, the Automobile, Rockaway Hunt Club, Oakland Golf Club, Sleepy Hollow Country Club and the Arkola Club as well as the Seawanaka Yacht Club.

Discussing his new responsibilities as president of the Real Estate Board, Mr. Tyng said yesterday to a representative of the Record and Guide:

"I accepted the nomination as president with a full realization of, and admiration for, the remarkable work which Mr. Laurence McGuire has done in behalf of the organization, and my chief hope lies in the inspiration which his record affords. The new administration shall, of course, maintain and continue to strengthen the effective organization through which the Board now carries on its work. We shall continue to maintain the high ethical standards which have always characterized its relations with the public.

"During the great reconstruction era which must come in due time, in which period real estate will again be restored in the hearts of the investing public and this sorely harrassed commodity will be permitted once more to come back into its own, tremendous responsibilities will devolve upon the Real Estate Board, as a representative body, to maintain the best traditions of the New York broker and retain the confidence of the investing public.

"The Board has long ceased to be purely an organization of real estate brokers. Its scope has been enlarged to include representation from all of the great



STEPHEN H. TYNG.

real estate interests. We have sought, and will continue to seek, the creation of a thoroughly representative body, having as its aim, genuine public service."

Mr. McGuire reviewed his association with the Real Estate Board for the Record and Guide. He said:

"It is doubtful if the real estate interests as a whole have come to realize the measure of protection and insurance which the Real Estate Board has offered to property owners for the past five years.

"Originally the activities of the Real Estate Board were confined to the regulating of commissions and promoting a better basis of dealing as between the real estate broker and property owner, and in addition establishing a code of ethics to guide the transactions of brokers as between themselves.

"Four years ago the corporate name of the Board was changed from the Real Estate Board of Brokers to the Real Estate Board of New York, and at the same time important changes were made in the Constitution and new classes of membership established. It is from the time of this change that the real effective work, and if I may say the success of the Real Estate Board dates. Its active membership, which is limited to brokers actively engaged in the brokerage business, and the limit by its Constitution to 200 is filled and there is a large waiting list.

"The original associate membership numbering about 500 has been practically transferred to a later class commonly known as Active Associate, which now numbers well over a thousand. In the Active Associate membership there are represented the foremost and largest owners of real estate and the interests associated with real estate. The total Board membership is over 1,300.

"The valuable service the Board has rendered to real estate interests cannot, I take it, be over-estimated. It has at all times been free from selfish interests, and never to my knowledge allowed or permitted itself as an organization to be used for selfish interests. This is perhaps one of the most difficult problems with which the Real Estate Board has been confronted. It has been importuned to make alliances which could not but be harmful, and it has been encouraged to lend itself to suggestions emanating from those who have had first and foremost in mind their personal or corporate profits. The Real Estate Board has, I am glad to say, held aloof from all such interests, and it is vital to its

(Continued on page 452)



# Real Estate Division Passes \$7,800,000 Mark

Seeks to Raise \$10,000,000—Adopts Slogan of "\$1,000,000 a Day"—  
Subscriptions Pouring In

**S**WEEPING onward past its new goal of \$7,500,000, the Real Estate Division of the Fourth Liberty Loan drive is continuing its spectacular campaign to reach the \$10,000,000 mark. At a late hour yesterday afternoon, with subscriptions piling in so fast that they could hardly be tabulated, the team captains had reported a grand total of \$7,896,000.

The original quota of \$5,000,000 was passed last Saturday, earning for the real estate division the distinction of being the first trade division to achieve this result. Inspired by the appeal of Chairman Alfred E. Marling and Robert E. Simon, chairman of the Steering Committee, the team captains and members of others booming the real estate honor emblem idea adopted the \$7,500,000 mark as a new goal and with the slogan of "\$1,000,000 a day" to spur them on, plunged anew into the work of rounding up more real estate dollars for the Loan.

Alfred E. Marling, discussing the work of the Division, said yesterday:

"No one could have had the privilege, as I have done, of standing at the head of a real estate organization devoted to securing subscriptions to the Fourth Liberty Loan Bonds, without having his heart stirred by watching the splendid results. We have had seventeen days of strenuous effort. Our first goal was fixed at \$2,500,000. Then Headquarters raised our quota to \$5,000,000. We still kept cheerfully at work, determined to win out. We have done so, and more. Wednesday, October 16, was a red letter day, for we raised \$1,000,000. Thursday, October 17, not to be outdone by the previous day, registered another \$1,000,000, so that as we closed our books on the evening of the 17th, we had reached the grand total of \$8,063,300.

"This splendid result has been due, principally to two causes. In the first place, Laurence McGuire's suggestion that all property owners be invited to subscribe on the basis of one-half of one per cent of the tax valuation of their holdings, was immediately seen to be a sane and business-like proposition by our solicitors, and in the second place, we had a corps of captains and team workers who have, with industry and intelligence, and self-denial, steadily worked day after day to secure subscriptions. The well-known abilities of these real estate salesmen have been used to the fullest extent and hence we need not be surprised at the grand results.

"When we analyze the whole subject, we find that we had a patriotic appeal to make, second to none. We have had a splendid proposition from a business standpoint, by the McGuire suggestion. We had a band of earnest and clear-headed solicitors. My fond hope is that before we close the books on Saturday night we will be able to have close to \$10,000,000.

"Permit me to take this opportunity to express on behalf of our Committee my warmest thanks for the great support which the Record & Guide has given to us in this Fourth Liberty Loan Campaign."

Among the large loan subscribers this week through the Real Estate Division, practically all of whom now have the right to fly the real estate honor flag, were \$250,000 from the Herald Square Realty Company, \$100,000 from the Interborough Rapid Transit Company, covering all of its buildings in the borough; \$750,000 from William H. Barnum, of the Greeley Square Realty Company, covering the Gimbel building; \$100,-

000 additional from the United States Realty and Improvement Company; \$26,000 from William Demuth, \$10,000 from the North Side Savings Bank, \$6,000 from the State Realty Company, \$15,000 from Andrew Connick, \$20,000 from Stephen H. Tyng, \$10,000 each from Peter Doelger and George Ehret, Jr., \$6,000 from the Merchants' Refrigerating Company, \$12,500 from Frank A. Munsey covering the old Stewart building; \$15,000 from Courtlandt Field Bishop, \$20,175 from the Guaranty Trust Company for its buildings at 140 Broadway and at Madison avenue and Sixtieth street, \$60,000 from the Metropolitan Life Insurance Company and \$10,000 from the Adams Express Company.

The American Sugar Refining Company subscribed \$25,000, the estate of William G. Moore, \$30,000; J. Curry Watson for Major William Ziegler, now on foreign service, \$33,000 on his real estate holdings in New York City; Mrs. Elizabeth M. Anderson, \$25,000; Robert E. Dowling for the Adams Express Building Company, \$35,000; Consolidated Stock Exchange, \$5,000; Hallenbeck, Hungerford Company, \$7,500; Mrs. Hope Horton Lewis, \$7,000; Joseph P. Day, \$5,000, and Walter Stables, \$1,000; Michael Coleman, \$151,000, through Spear & Company.

Col. Jacob Ruppert subscribed \$50,000, thereby permitting him to fly the real estate honor flag from his properties. H. Oakley Hall subscribed \$5,000, and the estate of Catherine M. Hall \$2,000. The Hochelaga Realty and Development Company subscribed \$4,000 for its property at 64 and 66 Wall street; the West Side Taxpayers' Association took \$8,200; Udo M. Fleischmann, \$25,000; R. F. McQueen, \$5,000; Louis Smyth, \$5,000; Hannah Hyman, \$4,500; E. B. Levy, \$9,000; Murray & Hall Co., \$5,000, and the H. & A. Building Co., \$5,000. Brooklyn teams, turning in large additional reports, have made, in the aggregate, sales amounting to \$1,023,350.

After the annual meeting on Tuesday, when the board members were asked to subscribe, Lawrence Elliman, William L. De Bost, Joseph P. Day, John N. Golding, Alfred R. Kirkus, Robert E. Simon and the board as a body, subscribed amounts ranging from \$5,000 to \$25,000.

At this time, it was estimated that \$10,000 more was needed to reach \$6,050,000, and Laurence McGuire, A. N. Gitterman, John N. Kalley, Charles F. Noyes, Charles E. Duross, Robert E. Simon and one other subscribed \$1,000 additional.

## Realty Board Elects President.

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advancement if not its very existence that this course be rigidly followed.

"It is needless for me to review the Board's work in connection with the Budget of the City of New York, where it is generally admitted it has done most excellent work and was I know helpful and possibly instrumental in keeping the budget figure for 1919 down to its present level. This will be perhaps of more substantial benefit to real estate interests than is at present realized. The fine work of its various committees, particularly its Legislation and Taxation Committee, which has done excellent work and which is to a very great extent responsible for some of the progressive legislation in-

(Continued on page 459)



# Building and Allied Trades Almost Over Top

## Hard Work by Committees Assures Big Subscription to the Fourth Liberty Loan

FROM indications yesterday the Building and Allied Trades will go over their quota of \$7,000,000. Despite the hard times which the war has brought to the industry its members have consistently demonstrated that they are American through and through and that they are ready to back up their Government not only with their services but also with their dollars. The various committeemen have sacrificed their time, in many cases a financial sacrifice in their efforts in behalf of the Liberty Loan. The trade has been carefully canvassed with unusually gratifying results. Following are the figures obtained by the various teams up to noon yesterday, the grand total being \$6,554,400.

The results are given after the name of each team captain in the various divisions of the industry:

Owen Glasson, \$354,400; Edwin H. Thatcher, \$1,147,850; Frank E. Wise, \$424,000; H. C. Turner, \$462,550; W. L. O'Connell, \$100,850; Joseph Dreyfuss, \$391,600; Albert Wahle, \$389,850; Benjamin Traitel, \$190,000; Max Baumann, \$18,100; C. A. Fullerton, \$63,200; Carl H. Dabelstein, \$385,000; Davis Brown, \$60,050; Joseph H. Jasper, \$424,100; M. F. Wastergren, \$553,100; W. H. Curtin, \$270,250; Andrew J. Post, \$567,350; L. W. Dennis, \$86,900; E. F. Rattey, \$143,000; John I. Donway, \$492,250, and the Building Trades Employers' Ass'n, \$30,000.

# Budget Hearings Before Board of Estimate

## Strong Pressure for Increases Over the Tentative Figures Brought to Bear by Many City Employees

THE Board of Estimate and Apportionment hearings on the tentative budget for 1919, on Tuesday and Wednesday, developed the fact that a good many employes of the city think that their salaries should be raised to meet the high cost of living.

During the early hours of the hearings Mayor Hylan repeatedly stated that increases would not be granted.

"We have attempted to make up an honest budget," said the Mayor, "so that it will not be necessary during the year to issue special revenue bonds for any of the city departments."

The Citizens Union, the Real Estate Board and other organizations commended the Board of Estimate for keeping the budget down. Objection was made to reducing the sum appropriated for printing for the Bureau of Education of the Department of Health and the public school teachers, the firemen and the Public Library employes filed requests for more money in their pay envelopes.

Labor representatives asked for equalization of wages in all the boroughs as well as an increase of laborers' wages from \$3.25 to \$3.50 a day, with an increase to \$4 a day for men who work in sewers.

Borough President Dowling of Manhattan called attention to the fact that when the board receives full data as to prevailing rate paid to any class of labor the Board at once adopts the rate. Bricklayers, he said, get \$7 a day, but had agreed to go on an annual basis. Under this agreement, he said, they get paid for sick time and holidays.

Representatives of the public libraries protested against the figures in the tentative budget as inadequate. Controller Craig said if the library trustees had made an effort to adjust affairs to war conditions an effort would have been made to find a way to make the increase asked.

Dr. Royal S. Copeland, Commissioner of Health, defended his request for an increase in the wages of nurses from \$60 to \$1,200, and assistants from \$560 to \$750, and expressed gratitude for support in the influenza epidemic.

Increases in salaries amounting to \$3,500,000 were urged by Arthur S. Somers, president of the Board of Education.

Mayor Hylan suggested that teachers receiving the

smallest salaries be given \$100 advance. Mr. Somers asked that the advance apply to all who receive \$1,800 or less. To provide decent living wages, Mr. Somers said, women teachers must have the increase.

Mayor Hylan indicated that he thought well of the proposal. Mr. Somers said all proposed increases for officials in the department with fair salaries had been cut out and that no effort was made to carry out the program for new schools.

Dr. S. M. Berg, representing the West End Association, asserted that with a good board of bankers he could furnish for \$36,000,000 as good education for the children of the city as the present Board of Education did for \$46,000,000. He opposed increasing the teachers' salaries, declaring that they were getting enough and should not be raised faster than their yearly increment.

During the hearings Comptroller Craig said:

"One of the strongest incentives for economy in making up the 1919 budget was a firm determination to deprive rent profiteers of the last vestige of excuse for overcharging tenants. We have made the strongest possible drive to keep the tax rate of 1919 within that of the current year, and present indications are that we shall succeed. This ought to be a warning to landlords who have been depriving tenants of heat and other services."

There will be numerous executive sessions of the Board before the final budget is presented next week. Hearings on the final budget will be held Tuesday and Wednesday. What develops will largely indicate what the tax rate for next year will be.

## May Store More Coal

PERMISSION to householders and other fuel consumers of the country to store hereafter from 10 to 50 per cent. more coal for future use than has been allowed in the past was given by Fuel Commissioner Garfield this week.

Residents of New York city, together with industries on the preference list of the War Industries Board, will be permitted to store enough fuel to take care of their needs for a period of ninety days, except those in classes 3 and 4 of the list, who are restricted to fifty and forty days each. Concerns not on the preferred list may stock fuel for a month's needs.



# Legislative Program of the Real Estate Board

## Bill Limiting Tax on Realty and Providing for Other Sources of Revenue the Main Feature

THE Legislative program of the Real Estate Board of New York has two objects:

A fixed rate and simplicity and economy in the administration of the State and City government. When the Constitution of the State of New York was drawn, its framers, having in mind the possibility of the presence in large cities of a majority of voters indifferent to the burdens of taxation, put in a provision that the tax on real estate and personal property for city and county purposes in any county containing a city of over 100,000 persons, should not exceed 2 per cent. in any one year.

As the interest on the city debt and the state tax can be levied in addition to this, the tax on real and personal property at present may be as high as 3 per cent., which would be confiscatory. The Real Estate Board feels that the limit should not exceed, for all purposes, 2 per cent. on real estate and one quarter of one per cent. on personal property. The tax on secured debts is now one-fifth of one per cent. annually and the tax on mortgages one-half of one per cent. payable once only during the term of the mortgage. Tax on mercantile and manufacturing corporations is 3 per cent. on net income payable annually.

The Real Estate Board believes that the tax on all forms of personal property should be the same and as the proportion of personal property in the city of New York is estimated as eight to one that one quarter of one per cent. tax on personal and a two per cent. (2 per cent.) tax on real estate would be a fair and equal distribution of the burden of supporting local and state government.

As all real estate in private hands is taxed, so should all personal property be taxed, and the Department of Taxes and Assessments should be given all the power needed to enable a proper levy against personal property to be made. The personal tax should be levied and collected before February 15 of each year and should be at the fixed rate of  $2\frac{1}{2}$  mills.

The additional sums then needed for the support of government, less the surplus revenues of the general fund, should be levied on real estates, but in no case should such levy exceed two per cent. of the assessed valuation.

The amount so raised will be ample for the support of government honestly and economically administered.

Certain interests which in the past have always been successful in preventing an equitable tax on personal property are now talking of new sources of revenue and asserting that a tax on personal property cannot be collected. They seem to feel that a man's home, which usually is purchased after years of thrift, industry and self denial, is a proper subject for taxation, but that personal property, however obtained, is sacred—in spite of the fact that personal property needs the protection of government more than real estate. The claim that a personal tax cannot be successfully levied and collected is of the same character as the claims urged against the imposition of an income tax. A  $2\frac{1}{2}$  mill personal tax can be levied and collected. There should be no exemptions and all other forms of taxation on such property should be abolished, if, as the advocates of no tax on personal property claim, rich men will leave the city, their departure would be welcomed, for they would prove themselves undesirable citizens. Such statements are unwarranted. The vast majority of wealthy men are as patriotic as their fellow citizens, and while naturally they fight a confiscating personal tax they would willingly pay a tax of \$2,500 on a million dollars.

In the last analysis it will be found that whatever their character they will come from the same people who pay now. There should be no indirect taxes. Taxation should be direct and apparent. Extravagance would then be known and resented.

The Real Estate Board will urge economy at Albany, relying upon the pledges of the candidates for state offices, and will cause to be introduced legislation en-

forcing local economy and simplicity in administration. The program in detail is as follows:

A bill repealing the Tax Lien law.

A bill abolishing the Bronx Parkway Commission.

A bill abolishing the Court House Board.

A bill abolishing the Board of Inebriety and the Parole Commission.

A bill abolishing the Board of Water Supply.

A bill enabling all taxes, assessments and water rates to be collected in one bureau of the Comptroller's Office.

A bill making the Department of Markets and the Department of Weights and Measures part of the Bureau of Collection of City Revenue in the Comptroller's office.

A bill to put the Department of Licenses in the Mayor's office.

A bill to give the Board of Estimate and Apportionment power to fix all county salaries except those of elected officers.

A bill will be introduced defining the responsibility of agents and owners under the labor laws and also more thoroughly defining a factory.

A bill will also be introduced to properly provide for and apportion the assessment for the extension of Varick street and the widening of Seventh avenue.

A bill to amend the Tenement House law, generally, relative to four-family converted dwellings.

The Board will also support a bill to give the local legislative bodies power to consolidate departments doing similar work and to abolish unnecessary city departments.

## Income Tax Law Amendment

THE governors of the Real Estate Board of New York have sent the following letter to Hon. James W. Wadsworth and Hon. William M. Calder. The board expressed the hope that some action would be taken to secure the amendments so urgently needed to the proposed Federal Income Tax Law:

"Dear Sir:

"At a meeting of the governors of the Real Estate Board of the city of New York, held on October 8, 1918, the following resolution was made, seconded and unanimously carried: RESOLVED, That, in the opinion of this board, it is extremely important and desirable that paragraph 2 of sub-division 'a' of section 234 of the proposed Federal Income Tax Law, which provides that certain deductions may be allowed to corporations from gross incomes, be amended so as to read as follows:

"*'All interest paid or accrued within the taxable year on its indebtedness and on encumbrances upon its real property, or, in the case of a foreign corporation, the proportion of such interest paid which the amount of its gross income from sources within the United States bears to the amount of its gross income from sources within and without the United States, provided that in the case of interest on encumbrances the amount of encumbrances on which interest may be deducted shall not be in excess of the fair value of such real property.'*"

"(The words in italics are new matter.) And that a copy of this resolution be forwarded to each of the Senators representing the state of New York in Congress.

"The suggested amendment probably explains itself, but so as to avoid any misunderstanding, I desire to call your attention to the fact that if the law be enacted as drawn and not amended as above it will work great hardship upon a corporation that owns property subject to a mortgage which it has not assumed because it will have to pay interest on the mortgage, but it will not be able to deduct the interest so paid from its gross income. This would be a great injustice, and no good reason can be assigned for creating any such unfair distinction.

"As secretary of the board I ask that you use your influence to try and bring around the proposed amendment.

"THOMAS P. GRAHAM, Secretary."



Sales and Conveyances For Last Nine Months

Comparison With Corresponding Period of 1917 Shows General Market Situation To Be Practically Unchanged

Tables compiled by the Record and Guide indicating the number of recorded sales in the Boroughs of Manhattan and Bronx during the nine months of the present year as compared with the similar period last year reveal the information that the sales market has remained practically unchanged. In the aggregate 992 sales at private contract were reported for the first nine months of 1917 as against 994 for 1918, a negligible increase, but significant in view of the generally prevailing impression that the real estate market is retrogressing.

The section south of Fifty-ninth street, which has felt the steady and recent buying movement of business properties, receives a substantial increase in the number of reported sales for 1918, whereas the section

north of Fifty-ninth street shows a marked decline.

The comparative figures for the Bronx furnish another surprise in a gain of 117 private sales for the first nine months of the present year, the 1918 total being 484 as compared with 367 for 1917.

This situation may be regarded as decidedly favorable especially since the great unimproved sections of the borough have been receiving scant attention on the part of speculative builders.

Recorded deeds show a decline for 1918 in both Manhattan and the Bronx. Up to September 28 4,614 conveyances affecting Manhattan properties were filed as against 5,705 for the corresponding period during 1917. In the Bronx the conveyance figures respectively for 1918 and 1917 were 3,286 and 4,481.

COMPARATIVE SALES TABLE.

1917					Manhattan	Bronx	1918					Manhattan	Bronx
Week	Manhattan	Below	Above		Convey-	Convey-	Week	Manhattan	Below	Above		Convey-	Convey-
Ending	Total	59th St.	59th St.	Bronx.	ances.	ances.	Ending	Total	59th St.	59th St.	Bronx.	ances.	ances.
Jan. 6	37	16	21	12	148	94	Jan. 5	23	7	16	7	123	63
Jan. 13	36	8	28	7	164	122	Jan. 12	18	5	13	7	109	103
Jan. 20	41	14	27	6	148	97	Jan. 19	30	15	15	7	134	90
Jan. 27	27	10	17	11	135	107	Jan. 26	15	7	8	5	97	85
Total	141	48	93	36	595	420	Total	86	34	52	26	463	341
Feb. 3	28	14	14	4	166	188	Feb. 2	25	12	13	5	104	75
Feb. 10	28	14	14	8	182	119	Feb. 9	21	7	14	10	130	91
Feb. 17	34	15	19	13	140	85	Feb. 16	22	7	15	5	91	63
Feb. 24	30	15	15	14	132	95	Feb. 23	21	6	15	8	93	77
Total	120	58	62	39	620	417	Total	89	32	57	28	418	306
Mar. 3	48	15	33	7	181	133	Mar. 2	32	18	14	17	138	86
Mar. 10	47	19	28	19	159	108	Mar. 9	32	12	20	10	160	116
Mar. 17	38	15	23	11	126	84	Mar. 16	35	17	18	12	95	68
Mar. 24	30	10	20	15	143	116	Mar. 23	30	13	17	14	104	92
Mar. 31	34	9	25	16	147	119	Mar. 30	27	12	15	11	136	90
Total	197	68	129	68	756	560	Total	156	72	84	64	633	452
April 7	30	11	19	19	176	153	April 6	30	14	16	13	156	101
April 14	29	14	15	8	193	100	April 13	26	9	17	18	110	82
April 21	27	3	24	11	182	106	April 20	26	13	13	13	151	83
April 28	22	10	12	10	169	98	April 27	39	14	25	7	147	85
Total	108	38	70	48	720	457	Total	121	50	71	51	564	351
May 5	36	13	23	8	217	138	May 4	41	18	23	15	159	107
May 12	31	14	17	9	186	116	May 11	33	11	22	18	141	93
May 19	31	12	19	9	184	87	May 18	29	10	19	22	122	82
May 26	24	10	14	10	154	123	May 25	31	13	18	22	120	107
Total	122	49	73	36	741	464	Total	134	52	82	77	542	389
June 2	18	9	9	14	162	102	June 1	22	10	12	14	122	83
June 9	26	5	21	13	190	117	June 8	36	13	23	16	139	94
June 16	20	6	14	9	121	104	June 15	20	5	15	8	97	89
June 23	20	6	14	11	167	102	June 22	29	15	14	16	127	88
June 30	15	7	8	11	156	104	June 29	23	14	9	14	104	76
Total	99	33	66	58	796	529	Total	130	57	73	68	589	380
July 7	23	10	13	9	130	103	July 6	22	8	14	13	130	89
July 14	16	6	10	8	155	200	July 13	19	5	14	11	103	105
July 21	13	5	8	7	127	233	July 20	27	8	19	14	106	71
July 28	14	9	5	5	129	197	July 27	33	11	22	8	95	68
Total	66	30	36	29	541	733	Total	101	32	69	46	434	333
Aug. 4	20	10	10	7	150	173	Aug. 3	28	12	16	16	111	80
Aug. 11	16	8	8	2	105	95	Aug. 10	18	6	12	14	133	63
Aug. 18	19	6	13	4	99	89	Aug. 17	26	13	13	13	88	87
Aug. 25	17	6	11	8	86	89	Aug. 24	20	8	12	12	126	76
Total	72	30	42	21	440	446	Aug. 31	15	7	8	13	85	65
Sept. 1	13	3	10	7	99	101	Total	107	46	61	68	543	371
Sept. 8	8	3	5	5	102	71	Sept. 7	20	10	10	14	100	84
Sept. 15	16	8	8	7	103	77	Sept. 14	16	10	6	14	123	103
Sept. 22	20	9	11	8	105	107	Sept. 21	17	4	13	12	85	97
Sept. 29	10	5	5	5	87	99	Sept. 28	17	8	9	16	120	79
Total	67	28	39	32	496	455	Total	70	32	38	56	428	363
Grand total 992		382	610	367	5,705	4,481	Grand total 994		407	587	484	4,614	3,286



# Priorities Regulations Explained by Expert

Secretary Maurice Hirsch, of the Priorities Division, War Industries Board, Talks to New York Merchants

WILLIAM FELLOWES MORGAN, Regional Advisor of the War Industries Board, called a meeting this week at the request of the Merchants' Association and the Purchasing Agents' Association, to hear an explanation of priorities problems by Mr. Maurice Hirsch, secretary of the Priorities Division, War Industries Board.

Mr. Morgan said that one of the duties of the Regional Advisor is to answer questions and that the office of the Regional Advisor is on the ninth floor of the Woolworth Building, in the offices of the Merchants' Association. The object of the Regional Advisor is to be of service to business men, to help them in every way possible. His assistant is Mr. Alfred L. Smith, who is prepared to answer questions at all times. Mr. Morgan then introduced Mr. Charles K. Foster, the Vice Chairman of the Priorities Committee of the War Industries Board, who declared that the only way to get a working knowledge of the priorities regulations was by personal intercourse, and that he hoped Mr. Morgan's office would be fully utilized for this purpose.

Mr. Hirsch said:

Today, of all days, is the time the industrial fighter must be depended upon as never before. We have each noted with satisfaction the response of President Wilson to the peace overtures of Germany. That response places upon the United States and the Allies a duty more virile than ever before, of seeing to it that this war will be ended by a complete military victory and an unconditional surrender by Germany. It is our privilege, who remain here and who are engaged in industrial activities, to be as much a vital part of the firing fighting line as the soldier in the front line trench.

In the industrial fight we are today confronted by conditions that we have not had before. "Priority" is a new word in the vocabulary of business. Formerly it was a question of knowing the sources of supply and of bargaining and of paying the price for delivery. That is not true today. Delivery must be regulated in accordance with the urgency of the need to be satisfied and that is the function of the Priorities Division.

The military necessities, the military program, is of course mapped out and controlled by those in authority in military ways. They present their military necessities with their eye on the front line trench and all the way back. They present these necessities to the Priorities Division and to the War Industries Board as a whole, and it is then our duty to attempt as best we may to co-ordinate the productivity of this country to meet these military requirements. In priority we think of various things; we are frequently under the necessity to get things to the front or to get materials where they are most needed. We must consider fuel; we must consider transportation; we must consider the delivery of the materials themselves. The Priorities Division has the duty of administering priority along these several lines. The Priorities Division is divided into several sub-divisions. The Priorities Board is a co-ordinating group on which there are representatives of each of the governmental departments—representatives of the army, the navy and the Emergency Fleet, and likewise representatives of various industries—are business men who represent the industry. Those men attempt to lay down the fundamental principles which will co-ordinate the activities of industry with the needs, from a military standpoint. The great result that we have seen up to the present time from the activities of the Priorities Board has been the issuance of the Preference List.

The Preference List is frequently confused with the Priority. The Preference List, however, is supposed to be a guide to governmental agencies and to others in the supply and distribution of electrical energy and fuel, labor, and in the supply of transportation service to the extent that that service helps toward the completion of the finished product and there it stops. The Preference List is a list of industries and plants entitled to preference. It has nothing to do with priority in

materials other than that the Priorities Committee has adopted the Preference List as a basis for what we term an automatic C Classification. The Preference List is divided into four classes, 1, 2, 3, and 4. Those classes have a significance when it comes to fuel and electrical energy, etc. They have no significance when it comes to the delivery of the material. The Preference List is, however, as I have suggested, a basis for the Automatic Class C Priority. The second sub-division of the Priorities Division is the Priorities Committee, and of its activities I shall deal more at length later.

The third sub-division is the new non-war construction section, which now has jurisdiction and control over all new construction of non-war character throughout the country. It has published its regulations in a pamphlet which may be obtained by you—I think from the office of the Regional Advisor here in New York—if any one of you may happen to be interested in that particular type of activity.

Then there is the labor priorities section. The labor priorities section assists the Priorities Commissioner in determining priorities with reference to labor. It offers its suggestions to the other governmental agencies interested in labor, to the United States Employment Service, to the Draft Boards, to the Industrial Advisors of the Draft Boards; in other words, it gives the point of view of the War Industries Board and of the Priorities Committee particularly, with reference to the necessity of that industry receiving, so far as it may, an unhampered supply of labor.

The Priorities Committee deals with priority in production and delivery of materials, and it is to that that I shall direct my remarks more in detail.

Priorities in production and delivery are divided into classes, A, B and C, and a AA superimposed upon them all in case of absolute urgency and necessity.

Ratings are given by Priorities certificates, or by automatic priority ratings. Priority certificates are granted on applications made on a regular application form, and the application gives a rating to the order; and if an earlier delivery is required than has been contracted for, will specify, if the Priorities Committee deems it to be in the public interest—will specify an earlier delivery date.

It also administers priority items of the automatic classifications. These classifications are not intended to be all-inclusive. Up to the present time we have not intended to cover the entire field of industry. Really those classifications were at first based upon our experience with over 100,000 applications and certificates, and were designed to be almost as much an aid to the Priorities Committee as they were intended to be an aid to the manufacturing plant; because they were intended to relieve the terrific strain and pressure that was there in Washington by virtue of the tremendous number of applications that were being received.

These automatic ratings are obtained by attaching to the order an affidavit in a form definitely set out in our circulars. There is one little provision of that affidavit that has caused some confusion. That is paragraph 1 of the affidavit, which states that "I have taken and filed whatever pledge has been required by the War Industries Board from the industry of which I am a member." Those pledges have not been required of a great many industries. Note the wording of that paragraph. It states "whatever pledge has been required." If no pledge has been required of your industry, and if you are entitled to an automatic rating under the provisions of our circulars, then you may with propriety use that affidavit with that particular clause left in. It should not be omitted, otherwise your affidavit might be questioned when it reaches your source of supply.

In this connection I might say that in supplement to our circular No. 2, to our circular No. 4, which we hope to have from the printer in the course of a week or ten days, there will be added a further list of purposes entitled to automatic ratings. Probably there are fifteen



other purposes than are enumerated in the lists you have before you.

There will likewise be a change which I conceive to be a real help to the concerns which place a great many orders. We are going to allow a blank affidavit. We are going to allow a concern intending to place a large number of orders with another concern to make an affidavit to that second concern, stating that all the orders placed with the concern will be entitled to the automatic rating, as suggested in the certification to accompany the order. When that affidavit has once been presented to the second concern, all that will be necessary under this new supplement will be that the concern that has so presented the affidavit, place on its orders from that time on, a certification stating precisely what rating the order is entitled to, and sign it. No further affidavit is necessary.

Supplement No. 2 is likewise going into further explanations with reference to the extent of the use of automatics. It is going to explain what has been misunderstood by practically everybody, and that is the meaning of the word "equipment" in the heading of those sections allowing automatic ratings. You will note that those sections state that each order for materials, equipment and supplies for the purpose following will be entitled to the automatic ratings.

That word "equipment" was not designed to cover new equipment for the purpose of manufacturing those products. It was designed solely to cover such equipment as entered into the product as a component part thereof. In other words, if you were a builder of ships, you would be entitled to the automatic rating provided for the building of ships on a turbine that entered into the ship, but you would not be entitled to the ship-building automatic rating on, say, a crane which you were going to use for the purpose of building these ships. That will be definitely explained in supplement No. 2.

It will likewise be explained that automatic priorities are not intended to go down the line. In other words, they are provided for the particular manufacturer noted. A manufacturer of machine tools, for instance, is entitled to an automatic A-6 on materials to manufacture those machine tools, but if he places his order with another concern and that next concern desires materials, even though those materials are ultimately to enter into the manufacture of machine tools, the order would not be entitled to the automatic A-6 rating provided for the manufacture of machine tools. In other words, it is an automatic rating provided for the immediate manufacture of the products definitely stated as entitled to the automatic rating.

We are going to have one thing further which we believe will be of great assistance to those manufacturers operating under direct contracts from the Government. If a concern has not been otherwise provided for by an automatic rating, in other words if Section 8 of our circular does not allow him a rating that he can use in his general manufacturing process, and if that manufacturer is working under a contract placed directly with him by the United States War Department, Navy Department, or United States Shipping Board Emergency Fleet Corporation, and that direct order to him bears an A-5 automatic rating or an A-5 or higher priority certificate, then we will allow him to use an automatic A-5 priority rating to secure his materials to enter into the manufacture of that direct Government order.

That will be, we conceive, of tremendous assistance to those who are working under direct contracts with the Government, but it should be noted there also that that applies only to the concern under direct contract, it does not apply to the sub-contractors. With reference to orders placed with or through jobbers, there has been a great deal of confusion or misunderstanding. The jobber up to the present time has been justified in delivering for any purpose which would, if the order were placed with a manufacturer, be entitled to an automatic rating or for any purpose included in the preference list, or to any plant included in the preference list. In other words the automatic ratings were not designed to apply against the jobber; so far as the jobber has been concerned it should have been absolutely immaterial whether a concern is entitled to an A-4 automatic rating or with manufacturers, or whether a plant was included in the preference list. One or the other has

been a complete justification for the jobber of iron or other materials. This applies to the making of delivery.

There is a possibility, a practical certainty that that will be somewhat amended in the supplement that we have referred to. There is a possibility that owing to the absolute need for a large number having on hand sufficient materials to satisfy the urgent war needs, that they will allow the jobber an automatic A-6 priority on replacement of materials that he is to use exclusively for direct orders placed with him by the United States War Department, Navy Department, or the Emergency Fleet Corporation, and allow him an automatic B-4 rating on materials for other places.

Suppose, however, that you require certain materials in your manufacturing process, have placed an order with the jobber, the jobber has not the materials in stock. Can you use what automatic rating may be provided for your particular manufacturing purpose? That will likewise be explained in the new supplement. You will be allowed to use the automatic rating on orders placed through jobbers, and in fact you will be allowed to make application for priority certificates on orders placed through jobbers or agents provided the jobber has not in stock the materials required by you, and provided also that the delivery is for direct shipment from the manufacturer or the producer to the consumer. Under those conditions the automatic rating may be applied on orders placed through jobbers or agents.

One question that is very fundamental and that has been raised a great many times with us in Washington: What orders, or rather what delivery should a manufacturer promise to a concern entitled to an automatic rating? Suppose, for instance, you have your entire production schedule filled up with priority orders of A and B classification until the 1st of January. Suppose a concern comes to you and states that they need certain materials of your manufacture—they need it this month, and they state to you that they can present to you the affidavit entitling them to an automatic, say, A-6 rating, and you promise them delivery tomorrow, and take it away, say, from the concern that has placed with you an order covered by an automatic B classification or a certificate covered by a B rating. The answer to that is this:

A manufacturer should not promise any deliveries which will interfere with the deliveries when and as required of orders covered by class AA, class A, or class B priority ratings, whether under certificates or automatic ratings. In other words, the manufacturer in that particular instance can promise, even though his customer was entitled to an A-6 rating, could promise him only delivery after the 1st of January. If he requires delivery earlier than that time, and if he can show—and the burden is upon him to show that the public interest will be served by allowing an earlier delivery—then he should make application to the Priorities Committee on the regular form, stating precisely when he needs delivery, stating precisely the justification that he could offer for displacing other orders on the books of the concern from whom he desired the materials. The Priorities Committee will give careful consideration to such applications, and if they deem it advisable they will issue a priority certificate calling for a particular delivery date. That delivery date, of course, to be held only in accordance with the rating that is given on the priority certificate.

The mere fact that you have a priority certificate in your pocket does not mean that you are going to get the materials when you want them. When there is not enough to go around, when in some instances even the direct, urgent requirements cannot be satisfied immediately when they need them, then of course it can be understood that there must be some delay in deliveries, even though you are covered by a very high priority rating. Those consequences are absolutely unavoidable. They are absolutely based upon the limiting and controlling factor of the quantities of materials that there are to answer the requirements.

I understand that there are here today a large number of exporters, who would be interested in the new rulings that have just gone into effect with reference to priority on exports. I may state that the automatic

(Continued on page 459)



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Sidetracking a Bad Plan

It is highly satisfactory to note in the dispatches from Washington that the Finance Committee of the Senate has eliminated from the War Revenue Bill the House provision taxing incomes from state and municipal bonds. This change, if supported by Congress, will head off a condition of affairs that would have reacted disastrously upon the credit of every city and State in the Union.

To State Comptroller Travis and City Comptroller Craig go a large part of the credit for this action. These discerning officials early saw the danger and the injustice of taxing bonds which had been sold with the distinct provision that they should be exempt from taxation. The House Committee on Ways and Means showed a lamentable lack of good judgment in incorporating this provision in the War Revenue measure in the first instance, especially in view of the fact that its constitutionality was gravely questioned. Messrs. Travis and Craig sent to Washington strong protests against the proposed tax, and it is fortunate that their arguments have appealed effectively to the members of the Senate Finance Committee.

Even aside from the injustice of the proposal, it would seem wholly inexpedient to disturb the status of state and municipal securities at a time when the burden of meeting the expenses of the war falls so heavily on both the State and City of New York, as well as upon the other large commonwealths and cities of the nation.

## Realty Board Elects New President

Of interest to every man in the real estate business is the change that has taken place this week in the titular head of the Real Estate Board. Mr. Laurence McGuire, who has been president of the Board for four

successive terms, has retired, and Mr. Stephen H. Tyng, Jr., has been elected to succeed him.

Mr. McGuire was elected president on October 13, 1914. During the five years that he has presided over the destinies of the Board it has not only grown and prospered, but has come to be recognized as the dominant real estate organization in the city, if not in the state.

When Mr. McGuire assumed the presidency the Board was known as the Real Estate Board of Brokers and had a membership of 146. The membership today is near 1,300. These figures speak better than words for Mr. McGuire's administration of the Board's affairs.

At great personal sacrifice Mr. McGuire gave of his time and his energy to the upbuilding of the Board, and while there are many who will regret his withdrawal, they nevertheless will be glad to learn that his interests in the Real Estate Board will in no sense be lessened. He is to continue as a governor, having been re-elected for a three-year term.

The Real Estate Board deserves the success which it has had and the enviable position it now holds, and this in no small sense is due to the personal efforts of Mr. McGuire. It could hardly be expected that he would continue to preside over the destinies of the Board after his election as president of the United States Realty and Improvement Company, which in itself is a grown man's work. Mr. McGuire will always have the respect and good-will of the real estate interests, and this may well be so as one reviews the great work and the valuable undertakings of the Real Estate Board in behalf of property owners during the past four years. The Record and Guide, which has been in an exceptionally good position to accurately gauge the efficiency and disinterestedness of Mr. McGuire's activities, takes this occasion to express its appreciation of his sterling qualities and of his unselfish devotion to the furtherance of the interests of all those engaged in the real estate business.

Mr. Tyng comes into office at an exceptional period in the affairs of the world, and at a time when real estate is in a most dejected condition; but he has the advantage of finding the organization to the presidency of which he has succeeded numerically and financially on its feet. He has the experience and ability to ensure success, and with his many valuable connections in the real estate and general business life should prove a most efficient leader. He will have the hearty support of the Record and Guide.

## An Unfortunate Statement

The Record and Guide feels impelled to enter an emphatic protest against the statement of Comptroller Craig, made at an open hearing on the tentative budget before the Board of Estimate and Apportionment, that "one of the strongest incentives for economy in the making of the 1919 budget was a firm determination to deprive rent profiteers of the last vestige of excuse they might have for exorbitantly overcharging tenants."

Because of his highly-important position as Chief Financial Officer of the city, any statements made by Comptroller Craig, especially at public meetings, receive wide notice. The statement quoted in this article, although probably not so intended, would seem to give official sanction to the demagogic cry raised by mischief makers that the landlords of the metropolis are not giving their tenants a square deal. It is not to be denied that in some instances unscrupulous landlords have been shown up as rent profiteers, but these cases have been exceptional rather than the rule and have been de-



nounced as emphatically by the great mass of reputable landlords as by the aggrieved tenants. It is not fair to hold up to scorn the great body of upright landlords in the metropolis because of the reprehensible policy pursued by a few landlords of another sort.

Taxes, as has been frequently demonstrated within the last year in these columns, are very much higher than a year ago, and nothing the Comptroller and his

associates can do to the 1919 budget will lower them. It has also been shown that wages of employes, cost of supplies, especially of coal, and of repairs and of the hundred other items that enter into the expenses of the landlords have risen out of all proportion to the advance in rentals. Taxes form only a relatively small, although an important, proportion of the cost of building management.

## Realty Board Elects Stephen H. Tyng President

(Continued from page 452)

roduced and realized, and which has proved most beneficial to real estate generally.

"In amending its Constitution making arbitration as between its members compulsory, the Real Estate Board took a forward step. Since making arbitration compulsory there has not to my mind been one court proceeding and there has not been an arbitration the decision in which was not acceptable to both parties.

"To review in detail all of the activities of the Board would not only take too much time, but I believe it unnecessary, as most of these helpful activities are well within the knowledge of those who have been benefited.

"The Real Estate Board of New York, now the largest organization of its kind in the world, offers a form of insurance to property owners at a minimum premium, which I firmly believe should be availed of by all those who believe that that particular form of wealth as represented by real estate should have the same protection as all other forms of wealth. I am convinced that this protection can best be had through the advancement and increasing influence of the Real Estate Board as an organization that this advancement and influence may be realized to the fullest extent the membership of the Real Estate Board should and in fact must be increased, otherwise the service it has rendered must be curtailed, to say nothing of how unfortunate it would be if its service to real estate interests and the public were not increased.

"It was with regret that I retired as President of the Board, and it was because of my firm belief that the time had come for a change, and that interests which I now represent are fairly entitled to all of my efforts.

"Mr. Stephen H. Tyng, jr., who has been elected President of the Board and who will, if given reasonably fair assistance and help, insure the advancement of its influence as a power for good. It is a privilege which I take on to myself to give wholeheartedly to Mr. Tyng and the incoming administration, of which I have the privilege of remaining a part, my full co-operation, and while I retire as President of the Board, my interests are in no sense abated, as I shall always feel, and

may I say proudly feel, that the work of the Real Estate Board for the past four years stands out prominently as one of accomplishment in behalf of the real estate interests.

"Mr. Tyng carries with him to the presidency the good will of a host of friends and the active support of all loyal members of the Real Estate Board. This need not be asked, though I feel equal to assuring it to him in the same measure that I have enjoyed it during five successive administrations."

The active governors elected were: Laurence McGuire (re-elected), David A. Clarkson and William M. Benjamin.

The three governors whose terms expired were: Laurence McGuire, Thomas Hovenden and Charles A. Cone, the six continuing active governors being Stephen H. Tyng, Jr., Walter C. Wyckoff, Mark Rafalsky, Alfred V. Amy, Thomas P. Graham and Eugene J. Busher.

In the active associate class of governors: Ranald H. MacDonald and H. H. Murdock were elected, the four continuing active associate governors being: Richard G. Babbage, Leo S. Bing, Francis S. Bangs and Michael Friedsam.

After the members' meeting the Board of Governors organized and elected Mr. Tyng president; David A. Clarkson, vice-president; Thomas P. Graham, secretary; and Alfred V. Amy, treasurer.

The following committees were also elected: Nominating committee—Thomas Hovenden, Warren Cruikshank, Herman LeRoy Edgar, Frank D. Ames and J. Irving Walsh, and auditing committee—Irving S. Whiting, Robert R. Rainey and Vincent C. Pepe.

The Board voted to create a new class of membership, to be known as sustaining membership, with annual dues of \$1,000. It is understood that membership in this class will not become effective until ten sustaining members have been obtained. This additional income will be utilized for furthering the various activities of the Board and improving its facilities for better service, both to its members and to the public.

## Priorities Regulations Explained by Expert

(Continued from page 457)

ratings were never intended to apply to exports. That certainly should have been very clearly explained in our circular, but we have not been in many wars like this, and we have not had many experiences to base our publications upon. It is a question of growing into the need that is presented to us, and we hope from time to time to clear up in our publications these problems that arise and are presented to us from day to day.

The procedure that the exporter must go through today is very much simplified. All that is required is that he present his application for an export license on forms, and some of them are revised forms, provided by the War Trade Board. He need not make application to the Priorities Committee. He need not communicate with the Priorities Committee. Everything

that is necessary is embodied in his application for an export license.

It has been provided that a Class C automatic rating will follow on those things on which the Priorities Committee ordinarily administers priority, and which are included on the export conservation list. If a higher priority is required, the War Trade Board will itself take up the problem with the Priorities Committee, and, if they together deem that a higher rating should be granted, they will issue a priority certificate which will accompany the export license, and which will of course place that order on the manufacturer's schedule in accordance with the priority rating granted.

I believe that this covers in a general way the broader questions of priority regulation.



# Real Estate Review for the Current Week

## Concentration of Effort on Liberty Loan Tends to Restrict Sales Market—Leasing Moderately Active

**W**ITH the efforts of practically all the active brokers concentrated upon the Liberty Loan drive and with the continued steady flow of vast sums into this investment medium it is not surprising that interest in real estate languished this week. The market was as a result restricted to scattered sales in various parts of the city.

The week's business, limited as it was, reflected no new developments, but continued rather to follow along the same narrow lines that have characterized market conditions for many months.

Nevertheless real estate interests can glean some encouragement from the present situation. The announcement by Comptroller Craig during the week that the increased cost of city government would not involve an advance in the tax rate was received in real estate circles with considerable optimism. It is generally conceded that one of the principal factors which has been operating to discourage purchases of real estate has been the steadily mounting tax rate. Both property owners and prospective investors have been watching with growing apprehension the advancing cost of municipal operation, but have been powerless to check the trend and the resultant pressure in the form of increased taxes.

Sales of business properties on Front and Beekman streets and on Burling Slip served to emphasize the well maintained buying movement in that section of the city, which still continues as one of the most encouraging and substantial features of the real estate market. The restriction of new building operations, the steady expansion of business and the resultant increased requirements of merchants in the downtown section of the city has stimulated to an unusual degree the call for space in the districts south of Chambers street, and the result has been a marked disposition on the part of many merchants to buy the property which they have been

heretofore holding under lease in order to assure permanent occupancy.

The sale of the valuable residence at 933 Fifth avenue by Mortimer L. Schiff served to attract attention once more to the buying movement which has been under way for some time and which has been directed toward high class residential holdings in the Lenox Hill and Carnegie Hill sections. Ever since the Park Avenue building movement resulted in the erection of a number of apartment houses arranged in large suites and designed to attract wealthy New Yorkers, the trend away from private house occupancy became marked and it was not long before many of the leaders in New York City's social and business life became apartment house dwellers rather than private house owners.

The sudden slackening in building operations resulted in the early absorption of practically all of the high class apartment space on the upper east side of the city and many wealthy New Yorkers were compelled to return to the private house in order to maintain a winter home in the city. The result was the renewal of interest in this form of property and recent months have witnessed a buying movement of no small proportions bringing back many New Yorkers to private house occupancy.

In Harlem considerable interest centered upon the purchase of a famous old church at Seventh avenue and 128th street to a negro congregation, an event which marks a new southerly point in the steady expansion of the negro community in that section of the city.

The leasing market continued moderately active, business being about equally divided between commercial and residential transactions. The demand for space of all descriptions has resulted in the absorption of practically all of the available floor areas, and business is now concerning itself with a rapidly diminishing supply.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 18 as against 18 last week and 19 a year ago.

The number of sales south of 59th street was 5 as compared with 8 last week and 5 a year ago.

The number of sales north of 59th street was 13 as compared with 10 last week and 14 a year ago.

From the Bronx 9 sales at private contract were reported as against 7 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 468 of this issue.

#### 933 Fifth Avenue Resold.

Mortimer L. Schiff, of Kuhn, Loeb & Co. resold the residence at 933 Fifth avenue, which he bought last March to protect his home at 932, adjoining. The buyer's identity could not be learned, although he was understood to have bought it for occupancy. It is a four-story house covering a lot 25 by 150, and is assessed by the city at \$275,000. Mr. Schiff bought the property from the

estate of Lamon V. Harkness. Shortly after the purchase he commissioned C. P. H. Gilbert, architect, to prepare plans for alterations and additions.

#### Negro Colony Still Growing.

According to a report yesterday the church at the northeast corner of Seventh avenue and 128th street, the home of the New York Presbyterian Church and one of the oldest edifices in Harlem, has been sold to a negro congregation. The structure is of brick and stone construction, with a frontage of 100 feet on each thoroughfare, and has been held at \$100,000. The buyer, the Metropolitan Baptist Church, of which the Rev. W. W. Brown is pastor, now occupies a private dwelling on West 138th street, between Lenox and Seventh avenues. Occupancy of this property by negroes will further reflect the steady expansion of the negro colony in Harlem, this being probably the furthest point south which it has reached.

#### Dwellings-Taxpayer Trade.

In an exchange of properties valued at \$325,000, William Woodward, president of the Hanover National Bank, sold to Ennis & Sinnott, operators, the two dwellings at 13 and 15 West 51st street, on a plot 50 by 100. The property has been held at \$200,000. The site lends itself for a desirable improvement. In part payment, Mr. Woodward took the one-story taxpayer at the northeast corner of St. Nicholas avenue and 182d street, covering a plot 79.9x60, which has been held at \$125,000. William B. May & Co. negotiated the deal.

#### Front Street Cash Sale.

In an all cash transaction, the Charles F. Noyes Company sold for Thomas S. Gladding to Edward H. O'Brien, 95-97 Front street, corner of Gouverneur lane, a six-story building covering plot 45 feet on Front street and 60 feet in depth. The property is one of the most desirable in the coffee district, being the

widest corner property on Front street from Wall to Coenties Slip. Mr. O'Brien is from San Francisco, and a member of the coffee brokerage firm of C. E. Bickford & Co., with branch offices in many of the large cities. It is not stated whether or not Mr. O'Brien has purchased this property as an individual investment, but it is believed that he has in mind opening a large office in the building, and if so this sale is the forerunner of an important reimpement of the property. There have been a number of recent sales in the immediate neighborhood, among them deals for 65 Front street, 66 Front street and the Venezuela Building at 135-137 Front street. Other sales were 52 Front street to Ross W. Weir & Co., and 71-73 Front street to Markham Realty Company.

#### A Beekman Street Purchase.

H. M. Weill sold, through the Charles F. Noyes Company and the Duross Company, the five-story basement and subcellar building with elevator covering a lot 25 by 85 between Nassau and William streets. The building is to be extensively altered from plans of John H. Knubel. The property is assessed at \$65,000. The purchaser is the Baltic Realty Company, which recently acquired at auction 145 West 49th street. Stoddard & Mark were the attorneys for the buying company in both transactions.

#### Tobacco Merchant Buys.

Bernard Lichtenstein, tobacco merchant, made his second real estate venture this week by acquiring from J. Calmenson, the two four-story buildings at 7 and 9 Burling slip, on a plot 40 by 56.8. The transaction marked the first sale of the property in nearly 100 years. Mr. Lichtenstein some time ago bought 11 Burling slip, at the northwest corner of Water street, adjoining his present purchases, remodeled it and resold it at a substantial profit.

(Continued on page 463)

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**162 REMSEN ST. BROOKLYN**  
Telephone 6480 Main**LEGAL NOTES AFFECTING REALTY**Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman**Acceleration Clause in Mortgage.**

WHERE an acceleration clause in a mortgage provides that upon the default of the mortgagor it shall be legal for the mortgagee to declare the whole sum secured by the mortgage to be due, the entire debt does not become due upon the failure to pay an installment note so as to start the statute of limitations running against the action to foreclose, in the absence of a declaration to that effect by the holder of the mortgage.—McCarty v. Goodman, North Carolina Supreme Court, 167 N. W. 503.

**Joint Adventure.**

A contract by which the parties agree to purchase real estate in the name of one of the parties who shall furnish the money with which to purchase and improve it, and also agree to sell the property within a specified time and divide the net profits equally between the parties, after applying rents received and so much of the proceeds of sale as may be necessary in repayment of the money so advanced for the purchase thereof and an agreed rate of interest thereon, is analogous to a conveyance of title to secure the payment of money. In such a case, if the contract fixes a definite time for the sale of the property and termination of the contract, and the property is not sold accordingly, either party may obtain sale of the property and division of the proceeds in accordance with the terms of their contract by proceedings in equity.—American Security Co. v. Barker Co., Nebraska Supreme Court, 167 N. W. 780.

**Demand for Deed.**

A contract for the sale of land provided that where the buyer has paid one-fourth or more of the purchase price he can, after five years, demand a deed for a proportional amount of land. The Washington Supreme Court holds, Pratt v. Arcadia Orchards Co., 172 Pac. 918, that a notice by letter before the expiration of the five-year period that he desired a deed for a proportional part was sufficient notice of election, although it also suggested that he be given a deed of the entire tract and be allowed to give a mortgage for the purchase price.

**Sufficiency of Title.**

In an action by a vendee to recover earnest money paid on the purchase price of certain land because of failure of title, the Washington Supreme Court holds, Flood v. Von Marcad, 172 Pac. 884, that evidence that a title insurance company refused to guarantee the title and its general counsel would not approve it warranted a finding that a title offered by the vendor was not merchantable. Few titles are good to a mathematical certainty, nor does the law demand that they shall be so, but the value of a title on a resale is an element to be considered. A purchaser is entitled to a merchantable title—a marketable title—such a one as will bring in the market as high a price with as without the objection. While the law will not countenance the idle scruples of one interested in withholding the purchase money, it will not compel one who seems to be acting in good faith to accept a title if there be reasonable probability of a lawsuit to convince a purchaser on resale, or to quiet the title.

**Parole Evidence.**

In a suit for the specific performance of a contract for the sale of real estate which recited the receipt of a certain sum of money as part of the consideration, the Washington Supreme Court holds, Roberts v. Stittner, 172 Pac. 738, that it was not error to admit oral testimony showing that the true consideration consisted in retention by the defendants of part of the premises; such evidence not varying the contract terms,

or being in contravention of the statute of frauds. The true consideration of a deed of conveyance may always be inquired into, and shown by parole evidence.

**Fire Insurance.**

Where an insurance company issues its policy insuring certain property against loss by fire with full knowledge of the condition of the title to the property, the nature of the insured's interest therein, and of the changes made in the ownership at the time of the issuance and delivery of the policy, the Oklahoma Supreme Court holds, Springfield Fire and Marine Ins. Co. v. First Nat. Bank, 172 Pac. 652, that it is estopped from setting up as a defense in an action on the policy the facts and circumstances concerning the condition of the title of the property, the nature of the insured's interest, and the change of interest, of which it had knowledge and notice at the time of issuance of the policy.

**Vendor's Liability.**

It is not necessary for the relationship of agency to exist between a vendor and the party inducing or procuring the sale of lands through fraud and deceit in order to warrant relief against the vendor. A vendor will be held liable if he participates in the fraud, or if he had knowledge of the fraud and adopts or takes advantage of it.—Grayling Lumber Co. v. Ebbitt, Arkansas Supreme Court, 203 S. W. 686.

**Second Mortgagee's Authority.**

The Arkansas Supreme Court holds, Catherina v. Porter, 203 S. W. 683, that a contract between a second mortgagee and the mortgagor defaulting on the first mortgage, under which the mortgaged premises were conveyed to a third party for the equal benefit of both contracting parties, both parties to be allowed commissions for making sales of lots in the premises, and the surplus after payment of commissions, first mortgage, etc., to be equally divided between them, gave the second mortgagee a power coupled with an interest, under which it could give a valid option on the whole property.

**Unlawful Detainer Action By Landlord.**

For a lessee to hold over after the original term, paying rent, the lessor acquiescing, was held an exercise of the option by the lease given to the lessee of two years' extension at the expiration of the term. A tenant holding an extended term under the original lease, so that he has no necessity for a new lease, and does not require the aid of equity to maintain his right to the premises, all his rights being assertable at law in his landlord's action for unlawful detainer, cannot maintain a suit in equity to restrain the landlord from enforcing such an action for unlawful detainer.—Medicus v. Altman (Mo.), 203 S. W. 637.

**Seek Definition of Law.**

For the purpose of obtaining from the Legislature at its next session a definition of the distinction between conveyancing and practicing law a meeting was held at the Real Estate Board last week, at which delegations were present from the Advisory Council of Real Estate Interests, the Real Estate Board of New York, the Brooklyn Board of Real Estate Brokers and the New York Board of Title Underwriters. Alfred E. Marling presided.

A committee of five was appointed, consisting of Walter Lindner, F. S. Bangs, Cyril H. Burdett, D. S. Coe and Robert E. Simon, to prepare a bill to amend the existing law so that it would no longer be an offense, punishable by fine or imprisonment, for a broker or agent, individual or incorporated, or a trust or title company to draft a contract, deed, lease, mortgage or other document incidental to the carrying on of business.



## REALTY SALES.

(Continued from page 460.)

## Riverdale Estate Sold.

Darwin P. Kingsley has sold to Otto Marx, of Birmingham, Ala., his place, comprising four and a half acres fronting on the Hudson, a large modern residence, stables, greenhouses, etc., at Riverdale, which he has occupied for a number of years. The property is near the estates of George W. Perkins, Thomas N. Buckner, George B. Cortel-you, Giovanni P. Morosini and Cleveland H. Dodge. Kenneth Ives & Co. negotiated the sale. Mr. Kingsley recently bought the dwelling at 50 East 68th street, for his New York residence.

## Manhattan.

## South of 59th Street.

35TH ST.—Brooks & Momand resold for the Remlu Realty Co. the 4-sty altered dwelling, 22x100, at 17 West 35th st, acquired by the seller recently through the same brokers.

## North of 59th Street.

75TH ST.—Harry Sugarman sold to Charles Wynne for Rose Bamberg 228 East 75th st, a 4-sty flat, 20.4x102.2, assessed for \$12,000.

103D ST.—Sol Freidus and B. Harris sold for the Melton Realty Corp., on plot 75x100.11, the two 6-sty tenements, with stores, at 231 to 235 East 103d st, to a client of Greenberg & Levy, attorneys.

119TH ST.—The Lawyers Mortgage Co. sold to a client of Morganstern Brothers the 5-sty flat at 111 East 119th st, on a lot 25x100.11.

124TH ST.—Anna May Pelzer of Englewood, N. J., sold to Martin W. Hill the 6-sty elevator apartment, on plot 49.6x100.11, at 507 and 509 West 124th st. The house was held at \$75,000. The new owner gave in part payment the 4-sty dwelling at 62 West 83d st, on lot 25x102.2, held at \$25,000, and the 5-sty modern apartment at 119 West 135th st, on plot 40x99.11, valued at \$28,000. H. T. Wood and W. R. Moore were the brokers.

133D ST.—Leon S. Altmayer sold for the Broadway Savings Institution 36 West 133d st, a 5-sty flat, on a lot 25x99.11.

146TH ST.—Ennis & Sinnott resold 602 and 604 West 146th st, a 5-sty apartment house, on plot 50x100, adjoining the southwest corner of Broadway, to a client of Pressinger & Newcomb, attorneys. George V. McNally was the broker. The sellers acquired the property two weeks ago from S. C. Raymond, who had held it at \$85,000. Title passed to the Queen Mab Company.

165TH ST.—James H. Cruikshank has resold the 5-sty flat, on lot 20x119, at 546 West 165th st, which he recently acquired in an exchange.

173D ST.—The H. M. Weill Co. sold for William Lynn to Clara Anna Mulcahy 523 West 173d st a 3-sty dwelling, 18.9x100.

MADISON AV.—J. G. Blaine Ewing bought, for occupancy, from the Seamen's Bank for Savings, the 3-sty dwelling at 1181 Madison av, between 86th and 87th sts. The Douglas Robinson, Charles S. Brown Co. negotiated the sale.

## Bronx.

181ST ST.—John A. Steinmetz sold for W. T. Smith to Jacob Bluttal the 3-fam. flat at 954 East 181st st.

BRYANT AV.—Fisher and Irving I. Lewine have purchased the southeast corner of Bryant av and 179th st, occupied by a 5-sty apartment house, with stores, on lot 45x100.

CLINTON AV.—J. Blumenthal bought from Jacob Bloom, through John A. Steinmetz the dwelling 1832 Clinton av, on a plot 30x90.

FOREST AV.—Joseph Shenk is reported to have resold the Forest Hill apartment house, a 1-sty structure with stores, at the northwest corner of Forest av and 158th st. It fronts 100 ft. on the av and 87.6 ft. on the st, and was acquired by the seller last April from the Brooklyn Savings Bank.

HOLLAND AV.—William Peters & Co. sold the 2-fam. house at 1920 Holland av to Paul and Johanna Schalm.

HONEYWELL AV.—The Duff & Brown Co. sold for Mary Mason the 3-sty dwelling at 2026 Honeywell av, on a lot 22x111.

HONEYWELL AV.—John A. Steinmetz has sold for Rachel L. Bartley the 1-fam. house, on plot 33x140, at 2081 Honeywell av to P. Barone.

MORRIS AV.—John Basco sold to Gustav A. Schmelzle the 5-sty new-law apartment house at 2339 Morris av, on a plot 37.6x100, near Field pl. M. Sax was the broker.

VALENTINE AV.—Red Roof Realty Co. sold for Lizzie Van Riper 2184 Valentine av, a 3-sty house.

## Brooklyn.

VANDERBILT ST.—Walter S. Ross and C. C. Gretsinger sold for Frank D. Creamer & Co. the 2 fam. house at 525 Vanderbilt st.

10TH ST.—Meister Builders Inc. sold 124 and 124-A 10th st, two 1-fam. cottages.

10TH ST.—John Pullman Real Estate Co., Inc., and J. D. H. Bergen & Son sold 352 to 356 10th st, three 2-sty dwellings, 20x100 each, for Mary Abrams to James S. Corrigan.

61ST ST.—Tutnjo & Cerny sold for Stella Martin the 2-sty dwelling at 363 61st st.

14TH AV.—The Bulkley & Horton Co. sold the 2-sty dwelling at the corner of 14th av and 79th st for the Brooklyn Trust Co. as executors of the William Backus estate.

60TH ST.—Realty Trust sold for the Alco Building Co. the 1-fam. dwelling, with garage, at 2022 60th st, Mapleton Park, to Samuel Shapse.

71ST ST, ETC.—Meister Builders, Inc., sold the 1-fam. dwelling at 1837 71st st and the cottage at 1352 77th st.

79TH ST.—A. J. Waldron sold the 2-sty house at 630 79th st to Frederick L. and Lillian M. Onken; also sold, through James H. Purcell, the 2-sty house at 611 80th st to Ludwig and Marie Parman, and the 2½-sty house at 321A Jefferson av for Kathryn J. Grose and resold it to William C. and Katherine H. Taggard.

BATH AV.—Oscar Hoffner bought, for occupancy, from Melhter Builders, Inc., the 2-sty dwelling at 1727 Bath av.

SCHENECTADY AV, ETC.—H. E. Esterbrook sold 160 Schenectady av, a 2-sty dwelling; also a 2-sty store building, on plot 40x100, at 1395 and 1397 Atlantic av, and a garage, now being built, on plot 70x84 ft., on the south side of Atlantic av, 100 ft. east of Brooklyn av.

## Westchester.

SCARSDALE.—Robert E. Farley Organization sold for Stella Elliot her house in Bell st to Elizabeth Follos of Scarsdale, N. Y.

YONKERS.—Richard Bennett sold his estate at Park Hill, consisting of a brick residence on site overlooking the Hudson River, to Charles E. Sheppard, president of C. E. Sheppard & Co., manufacturers of loose-leaf binders, in New York City. George Howe was the broker in the sale. The property was held at \$55,000.

## Out of Town.

RIDGEFIELD, CONN.—L. P. Carter, New York banker, has purchased the 300-acre estate of Colonel Knox at Ridgefield, Conn., which is said to have cost the latter more than \$1,000,000. This is said to be the only estate in the country which has a private railroad and freight station. It contains a residence of the Elizabethan period, gardens, terraces, fountains, pergolas, lakes, swimming pools, etc.

IRVINGTON, N. Y.—Joseph P. Day sold to the National Clutch Co. for the Empire Metal Produces Co. its plant on the Hudson River at Irvington, N. Y., consisting of a 3-sty brick, steel and concrete building, size 70x243, on a 2½-acre plot. The plant was built by Brisbane Walker and used for the publication of the Cosmopolitan Magazine. It has been held at \$200,000.

NEWARK, N. J.—Feist & Feist, Inc., sold the 2-fam. dwelling at 77 Sunnyside ter, about 400 ft. north of South Orange av, for Junior Building Co. to Albert C. Featz. The property is in the west side of the street and comprise a plot having a frontage on Sunnyside ter of 40 ft. and a depth of 100 ft.

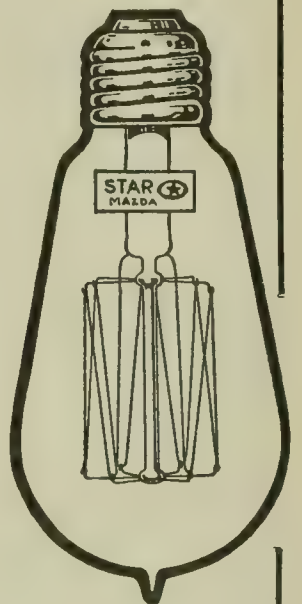
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## RECENT LEASES.

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Amsinck & Company have subleased, through the Charles F. Noyes Company, the three, four, five and six-story office buildings at 76-80 Beaver street and 123-7 Pearl street and 6-9 Hanover street, occupied by Amsinck & Co. until October 1. The ground floor of the entire properties was rented to Despard & Co., the second floor of two buildings to Mecke & Co., the second floor of 80 Beaver street to Siegr Gruner & Co., and in conjunction with the Douglas Robinson, Charles S. Brown Company, the most important lease was made, involving the balance of the property and including ten floors in the different buildings, to the Independent Steamship Corporation. The quick rental of these buildings shows the demand for office space as the tenants were secured from the day Amsinck & Co. removed to its new quarters at Wall and Water streets.

## Government Leases Garage.

The United States Government, through the American Railways Express Company, its holding company, has leased from the Warner Hudnut Corporation the plot 131x100, at 120 to 130 west Nineteenth street, formerly part of the site of the Altman store, upon which the owner will at once erect a one-story transfer station. Horace S. Ely & Co., and Manning & Trunk negotiated the lease which is for ten years. Recently the American Railways Express Company leased the Baumgarten factory at 228 to 238 East Forty-fourth street for a warehouse.

## Manhattan.

CUSHMAN & WAKEFIELD, INC., leased offices in 39 East 12d st to John N. Ross and to J. W. de Aguiar.

CUSHMAN & WAKEFIELD, INC., in conjunction with Ewing, Bacon & Henry, subleased the offices occupied by Charles A. Platt on the top floor of the Architects Building, 101 Park av, to Arthur Knapp Engineering Co.

THE DUFE & BROWN CO. leased 37 St. Nicholas pl, a 4-sty dwelling, to W. H. Murray.

THE DUFE & BROWN CO. leased 322 Convent av, a 4-sty dwelling, to C. E. Everson.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty dwelling at 8 West 52d st for Herman L. Smith to Mrs. Josephine L. Mathot for a long term; also the 5-sty American basement house at 100 East 62d st for Charles Neave to George Patton French, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. leased 1 West 14th st, a 4-sty dwelling, for Herman L. Smith to Mrs. Josephine L. Mathot for a long term; also leased for Dreincourt Martin the 4-sty dwelling at 162 East 14th st to J. A. H. Hopkins of Morristown, N. J., furnished, for the season.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the new building at 270 Park av for the Vanderbilt Avenue Realty Co., Dr. Charles V. Paterno, president, to Rudolph E. Schinner, also a large apartment in 929 Park av for Mrs. George F. Shradly to Walter A. Hirsch, furnished for the season; and at 1155 Park av an apartment for Mrs. L. O. Henriques to Mrs. Alice W. Montague for a long term of years, with an extension from the owners.

DOUGLAS L. ELLIMAN & CO. leased the 5-sty dwelling, on lot 25x100.5, at 40 East 69th st to Talbot Ewart furnished for the season; the 4-sty dwelling built on lot 18x74.8 at 104 East 36th st for George L. Nichols, Exec., to John W. Stevens; at 115 East 35th st a 4-sty house, on lot 12.6x98.9, for John N. Tonnele to Dr. Christopher J. Colles.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment at 969 Park av, northeast corner of 82d st, for X. M. Audibert to John MacGuinness, president of the Silver Bow National Bank of Butte, Mont., furnished, for the season; at 108 East 82d st to Gordon W. Edwards; at 178 East 70th st an apartment to Mrs. Samuel Fuller; and at 414 Madison av to F. Perry.

J. B. ENGLISH leased for L. and M. Allard the 4-sty dwelling 228 West 52d st to Alice DeLoek.

J. B. ENGLISH leased for Mary F. Kennagh the 4-sty house 108 East 29th st to Warren & Clark, architects.

J. B. ENGLISH leased for the James-Miller Realty Co. the 4th floor in 1552 Broadway to the Lamont Feature Film Corp. This completes the renting of the building.

J. ARTHUR FISCHER leased the parlor store at 57 West 39th st to J. Andrews, and the top loft at 666 6th av to F. S. Baker.

J. ARTHUR FISCHER leased to American Fund for French Wounded the large corner store at 529 to 535 7th av, southeast corner of 39th st.

FREDERICK FOX & CO. leased for the Broadway & 4th St. Building Co., two lofts at 694 Broadway; also for the Criterion Construction Co., the top floor at 114 West 26th st to Fried Gross & Co.

FREDERICK FOX & CO., leased for Charles Edward Haviland to Henry Alexander entire building at 15 East 36th st; for Stoin & Blaine to C. L. McCarthy 4th loft at 8-10 West 36th st.

GOODALE, PERRY & DWIGHT, INC., leased the third floor at 64-70 West 23d st to Y. M. C. A. for war work; the 2d, 3d and 4th floors at 182 5th av to Yarn Products Co.; the store and basement at 482 6th av to Isaac Goldberg; space at 2 West 16th st to Francis Steloff; also space to Richard Zimmermann; at loft at 22 East 21st st to Fiber & Schneider; floor at 36 East 23d st to Sydney L. Fibel and Louis Kassler; space at 7 West 24th st to Kathryn Meredith, M. G. Moody and Hartley G. Dewey.

GOODWIN & GOODWIN rented apartments at 55 East 76th st to Joseph P. Morrissey and William S. Popham; at 200 West 130th st to Mme. Concorde Crepeau; at 716 West 180th st to Charles J. Meehan and John Schrader; at 309 West 93d st to John G. Hegeman, Marie H. Schulz and Dr. Jos. N. Bishop; at 3875 Broadway to Henry Coen, Edna Spreng and Sterling Peacock; at corner Broadway and 163d st to Morris Frohman, Walter Tunstall, John C. Detwiler, Sidney Fisher, Lawrence S. Goldstone and Gustav L. Penzel; at corner Broadway and 144th st to Richard O. Heynich, Louise Boune, Charles C. Hanan and Edward M. Roskane; at 566 West 162d st to Pauline Welch, Patrick Donahue, Lucy C. Fenton, Chester Mayer, Samuel Miller and Jennie Goodman; at 29 East 124th st to Charles Nauss; in Dacona Hall, 620 West 122d st to Simon Manheimer, Anna Bauerberg and Cal J. McCarthy.

M. & L. HESS, INC., leased for the Cruikshank Co. the store and basement at 152 East 23d st to B. J. Vercosi, photographer and photo supplies; also the 3d floor at 22 Wooster st to the Perfect Notion Co., Inc.

M. & L. HESS, INC., leased the 5th floor at 12-14 West 32d st to J. J. Kahn & Co.; also the 3d floor at 91-3 5th av to Herbert B. Lederer & Co.

HENRY HOF leased for Mary L. Hatton the 5-sty building at 519 2d av, southwest corner of 29th st, to Pietro Romano for ten years; also for the Kips Bay Brewing Co. the store at 633 1st av to A. M. Druckman; and the store at 521 3d av for A. Dworski to A. M. Druckman.

HENRY HOF leased for estate of James Rozell, Inc., the second loft at 201 East 38th st to Martin & Martin; also the store at 167 East 37th st to M. Bloomberg; also the store at 780 1st av to Joseph Timko, and the top loft at 226 East 41st st for Arnold Levien to Joseph J. Bova.

THE HOUGHTON CO. leased to Lillie J. Earle the 4-sty dwelling 322 West 72d st for Samuel Mundheim.

THE HOUGHTON CO. leased the 3-sty dwelling 33 West 97th st for Mary Ferguson and Elizabeth Ennis to Arthur J. and Mary V. McCrickard.

HUBERTH & HUBERTH have leased an apartment of twelve rooms and four baths at the Clarendon, 86th st and Riverside dr, to Julius Siebert. This is the seventh consecutive year that the Clarendon has been 100 per cent. occupied.

JACQUES KRAKEUR leased 308 5th av, a 5-sty building, 24.8x100, between 31st and 32d sts, to Ferdinand Strauss, Inc., toy dealer.

SAMUEL H. MARTIN leased for Isidor Isaacs the 3-sty dwelling 258 West 70th st to Marie A. Crandall.

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JAMES C. MILLER rented a dwelling at 47 West 119th st to Dr. A. Speigel; a furnished apartment at 13 East 35th st to Mrs. H. L. Harris; and in 390 Central Park West to M. Bonetti; also the basement store in 227 West 32d st to the University Printery.

THE OGDEN & CLARKSON CORP. leased the building at 213 West st to Joseph Caponillo & Co., and the building at 127 5th av to W. R. Price, Inc.; also at 106 Franklin st two lofts to M. P. Kuczor & Co. and one loft to Beh & Co.; the store and basement at 745 2d av to Christifaro Buccola, and the basement store at 607 5th av to D. Z. Noorian.

PEASE & ELLIMAN leased furnished for Mrs. Dane A. Pearson to Mrs. J. Victor Onativia, Jr., the 3-sty dwelling at 71 East 77th st; in conjunction with W. Albert Pease, Jr., furnished, for R. Stuyvesant Pierrepont to Mrs. Frederick Goodridge the 5-sty dwelling at 120 East 9th st; and furnished for the estate of T. L. Manson to George P. Eustis of Newport the 5-sty dwelling at 32 East 50th st.

PEASE & ELLIMAN leased for Mrs. J. Le Fevre, represented by her attorney, Louis B. Hasbrouck, the 4-sty dwelling at 52 West 56th st to Mrs. Maud M. Clifford; also leased, furnished, apartments at 960 Park av for William Schall to Marshall Hodgman; in the Rodin Studios at 7th av and 57th st for M. W. Nicholls to James L. Connell of Scranton, Pa., and in 145 East 49th st for Bert Lytell to Mrs. F. Flynn.

PEASE & ELLIMAN leased apartments in 48 West 72d st for Ferdinand Johnson to Hector J. Tilney; in 1070 Madison av to Mrs. Frank C. Jones; in 45 East 82d st to Mrs. Spencer Waters; in 145 East 35th st to J. Macy Willets; in 44 Gramercy Park to John W. Lee; in 21 West 58th st to George S. Goodridge; in 829 Park av to Harold A. Dodge; in 601 Madison av to Franklin B. Clark; and in 309 West 99th st to Louis Herzog; also furnished for Mrs. M. K. Martin her apartment in 636 5th av to Ludovico Toplitz, the American agent of the Commercial Bank of Italy; and sublet for W. H. Sage his apartment in 970 Park av to H. B. Gordon.

PEASE & ELLIMAN let furnished for Frederick G. Sterner, the architect, the 5-sty dwelling at 150 East 62d st to Mrs. C. C. Rumsey, a daughter of Mrs. E. H. Harriman; also for Trauts Realty Co., controlled by George Borchardt, to Lamar Hardy, formerly Corporation Counsel, a large apartment at 815 Park av, the southeast corner of 75th st; also subleased for Charles A. Sherman his apartment at 850 Park av, the southwest corner of 77th st, to W. M. D. de Peyster; also sublet for estate Grace Lee Smith, represented by W. C. Orr as attorney, a large apartment at 320 Park av, the northwest corner of 50th st, to C. C. Chapman of Scarborough; also let for Mrs. H. F. Shoemaker to Cornelius Tiers the 5-sty dwelling at 21 West 53d st, between 5th and 6th avs; also for Mrs. L. Bartlett to L. H. Hammerling an apartment at 104 East 40th st; also at 309 West 99th st to Mrs. Lanthier; at 345 West 85th st to Bernard Graham and to O. Rubio; at 320 West 86th st to W. G. Heath; and at 39 West 76th st to Miss M. Brazel.

PEASE & ELLIMAN have let furnished for C. E. F. McCann to William Meyer the 5-sty dwelling at 9 East 80th st, between 5th and Madison avs; also apartments as follows: at 39 West 76th st to Mrs. T. Wilson; at 320 West 86th st to W. G. Heath; at 100 West 59th st to Miss Cary Wilson; at 60 West 37th st to S. Zentel; at 21 West 58th st to Julia Cooper; at 39 West 76th st to John Marks and to Burton S. Bass; at 150 West 80th st to H. E. Boughton; at 116 West 59th st to Mrs. J. Watters; at 23 West 58th st to Mrs. B. S. M. Seymour; at 144 West 57th st to Kathleen Duggan; at 45 East 82d st to Major D. L. Hough; at 72 East 82d st to Kate Lilly; at 24 West 59th st to Paul Iribe; at 100 West 59th st to J. S. Thornton; and at 1215 Madison av to M. Del Canipo.

PEASE & ELLIMAN let, furnished, for Herbert S. Carpenter to Mrs. H. S. Ford the 5-sty dwelling at 56 West 55th st, between 5th and 6th avs; also at the Hotel Blackstone to Stuart Webster; at 575 West End av for Mrs. A. Beigel to Gustav Sutro; at 145 East 49th st for Bert Lytell to Mrs. F. Flynn; at 247 5th av for Mrs. John V. Bouvier to C. Brooks Stevens; at 815 Park av for Mrs. H. Deming Smith to Mrs. Mabel Lefferts Marshall; at 100 West 59th st for Miss M. L. Gaston to Joseph L. Davis; at 305 West 72d st for Mrs. G. M. Harrison to Emily S. Fanoni; at 125 East 72d st for Mrs. Edward Baker, Jr., to Franklin Remington; at 780 Park av for A. B. Cushing to Vladimir Baschkiroff; and at 124 West 55th st for Mrs. N. G. Werner to Mrs. J. S. Newell.

PEASE & ELLIMAN let furnished for J. J. Hewitt to George D. Yeomans, vice-president of Brooklyn Rapid Transit Co., the 4-sty dwelling at 58 West 9th st, between 5th and 6th avs; also at 340 West 86th st for Pierre A. Legier to Mrs. S. J. Brabin; at 876 Park av for W. W. Brown to Frank A. Godsol; at 115 East 53d st for C. W. Lyon to S. Vernon Brown; at 875 Park av for Jesse I. Rice to James E. Baum; at 139 East 66th st for Thomas Sheets to Rudolph Neeser; at 67 Riverside dr for Miss H. Weeks to G. F. Hoffman; for Lucien H. Tyng his apartment at 3 East 85th st to Robert McKelvey; for Austin McNeal his apartment at 103 East 86th st to Mr. Tyng; at 150 East 72d st for Walter Barnum to Frederick L. Collins; at 550 Park av for W. W. Snow to C. W. Bond; at 19 East 56th st for Payson McLean Merrill, as agent, to A. N. Milne; at 129 East 69th st for Dr. Frederick J. Barrett to James W. Alker; at 138 East 36th st for Mrs. F. M. Barnaby to Albert M. Smoot; for James Forbes to Augustus B. Field the 4-sty dwelling at 108 East 35th st, between Park and Lexington avs; at 863 Park av for R. I. Ilsley, who was represented by Reed, McCook & Hoyt, to Mrs. Frank Bergen; at 129 East 76th st for Dr. Arthur E. Armstrong to Captain John C. Pape of Aircraft Production Board; at 115 East 53d st for Clarice H. Loweree to George W. Spring; at 829 Park av to John C. Haddock; at 48 West 73d st for

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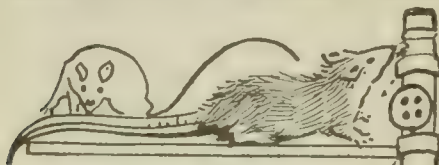
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Barnard C. Lyon to Frederic Allain; at 152 East 40th st for Robert F. Bowler to Hart C. Berg; for Mrs. John Hendricks an apartment at 10 East 50th st to Frederick J. Stierner. Lease & ELLIMAN have leased apartments as follows: at 20 West 50th st to Mrs. D. D. Gubert; at 190 West 50th st to Albert Warner; at 39 West 16th st to Charles A. Burchard; and at 140 East 40th st for Miss E. Meadows to E. P. Lathen.

LEASE & ELLIMAN leased for Howard C. Atterbury to George A. Eyalenko the 3-sty dwelling at 526 West 50th st, between West End av and Riverside dr; sublet for estate of F. O. Jones to Paul Sturtevant apartment at 850 Park av, the southwest corner of 16th st; furnished apartments as follows: at 200 West 50th st for Mrs. G. S. Harrison to Andries S. Van Wezel; at 200 West 10th st for J. K. Stanton to H. D. Mills; at 80 Hamilton pl for Mrs. M. E. Dany to Maurice de Bury; at 550 West 54th st for C. L. Danister to George Ingore; for Francis F. Palmer the 3-sty dwelling, on lot 64x100, at 1180 Park av, the northwest corner of 30d st; the lessor is Joseph F. Grace, of W. R. Grace & Co.; at 829 Park av to Mrs. Roberta Nicholas; at 36 West 11th st to Thomas Kowdottom; at 146 East 40th st to Mrs. Arthur Wright; at 144 East 56th st to Mary E. Glass; at 20 West 50th st to Emma L. Dunlap; at 40 East 82d st to Adam Marks; at 46 West 50th st to Alice Glynn Black; at 21 West 50th st to Rose Smolin; at 15 East 60th st to Mrs. N. B. Longman; at 23 West 50th st to Mrs. William Jay; at 305 Lexington av to W. W. Bosworth, C. M. Connelit and Dr. James Porter Mins; at 56 West 11th st to Katherine M. Pierce; at 21 West 50th st to Charles W. Kolker; at 100 West 59th st to Mrs. Fred Herresnoit; at 144 West 51th st to Miss Maule; at 40 East 74th st to Mrs. Van Kirk Thompson; at 829 Park av to Mrs. Julia T. Brown; and at 601 Madison av to Mrs. Louis Este.

PEPE & BRO., in connection with Geo. R. Read & Co., rented furnished for the season the house at 34 West 11th st to Dr. Thomas S. K. Morton, of Philadelphia. The same brokers also leased apartments at 79 West 12th st to Robert E. Long, at 39 Washington sq to Alexander Simpson and Miss M. Wardell; at 77 Washington pl to G. Lachaise, and at 133 West 12th st to Fitzhugh Simon.

L. J. PHILLIPS & CO. leased the following furnished private houses: at 124 West 17th st for Mrs. G. W. Carr to S. K. Jones; 245 West End av for Louis Mouquin to Gen. Yassakovitch; the following furnished apartments: at 126 Riverside dr for Bertina M. Parce to M. Van Rensselaer; 310 West 10th st for J. M. Fearn to A. Oganesoss; 101 Riverside dr for J. Wilson to W. Hunt; 210 West 51st st for W. T. Adair to H. Lazaro; the private house 151 West 14th st for William H. Burr to David E. Kennedy; the apartments at 146 West 16th st for C. T. Macmanus to L. B. Tums; 452 Riverside dr for B. Crystal Sons to W. F. Hart; 106 West 71st st for A. L. Mordecai Sons to Mrs. McLane; 120 West 70th st for Bristol Realty Co. to Dr. Kenny; and the store at 2742 Broadway to J. Ratanzele.

L. J. PHILLIPS & CO. leased the store at 124 Amsterdam av to Benjamin Katz and Max Kaufman; for Museum of the American Indian-Heye Foundation the dwelling at 19 St Nicholas pl, southwest corner 101st st. The Museum was represented in negotiations by A. B. Ashforth, Inc.

RICE & HILL leased for B. F. Kearns of the Central Brewing Co. the store and basement at the northwest corner of Worth st and West Broadway to the Henry C. Kelley Co. The Kelley Co. now occupies the adjoining property, 35 and 34 Worth st, and extensive alterations will be made to connect the corner building with its present quarters.

RICE & HILL leased for Greenwood Estate, represented by Cammann, Voorhees & Floyd, the store and basement at 791 6th av, southwest corner of 45th st, to United Cigar Stores Co.

RULAND & WHITING-BENJAMIN CORP. leased apartments at 772 Park av, corner of 73d st, to Louis F. Montant, Mrs. Katherine Walker and Mrs. Madeline McCreery; 710 Madison av to Mrs. Bruce Payne, Mrs. Frances Mench and Miss Marguerite Chaffee; at 30 East 68th st to Theodore Pell and Madeline Kraemer; at 34-36 East 58th st to Joseph W. Kranse and Alfred Wagstaff; at 857 Lexington av to Florence Hunt; at 155 East 72d st to Bernard Whitehill and Regner Kidde; and at 709 Park av to Miss Jessie Tomkins.

SHAW & EBBITT leased for Elizabeth F. Buckley the double store at 4020 Broadway.

WM. A. WHITE & SONS have leased to the 37 Madison Avenue Corporation for the estate of Mary W. Brinckerhoff the house at 51 East 25th st. The tenant is the present lessee of the Madison Square apartments leased by the same brokers for a term of 21 years. The 25th st house was acquired to accommodate increasing business.

LOUIS SCHRAG leased for Mark and Catherine Brenen the building 352 West 16th st to Isadore Sevin.

LOTON H. SLAWSON CO. leased for William A. White & Sons, as agent for M. & L. Improvement Co., approximately 10,000 sq. ft. of space at 409-13 5th av to United States Navy; sublet approximately 2,500 sq. ft. at 95 Madison av for Horseless Age Co. to the Committee on Public Information, George Creel, chairman; and leased offices at 132-4 Front st to Savannah Sugar Refining Corp. of Savannah, Ga.

SPEAR & CO. rented for Carlisle Construction Co. the 5th loft at 19-25 East 24th st to Wm. Bliss, Jr., & Co.; for Klein & Jackson the 9th loft at 251-255 4th av to Cedar Cliff Silk Co.; for Alexander Jamieson & Co. the 4th loft at 40-42 East 22d st to Feltman Bros. & Hermel; for Beck & Conheim the 9th loft at 12-16 West 27th st to Philip Sontag; for Wendell L. Nichols the 4th loft at 244-250 West 49th st to Akeley Camera, Inc.; for Emigrant National Bank the 1st loft at 5-7 East 16th st to Kaufman Bros.

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E. K. VAN WINKLE rented the following unfurnished apartments: at 57 West 75th st for Ringland F. Kilpatrick to J. H. Sickel; at 201 West 78th st for W. S. Dennison to Capt. Archibald Roosevelt; at 124 West 72d st for G. B. Beaumont & Co. to Arnold B. Heine; at 156 West 72d st for M. K. L. Realty Co. to Mrs. S. Frank; at 124 West 72d st for G. B. Beaumont & Co. to H. Charlton; at 156 West 72d st for M. K. L. Realty Co. to William H. Reid; at 59 West 76th st to Mrs. F. T. Disney; at 128 West 72d st for Edw. C. Ely to Miss C. K. Clarke; at 370 Central Park West for Fred F. French Co. to J. F. Dewald; at 804 West End av for Mrs. L. O. Peck to Jules Cassard; at 132 East 57th st for Major A. W. Perry to Linnea Theorin; at 414 West 120th st for C. A. Buckner to Sarah H. Swift; at 549 West 113th st for Mrs. H. N. Bailey to Rafael S. Giquel; at 36 Gramercy Park, in conjunction with Geo. R. Read & Co., for Mrs. Wm. J. Ormonde to Jas. E. Hayes; at 370 Manhattan av for Vera Brooke to J. Collin.

WM. A. WHITE & SONS leased apartments at 158 Madison av to Harry E. Whitaker and Virginia E. Kelly; at 582 West 161st st apartments to Jacob Karp and Philip H. Boyer; and offices at 100 Hudson st to Leo M. Abrahams and Carl E. Davison.

WM. A. WHITE & SONS have rented offices to E. F. Coombs & Co. at 20 Nassau st; to Ideal Concentrator Co., at 140 Nassau st; to John R. Waters Co. at 40 Pine st; to Rafael Monturra & Co. at 203 Broadway; to A. H. Whan & Co. at 120 Broadway; to Hare & Blenheim at 43 Exchange pl; to P. Burns & Co., Ltd., at 67 Exchange pl. and to Wayne Oriental Products Co. at 130 Broadway.

WHITE-GOODMAN have leased for a long term to Forma & Perry, Inc., the store and basement at 154 Madison av.

WM. A. WHITE & SONS leased at 77 Irving pl an apartment to Clayton S. Cooper; at 114 East 84th st to Charlotte Twachtman; at 200-206 West 52d st to Charles Ray; at 581 West 161st st to Victor J. Ueberall; Henry P. Dundon and Jacques Goldstein; for William Roskefeller to Elizabeth Grahame Carmichael the 5-sty house at 12 East 55th st.

WHITE-GOODMAN leased the 3d loft at 37 West 21st st to Triangle Garment Mfg. Co.; for Joseph P. Day the 4th floor at 169 Mercer st to Snierling & Hessing; to T. Gordon the 1st loft at 8-10 West 19th st; and for Brunswick Realty Co. the top floor at 239 4th av to Leibig Extract Co.

WORTHINGTON WHITEHOUSE, INC., leased the following apartments, furnished for the winter; at 1067 5th av for James L. Putnam to George Rose; at 27 East 62d st for Helen M. Leavitt to C. Temple Emmet; at 59 West 56th st, with Isabel Daintry, for Robert T. McKee to Mrs. John V. Brown; also apartments at 28 West 46th st to Mrs. B. F. Abingdon and Arthur C. D. Foster.

WORTHINGTON WHITEHOUSE, INC., leased furnished for Mrs. Ramson Hooker to Irving Cox the 4-sty dwelling and garage at 175 East 71st st; also for Mary W. Borden to Howard W. Maxwell the 5-sty dwelling at 13 West 54th st; and for Mrs. A. G. Tilton to Mrs. Ramsay Turnbull the 4-sty dwelling at 14 East 58th st.

**Bronx.**

CHARLES E. REID leased for the North Side Board of Trade the building formerly occupied by the Twenty-third Ward bank, at 3d av and 135th st, to the Ebe Piano Co. for factory and salesrooms.

**Brooklyn.**

FREDRICK FOX & CO. leased for Francis Bannerman the building at 1556 Bergen st to Louis Hershberg.

**Queens.**

THE ROMAN-CALLMAN CO. leased to the Walker Vehicle Co. of Chicago the building now in course of construction on Jackson av and 6th st, Long Island City, as their New York service station. The Walker Vehicle Co. recently took over the business of the General Vehicle Co., whose former plant in Long Island City is now operated by the U. S. Government.

LEWIS H. MAY CO. leased as follows: at Far Rockaway for E. Norton cottage in Beach 25th st to J. J. Levinson; for Jacob Strauss on Dickens av to Wesley Schwartz; at Cedarhurst for M. E. Doherty cottage on Central av to Col. L. C. Herkness; at Edgemere for G. Norton cottage in Beach 32d st to J. N. Levene.

**Richmond.**

CRONELIUS G. KOLFF leased for Charles E. Gremmels, president of Providential Realty & Investing Co. the stucco dwelling, with garage, corner of Bidwell and Waters av, West-erleigh, to G. E. Mellin, chief engineer of C. N. Hunt Co.

CORNELIUS G. KOLFF leased the residence of Lieut. T. D. Wells, furnished, on St. Austin's pl, Livingston, to Robert B. Conway of Manhattan; also to Harry J. Halg one of the apartments on Pendleton pl for Jennie F. Pendleton.

**Westchester.**

TARRYTOWN.—Robert E. Farley Organization leased for R. C. Gildersleeve the house on Millard av, in the Philipse Manor section, to Virginia Christies.

ROBERT E. FARLEY ORGANIZATION leased for Simon Sutta his house at Nepperhan Heights to A. J. Voyer of New York City.

SCARSDALE CONSTRUCTION CO., Robert E. Farley, president, leased to Chester Van Tas- sel their house known as Hawthorne, in the Gilmore Court section of Greenacres, Scars- dale.

THE ROBERT E. FARLEY ORGANIZATION rented at Peekskill for Nelson Estates their house on Union av to Anna H. Judd of New York City.

**REAL ESTATE NOTES.**

MOORE, SCHUTTE & CO. have been ap- pointed agents for 20-22 Commerce st and 304 West 118th st.

PEASE & ELLIMAN have been appointed agents for 9-11 East 41st st, 145 East 21st st, 388 Madison av and 81 West 3d st.

JOHN H. JOHNNIDES is the buyer of the dwelling at the southwest corner of Jackson av and 166th st, sold recently by Thomas J. O'Reilly.

CHARLES B. VAN VALEN (INC.) has been appointed agents for 136 East 26th st, 65 and 67 Downing st; 376 and 378 East 8th st, and 191 St. Nicholas av.

CHEVROLET MOTOR CO. has taken title to the 9-sty building at the southeast corner of Broadway and 57th st, subject to a mortgage of \$100,000.

HERBERT A. SHERMAN will sell at auction, Tuesday, Oct. 22, at 14 and 16 Vesey st, the Amelia Bingham property, 103 Riverside dr, a 4-sty residence, on lot 26.4x66.9x irreg.

G. WALTER CAMPBELL, who has been con- nected with Richard Collins, successor to Col- lins & Collins, for the past 21 years, is now associated with Gaines, Van Nostrand & Mor- rison.

HUGHES & HAMMOND have placed a loan of \$345,000 on the new 15-sty Allerton Hotel at 143 East 39th st; also a loan of \$180,000 at 5 per cent. on the new 6-sty apartment house on the southeast corner of 162d st and Riverside dr.

THE HOTEL DE FRANCE CO. was incor- porated at Albany on Tuesday with \$100,000 capital, and Ferdinand De Lenne, H. F. Dris- coll and J. A. Hayden, directors, to operate the Van Cortlandt Hotel, 142 West 10th st. It will be renamed the De France Hotel.

A. MITCHELL PALMER as Alien Property Custodian has started an action to foreclose a mortgage of \$14,000 on the 5-sty flat 365 Brook av, in the Bronx. The suit is brought against S. and J. Cowan. The loan was made by Her- man Munheim, who was declared an enemy alien last March.

NEHRING BROTHERS sold for W. Meacham and others to H. & M. Building Corp. the "Ardleigh," a 5-sty modern apartment house, at 716 West 180th st, between Broadway and Fort Washington av, on plot 58.4x100. The prop- erty rents for \$11,000 and was held at \$85,000.

THE 18 WEST 18TH STREET CORPORA- TION, capitalized at \$25,000 and having as di- rectors J. M. Stoddard, C. A. Mier and A. G. Quinn, has been incorporated at Albany to take title to the 11-sty loft building and adjoining property at 18 to 22 West 18th st and 23 to 27 West 17th st, sold recently by the Susquehanna Silk Mills. Title will pass about the middle of November.

(Continued on page 473.)

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(This talk is No. 7 of a series

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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN. Conveyances.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
Total No.....	90	138
Assessed Value.....	\$7,183,100	\$7,387,000
No. with consideration.....	10	22
Consideration.....	\$478,000	\$501,532
Assessed Value.....	\$548,500	\$560,100

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	4,815	6,002
Assessed Value.....	\$274,401,780	\$406,013,122
No. with consideration.....	737	827
Consideration.....	\$31,280,821	\$33,961,086
Assessed Value.....	\$35,010,200	\$43,331,156

### Mortgages.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
Total No.....	33	50
Amount.....	\$695,055	\$809,419
To Banks & Ins. Cos.....	2	9
Amount.....	\$185,000	\$215,000
No. at 6%.....	22	20
Amount.....	\$436,555	\$236,200
No. at 5½%.....	1	2
Amount.....	\$7,000	\$16,000
No. at 5%.....	7	16
Amount.....	\$7,500	\$44,819
No. at 4½%.....	1	1
Amount.....	\$142,500	\$25,000
No. at 4%.....	1	1
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$7,500	.....
Interest not given.....	1	11
Amount.....	\$14,000	\$87,400

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	1,915	2,658
Amount.....	\$44,987,159	\$104,713,311
To Banks & Ins. Cos.....	314	538
Amount.....	\$20,949,147	\$60,398,840

### Mortgage Extensions.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
Total No.....	19	23
Amount.....	\$1,187,752	\$485,250
To Banks & Ins. Co.....	2	8
Amount.....	\$592,500	\$237,500

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	978	1,500
Amount.....	\$64,242,597	\$97,536,400
To Banks & Ins. Co.....	407	745
Amount.....	\$38,669,707	\$73,850,150

### Building Permits.

	1918 Oct. 12 to 18	1917 Oct. 12 to 19
New Buildings.....	3	6
Cost.....	\$9,500	\$378,000
Alterations.....	\$10,125	\$268,800

	Jan. 1 to Oct. 18	Jan. 1 to Oct. 19
New Buildings.....	149	276
Cost.....	\$7,939,850	\$26,537,900
Alterations.....	\$7,988,139	\$11,017,106

### BRONX. Conveyances.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
Total No.....	67	113
No. with consideration.....	4	8
Consideration.....	\$17,958	\$96,710

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	3,622	4,769
No. with consideration.....	419	864
Consideration.....	\$4,050,574	\$6,171,308

### Mortgages.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
Total No.....	35	59
Amount.....	\$267,451	\$313,083
To Banks & Ins. Cos.....	3	4
Amount.....	\$126,250	\$12,500
No. at 6%.....	20	23
Amount.....	\$70,001	\$194,022
No. at 5½%.....	1	10
Amount.....	\$35,500	\$36,500
No. at 5%.....	2	7
Amount.....	\$7,000	\$28,320
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	8
Amount.....	.....	\$19,443
Interest not given.....	9	11
Amount.....	\$74,950	\$34,768

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	1,513	2,310
Amount.....	\$9,080,598	\$15,093,113
To Banks & Ins. Cos.....	81	155
Amount.....	\$1,197,792	\$2,169,115

### Mortgage Extensions.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
Total No.....	2	11
Amount.....	\$157,000	\$220,100
To Banks & Ins. Cos.....	2	5
Amount.....	\$157,000	\$48,100

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	77	535
Amount.....	\$5,600,207	\$10,204,424
To Banks & Ins. Cos.....	69	144
Amount.....	\$1,869,200	\$3,628,300

### Building Permits.

	1918 Oct. 11 to 17	1917 Oct. 11 to 18
New Buildings.....	.....	6
Cost.....	.....	\$87,800
Alterations.....	\$3,600	\$7,225

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
New Building.....	395	559
Cost.....	\$6,933,375	\$7,773,450
Alterations.....	\$1,255,150	\$989,275

### BROOKLYN. Conveyances.

	1918 Oct. 10 to 16	1917 Oct. 10 to 17
Total No.....	463	505
No. with consideration.....	38	27
Consideration.....	\$210,600	\$685,172

	Jan. 1 to Oct. 16	Jan. 1 to Oct. 17
Total No.....	19,186	17,786
No. with consideration.....	1,311	1,508
Consideration.....	\$10,245,926	\$15,719,819

### Mortgages.

	1918 Oct. 10 to 16	1917 Oct. 10 to 17
Total No.....	279	299
Amount.....	\$922,734	\$910,963
To Banks & Ins. Cos.....	32	40
Amount.....	\$148,450	\$146,225
No. at 6%.....	189	180
Amount.....	\$497,646	\$428,394
No. at 5½%.....	41	43
Amount.....	\$268,612	\$214,360
No. at 5%.....	20	28
Amount.....	\$58,637	\$142,000
Unusual rates.....	2	2
Amount.....	\$2,750	\$4,500
Interest not given.....	27	46
Amount.....	\$95,089	\$121,709

	Jan. 1 to Oct. 16	Jan. 1 to Oct. 17
Total No.....	10,911	11,391
Amount.....	\$35,932,307	\$45,848,937
To Banks & Ins. Cos.....	1,035	2,003
Amount.....	\$5,840,640	\$15,919,749

### Building Permits.

	1918 Oct. 10 to 17	1917 Oct. 11 to 18
New Buildings.....	28	80
Cost.....	\$49,100	\$695,500
Alterations.....	\$64,427	\$57,260

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
New Buildings.....	2,518	2,329
Cost.....	\$15,628,171	\$20,921,715
Alterations.....	\$3,442,573	\$4,012,442

### QUEENS. Building Permits.

	1918 Oct. 10 to 17	1917 Oct. 11 to 18
New Buildings.....	17	96
Cost.....	\$65,225	\$245,838
Alterations.....	\$48,284	\$41,804

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
New Buildings.....	1,876	2,874
Cost.....	\$6,745,490	\$9,670,154
Alterations.....	\$1,225,950	\$1,385,676

### RICHMOND. Building Permits.

	1918 Oct. 10 to 17	1917 Oct. 11 to 18
New Buildings.....	12	11
Cost.....	\$85,420	\$78,760
Alterations.....	\$9,470	\$10,073

	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
New Buildings.....	560	480
Cost.....	\$1,312,927	\$1,347,950
Alterations.....	\$330,991	\$280,647

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# Building Analysis An Aid to Contractors

## Far-Sighted Men in Field Study Industrial Fundamentals—Situation In Twenty Cities During Last Eight Years.

**N**ATURALLY contractors are most directly interested in the conditions concerning their own particular localities and applying specifically to the building industry. The far-sighted contractor, however, realizes that his own business is intimately connected with industrial fundamentals and that in the long run these underlying conditions have a vital effect upon his own affairs. It is therefore interesting, especially in the existing critical situation, to carefully examine the present trend of the more important fundamentals.

In the first place there are the figures on building itself. Taking into account the structural permits issued for twenty representative cities during the past eight years it is found that the monthly volume of permits is at an exceedingly low ebb. In August of the current year the estimated cost of construction as indicated by these permits was \$22,498,580. This is the lowest figure for the month of August that has been recorded during the eight-year period under examination. August building figures usually range between \$30,000,000 and \$40,000,000. The highest total on record for the month was in 1911, when the figure reached the maximum of \$63,123,423. The record month during the eight years was July, 1916, when the total of the building permits issued reached \$87,947,719. From this point onward the trend has been sharply downward, reaching the minimum in February, 1918, when the monthly total was but \$17,315,219.

Looking over the figures for the past eight years it is shown that from 1910 to 1915 inclusive permits for buildings maintained an even level, with a downward trend if anything, but so slight as to be scarcely noticeable. Beginning with February, 1916, there was a sharp rise, reaching the maximum previously mentioned in July, whence there has been a steady downward trend.

The twenty cities included in this analysis are the following: New York City, Philadelphia, Pittsburgh, Cleveland, Cincinnati, Indianapolis, Chicago, Detroit, Memphis, Atlanta, New Orleans, St. Louis, St. Paul, Minneapolis, Kansas City (Kan. and Mo.), Milwaukee, Denver, Los Angeles, San Francisco, Seattle.

In regard to the tendency of general business during the eight-year period, one of the best indicators is bank clearings, especially when we eliminate the clearings for New York City, in which locality transactions in securities play too large a part to be a fair indicator of ordinary commercial business. Taking then the bank clearings for the country outside of New York City a fairly level trend from 1910 to the latter quarter of 1915 is found. During this period there was a gradual gain, indicative of the general expansion in population and other basic factors. Toward the latter part of 1915, however, there is a very marked trend upward, which has persisted almost without interruption to the present record figures of over \$13,000,000.

This great growth in terms of money represents two factors: First, an enormous industrial expansion due to the war and related activities; and second, an extraordinary increase in commodity prices. An idea of this great growth

may be had by comparison of the present monthly figure of over \$13,000,000 with corresponding records of less than \$5,000,000 in 1910, or in other words, an increase of more than double.

Another fundamental of interest to every man in business is the record of commercial failure. Surveying the statistics from 1910 to date, there are two very marked tendencies. The first movement was an increase both in number of concerns failing and percentage of failures to concerns in business. Both these figures were low in the middle of 1910 and reached the maximum at the close of 1914, the greatest portion of this advance occurring after the outbreak of the war. Beginning with 1915, however, there has been a gradual decline, both in actual number of failures and in the percentage to concerns in business. These figures have now reached a phenomenal low level, in fact, even below the minimum occurring in 1910.

Liabilities of failures also show much the same characteristics, although the maximum point was reached slightly earlier in 1914 than was the case with the factors mentioned above. Too much emphasis, however, should not be laid upon this point inasmuch as the curve of liabilities is frequently distorted by the occurrence of some single failure of great magnitude.

At the outset of the war, exports of merchandise so far as measurable in terms of dollars, began a sharp and almost continuous climb upward, reaching a peak at the close of 1916. Of course, a portion of this great advance lasting over a period of more than two years, is accounted for by the increase in prices; but even discounting for this factor, there still remains an unquestionable growth in physical volume of goods. Beginning with the early part of 1917 the trend shows a sagging slope, reflecting the burden of military requirements upon carrying capacity. This drop, however, has not been so radical as is generally supposed. In fact, monthly exports still run over \$500,000,000 as compared with \$100,000,000 or \$200,000,000 in 1910. The figures mentioned do not include supplies sent to the United States Army.

Looking ahead at the future period of construction after the war, the outlook is that foreign trade will be in an even greater magnitude. Among other fundamental indicators of the volume of general business, the three factors, pig iron production, unskilled tonnage of U. S. Steel Corporation, and production of copper, all show somewhat the same general trend over the eight-year period.

From 1910 to the beginning of the war this trend was approximately horizontal with the exception of the sharp uplift marking the industrial boom culminating in 1912. There is also clearly exhibited in these statistics the shocks which followed the beginning of the war and the ensuing tremendous expansion since that date. At present the story told by the production of these leading metals is one of hesitation. During the past two years there has been obvious difficulty in continuing the tremendous growth which characterized 1915 and 1916. Production figures, however, are still at a very high point as compared with 1910. These figures are of especial significance in that they are expressed in tonnage and therefore free from inflation due to price increases.

## Announce Additional Building Restrictions

Following a conference in Washington with B. M. Baruch, Chairman of the War Industries Board, and Dr. R. McLennan, chief of the Non-War Construction Section, Henry MacDonald, Director General of the Mayor's Committee on National Defense, yesterday announced that by order of the board no theatre, school, hotel, hospital, or church will be allowed to be built in New York during the war, or until further notice from the War Industries Board.

This ruling of the Board, said Mr. MacDonald, is the latest addition to the non-war building order recently published by the War Department. Operations on buildings partly completed must cease at once, but those structures so near completion that only finishing material is needed may continue, providing a permit is obtained at the office of the Mayor's Committee on National Defense at the Hall of Records, New York City.

Another new feature of the non-war building ruling, according to Mr. MacDonald, deals with buildings substantially completed and with builders who have materials on the ground of operations. Manufacturers and distributors of and dealers in building materials may continue to furnish such materials for the completion of such building, pending further action by the War Industries Board.

According to the Director General the labor, material, fuel and transportation power of the city must be thrown into the war program. The great loss to builders, contractors, and supply men must be faced, he pointed out, as a war measure to end the great struggle within the shortest possible time.

Included in the list of industries which the Priorities Division of the War Industries Board has ordered to restrict output is builders' hardware, the manufacture of which will be curtailed for six months from October 1 to forty per cent. of the tonnage used in 1917 production.



# CURRENT BUILDING OPERATIONS

UNDER the present limitations of building to necessary work more than usual significance is given to losses by fire. Such destruction frequently occurs in the case of plants essential under war conditions, necessitating immediate reconstruction and thus forming an influential factor in the building trades. While loss from this source during the month of September was of less value than that of any other month, either in 1918 or 1917, the total losses of the first nine months of 1918 are almost as great as those for the entire year of 1917. Many of the fires caused extensive destruction of building connected with war activities, and the loss incurred in several instances has been very great.

Compared with previous months the strike situation is somewhat improved. In New England there are no strikes reported in building trades. In the central states there is but one point of trouble reported. At Watertown, N. Y., the plumbers have struck for higher wages. Labor conditions in the South appear to be somewhat worse than in previous months. At Asheville, N. C., carpenters have struck for higher wages and it is expected that the matter will be referred to the federal board. Sheet metal workers at Columbia, S. C., are on a strike, the point at issue being, as usual, the matter of wages. For New Orleans, La., there is reported a wage strike of 100 carpenters at Camp Martin, and according to latest announcements the strike has been won. At another camp—Raleigh, N. C.—fifty carpenters are on a strike for higher wages. The Middle West at present is quite free from friction in the building trades, there being but one strike reported, and that at Houston, Texas, where shipyard carpenters won their demands for union recognition, as well as higher wages. Like the central states and the Middle West there is only one trouble reported for the Rocky Mountain and coast district, 100 paper hangers at Salt Lake City, Utah, having struck for the customary demand of higher wages.

**Common Brick.**—Practically all of the yards in the Hudson River section stopped operations this week, the customary procedure at this season of the year. Otherwise the general situation with regard to Hudson River common brick remains practically unchanged, extreme quiet continuing to prevail. Wholesale common brick prices con-

tinued to range from \$13 to \$14 a thousand to dealers in cargo lots alongside dock, but the top price was weak and the demand light.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, October 18, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 3; sales, 5. Distribution: Manhattan, 1; Brooklyn, 2; New Jersey points, 2.

**Steel.** Ever-increasing demand characterizes the war market for steel, putting the estimated requirements for the last half year at from 23,000,000 to 26,000,000 tons. Present estimates for production during the same period are set at 19,000,000 as the probable maximum. Every effort will be made, however, to bring these figures up to a more adequate total. Curtailment in use of finished steel is being carried into action to an extent calculated to produce effective results. Such regulations are being worked out by the Steel Section of the War Industries Board, and will affect particularly the following products: tin plate, stoves, gas stoves and gas appliances, boilers and radia-

tors, black galvanized and enameled ware, metal beds, agricultural implements and farm tractors, bicycles, cutlery, passenger automobiles, burial goods, clothes wringers, baby buggies and refrigerators. Although the amount of steel released in some instances will not be very great, yet the move indicates the care with which distribution will be made.

The chief hindrances to production—lack of fuel and labor—are being attacked with good effect, and results are shown by the September output, which was greater than that of August, although the working days were fewer. Further efforts are being made with regard to the labor situation, as shown by the recent establishment of the basic eight-hour day adopted by the Steel Corporation. Its application will imply no shorter hours of work, but an increase in wages of from 10 per cent. to 16½ per cent., which is hoped to bring still greater production per capita. This wage advancing has been accepted almost generally among iron and steel consumers, and will create an added expense to be contended with, since no

## BUILDING COMMODITY PRICES

**CURRENT** wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.00@14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. along-  
side dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$1.85@  
Trap rock, ¾ in. (Nominal)...2.00@  
Crushed limestone, 1½ in.....1.80@1.85  
Crushed limestone, ¾ in.....1.90@2.00

**Building Stone.**

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft...1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill  
blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New  
York, per cu. ft.....3.00

**Linseed Oil.**

City brands, oiled, 5 bbl. lots..\$1.87@  
Less than 5 bbls.....1.88@

**Turpentine.**

Spot in yard, N. Y., per gal..\$0.65½½\$0.66

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@55.00  
14 to 16 ft.....63.00@75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@

Hemlock, W. Va., base price.....@


per M.....@

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random car-  
goes, narrow (delivered)...38.00@42.00

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MATERIALS AND SUPPLIES

increase in steel prices has been allowed for the last quarter. After November 1st still further costs will be encountered by consumers east of Pittsburgh by reason of an advance in freight rates. This will be occasioned in part by an equalizing of eastern rates with those to the Central West and partly in the change from commodity rates to classified rates. Inasmuch as higher steel prices were not allowed by the War Industries Board, however, appeal may be made to the producers' committee, and in individual cases rulings will be made to relieve unprofitable manufacturing.

**Linseed Oil.** A scarcity of linseed oil is still evident, and wherever possible substitute drying oils, such as soya bean oil, are being used where linseed has been specified. With the favorable outlook for the flaxseed crop, however, a break in the price has occurred. While the price has been maintained at \$1.90 for some time it has now dropped to \$1.87, and much oil is being sold at a still lower figure. Latest crop reports give an acreage for 1918 of 1,967,000 as against 1,939,000 acres planted in 1917.

The October 1st condition is reported to be 70.8 per cent., a slight decrease over the 72.6 per cent. given as the condition on September 1st, but it is a considerable increase over October 1, 1917, at which time only a 51.3 per cent. condition was given. The total yield was estimated October 1st as 15,606,000 bushels, an important gain over the 11,335,000 bushels production estimated at the beginning of October in 1917. Indications are, therefore, that there will be a plentiful supply for the crushers, with somewhat lowered prices as a natural consequence.

**Cast-Iron Pipe.** As a result of the conference recently held between representatives of the cast-iron pipe manufacturers and officials of the Finished Material Section of the War Industries Board a committee has been appointed. The function of this committee will be to co-operate with the War Industries Board in an effort to maintain production of pipe and still release a quantity of raw material for other uses. The United States Shipping Board has declared that additional steel plates and

shapes must be procured to meet shipyard demands. No curtailment can be made in the case of ships or munitions. Although cast-iron pipe is necessary in the equipping of cantonments, housing projects and other Government construction it must take a secondary place in view of still more direct war work. For this reason extensive curtailment will be made. The suggestion has come from Government officials that cast-iron pipe producers will be expected to use as much as 85 per cent. of scrap iron as a substitute. Although this solution of the problem is not considered feasible by manufacturers, both from the adaptability and supply standpoints, it is probable that restrictions along this line may be expected.

Supplementary action is also being taken through regulations concerning the use of pipe in Government construction. These rules are strict, and their application will be carried out even when incurring conflict with municipal or state regulations. Only in special cases will application to the Building Materials Section be considered.

Steel Available for Builders.

Architects, engineers and contractors who have projected work that is being held up by virtue of the scarcity of fabricated steel will no doubt be interested to know that a large tonnage of lattice girders, varying in length and depth, and all having a safe load of 2,500 pounds per foot, are available at short notice. Girders of this type may be used to excellent advantage in the construction of garages, moving picture theatres and small factory and warehouse buildings where the span is not too great. The lengths of these girders run up to 51 feet, with the majority running from 39 to 49 feet. The depth ranges between 4 feet 5 inches to 6 feet. Further information in regard to this steel may be had by referring to the advertisement on the third cover of this issue.

Sand and Gravel Rates.

Announcement has been made by the Railroad Administration that it will not modify the order increasing rates on sand, gravel and crushed stone one cent per hundred pounds, as asked by producers. However, applications for specific modifications, the administration says, will be welcomed by district traffic committees, which are investigating applications for rate amendments.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@	56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		
Lath (Eastern spruce f. o. b. N. Y.):		
Standard slab .....	\$5.00@	\$5.25
Cypress lumber (by car, f. o. b. N. Y.):		
First and seconds, 1-in. ....	\$70.00@	—
Cypress shingles, 6x18, No. 1 ..	10.00@	—
Hearts .....	10.00@	—
Cypress shingles, 6x18, No. 1 ..	8.50@	—
Prime .....	8.50@	—
Quartered oak .....	95.00@	107.50
Plain oak .....	—@	75.50
Flooring:		
White oak, quartered, select. ....	—@	\$67.00
Red oak, quartered, select. ....	—@	67.00
Maple No. 1. ....	\$56.50@	—
Yellow pine, No. 1, common ..	43.00@	—
flat .....	43.00@	—
N. C. Pine, flooring, Norfolk. ....	43.00@	—
Sand—		
Screened and washed Cow Bay.		
500 cu. yds. lots, wholesale. ....	\$1.25@	—
Lime (standard 300-lb. bbls.):		
Eastern common, wholesale ..	—	—
price .....	\$2.50@	—
Eastern finishing, wholesale ..	—	—
price .....	\$2.70@	—
Hydrated common (per ton) ....	15.20@	—
Hydrated finishing (per ton) ....	17.20@	—
Window Glass. Official discounts from manufacturers' lists:		
Single strength, A quality, first three brackets .....	77%	—

B grade, single strength, first three brackets .....	77%
Grades A and B, larger than the first three brackets, single thick. ....	77%
Double strength, A quality. ....	79%
Double strength, B quality. ....	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton. ....	\$23.00@
Dry Mortar, in bags, returnable at 30¢. each per ton. ....	
Block, 2 in. (solid), per sq. ft. ....	\$0.11
Block, 3 in. (hollow), per sq. ft. ....	0.11
Boards, ¼ in. x 8 ft. ....	.12½
Boards, ½ in. x 8 ft. ....	.16½
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in. ....	3.245@
Beams & channels over 14 in. ....	3.245@
Angles, 3x2 up to 6x8. ....	3.245@
Zees and tees. ....	3.245@
Steel bars, half extras. ....	3.245@
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—
10x12x12 in., per 1,000. ....	—
12x12x12 in., per 1,000. ....	—
Interior—	
3x12x12 in., per 1,000. ....	—
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—



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### Big Hospital Contract.

The Cloughs Bros. Company has been awarded the contract for a base hospital for the United States army at Camp Mills. The plans call for 4,000 beds, and the work will be started at once. It is expected that 5,500 men will be employed. The Government estimate of the cost of the work is \$13,000,000. This contract is in line with the Government's policy to make a permanent camp of Camp Mills.

### Merchants' Association Year Book.

The 1918 Year Book of the Merchants' Association is being distributed among the members of the association. It covers the activities of the organization from May 1, 1917, to May 1, 1918.

The predominating feature of the book is the space that is given to the war work done by the association in co-operation with the federal authorities. A large proportion of the energy and activity of the association was devoted during the year to this kind of work.

The book contains alphabetical and classified lists of the members. The names of nearly all the leading commercial houses and financial institutions in the city appear on these rolls, together with the names of many individual professional men and others.

The membership of the association now stands at the highest point in its history, with a total of 5,481. The patriotic service which the association is giving and the fact that it is in constant touch with the various bureaus and commissions in Washington which now control every phase of business activity have stimulated a decided membership increase during the summer months, when usually a slowing up is noted.

The Year Book contains a number of illustrations, including photographs of William Fellowes Morgan, president; Lewis E. Pierson, James G. White and William Hamlin Childs, vice-presidents; Silas D. Webb, treasurer, and S. C. Mead, secretary.

The president's report is followed by the report of William C. Breed, chairman of the Members' Council, and the reports of the secretary, the Bureau of Research, the Publicity Bureau, the Membership Bureau, the Traffic Bureau, the Foreign Trade Bureau, the Industrial Bureau, the Convention Bureau, the Legislative Service Bureau, the Anti-Litter Bureau and the librarian.

### PERSONAL AND TRADE NOTES.

A. D. Whipple, chief engineer of the structural bureau of the Portland Cement Association, has become chief engineer of the Lime Association, with headquarters in Washington.

Kenneth Allen, sanitary engineer, Board of Estimate and Apportionment, New York City, district engineer, Bureau of Industrial Housing and Transportation, with headquarters at Washington.

Col. T. Hugh Boorman, 51 Chambers street, New York City, has opened an office as consulting engineer on military roads and engineering construction at 703 Fifteenth street, N. W., Washington, D. C.

Vance McCarthy, for the past twelve years Pittsburgh branch manager of Edward R. Ladew Company, Inc., has been appointed general sales manager of the same company, with headquarters in the New York office.

### GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

PERTH AMBOY, N. J.—Plans are being prepared by Dennison & Hiron, 475 Fifth av., Manhattan, architects; Remington & Vosbury, 6th and Market sts., Camden, N. J., engineers, and F. B. Hinchman, 52 Broadway, Manhattan, town planner, for a large housing development at Perth Amboy, N. J., for the U. S. Government, United States Housing Corporation, Otto M. Edlitz, director. In addition to

the construction of a large number of dwellings for workmen this project will include sewers, streets, water mains, street lighting, etc. Cost, about \$1,000,000.

TOMPKINSVILLE, S. I.—Alwil Construction Corp., 292 Fifth av., Manhattan, has the general contract for the erection of a 3-sty brick office building and laboratory, 30x55 ft., at Tompkinsville, S. I., for the U. S. Government, Joseph T. Yates, Lighthouse Inspector, in charge. Plans were prepared privately. Cost, \$21,000.

YAPHANK, L. I.—The Beaver Engineering & Construction Co., 51 Chambers st., Manhattan, has the general contract for the sewage plant to be erected at Camp Upton, Yaphank, L. I., for the U. S. Government, Gen. R. C. Marshall, Washington, D. C., in charge. Plans were prepared privately.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

WATER ST.—James P. Whiskeman, 30 East 42d st., has completed plans for alterations to the 5-sty brick store and tenement building, 24x68 ft., consisting of removing all partitions, reinforcing floors, installing new piers and elevators, at 630 Water st., for Alphonse L. Gosselin, 233 Broadway, owner. Architect will soon be ready for estimates on general contract. Cost, about \$5,000.

143D ST.—H. G. Dangler, 215 Montague st., Brooklyn, has completed plans for alterations to the 3-sty brick tenement, with stores, at 246 West 143d st., for the 97th St. and Broadway Realty Co., Wm. Fox, president, 126 West 46th st., owner. Cost, \$2,500.

#### FACTORIES AND WAREHOUSES.

EAST 46TH ST.—Walter B. Wills, 1181 Myrtle av., Brooklyn, has completed plans for a 1-sty brick extension and general interior alterations to the 4-sty brick factory, 40x100 ft., at 338 East 46th st., for the Coca-Cola Bottling Co., owner, on premises. Cost, \$2,500. Name of general contractor will be announced later.

#### Brooklyn.

#### FACTORIES AND WAREHOUSES.

THIRD AV.—M. A. Cantor, 371 Fulton st., has plans in progress for three 1-sty brick warehouses, 150x150 ft., at the southeast cor of 3d av and 1st st., for the League Storage & Warehouse Co., J. P. Kelly, pres., 300 4th av., Brooklyn, owner and builder. Cost, about \$45,000.

#### STABLES AND GARAGES.

EAST 7TH ST.—Wm. C. Winters, 106 Van Sicken av., has prepared plans for a 1-sty brick garage, 20x20 ft., in the west side of East 7th st., 215 ft north of Av I, for Jacob Porelsky, 614 West st., Brooklyn, owner. Cost, \$1,000.

52D ST.—M. A. Cantor, 373 Fulton st., has completed plans for a 1-sty brick garage in the south side of 52d st., 190 ft east of 15th av., for Jos. Barondess, 1530 52d st., owner and builder.

#### Queens.

#### FACTORIES AND WAREHOUSES.

ELMHURST, L. I.—Wm. Von Felde, 2188 Metropolitan av., Middle Village, L. I., has completed plans for a 1-sty brick storage building, 30x36 ft., in the west side of Renn pl, 4 ft south of Laurel Hill Blvd., for Frank Dehn, 10 Morton av., Middle Village, owner and builder. Cost, \$2,000.

COLLEGE POINT, L. I.—Plans will be prepared privately for alterations to the 2-sty frame dance hall into a factory, at 6th st and Second av., for the Empire Art Metal Co., A. G. Tonnell, College Point, L. I., owner.

#### Richmond.

#### DWELLINGS.

PORT RICHMOND, S. I.—J. P. From, Decker av., Port Richmond, has prepared plans for a 2-sty frame dwelling, 22x24 ft., at the northwest corner of Bond st and Jewett av., for Karl Karlson, Jewett av., Port Richmond, S. I., owner and builder. Cost, \$4,000.

TOTTENVILLE, S. I.—Alex. Campbell, 129 John av., Tottenville, has prepared plans for a 1-sty frame dwelling, 26x26 ft., in the east side of Rockaway st., 300 ft south of Clermont av., for Mrs. Sarah Hamilton, 600 West 182d st., Manhattan, owner and builder. Cost, \$3,000.

STAPLETON, S. I.—Jas. Whitford, Tompkinsville, S. I., has completed plans for a 2½-sty frame dwelling, 42x42 ft., on the



east side of Howard av, 155 ft south of Eddy st, for the Drucklieb Realty Co., 25 Elm st, Manhattan, owner and builder. Cost, about \$10,000.

#### STORES, OFFICES AND LOFTS.

**SHOOTERS ISLAND, S. I.**—Plans have been prepared privately for a 2½-sty frame office building, 40x100 ft, for the Standard Shipbuilding Corporation, Shooters Island, S. I., owner and builder. Cost, \$7,000.

#### New Jersey.

##### APARTMENTS, FLATS & TENEMENTS.

**JERSEY CITY, N. J.**—E. M. Patterson, 1 Montgomery st. Jersey City, has prepared plans for interior alterations to the 3-sty brick flat, 28x58 ft, at 848 Westside av, cor Glenwood av, for John Hogan, owner, on premises. Cost, about \$4,000.

##### DWELLINGS.

**EAST ORANGE, N. J.**—Win. Garrabrants, 343 Main st, East Orange, N. J., has completed plans for a 2-sty frame dwelling, 28x41 ft, in Whittier st, for C. Homer, Sanford st, East Orange, owner and builder. Cost, \$4,000.

**EAST ORANGE, N. J.**—Wm. Garrabrants, 343 Main st, East Orange, N. J., has prepared plans for a 2½-sty frame dwelling, 28x41 ft, in Whittier st, for P. Crowther, Sanford st, East Orange, N. J., owner and builder. Cost, \$4,000.

##### FACTORIES AND WAREHOUSES.

**PATERSON, N. J.**—Jos. DeRosa, 119 Elison st, Paterson, N. J., has completed plans for a 1-sty brick, mill construction, factory, 44x148 ft, in East 25th st, for Mrs. Marianna Landi, 355 Clay st, Paterson, N. J., owner, who will take bids soon on construction. Cost, about \$15,000.

**BLOOMFIELD, N. J.**—Plans have been prepared privately for a 1-sty frame warehouse, 100x200 ft, in Grove st, for the International Arms & Fuse Co., 511 Fifth av, Manhattan, owner. Cost, about \$17,000. Truscon Steel Co., 110 West 40th st, Manhattan, has the general contract.

##### STABLES AND GARAGES.

**ORANGE, N. J.**—Jas. B. O'Rourke & Son, Essex Building, Newark, N. J., have completed plans for 12 attached 1-sty concrete block garages, 18x120 ft, in the east side of Center st, south of Park av, for Charles Phillips, owner, on premises. Cost, \$5,000.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

##### APARTMENTS, FLATS & TENEMENTS.

**NEWARK, N. J.** (Subs.)—Frederick Wolff, 19 Edmunds pl, has the mason contract and Cornelius Baker, Garfield, N. J., the carpenter contract for the alterations to the 4-sty brick, 16-family apartment house, at 1201 Broad st, for the Fairchild-Baldwin Co., Firemen's Bldg., Newark, owner, from plans by W. E. Lehman, 738 Broad st, Newark, N. J., architect. Cost, about \$8,000.

##### STABLES AND GARAGES.

**LONG ISLAND CITY**—The Flynt Co., Palmer, Mass., has the general contract for a 1-sty frame, brick and reinforced concrete garage and workshop, 50x100 ft, on Review av, adjoining the present plant, for the Texas Oil Co., 17 Battery pl, Manhattan, owner, from plans prepared privately.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

**TECHNICAL LEAGUE OF AMERICA** holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

**NATIONAL PAINT, OIL AND VARNISH ASSOCIATION** will hold its thirty-first annual convention in Boston, Mass., October 21 to 24. Headquarters will be at the Copley-Plaza Hotel.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS.** Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

**AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION** and the **NATIONAL HARDWARE ASSOCIATION** will conduct a joint convention at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 23 to 25, 1918.

**NEW YORK STATE RETAIL HARDWARE ASSOCIATION** will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1918. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

#### REAL ESTATE NOTES.

(Continued from page 467)

**THE SCHULTE CIGAR CO.** has leased for 20 years, at an aggregate rental of \$285,000, the 3-sty business building at the corner of 3d and Market sts, Harrisburg, Pa. Charles C. Nicholls, Jr., manager of the chain store department of the Joseph P. Day organization, negotiated the lease.

**NEHRING BROTHERS** have been appointed agents of the following properties: 416 Fort Washington av, 830 West 179th st, corner Northern av, 1435 Ogden av, 302 Audubon av, corner 183d st, 21, 29 and 31 Arden st, 54 Vermilyea av, 502 West 177th st, 437 East 147th st. The above houses have an aggregate rental of \$120,000 per year.

**WM. A. WHITE & SONS** have been appointed by Eva V. C. Hawkes agents of the property 173 to 183 West 73d st, northeast corner Amsterdam av, consisting of five 4-sty private houses on 73d st and an apartment house, with stores, at the corner of Amsterdam av. They have also had placed in their charge for management the buildings at 158 Spring st and 17 Grove st.

**BULKLEY & HORTON CO.** have added to their management the following Brooklyn apartments, flats and houses: 485 St. Marks av; 424 Coney Island av; 426 Coney Island av; 430 Coney Island av; 434 Coney Island av; 122 Fernmore st; 1257 Pacific st; 670 St. Marks av; 242 82d st; 236 25th st; 24 41st st; 480 S.

Marks av; 491 St. Marks av; 44 Vanderbilt av; 143 Waverly av; 147 Waverly av; 149 Waverly av; 151 Waverly av; 153 Waverly av; 263 Franklin av; 265 Franklin av; 298 Flushing av; 300 Flushing av; 125 Gates av; 432 DeKalb av; 437 DeKalb av.

**RICE & HILL** were the brokers in the sale of the 9-sty building at the southeast corner of Broadway and 57th st for the Matoaka Realty Co., holding company for Francis Burton Harrison, former Governor General for the Philippines, and his children, to Chevrolet Motor Co. The building occupies a frontage 66 ft. on Broadway and 116 ft. in 57th st. The same brokers arranged the lease of this building to Chevrolet Motor Co. over a year ago, calling for an annual rental of over \$50,000, which lease carried an option of purchase, which has just been exercised by the tenant. While nothing could be learned as to the price, it is believed to have been close to \$1,000,000.

**THE UNITED STATES REALTY & IMPROVEMENT CO.** and the George A. Fuller Co. have each made additional subscriptions of \$100,000 to the Fourth Liberty Loan. This brings the total subscriptions of the United States Realty & Improvement Co. and its subsidiaries to approximately \$1,000,000. In addition to the company's subscription the following directors have personally entered additional subscriptions for \$100,000 each: Frank A. Vanderlip, H. S. Black, C. E. Mitchell, John F. Harris and C. E. Herrmann. Both the United States Realty & Improvement Co. and the George

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AMONG THE OWNERS who subscribed for Liberty Bonds through the office of Albert B. Ashforth, Inc., thereby earning the right to display the honor emblems and flag were Acker, Merrill & Condit, \$10,000, for their building 356 5th av.; City Real Estate Co., \$3,000 for the Tilden Building, 105 West 40th st.; Charles E. Johnson, \$2,000 for 557 5th av.; Bankers' Trust Co., \$75,000 for their building at the corner of Wall and Nassau sts.; North River Savings Bank, \$100,000 for 31 West 34th st.; Union Dimes Savings Bank, \$500,000 for the northwest corner of 6th av and 40th st.; George E. Mercer, Jr., \$5,000 for 266 West 23d st.; Irving Bachrach, \$150 for 74 East 92d st. and estate of H. O. Havemeyer, \$25,000 for the St. Paul Building, 220 Broadway, 114 Liberty st and other buildings.

**New Secretary of Mayor's Committee.**

Nathan Hirsch, Chairman of the Mayor's Committee on Taxation and the Investigation of Mortgage Loans, announced yesterday the appointment of J. P. Lohman as secretary of the committee, to succeed Sig Cederstrom, who resigned some time ago. Mr. Lohman, who is a member of the staff of the Record and Guide, was formerly assistant real estate editor of the New York Times, and has been writing on real estate and kindred subjects for a number of years. He will serve, as do all the other members of the committee, without compensation.

"This appointment," Mr. Hirsch said, "was made in accord with the purpose of the committee to build up an effective non-partisan organization for the important work we have under way and in contemplation. Mr. Lohman, who has been identified with the committee in an advisory capacity since its formation last February, is in sympathy with its aims and plans. This situation, coupled with his familiarity with the general real estate situation, make him, I believe, exceptionally well qualified."

**Dr. Abraham Korn.**

Dr. Abraham Korn, for many years prominently identified with real estate and taxpayer matters in Harlem, died of pneumonia last Saturday at his home, 1857 Madison avenue, after a few days' illness. Dr. Korn was born in New York City fifty-five years ago. He was a graduate of the College of the City of New York, Columbia University and the College of Physicians and Surgeons. For fifteen years he had been president of the Harlem Property Owners' Association, and he was also actively interested in the Greater New York Taxpayers' Association and the United Real Estate Owners' Association of New York.

Dr. Korn was a member of Emanuel Lodge, F. & A. M.; the New York County and State Medical Societies and the Upper Eighties Alumni Association of the College of Physicians and Surgeons. He is survived by a widow, three sons and one daughter.

Dr. Korn will be remembered as a sturdy and aggressive fighter in behalf of property owners in this city. He was a familiar figure at practically all important hearings affecting real estate, both in New York City and at Albany, and was ever ready to offer constructive criticism.

**New York's Neighbors.**

Few New Yorkers realize the importance of the twin cities across the river. Jersey City has a population, according to the last census, of 267,779, while that of Hoboken is 70,324. If we add West Hoboken, with its 35,493, and West New York's 13,569, we have a concentration of 387,066 people, or approximately more than the population of Queens, and yet even those who live on the very outskirts of the New Jersey area under consideration are within thirty minutes' ride of the downtown financial and the uptown shopping center of Manhattan.

The "Mile Square" city is rapidly overlapping its borders. The giant viaduct, connecting the Fourteenth street ferry slip with the residential district, and with West Hoboken and the territory beyond, is making for a Greater Hoboken.

**STANDARDS AND APPEALS  
CALENDAR.**

**HOURS OF MEETINGS.**

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1. 30 P. M.  
Call of Calendar, Tuesdays, at 3 P. M.  
Special meetings as announced in the Calendar.  
All hearings are held in Room 919, Municipal Building, Manhattan.

**BOARD OF STANDARDS AND APPEALS.**

Tuesday, October 22, 1918, at 10 A. M.  
Petitions for Variations.

- 1492-18-S—381 Broome st, Manhattan.
- 1494-18-S—23-25 East 26th st, Manhattan.
- 1495-18-S—220-222 William st, Manhattan.
- 2174-17-S—318-20 West 48th st, Manhattan.
- 2152-17-S—31 Great Jones st, Manhattan.
- 2187-17-S—29-31-33 East 19th st, Manhattan.
- 1506-18-S—876-878 Broadway, Manhattan.
- 1398-18-S—147-149 West 26th st, Manhattan.
- 2468-17-S—622-640 West 24th st, Manhattan.
- 2328-17-S—29 Bond st, Manhattan.
- 2279-17-S—256-258 Mott st, Manhattan.
- 2453-17-S—28 Graham av, Brooklyn.
- 2454-17-S—Third av and 3d st, Brooklyn.
- 2455-17-S—140 Sullivan st, Manhattan.
- 2477-17-S—Madison av, corner 44th st, Manhattan.
- 2478-17-S—203-205 West 40th st, Manhattan.
- 2479-17-S—262-74 Greenwich st and 91 Murray st, Manhattan.
- 2480-17-S—184-86 William st, Manhattan.
- 2481-17-S—281 Grand st and 84 Forsythe st, Manhattan.
- 2482-17-S—53 Walker st, Manhattan.
- 2483-17-S—42-44 West 39th st, Manhattan.
- 2484-17-S—33 West 3d st, Manhattan.
- 2485-17-S—42-44 Skillman st, Brooklyn.
- 2486-17-S—34 West 36th st, Manhattan.
- 2488-17-S—227 Pearl st, Manhattan.
- 2490-17-S—109 West 29th st, Manhattan.
- 2492-17-S—348 6th av, Manhattan.
- 2498-17-S—423-27 Kent av, Brooklyn.
- 2499-17-S—Front, Bridge and Water sts, Brooklyn.
- 2513-17-S—214-28 Avenue C, Manhattan.
- 2515-17-S—106-108 Reade st, Manhattan.
- 2516-17-S—14-16 Washington st, Manhattan.
- 1-18-S—130-132 Hester st, Manhattan.
- 9-18-S—44 Beekman st, Manhattan.
- 12-18-S—8 Lispenard st, Manhattan.
- 14-18-S—110-112 West 26th st, Manhattan.
- 15-18-S—244-250 West 49th st, Manhattan.
- 19-18-S—57-59 Jay st, Brooklyn.

**BOARD OF APPEALS.**

Tuesday, October 22, 1918, at 1.30 P. M.

Appeals from Administrative Orders.

- 918-17-A—Southeast corner Hillside and Bergen avs, Jamaica, Queens.
- 1169-18-A—15 Wall st, Manhattan.
- 1395-18-A—1338 DeKalb av, Brooklyn.
- 1489-18-A—2301 Jamaica av, Queens.
- 1436-18-A—South side 90th st, 89 ft. east of 1st av, Manhattan.
- 1443-18-A—317 West 133d st, Manhattan.
- 1158-18-A—13-19 New st, Manhattan.
- 805-18-A—119-121 West 54th st, Manhattan.
- 1731-17-A—204-8 East 27th st, 209 East 26th st and 369 3d av, Manhattan.
- 190-18-A—Baltimore & Ohio Yards and Piers, St. George, Richmond.
- 1476-18-A—1317-1329 Broadway, Manhattan.
- Under Building Zone Resolution.
- 400-16-BZ—117-119 West 46th st, Manhattan.
- 1422-18-BZ—238-240-242 Throop av, Brooklyn.
- 1424-18-BZ—1046 Union av, The Bronx.
- 1410-18-BZ—368-372 12th st, Brooklyn.

**BOARD OF STANDARDS AND APPEALS.**

Thursday, October 24, 1918, at 10 A. M.

Petitions for Variations.

- 1515-18-S—417 Lafayette st, Manhattan.
- 1516-18-S—116 Prince st, Manhattan.
- 1517-18-S—47 Murray st, Manhattan.
- 27-18-S—68-72 East 131st st, Manhattan.
- 28-18-S—369 West 11th st, Manhattan.
- 30-18-S—31 West 26th st, Manhattan.
- 31-18-S—339 East 48th st, Manhattan.
- 32-18-S—1162 Broadway, Manhattan.
- 42-18-S—392 Broadway, Manhattan.
- 46-18-S—35 West 4th st, Manhattan.
- 47-18-S—4-6 Varet st, Brooklyn.
- 49-18-S—2 2d st, Manhattan.
- 1493-18-S—34 East 21st st, Manhattan.
- 53-18-S—30-32 East 21st st, Manhattan.
- 56-18-S—101 West 25th st and 411 6th av, Manhattan.
- 57-18-S—18 East 14th st, Manhattan.
- 58-18-S—821-823 Broadway, Manhattan.
- 61-18-S—328-330 East 26th st, Manhattan.
- 62-18-S—708-710 East 136th st, The Bronx.
- 63-18-S—383 Canal st, Manhattan.
- 64-18-S—94 Chambers st, Manhattan.
- 66-18-S—31 Maiden lane, Manhattan.
- 67-18-S—179 Water st, Manhattan.
- 68-18-S—3 Bowling ship, Manhattan.
- 70-18-S—535 West Broadway, Manhattan.
- 73-18-S—160 East 116th st, Manhattan.
- 75-18-S—112 124 Lincoln av, The Bronx.
- 2415-17-S—98 Southern boulevard, The Bronx.
- 76-18-S—839 843 Myrtle av, Brooklyn.
- 77-18-S—44 194 Vadam st and 533 Greenwich st, Manhattan.
- 79-18-S—25-27 West 23d st, Manhattan.
- 80-18-S—323 Canal st, Manhattan.
- 81-18-S—135 West 14th st, Manhattan.
- 83-18-S—224-222 West 26th st, Manhattan.
- 84-18-S—282 Madison st, Manhattan.
- 95-18-S—529-539 Blake av and 313-323 Hingdale st, Brooklyn.
- 96-18-S—911-913 Atlantic av, Brooklyn.



## Proposed Budget May Raise Tax Rate to 2.48

### If Adopted, This Will Be Manhattan Figure, an Advance of Twelve Points Over 1918—Other Boroughs in Proportion

THE proposed budget presented by the Board of Estimate and Apportionment at the public hearings this week showed an increase over last year of \$9,-984,728.18. This is a considerable increase over the tentative budget in its original form, and is due largely to the additional amount allotted to the Board of Education. The budget now stands at \$248,108,487.38, as compared with \$238,123,759.20 for last year.

Although the Board of Estimate may make decreases up to October 31, when that body must finally pass on the budget, and the Board of Aldermen then has twenty days in which to make decreases, it is probable that there will be little change from the above figures.

The biggest increase in the budget over 1918 is in the Department of Education, \$9,730,658, but in reality the schools will get only about \$2,600,000 more than last year, as last year the budget carried a special fund of \$7,110,651. This year the special fund has been thrown into the general fund for the reduction of taxation.

Some of the large increases are shown in the following table:

Department—	1919 Budget total	1918 Budget total	Inc. 1919 over 1918
Police Dept.....	\$20,671,579	\$19,394,613	\$1,276,965
Fire Dept.....	10,814,665	10,251,145	563,520
Dept. of Health.....	3,932,292	3,711,376	220,915
Dept. of Public Charities..	5,794,963	5,111,440	683,522
Board of Child Welfare...	1,664,120	1,552,170	111,950
Bellevue and allied hospitals .....	2,415,233	2,089,625	325,608
Dept. of Street Cleaning..	11,240,668	9,033,349	2,207,319
Payments to charitable institutions .....	6,949,800	6,485,510	464,290
Dept. of Correction.....	2,042,074	1,814,954	227,119
Dept. of Plant and Structures .....	2,785,440	754,632	2,030,808
Debt service.....	77,931,938	75,590,460	2,341,478

The Law Department budget is increased over this year's by over \$30,000. In the mayor's office there is an increase of several thousand dollars.

At the hearing on Wednesday the mayor explained the increase of his secretary's salary to \$6,500 as follows:

"I had Whalen's salary reduced to \$5,000 when I took office. I have found out that he did a great deal to help save the \$9,000 which the Mayor's Department turned back to the city treasury last year, and which we intend to turn back again this year, so I recommended that his salary be restored."

Controller Craig issued a statement in connection with the Board of Education appropriation in which he said:

"For the first time in the history of the present City of New York the appropriations for educational purposes have been the subject of joint conferences and discussions between the members of the Board of Education and the Board of Estimate and Apportionment. On Thursday, the 17th, these two bodies were in continuous joint session from 11 o'clock in the morning until midnight. Never before has a Board of Education sat down with the Board

of Estimate and Apportionment to discuss budget requirements.

"The appropriations for the 1919 budget were the result of this harmonious co-operation. Substantial reductions were made in the amounts originally requested by the Board of Education; but in every instance this was done by the voluntary and spontaneous action of the members of the Board of Education.

"The appropriation provided in the proposed budget for the Board of Education is \$45,121,163.26. This is \$3,025,-000 in excess of 4.9 mills on taxable values required by law.

"Numerous attempts have been made to create the impression that this appropriation barely exceeds that of 1918. Such attempts are founded upon sheer manipulation of the figures involved and careful avoidance of the facts.

"Last year the Board of Education requested appropriations of \$49,599,834.79. This was cut by the former Board of Estimate and Apportionment to \$43,330,363.02 in the proposed budget. An examination of the newspaper files of last year will disclose that not one of the mischief makers now active uttered one word of protest against this reduction of more than six and one-quarter millions. The amount thus allowed for 1918 was \$829,206.98 in excess of the 4.9 mills required by law.

"The appropriation proposed by the present Board of Estimate and Apportionment for 1919 is \$3,025,000 in excess of that mandatorily required, and is \$2,620,007.22 above the appropriation for 1918."

Charles A. Beard, director of the Bureau of Municipal Research, says that while the budget shows an increase of only \$9,984,728.18, the actual increase is \$12,249,329.98 over 1918. He said:

"The difference between the actual increase and the apparent increase is explained by the fact that the item for tax deficiencies is placed at \$1,835,000 in the budget, while the actual tax deficiency, according to the statement of Charles L. Craig, city controller, to the Board of Estimate, amounts to \$4,101,302.88. This difference the controller is permitted this year to take from the sum of \$2,-204,601.80 of unspent moneys from previous administrations.

"In spite of this twelve-million-dollar and over increase, it has been pointed out that the service of the city has been materially depleted, because of the large decrease in personnel. For illustration, the Department of Water Supply, Gas and Electricity drops about 140 employees, at a total salary of about \$180,000. The Tenement House Department drops about 76 employees, at a total of \$56,000 salary. The Board of Estimate and Apportionment drops about 66 employees. Holes like these are shot through the service of practically all divisions of the city government.

"In other words, the present administration is furnishing less service for more money."

The Citizens' Union in a statement pointed out numer-



ous cases in which salaries over \$1,800 had been increased in the proposed budget, most of which had not appeared in the tentative budget.

Leonard M. Wallstein, counsel of the Citizens' Union, in a communication to the Board of Estimate, said:

"Your earlier general policy of establishing no new exempt jobs at high salaries and of making no substantial salary increases in well paid positions has been abandoned. For instance, we find that the proposed budget published yesterday contains provision for the following new and necessarily exempt jobs which were not mentioned in the tentative budget, and which in many instances were not even contained in the published requests of department heads for appropriations:

"Two assistant corporation counsels at \$5,000 each per annum and one at \$3,780, a secretary of the Teachers' Retirement Fund at \$3,000, a confidential inspector in the Department of Public Markets at \$1,800, and a water register in the Department of Water Supply, Gas and Electricity at \$3,500.

"The new positions enumerated are in addition to other new positions which may or may not be made exempt, as, for instance, an accountant in the Finance Department at \$4,000; a municipal examiner in the Teachers' Retirement Fund at \$1,980, and two assistant engineers in the Department of Water Supply, Gas and Electricity at \$3,900 and \$2,700, respectively.

"Similarly the proposed budget for the first time contains for the increase of the salary of a deputy comptroller from \$7,500 to \$8,500, a confidential inspector in the office of the Bronx borough president from \$2,300 to \$2,500, the private secretary to the commissioner of correction from \$2,340 to \$2,500, the secretary to the commissioner of health from \$3,000 to \$3,500, three assistant corporation counsels from \$2,940 to \$5,000, a superintendent of telegraph in the Police Department from \$4,000 to \$4,500, an accountant in the Teachers' Retirement Fund from \$2,400 to \$4,000, a clerk in the Department of Water Supply, Gas and Electricity from \$3,500 to \$3,750, and an assistant engineer in the same department from \$4,000 to \$5,000."

The Real Estate Board's Budget Committee issued the following statement on the budget:

"When the tentative budget was finished the Real Estate Board of New York expressed its satisfaction with the serious and partially successful attempt to keep the budget for 1919 close to the budget of 1918. The board realized that there must of necessity be many increases in salary, and that the cost of the supplies in the several departments and of the allowance for maintenance of the dependents in the city's charitable institutions must be largely increased.

"When the tentative budget showed an increase of \$6,000,000 only the Real Estate Board felt that the members of the Board of Estimate and Apportionment were entitled to commendation. Since then increases have been allowed which brings the budget up to practically \$10,000,000 more than the budget for 1918. Although the comptroller repeatedly stated that he was opposed to giving the Board of Education more than 4 9/10 mills allowed by law, the Board of Estimate has allowed over \$3,000,000 in addition.

"The Real Estate Board feels that at this time it should call attention to the rapidly increasing cost of the Department of Education. In 1908 the amount appropriated for the Department of Education was \$26,712,963; in 1912, \$33,849,819; in 1916, \$42,512,896 and in 1919, \$45,120,000. In all probability the expenditures for the coming year will be in excess even of this amount. This shows an increase in ten years of about \$18,000,000 in spite of the activities of the Parochial School System, and in spite of the fact that through loss of immigration there are fewer children of school age in the city today than there were five

years ago. The phenomenal increase in the expenses of this department must be attributed to the perfect teachers' organization, which, by including all the teachers and forming them into a close political union, has enabled them to dominate the schools and to unduly influence both the state and local legislative bodies. That this organization is detrimental both to the schools themselves and to the city is beyond question.

"Although there were printed in last Sunday's newspapers many columns of 'Help Wanted' advertisements, and although the wage for unskilled labor is \$4.40 per day, an appropriation of \$50,000 is made for school lunches. The reason for this is said to be the great number of poorly nourished children in the schools. As there are no poor people in the city among the so-called laboring classes, except those who are physically or mentally disabled, there is no need for this appropriation as an act of charity, and for the community to feed school children as a matter of right and not as a matter of charity is to establish a precedent extremely dangerous to the future well-being of this city. There is no reason why, if the community feeds ill-nourished children in certain sections of the city, the children in every section of the city should also be fed; if children are fed, why not adults?

"The budget as now proposed, and which will without doubt be adopted, will mean a tax rate in 1919 of about 0248.5 for Manhattan, 0252.5 for the Bronx, 0252.5 for Kings, 0253.5 for Queens and 0258.5 for Richmond. It is true that the assessed valuation of both real and personal property has been tentatively increased, but at the Department of Taxes and Assessments there is a constant stream of citizens swearing off the personal property assessment, and the best real estate experts do not believe that it will be possible for the Department of Taxes and Assessments under existing conditions to maintain the tentative increase in real estate valuations.

"An examination of the budget shows that in the matter of tax deficiencies sufficient moneys are not provided. For this purpose \$3,100,000 was appropriated last year. According to the comptroller's report, January 31 of the present year, at least \$18,000,000 of personal taxes were considered uncollectable, and there are many millions of real estate taxes uncollectable, because of tax liens that could not be sold. An appropriation, therefore, of \$1,835,000 seems to be absurdly small. A sufficient amount to cover the increase in the debt service has not been provided.

"The Real Estate Board regrets also that it has been stated in connection with the budget that the landlords have taken advantage of the slightest increase in taxes to 'raise rents to an oppressive degree.' There are more vacant stores in the city than ever before in its history, and very little attempt, if any, has been made to raise rents in the cheaper grades of tenements. It is only in certain classes of office buildings and the better class apartments that rents have been raised, and an impartial investigation conducted recently shows that the increase in rent has been more than met by the increase in all kinds of fixed charges. Not only have taxes increased twenty-five per cent. in a few years, but interest rates have increased from four to five and one-half and six per cent.; plumbers are getting \$1.00 an hour; painters, \$6.60 a day; carpenters, \$6.60 a day; coal is almost double in price, and every article that the landlord must buy to properly maintain his building is almost double in cost. There is no justice in calling the landlord a 'profiteer' and not applying the same term to every man to whom the landlord must go, either for supplies or for personal service. It can be stated without fear of successful opposition that the net income from real estate today in the City of New York is less than it was five years ago."



# Raw Materials and New U. S. Merchant Marine

Vital to American Commerce After the War That This Country  
Should Buy From the People We Sell To

By EDWARD N. HURLEY,  
Chairman United States Shipping Board.

**R**AW materials have grown to be a dominant issue in the war. Not even Germany with all her boasted foresight understood the significance of raw materials at the outbreak of the war, for she was badly provided with many necessary things such as metals and fibers. But four years of waste and embargo have brought the world to a new appreciation of raw materials, and they will not only be a vital issue when peace is arranged but the world will take steps to guard them and increase production.

This is a question which vitally concerns us in connection with our new merchant marine.

In thinking of foreign trade we are too prone to think of the sale of goods to a customer in some other country and forget that trade is always an exchange of goods—our foreign customer has to pay us in the commodities that he is able to produce. With several thousand ships carrying the American flag and American goods to other nations we shall have to bring home return cargoes. So, while we are again acquiring international vision and preparing for the extension of our markets abroad, as salesmen, we must devote just as much attention to the buying end and grasp the possibilities in raw materials.

In many cases the quickest way to make a sale to a foreign customer is to buy something from him first.

Let us picture an imaginary customer. Suppose we want to do business with Robinson Crusoe on his desert island. He needs our fabrics and tools. His island has good soil capable of raising foodstuffs. It has goats to yield milk and meat. It has guano for fertilizer and maybe it has undeveloped minerals. Robinson Crusoe does not possess any money and his island resources have been developed only for the needs of himself and Friday. But if we send him a merchant ship several times a year with calico and shoes and good American tools for farming, woodworking, and blacksmithing, Crusoe and Friday will gather guano or fatten goats, or raise crops to pay for our goods. That is, they will pay us in raw materials. What was useless now has value to them because through our ships we have provided markets. Crusoe's labors pay him a profit. He and Friday live better—wear better clothes, have a better table, live in a better house. They may even think about bringing in settlers to help them and open mines inland and running a railroad to the mines.

Our new merchant marine can establish trade on this basis with many a nation which while not in any sense deserted, is still undeveloped as to resources and markets and profitable employment and good living standards. Half the world is on rations for raw materials today, while in the other half there are surplus supplies piled up—thousands of shiploads, waiting ocean transportation. The people who produce these raw materials are almost as badly off as people in the war zone, because trade has stopped and employment and wages and buying capacity.

The world has learned much about this question of raw materials during the war, and when peace comes will bring new ideas and new methods to bear upon the problem.

Already two broad policies are discernible—that of Germany, which is based upon national selfishness, and

the policy of Great Britain and the British Empire, which is so largely our own.

Germany believes in autocratic control of raw materials wherever she can bring them under the domination of her trusts and her Government. At home she has very little raw material to sell the world, except potash and a few chemical products. Her policy before the war was to sell these at extortionate prices, and wherever she could gain a monopoly of a raw material in some other country she charged outrageous prices, too, or put other nations at a disadvantage, as was the case with her secret control of our metal markets. She is already preparing to force other nations to trade their raw materials with her by holding her own raw products over them as a club. Were she permitted to hold a great colony in Middle Africa, she would make it a great tropical machine for producing raw materials through industrial slavery of the natives.

British policy seeks to develop all the resources of the far-spread British Empire. A world-wide inventory is being taken of the metals, the fibers, the crops, and other resources of British colonies so that John Bull may supply his own needs as far as possible and may increase the prosperity of Britains everywhere by developing their resources, broadening their trade and raising their incomes and living standards.

Our task is to use American merchant ships, American dollars, American factories, and American ability to help other nations in the same way.

Since the Civil War we have learned what railroads, money and energy will do for undeveloped sections in our great West. After the world war we must learn what American ships and American money and American energy can do for the undeveloped sections of other nations—such sections as the rich mineral country of the west coast of South America, the great fertile Amazon Basin, the growing nations of Australia and South Africa, so like our own in many ways.

Before the war both Great Britain and America were commercially asleep. The United States had no merchant marine on the ocean and could neither develop her own trade in manufactured goods nor serve other nations by improving their markets for raw materials. Great Britain had her wonderful empire, but permitted Germany to develop many of its resources through German ships and German scientific production. Germany overreached herself because her philosophy of trade and shipping was wrong—based upon selfish exploitation and one-sided dealing. England and America have both learned their lessons. They are now waking to the possibilities in a new world of international service. "He profits most who serves most." One nation cannot prosper at the expense of another. World trade is not one-sided—both parties to a bargain must be better off after the exchange is made. Trade in both raw materials and manufactured goods is unsound and transitory unless behind it the nations making the exchange are developing their agriculture, their mines, their factories, transportation, wealth and living standards. Our new merchant ships will take us into this great field of international service and international opportunity. It is time for Americans everywhere to be thinking of world trade from this angle of raw materials.



# Realty Men and Builders Exceed Loan Quotas

## Team Work, Enthusiasm and Untiring Devotion Push Drives Over the Top

EXCEEDING the expectations of the most ardent boomer in the ranks, the Real Estate Division of the Fourth Liberty Loan Drive reported yesterday, a grand total of \$10,625,250 in subscriptions, or more than double its original quota of \$5,000,000. With belated returns continuing to drift in, there is a possibility that this total will assume even greater proportions, attesting further the remarkable energy, perseverance and patriotic fervor which inspired every one of the real estate workers in the great drive.

Aside from launching a spectacular campaign engineered by Alfred E. Marling, as chairman of the di-

THE Liberty Loan Committee of the Building and Allied Trades exceeded their quota of \$7,000,000 by \$2,673,900, according to the final returns announced yesterday, an unusual achievement considering the depressed condition of the building situation, but reflecting, nevertheless, the unusual efforts and activity of the members of the committee to successfully perform their obligations to the Government in this greatest of all Loan drives.

The grand total raised by the building and allied trades was \$9,673,900, representing 27,679 subscriptions. The largest amount was raised by the sub-division of Builders, Shorers and Hoisters, headed by Edwin Thatcher, which turned in \$1,510,850. The largest num-

### The Record and Guide and the Fourth Liberty Loan

FROM ALFRED E. MARLING

Chairman Real Estate Division, Fourth Liberty Loan.

"Permit me to take this opportunity to express on behalf of our Committee my warmest thanks for the great support which the Record & Guide has given to us in this Fourth Liberty Loan Campaign."

FROM FRANCIS A. SHINN

Secretary Liberty Loan Committee, Building and Allied Trades.

"On behalf of the Building and Allied Trades Liberty Loan Committee I wish to thank you for your co-operation with us during the recent campaign. The publicity which you gave us both in the Record and Guide and in the Dodge Reports very materially helped in our results."

vision, and Robert E. Simon, chairman of the Steering Committee, and the introduction of striking new methods of salesmanship, the Division achieved the distinction of being the first to reach its quota. This event, happening at the end of the second week of the drive, was signalized by the raising of the quota to \$7,500,000. Adopting the slogan of \$1,000,000 a day, the members of the various teams continued their work with undiminished vim, their efforts finally being crowned by a rush of subscriptions that carried the division over the \$10,000,000 mark.

The team captained by Charles S. Brown and John N. Golding won the distinction of turning in the largest amount, \$3,472,400, or nearly one-third of the amount raised by the entire division. The Albert B. Ashforth and Douglas L. Elliman team raised \$1,429,700. Brooklyn teams turned in \$1,549,450, many of these representing subscriptions from small owners.

The amounts raised by each of the teams and the names of the team captains follows:

Captain	Amount
Charles S. Brown, John N. Golding.....	\$3,472,400
Alwyn Ball, Jr. (H. H. Trice), the Cruikshank Co. (Mr. Raywood) .....	811,000
Frederick Fox & Co., Aaron Rabinowitz.....	644,450
Goodale, Perry & Dwight, M. & L. Hess (Mr. Hahner) .....	513,850
Geo. R. Reed & Co. (Mr. Kuder), Cross & Brown Co .....	613,350
Pease & Elliman, N. A. Berwin.....	655,550
Albert B. Ashforth, Douglas L. Elliman.....	1,429,700
Mark Rafalsky & Co., F. Zittel & Co.....	373,700
Dubois & Taylor, Wood-Dolson Co.....	68,400
Goodwin & Goodwin, Knap-Wasson Co.....	93,500
Norman Denzer, Nehring Bros.....	40,450
A. N. Gitterman, Max Just.....	35,350
A. A. Hageman .....	4,650
Brooklyn .....	1,549,450
J. Clarence Davies.....	79,150
Queens .....	150,150
Miscellaneous .....	90,100
Grand total .....	\$10,625,250

Probably the most interesting feature of the entire drive from the standpoint of the Real Estate Division was the adoption of the original idea of Laurence McGuire, offering a real estate honor flag to every property owner who subscribed for bond amounts equalling one-half of one per cent. of the assessed valuation of his real estate holdings. This plan met with such a hearty and generous response that hundreds of buildings are now displaying the honor emblem.

ber of subscriptions, 6,188, was reported by the cement workers, campaigning under H. C. Turner.

The committee, in addition to the heads of the various sub-divisions, consisted of Otto M. Eidlitz, chairman; Ronald Taylor, vice-chairman; Chas. J. Kelly, vice-chairman; John P. Kane, vice-chairman; Francis A. Shinn, secretary, and Bertram Sears, publicity member.

The name of each team, its captain, the amount raised and the number of individual subscriptions follows:

Team	Amount	Number
Asbestos, Pipe and Boiler Covering, Owen Glasson .....	\$358,850	198
Builders, Shorers and Hoisters, Edwin Thatcher .....	1,510,850	3,850
Building Materials, Frank E. Wise.....	478,300	387
Cement Workers, H. C. Turner.....	731,900	6,188
Elevator Manufacturers, W. L. O'Connell..	565,150	1,384
Glass Trade, Joseph Dreyfuss.....	502,350	710
Lighting Fixtures, Albert Wahle.....	459,900	2,500
Marble Industry, Benjamin Traitel.....	288,400	1,180
Metal Lathers, Max Bauman.....	20,400	82
Ornamental Bronze & Iron, C. A. Fullerton .....	91,400	778
Painters, Carl H. Dabelstein.....	493,250	2,250
Plasters, Davis Brown .....	70,200	*271
Plumbers & Gas Fitters, Joseph H. Jasper .....	598,350	2,050
Roofers & Sheet Metal Workers, M. F. Westergren .....	901,050	1,234
Steamfitters, W. H. Curtin.....	648,000	1,200
Steel & Iron, Andrew J. Post.....	725,750	1,250
Stone, L. W. Dennis.....	127,250	350
Wine Workers, E. F. Rattey.....	158,650	641
Woodworkers, John I. Downey.....	913,900	1,175
Builders' Traders Employers Ass'n.....	30,000	1
Total .....	\$9,673,900	27,679

In spite of the fact that the quota for the Fourth Loan was raised to \$7,000,000, as against \$5,000,000 in the Third Loan, the men in the building trades, captained by the representative men in the industry and inspired by their record of \$6,400,000 in the Third Loan Drive, rallied to the call for these extra demands on their purses and time. With the organized efficiency of all the trades concentrated upon the passing of the quota, their ultimate success was assured in spite of the fact that even after two-thirds of the allotted time for the canvass had elapsed, considerably less than one-half of the \$7,000,000 had been subscribed. During the last week the returns began to pile in and with practically every man in the construction field sending out his message of the loan through every possible medium, including meetings at all the big building jobs now under way, the committee swept on past its quota.



# Checks Unnecessary Violations on Property

Mayor Hylan Directs Commissioners of City Departments to Curb the Annoying Activities of Inspectors

## MAYOR CALLS A HALT ON "SNOOPING" INSPECTORS.

Heads of city departments directing inspection forces have received the following letter from Mayor Hylan:

"Dear Commissioners: I am in receipt of many complaints relative to the drastic action of inspectors while making investigations and the annoyance caused property owners by compelling them to make unnecessary changes in these war times.

"I want you to direct the inspectors to treat people courteously and put a stop to inspectors rushing around the city and placing unnecessary violations of all kinds on city property. They are making themselves ridiculous and a nuisance. If they have nothing else to do except to go snooping around annoying people who are already overburdened, I would advise you to give them a permanent vacation without pay.

"Very truly yours,

"JOHN F. HYLAN, Mayor."

**L**EADERS in the metropolitan realty field are discussing with much interest and with earnest approval a letter against over-regulation which Mayor Hylan recently sent to various heads of departments in his administration.

This letter, which is here reproduced, is held by realty leaders as proof that the new city administration will give to owners of buildings a respite from the many petty annoyances to which they have been subjected for years past.

There has been a great deal of complaint of over-regulation on the part of city inspectors. In hundreds of instances property-owners have maintained that they have been put to a great deal of trouble and a great deal of unnecessary expense in complying with trivial orders issued by inspectors from various city departments. In the city campaign last fall this became quite a prominent issue, scores of property-owners feeling that they had been made the victims of an unreasonable system made intolerable through the lack of exercise of good judgment on the part of the city inspectors.

Mayor Hylan's letter is regarded by realty leaders as indicating that New York property-owners no longer will be subjected to the over-regulation about which there has been so much complaint. In this connection it is being recalled that the Real Estate Board of New York brought the matter to the attention of the several candidates for mayor in the 1917 campaign. At that time the Real Estate Board pointed out that it favored such revision and administration of the laws relating to building construction and inspection and orders for structural changes as would provide for fire prevention by bringing really hazardous buildings up to a better standard. The board expressed its preference for that sort of regulation rather than a continuance of the existing system of administration of fire prevention laws, involving, it declared, "unreliable, changing and vexatious orders relating to the alteration or construction of buildings already proved to be safe under ordinary occupancy."

Replying to the board's request that he make his position clear on this subject, Judge Hylan stated at that time:

"From my investigations, I am of the opinion that the administration of the Fire Prevention Law has been undertaken and carried out not only in an unscientific manner, but in a way that has brought much hardship to small owners. The reorganization of that bureau with a view of ending hazardous conditions by actual construction measures in accord with a consistent policy will be one of the subjects to which the attention of the fire commissioner will be directed in case I am elected."

Charles F. Noyes, head of the Charles F. Noyes Company, is one of the prominent New York realty leaders who has given a good deal of thought to this subject. Mr. Noyes expresses to the Record and Guide his gratification that Mayor Hylan has sent his recent letter to the heads

of all city departments having inspection forces under their jurisdiction. Mr. Noyes regards the mayor's action as an important step, and he believes it will have a far-reaching effect on realty conditions.

Discussing the subject a short time ago, Mr. Noyes declared that, "Over-inspection with its kindred evils is stated to have taken \$40,000,000 out of the pockets of owners and tenants during the last few years, and the greater part of this money positively was wasted as far as accomplishing any real benefit was concerned. One statistician of recognized standing has estimated that the Fire Prevention Bureau and its activities in connection with the labor law has cost Greater New York the staggering sum of \$400,000,000 during the last five years, and, to add insult to injury, it is stated that it has cost approximately \$2,000,000 to the taxpayers during the last six years for the city to maintain its Fire Prevention Bureau."

Mr. Noyes expressed the belief that New York City real estate could not have stood the drain were it not for the fact that this is probably the fastest growing metropolis in the world.

"It is unnecessary," Mr. Noyes added, "to go deeply into statistics and give details of the vast expense involved by the city in the enforcement of the irritating, expensive and unnecessary hardships brought about by over-inspection and over-regulation. The records show that 1,500,000 inspections had been made by the uniformed fire force in 1915 and 96,876 cases reported (50,000 of which were immediately thrown out or corrected); 85,000 formal orders were issued by the Fire Prevention Bureau from the time of its organization, including 200 sprinkler orders and more than 8,500 directions to fireproof shafts and make other structural changes. There was a loss of \$186,000,000 in assessed valuations of real estate alone on Manhattan Island south of Fortieth street due, it is believed, largely to the over-regulation of buildings.

"The Court of Appeals' decision in the Wm. H. Browning case revealed the fact that thousands of orders had been unlawfully issued and illegally enforced, and millions of dollars had been spent by owners and gone beyond recall."

## Must Maintain Gold Reserve

By WILLIAM C. REDFIELD,  
Secretary of Commerce.

**O**NE vital factor of the readjustment period brought by peace will be our foreign trade. It was valuable before the war; it will be essential after it. This country has the greatest unexhausted supply of credit in the world. The mechanism which makes this credit effective is our gold reserve. Perhaps it would be more accurate to say that our banking system is the mechanism and the gold reserve is the foundation upon which the whole credit system rests. The whole credit-making power of the country depends upon the gold reserve. If this is seriously depleted, our ability to give credit is by so much reduced.

There are four ways by which, according to my mind, this reserve can be maintained. These are, by sales abroad, by loans abroad, by investments abroad, and by services abroad.

We may render services abroad by our ships, by insurance of various kinds, and in similar ways. We should make investments abroad in order that the normal business arising from the use of those investments may flow to us and that the earnings upon the investments may be returned to us also. We must make loans abroad in order that others may prosper, that we may through their prosperity gain better customers, and that we may receive the interest upon our loans. And we must make sales abroad that our workmen may be employed, our capital receive its due income, that our necessities may be met, and that we may in turn receive in return the supplies that we need from other



# Electric Meters for Tenants Will Save Coal

Wasteful Use of Current Will Be Stopped, to the Benefit Alike of Tenant and Landlord

By REGINALD PELHAM BOLTON.

TO those who have followed the development of the modern office building, the recent announcement in your issue of the 12th, of the probable abandonment of the free electric service, affords some interesting reflections.

Such burdens carried by the owners of real estate have been, to a considerable extent, of their own making, born of the competition arising from excessive and unregulated construction of one class of building.

In the good old days of modest-size buildings, occupied by a single tenant, the investor was able to determine the limit of his expense and liabilities, confined usually to outside repair and taxation. But when real estate prices were boomed, and larger buildings became a necessity in order to provide an income on the inflated value, the owner was forced to embark on a growing number of expenses, the cost of which was uncertain, such as elevators, heating, lighting, cleaning and sanitation involved by the multiple tenancy of the building, and the cost of which, owing to lack of means of measuring the individual usage, the owner was obliged to shoulder.

The extent and expense of these common conveniences gradually grew until they have become so burdensome, as to deprive business buildings of much of their attractiveness as an investment. The apparatus involves substantial additions to the original investment, largely increases the expense of operation and maintenance, and has a much shorter life of useful effectiveness than the building which houses it.

Tenants' habits of wastefulness have been aggravated by the facility afforded them of obtaining something for nothing. The careful or thrifty tenant gains nothing by care or thrift in their use, but pays in his rent a part of the wastage of the careless neighbor.

The ground floor tenant pays for elevator service which he never uses, and the occupant of light rooms pays for the lighting of dark ones, and the person who washes his hands in cold water pays for his neighbors' hot water supply.

The system, as I wrote years ago, is utterly lacking in inducements for thrift or care, and the time was bound to come when the owners of buildings would be forced, in order to protect their investment from destruction, to find some means of apportioning these ex-

penses among tenants according to their use. The stress of war conditions has now brought this about in the business building, as it has long ago been established in the apartment and the loft building in regard to the use of electric energy for light or power.

The measuring of electric energy has been found to have the effect of inducing the user to exercise care and economy, even when the service is not the subject of a direct charge. Thus, wastage is reduced by the mere installation of a metered service, and the effect is much increased by a direct payment for the service afforded. It will doubtless be found that the first result of the provision of meters in individual office spaces is a substantial reduction in the amount of energy used by tenants. This will effect a direct reduction in fuel whether the supply be provided from the public system or from a plant within the building.

The system of sub-metering the public service of electricity will probably be found profitable in many such buildings, and should in all cases be examined, as it is in successful operation in a large number of loft and residential buildings in the city.

It is now unfortunate that the planning of most office buildings has been so defective in failing to provide for this development, by a suitable arrangement of the interior electric conductors. Much can, however, be accomplished at no considerable expense, by modern systems of exposed and concealed wiring carried in fire-proof casing and flexible armored conductors, thus rearranging the circuits so as to admit of measuring the usage of each individual suite of offices.

The care, repair and maintenance in accurate recording condition of small meters is also a matter which of recent years has developed into a standard form of business, and the common idea of the inaccuracy of meters applies only to those in which this constant and systematic attention is neglected.

The new step is as much in the interest of the tenant as the landlord, since no one gains by waste, and if tenants do not support good buildings, no good buildings can be built.

This development of war economies is a hopeful and long-needed change of a bad system in the operation of the highest class of metropolitan real estate. It should never be permitted to be re-established.

## Board of Standards and Appeals Makes a Record

CAPTAIN JOHN P. LEO, chairman, Board of Standards and Appeals, announces that the work of the Board of Appeals has been brought up to date, that all pending appeals and Building Zone applications, forty-two in number, have been set for hearing within the next six weeks.

The work of the Board of Standards and Appeals will be up to date by December 10, all the old pigeon-holed petitions having been brought out of the files and set for hearing before that date. These cases number more than five hundred, and will be disposed of by holding extra sessions of the Board, so as to clear up the calendar.

As showing, so far as figures can, what has been done since Captain Leo became chairman of the Board on March 11, 1916, these figures are cited:

Cases pending March 11, 1918.....	2032
(Including 209 cases filed prior to March 11, but not put on the calendar until after that date).	
New cases filed between March 11 and October 18..	520
Cases reopened .....	57
Total .....	2609
Cases disposed of since March 11.....	2027
Cases pending October 18.....	582
Net reduction in number of cases pending as compared with March 11.....	1450
These figures show that the number of cases disposed	

of has been nearly four times as many as the number of new cases filed.

In regard to the progress made, Captain Leo says that great credit is due to the members of the Board, John J. Beatty, Alfred J. Boulton, John DeHart, James P. Holland, James Kearney, Fire Chief Kenlon, Fire Commissioner Drennan, and the superintendents of buildings, Walsh of Manhattan, Reville of The Bronx, Kleinert of Brooklyn, Moore of Queens, and McDermott of Richmond.

To give effect to the decisions of the Board, the law requires that each resolution be published in the Bulletin of the Board, and that certified copy be sent to the petitioner or appellant and to the administrative official. Captain Leo, when he became chairman, found that there were 1225 decisions of the Board which had not been published. With the co-operation of the secretary, Wm. Wirt Mills, the new chairman instituted the practice of publishing every resolution on the Tuesday following the meeting at which it was adopted, and all resolutions adopted since March 11, numbering 1327, have thus been printed and in addition 1105 of the old unpublished resolutions have been promulgated. Thus, as the records of the Board stand today, there are only 582 cases pending and every one of these has been set down for hearing within the next six weeks, and there are only 120 unpublished decisions of the Board, all of them of a date prior to March 11, 1918.



# Candidates Who Favor Realty Board's Program

## Replies to Questionnaire Indicate Attitude of Many Is Favorable to Measures Proposed by Real Estate Men

ON September 18, 1918, the Real Estate Board of New York addressed a letter to the candidates for the legislature of the principal political parties in Greater New York. The letter is as follows:

Dear Sir: We are in the midst of a great war which must be pressed to a successful conclusion no matter at what sacrifice of life and property. The burden of Federal taxation is enormous, but is cheerfully borne with the full knowledge that as time goes on the burden may be greater and more enormous.

To enable the people to meet these ever increasing expenses of the Federal Government it becomes the paramount duty of all local legislative and administrative bodies to exercise the most rigid economy and to enact and carry out measures of relief. All unnecessary City, County and Borough departments should be abolished and those doing duplicate work should be consolidated. Existing building and labor laws should be amended so as to prevent unnecessary expense and yet adequately protect life and property.

The tax lien law should be repealed, or at least suspended during the period of the war and for two years after the war. The limit of taxation on real estate should be fixed at 2% or 20 mills and on personal property at one quarter of 1% or 2½ mills.

There should be but one place to pay all taxes and assessments and the personal tax should be levied and collected before February 15 of each year and the balance of the budget, less the surplus revenues of the general fund, should then be levied on real estate. These matters are of such importance that some expression of your sentiments regarding them are deemed necessary by the real estate interests of the city to enable them to determine with accuracy your attitude toward what they consider the most important question to be submitted to the next legislature or to be considered by executive heads.

Robert E. Dowling,  
Laurence McGuire,  
Stephen H. Tyng,  
Thomas P. Graham,  
George T. Mortimer,  
Robert W. Goelet,  
Edward P. Doyle.

The following candidates replied and their answers and legislative record on legislation directly affecting real estate is given:

Black, Loring M. Jr., candidate for senator, Kings.—Favorable. Served in Senate 1911, 1912, and was especially active in opposing legislation seeking to place an unfair share of the burden of the State expenses on New York City.

Boylan, John J., candidate for senator, New York.—Favorable. Member Real Estate Board. Served in Senate 1913, 1914, 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced and passed in Senate, 1918, bill to limit tax rate on real estate; secured many important amendments to labor laws in the interest of property owners while at the same time adequately protecting life and property.

Burlingame, Alvah W. J., candidate for senator, Kings.—Favorable. Served in Senate 1915, 1916, 1917, 1918. Excellent record. Consistent supporter of measures urged by real estate interests of the City of New York.

Dowling, Edward J., candidate for senator, New York.—Favorable. Served in Senate, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced in 1918 Four Family House bill.

Dunnigan, John J., candidate for senator, Bronx.—Favorable. Served in Senate, 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced resolution urging investigation of unnecessary and conflicting city departments. Introduced bills to abolish unnecessary city departments which would have saved the city \$20,000,000 annually

and to amend the Tax Lien law so as to give proper notice to owners of property.

Foley, James A., candidate for senator, New York.—Favorable. Served in Senate, 1913, 1914, 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced 1918 bill to give local legislative bodies power to abolish or consolidate conflicting city departments.

Lawson, Robert R., candidate for senator, Kings.—Favorable. Served in Senate 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced and passed Three Family House bill at the instance of the Brooklyn Board of Brokers.

Lockwood, Charles C., candidate for senator, Kings.—Favorable. Served in Senate 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced and passed bill creating the Board of Standards and Appeals whose work has so much benefited real estate. Represents large real property interests and is a capable and efficient legislator.

Meyer, Schuyler M., candidate for senator, New York.—Favorable. Served in the Assembly 1917, 1918. Introduced a number of measures affecting the City of New York and is especially familiar with local conditions and able to pass intelligently on city measures.

Murphy, Charles F., candidate for senator, Kings.—Favorable. Served in Senate 1917, 1918. Consistent supporter of measures urged by real estate interests. In 1918 worked hard to secure the passage of the bill Limiting the Tax Rate on Real Estate. A strong supporter of measures for the benefit of real estate.

Favorable replies were also received from the following Senatorial candidates who have had no legislative experience:

Adel, Frank F., Kings; Brewer, Mary G., Richmond and Rockland; Herzfeld, Max, Kings; Marsch, Edwin C., Kings; Lynch, John A., Richmond and Rockland; Russell, Charles E., Kings; Walsh, John T., Kings.

Bourke, Martin, candidate for Assembly, New York.—Favorable. Served in Assembly, 1917, 1918. Introduced a number of measures in the interests of real estate.

Curley, Thos. F., candidate for Assembly, Richmond.—Favorable. Represent large property interests. Served in Assembly 1917. Introduced and passed bill extending the time the Comptroller could adjourn tax lien sales. Consistent supporter of measures urged by real estate interests.

Johnson, E. A., candidate for Assembly, New York.—Favorable. Served in Assembly, 1918. Consistent supporter of measures urged by real estate interests.

O'Hare, W. H., candidate for Assembly, Queens.—Favorable. Served in Assembly 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests.

Seeselburg, Henry A., candidate for Assembly, Richmond.—Favorable. Served in Assembly 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced bill to establish a fixed tax rate.

Leininger, Peter A., candidate for Assembly, Queens.—Favorable. Served in Assembly 1918. Consistent supporter of measures urged by real estate interests.

Favorable replies were also received from the following candidate for the Assembly, who have had no previous legislative experience:

Thomas E. Brownlee, Kings; Henry J. Cushner, New York; David Drechsler, Kings; Edward J. Flanagan, Kings; Theo. H. Friend, Bronx; Isaac Fuld, New York; L. Janson, Kings; George N. Jesse, New York; Oliver B. Lafrenierre, Kings; Daniel J. Lyons, Kings; A. G. Madison, Kings; Myra Marks, New York; William W. Pellet, New York; Stuart L. Ritz, Richmond; Herbert W. Schuobel, New York; Earl A. Smith, New York; Marshall Snyder, Kings; Solomon Ullman, New York; Philip A. Walter, New York; Charles C. Johnson, Kings.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanic's Liens, New Buildings and Alterations.

## The Same Old Story

The hearings on the city budget for 1919 have been finished, and the indications are that there will be a good deal of disappointment when the final figures are announced. The hope earlier expressed that the total of the budget would not exceed that of last year is doomed.

Some slight changes may be shown in the final work of the city budget makers, but it is reasonably certain that the total of the new budget will exceed \$248,000,000. This means an increase of approximately \$10,000,000 over the budget for 1918, even eliminating from the calculation an additional item of \$2,264,601.80 appropriated by former administrations but not spent. This item now becomes applicable toward the expenses of the city for 1919. Without this piece of good fortune, therefore, the net increase in the 1919 budget would exceed \$12,000,000.

Representatives of various organizations at the recent budget hearings are frank in their expressions of disappointment. Instead of a reduction in the tax rate, or instead of a tax rate of higher than that for 1918, the cold fact of an actual increase in the tax rate for 1919 now must be faced.

It is bad news for the taxpayers of the metropolis. When the new budget was in the making, and even up to the time when it was tentatively agreed upon, students of the subject felt warranted in expressing the hope that at the worst there would be no increase in the budget and consequently no increase in the tax rate. It is most unfortunate that the budget-makers could find no way to sustain the optimism of their friends who predicted a budget and a tax-rate at least no

Mayor Hylan and his associates, in presenting their

first budget, naturally will be subjected to the criticism of their opponents in the last city campaign. When such criticism is inspired mainly by political motives it is apt to receive, as it deserves, little attention. Those out of power always regard it as a duty, as well as a privilege, to criticise the actions of those in power. When this criticism is constructive it sometimes helps, but for the most part it accomplishes little toward advancing the public weal.

The misfortune of the situation lies in the fact that the realty owners of the metropolis find themselves hard hit at a time when they were especially hopeful of some lightening of their tax burdens. It does seem as if, in a budget of a quarter of a billion of dollars, the saving of a few millions here and there might have been effected. But it is the old story right over again, and in spending more money than their predecessors the city authorities are merely doing the same thing which the state authorities at Albany are doing.

It is apparent that public officials, regardless of their political affiliations, have not yet learned the homely lesson that the only way to save money is to not spend it. This applies just as truly to public officials handling the money of the taxpayers as it does to the individual handling his own money.

In every political campaign all candidates and all parties promise, if successful at the polls, to give to the people a business administration of public affairs. And then, no matter which side wins, the indiscriminate spending of the taxpayers' money goes right on.

## Great Work in a Great Cause

New York well may feel proud in having once again sent word to our fighting men in France that they are ready to go "Over the Top" when it comes to buying bonds.

Despite the large total of \$1,800,000,000 which the New York district was asked to subscribe in the Fourth Liberty Loan, the result justified the confidence of the Washington authorities in asking New York for it. This district again exceeded its quota, and great credit is due to the campaign committees for the efficient and patriotic manner in which they performed their task.

The Record and Guide feels that too high praise cannot be given to the Real Estate Division and the Building and Allied Trades Division in the recent drive. Originally the quota of the Real Estate Division was placed at \$5,000,000, and this latter was raised, in accordance with the wish of the real estate workers, to \$7,500,000. Chairman Marling's energetic assistants have turned in a total of more than \$10,000,000 in subscriptions. The quota assigned to the Building and Allied Trades was \$7,000,000 and Chairman Eidlitz's hustling assistants have turned in more than \$9,670,000 of subscriptions.

That was great work in a great cause.

## The Mayor's Warning

Mayor Hylan strikes a popular chord in his recent order to heads of departments calling upon them to check the misdirected zeal of some of their inspectors. It gives a ray of encouragement to property-owners who for years have been subjected to much needless annoyance and expense.

In view of the general suspension of building on account of the war it is difficult to understand why city inspectors should be paid salaries for telling property owners to make various changes in their buildings which the Federal authorities will not allow to be made. If, as Mayor Hylan indicates, these activities of the inspectors



are furthered by "snooping" tactics, there is double reason why property owners should feel indignant.

Proper inspection and proper repair of buildings is accepted without question as necessary, not only by tenants but by landlords themselves. Objection is made only

when officious inspectors, possibly impelled solely by a desire to show sufficient activity to keep on the city payroll, exceed their instructions and lay aside both discretion and judgment. With this type of city inspector Mayor Hyland's letter should have a salutary effect.

## How Nuisances Are Affected by Zoning Law

By HERBERT S. SWAN,  
Secretary of Zoning Committee.

**N**EXT to controlling the erection of new buildings, nothing is more important in zoning than to regulate the use of old ones. The latter is as necessary as the former to protect "spotted" districts against steady deterioration.

It is clear that it would be exceedingly difficult, if not impossible—and if possible, most inequitable, to treat existing buildings that do not conform to the regulations in the same manner as those that do. All existing uses have been established under the sanction of existing or past laws and are therefore entitled to protection. But this does not apply to changes or extensions of non-conforming uses. A new use or an extended use has not acquired a vested right to exist. To prevent its introduction into a restricted district, therefore, presents no question of equity like that of continuing an existing use.

In making this distinction between the continuance and the change of a non-conforming use the Zoning Resolution, it is believed, goes a long way in ultimately healing the wrong suffered by restricted neighborhoods in the days of unregulated building through the invasion of inappropriate uses. In time the consequence of obliging the change of use in non-conforming buildings to be as far as possible in conformity with the regulations of the use district in which the building is situated will undoubtedly be to "weed out" many of these sporadic uses and thus restore the district to its proper character.

Non-conforming uses in the restricted districts are sub-divided under the resolution into two classes—the nuisance uses which are especially noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; and the non-nuisance uses which are objectionable chiefly because they violate the amenities of the neighborhoods in which they are situated.

The continuance, extension and change of use in all non-conforming buildings and the conditions and limitations under which such buildings may be reconstructed or structurally altered are defined in a very painstaking and precise manner by the resolution. These restrictions are very appropriately more stringent in the case of nuisances than in the case of non-nuisances.

The nuisance uses are sub-divided into forty-five separate and distinct classes. Blacksmith shops, for instance, are in class 4; boiler shops in class 5; breweries in class 6; carpet cleaning establishments in class 7; garages for more than five cars in class 15; stables for more than five horses in class 36, etc. The non-nuisance uses are broadly speaking sub-divided into two groups, factories and business establishments other than those enumerated in the nuisance group.

Speaking now only of the buildings occupied July 25, 1916, by a use described in the law as a nuisance, the regulations are as follows:

Once structurally altered, a building used for a nuisance cannot have its use changed into another nuisance. The converse is also true—if the use has been changed from one nuisance into another, the building may not

thereafter be structurally altered. For the purpose of continuing the particular nuisance use existing July 25, 1916, structural alterations are allowed in a building only up to 50 per cent. of its value exclusive of foundations.

The law makes no distinction between nuisance uses situated in residence districts and those situated in business districts. Both are treated identically the same in all respects.

How do these provisions apply to a specific nuisance, say a brewery? To what extent may a brewery be extended? Into what other uses may it be changed? And to what degree may the building be reconstructed?

An analysis of the law reveals the fact that the conduct of a brewery, like that of any other nuisance, is restricted in the following ways:

The brewery may be continued and the building in which it is situated may be reconstructed or structurally altered to an extent not exceeding 50 per cent. of its value, exclusive of foundations, provided absolutely no extension is made to the floor space used for brewery purposes.

The brewery may be changed into a nuisance use of any other class, say a soap factory, a paint works, or a lard refinery, provided the building in which it is maintained has in no wise been structurally altered since July 25, 1916. This provision is as broad as it is long, for when a nuisance of one class has been changed into a nuisance of another class, the building in which it is situated may not be structurally altered after the change unless the use is changed to a use in the non-nuisance class.

The brewery may under no circumstances be extended at the expense of a non-nuisance use. The extension of the brewery may be effected only at the expense of floor space used by other nuisances at the time the law was passed, i. e., other nuisance uses must be discontinued in order to permit the enlargement of the brewery.

A brewery which has in any manner been reconstructed or structurally altered since July 25, 1916, may not be changed to a nuisance in another class. Changes of use in such cases are limited to non-nuisance uses.

A brewery which has had its use changed since July 25, 1916, to a non-nuisance use may not thereafter be changed back again into a nuisance use. In other words, when a nuisance use has once been changed into a non-nuisance use, future changes of use in the building are restricted to uses in the non-nuisance group.

These limitations apply not only to breweries, but to all nuisances. Extensions of use, changes of use, and structural alterations made in buildings contrary to these provisions since the adoption of the resolution are in the nature of violations unless they have been specifically sanctioned by the Board of Appeals after a public hearing at which all property owners immediately affected were notified to appear and have their objections heard. The exceptions of this character that may be granted by the Board of Appeals are very restricted by the law except in the case of stables and garages.



## The Story of THE WINDOW SHADE

(This talk is No. 8 of a series)

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## Every indication

points to a resumption of an industrial activity during the next few years that will surpass anything the world has ever known. Manufacturers and merchants are now planning an extensive advertising and selling campaign so as to be ahead of their competitors in this market which has been so long neglected.

RECORD AND GUIDE

## LARGE ADDITIONS TO STATE LANDS

Pending Negotiations for Vast Tract Assures  
Citizens of a 2,000,000-acre Forest Preserve.

The summary just compiled by State Conservation Commissioner George D. Pratt indicates that a forest preserve of over two million acres is assured to the people of the State of New York, and the purchase of more than two hundred thousand additional acres is now being negotiated with the owners. The summary represents what has been accomplished by the Conservation Commission in the eighteen months since funds became available under the \$7,500,000 bond issue which the voters of the State approved for the acquisition of lands in the Adirondacks and Catskills for State park purposes.

The figures show that, since the approval of the bond issue, 460,731 acres of forest land have been offered for sale to the State, of which, after deducting such tracts as by their location were manifestly unsuitable for forest preserve purposes, 411,650 acres have already been examined and appraised by the Commission's foresters. This is an area almost one-quarter the size of the entire forest preserve owned by the

State previous to the bond issue, which has been gradually accumulated since the year 1883.

Absolutely no property is recommended for purchase to the Commissioner of the Land Office until it has been completely examined and appraised by the experts of the Conservation Commission. This painstaking method of careful survey and valuation assures to the people of the State full value for every dollar expended.

Of the 411,650 acres, of which the Conservation Commission has completed its inspection, it has agreed upon a price for 171,045 acres, and recommended their purchase to the Commissioners of the Land Office. This Board has so far approved the acquisition of 156,398 acres—135,398 in the Adirondacks and 21,000 in the Catskills—and passed the cases on to the office of the Attorney-General for the necessary examination of titles. The lands purchased in the Adirondacks average \$5.79 per acre, and those in the Catskills \$7.10 per acre. Altogether, a total expenditure of over \$900,000 is involved.

### Deny Anti-Heating Report.

Mercer P. Moseley, chief of conservation, announced this week that no order has been issued by the United States or the State Fuel Administration directing proprietors of apartment houses and office and loft buildings not to give heat before November 1.

This announcement was made by Mr. Moseley because a great many letters and telephone calls received at State Fuel Administrator Cooke's office indicate some proprietors had refused to give heat because of such an order by the State Fuel Administration.

"While all good citizens were interested and anxious to meet the present coal situation with every feasible and logical economy," Mr. Moseley's statement read, "nevertheless those in charge of fuel in this State wish it distinctly understood that the public health comes first, and that nothing should be done that will jeopardize it."

Heating of all tenements or buildings where more than three families live is required by terms of a proposed ordinance introduced Tuesday in the Board of Aldermen by Aldermen Kenneally and Palitz. Violation of the rule is to be punishable by \$250 fine, the ordinance provides. It was referred to the Committee on General Welfare.

No owner or lessee occupied by three or more families shall "permit the building to remain heated at a temperature of less than sixty-eight degrees between October 15 and April 15, excepting between the hours of ten o'clock in the evening and seven o'clock in the morning," the resolution states. This action by the aldermanic body is in conformity with the ruling of the Board of Health, which has decided that to prevent the spread of influenza all tenements must be heated.

### Add to Bronx Acreage.

During the last twenty-three years, the Department of Street Cleaning has added 240 acres of land to the Borough of the Bronx by filling in certain sections of the East River around Riker's Island.

The task of adding to the Bronx was started long before it was a county. To be exact, it was in 1895, and it has continued despite the change in administration and commissioners ever since. Before it is completed, the work must be carried on for seven years more.

As an illustration of what a gigantic task it is to add 240 acres of land to the Bronx, one need but point to the fact that nearly 22,000,000 cubic yards of ashes, all of which have been removed from Bronx County, have been dumped adjacent to Riker's Island and that it will require at least 8,000,000 more cubic yards to complete the work.

It will be recalled that during the administration of Mayor McClellan there was considerable agitation on the part of societies engaged in prison work to have the Penitentiary on Blackwell's Island, where it has been located since 1874, removed to Riker's Island.

The Board of Estimate, after considerable discussion, agreed to the removal of the Penitentiary from Blackwell's to Riker's Island, and authorized the Commissioner of the Department of Corrections to retain the services of an architect to draw up plans for a proposed new prison to cost \$2,000,000.

When the late Mayor Gaynor came into power, the plan proposed by the McClellan administration was abandoned, and nothing more was heard of what use was to be made of Riker's Island until the Street Cleaning Department in 1912 attempted to located there a garbage disposal plant. The ire of the residents of the Bronx was aroused, and the plans killed.

The Department of Corrections, at the present time, is using a portion of the southerly half of this island as an annex to the Penitentiary. Several small buildings have been erected to house the prisoners. It is conceded by several persons familiar with prison work in this city that the plan, as suggested by the McClellan administration, to remove the Penitentiary from Blackwell's to Riker's Island will have to be revived.

During the year 1918, the Street Cleaning Department handled and disposed of 436,000 cubic yards of ashes, 319,000 cubic yards of garbage, and 139,000 cubic yards of rubbish in Bronx County alone.

### William R. Nash.

William R. Nash, who has been with Pease & Elliman since 1905, is dead from pneumonia, following influenza. Mr. Nash was particularly active during the Fourth avenue boom of a decade ago, and closed many sales along that thoroughfare. Following this he was made manager of the West Side office which Pease & Elliman opened on West Seventy-second street. Of late years he had been connected with the main office.

### Improvements at West Point.

Plans are being prepared for extensive improvements at the U. S. Military Academy at West Point under the direction of Lt. Col. W. J. Timberlake, Commandant and Quartermaster General. Plans call for the erection of a garage to cost \$10,000, additional wings to barracks, \$40,000, addition of wing to stable, \$40,000, and the addition of a wing to a large shed, \$32,000 and eight sets of quarters for married officers \$60,000.



# Real Estate Review for the Current Week

## Market Shows Broadening Tendencies, Reflecting a Decided Improvement—Good Demand For Small Investment Properties

**S**UBSTANTIAL progress was recorded in the real estate market this week, business displaying distinct broadening tendencies. Not only was there a consistent and well maintained demand for downtown business property, but there was an increased call for small investment holdings in various parts of the city, the demand concerning itself chiefly with moderate priced dwellings and tenements. A distinctly encouraging feature of the business was the comparatively small number of trades, many of the transactions being negotiated on cash basis. One of the weaknesses of the market for many months has been the practical monopoly of the market by exchange deals, in other words, transactions involving trades with little or no element of cash. This factor in the real estate situation has rarely been considered an indication of strength since no new capital is released into real estate, and deals simply involve transfers of equities.

The departure therefore from this trend and the acquisition of a number of small parcels on a cash basis may be regarded with considerable optimism since it may be interpreted as the possible beginning of an upward turn of the market. While undue optimism cannot be expressed at this time because the market has always been inclined to be spotty and one week's particular activity cannot be fairly taken as a foundation for a new trend, nevertheless the fact that there has been a quickening of real estate interest and a substantial increase in the demand is worthy of comment.

Coming at the close of probably the most remarkable financial campaign loan in the history of the world, during a period when unprecedented sums were taken from ordinary

investment channels and placed into Federal securities, the business of the week assumes an additional favorable position. Sales of mercantile buildings in the downtown section continued to reflect the steady interest which business men and investors are displaying in holdings in downtown neighborhoods.

The investment possibilities of New York real estate was again demonstrated by the purchase of a Front street office structure by a San Francisco buyer, who has become interested in downtown properties and has been adding to his holdings from time to time. An important transaction reflecting the continued growth of the automobile center on Broadway north of 53rd street involved a tall office building at Broadway near 57th street, acquired by a prominent automobile company which already has extensive real estate interests in the block. The establishment of this section as the automobile's trade zone has tended to stabilize values to an unusual degree and the purchase by the Chevrolet Co. of the fee to this building indicates not alone their confidence in the future of the section, but tends to strengthen the belief that this district will remain the permanent center of the automobile industry.

Important leasing transactions of more than passing interest involved a Pine street building taken by a bank to meet increased business requirements and the leasing of large space in a Madison avenue building by a leading silk concern. The growth of Staten Island as a promising center for industrial activity was emphasized the lease of a large tract at Stapleton to an English manufacturing concern.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 24, as against 18 last week and 16 a year ago.

The number of sales south of 59th street was 9 as compared with 5 last week and 9 a year ago.

The number of sales north of 59th street was 15, as compared with 13 last week and 7 a year ago.

From the Bronx 10 sales at private contract were reported, as against 9 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 496 of this issue.

#### Adds to Broadway Holdings.

An important purchase in the automobile section involved the nine-story Peerless Building at 1762 Broadway, with an "L" to Fifty-seventh street, which was sold by the Doan Realty Company, representing the Peerless Motor Car Company, to the Chevrolet Company. Recently the same company purchased the nine-story Demarest Building on the southeast corner of Broadway and Fifty-seventh street. The Peerless Building fronts 70 feet on Broadway and 25 feet on Fifty-seventh street, the northerly and southerly frontage measuring about 92 feet. The two buildings have a combined frontage of 136 feet on Broadway and 141 feet on Fifty-seventh street, the easterly and southerly lines measuring 116 and 91.6 feet, respectively. The General Motors Company, through the Chevrolet Company, now controls the block front on the east side of Broadway, between Fifty-sixth and Fifty-seventh streets, with the exception of the Broadway Tabernacle at the Fifty-sixth street corner. These two investments involve close to \$1,500,000. The Cross & Brown Company negotiated the sale.

#### A San Francisco Buyer.

The Charles F. Noyes Company has sold for Max Marx for about \$50,000, all cash, to Edward H. O'Brien, of San Francisco, the Richardson Building, a

seven-story office structure, at 124 Front street on lot 18 by 75. The building is 100 per cent. rented at an aggregate rental of nearly \$6,000. The property is well located, adjoining the corner of Wall and Water streets, leased by the Noyes Company to G. Amsinck & Co. for 21 years, and also abuts the Beadel Estate holdings at Wall and Front streets. Earlier in the week Mr. O'Brien purchased through the same broker 95-97 Front street, corner of Gouvener Lane, and both transactions were made on an all cash basis. The Noyes Company has been appointed Mr. O'Brien's agents. The Front street building just purchased is in the neighborhood where a great deal of activity has occurred. Lanborn & Co. are erecting an office building at 130-132 Front street, corner of Pine, and Joseph F. Cullman recently purchased the Venezuela Building at 135 Front street.

#### John Street Investment Purchase.

Charles L. Huisking, head of a large drug brokerage firm, has purchased through the Charles F. Noyes Company from Frederick J. Stimson the five-story building at 110 John street, covering a lot about 20 by 50. The property was valued at \$35,000. Mr. Huisking is the owner of 5 Platt street adjoining, and by this purchase now controls a plottage of about 3,000 sq. ft., with entrances on both John and Platt streets. He will probably make extensive alterations to the property just purchased, and use 110 John street exclusively for the offices of his firm, maintaining his present quarters at 5 Platt street for warehouse and shipping purposes.

#### Plan Long Island Aero Club.

Prominent New Yorkers interested in aviation and hydroplane practise have purchased a tract of 260 acres at Lloyd's Neck, L. I., under the name of the Lloyd's Neck Club, of which Reginald C. Vanderbilt is president. It will be used to further Government work in this field. The tract has a frontage of two and a half miles on the Sound and Lloyd's Harbor, and almost in the centre of the tract is a lake of about ten acres. Its location for schooling and post-gradu-

ate work in aviation and hydroplaning is considered ideal. Few changes will be necessary to place the property in almost immediate Governmental use. A farm house on the property, together with portable barracks, will furnish comfortable quarters for aviators. The vice-presidents of the club are Henry Payne Whitney and Lawrence Lewis Gillespie. Samuel Willets is secretary and Henry Sanderson treasurer. With them on the board of governors are C. Oliver Iselin, Edward D. Morgan, Frederick N. Watriss, Elbert H. Gary, T. Coleman Du Pont, Cornelius K. G. Billings, and others equally prominent. After the war it is planned to make the club a great centre of social outdoor life. In due time a clubhouse will be erected and an eighteen-hole golf course, a polo field, and a race course will be laid out.

#### Manhattan-Brooklyn Trade.

Meister Builders, Inc., have sold to the Progressive Realty Company, 229 East Twelfth street, a seven and a half story elevator apartment house, on plot 50 by 103.3, held at \$100,000. In part payment the company took fifteen two-family houses at 491 to 525 Alabama avenue, East New York, on a plot 300 by 100.

#### Buys Long Island City Plant.

The American Chiclé Company bought from the American Bar Lock Co. its property on the north side of Borden avenue, 275 ft. east of building, covering six lots. The property has been held at \$50,000, and adjoins the six lots to the west, the property recently sold to the same company, on which a building is now being erected to be used in conjunction with this building as an experimental laboratory for the refining of gum. M. & L. Hess, Inc., were the brokers.

#### Manhattan.

##### South of 59th Street.

SULLIVAN ST.—Sperber Bros. sold, through Carlucci & Co., 146 Sullivan st., a 6-sty flat, on a lot 22x100, between Prince and West Houston sts.

22D ST.—The estate of Douglas Taylor sold the old fashioned 3-sty dwelling on plot 37.6x98.9, at 223 West 22d st., to an operator who intends to alter the building into small suites. The prop-



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city was acquired by the late Douglas Taylor in 1889 and he occupied it for some time. Recently it has been used as a boarding house.

56TH ST.—Harry Sugarman sold for Rachel Katze to James H. Cruikshank and Charles Wynne the 5-sty tenement, with stores, at 235 East 56th st, assessed by the city at \$21,000.

### North of 59th Street.

75TH ST.—W. J. Boller and Robert M. Fulton sold 11 East 60th st, a 4-sty dwelling, 20x103.2, for the Madison Avenue and Fifty-Sixth Street Corporation, which acquired it in June.

102D ST.—Herbert Cracauer, an attorney, resold 111 West 102d st, a 3-sty flat, 20x99.10, for Mrs. Catherine Ernst, who acquired it for \$19,000 through foreclosure on Oct. 1.

107TH ST.—S. Soraci sold for the Metropolitan Savings Bank the 1-sty tenement 226 East 107th st, on lot 20x100.11.

118TH ST.—Sidney I. Moll bought from the Seymour Realty Co. 11 West 118th st, a 3-sty flat, 20x100.

119TH ST.—Emanuel Davidson sold for the Lawyers Mortgage Co. 71 West 119th st, a 3-sty dwelling, 16x100.

120TH ST.—A. Kane & Co. sold for the Lawyers Mortgage Co. the 3-sty brownstone front dwelling, on lot 10x100, at 153 West 120th st.

125TH ST.—Charles E. Moore sold for James H. Cruikshank to Morris Borsodi the 5-sty double flat at 551 West 125th st, adjoining the corner of Broadway, on lot 20x100, assessed by the city at \$22,000.

126TH ST.—James H. Cruikshank resold to Louisa Caggiano the two 3-sty private houses, on plot 20x100, at 215-217 East 126th st. J. A. Kehoe was the broker.

134TH ST.—Edward W. Browning bought from the Wells Holding Co. through Porter & Co. the 5-sty flat, on lot 20x100, at 318 West 134th st.

3D AV.—Cornelia E. McCormack sold to an investing client of Ames & Co. the 4-sty business building at 1501 3d av, between 84th and 86th st. This property has been in the McCormack family for more than 40 years. The building was leased by the same brokers last year to M. Liberman & Sons, hardware dealers.

7TH AV.—The American Bible Society sold the 3-sty flat, with stores, at 2246 7th av, on lot 20x100, adjoining the northwest corner of 132d st.

### Bronx.

BURKE ST.—The estate of Lorillard Spencer sold, through J. Clarence Davies, the plot 50 by 100 on the north side of Burke st, 100 ft. east of Bronxwood av.

MARION ST.—Hugo Wabst sold the plot, 50x 95, on the east side of Marion st, 400 ft. south of 240th st.

TIFFANY ST.—Porter & Co. have sold for the Wells Holding Co. to the Bridgewater Realty Corporation, the 3-sty apartment house at 165 Tiffany st, 120x100.

100D ST.—Frederick Brown sold to Friedrich Frank 150 East 100d st, a 4-sty double flat, 30x60, also at the southwest corner of Sacandaga av, one block from the Tenenbaums. The buyer gave in trade, 1100 and partly a 2-fam. house, 20x100, on Bedford av, near Myrtle st, Bellmore, L. I.

18TH ST.—S. Soraci sold for the Niagara Ice Insurance Co. of Buffalo 660 and 662 East 18th st, a 6-sty flat, 50x100, near Cambreling av.

ALLERTON AV.—J. Clarence Davies sold for the estate of Lorillard Spencer the vacant plot, 100x100, at the southeast corner of Allerton and Paulding avs.

BATHGATE AV.—The Isear Realty Co. purchased for cash from a client of H. B. Davis 221 and 223 Bathgate av, a 3-sty flat, on a plot 94x60. The property yields an annual rental of \$12,000 and was held at \$85,000.

CROTONA AV.—The Benenson Realty Co. purchased for cash 2157 Crotona av, a 4-sty flat, 30x25, and 302 and 304 Park av, two 3-sty flats, on plot 40x150. These properties were valued by the sellers, the Namsorg Realty Co., at \$40,000.

CRUGER AV.—The Hudwill Corporation, Hudson P. Rose, president, bought from David and George Hanrahan the 3-fam. house at 1732 Cruger av, on a plot 50x15.

JACKSON AV.—The Charles Galewski Co. purchased from the Broadway Savings Institution the 6-sty flat, 41x107, at 675 Jackson av, adjoining the Jackson av station of the subway. The building is tenanted at an annual rental of \$5,500 per annum and has been held at \$45,000. Joseph E. Greenberg, as attorney, represented the purchaser, and Richard Kelly acted for the bank.

### Brooklyn.

BERGEN ST.—The Bulkley & Horton Co. sold 1211 Bergen st, between New York and Brooklyn avs, a 3-sty dwelling, on lot 16.8x107, for the Hester Realty Co.

BERKELEY PL.—Charles E. Rickerson sold for Frank, Paul and Harry Brady the 3-sty dwelling at 264 Berkeley pl, between 8th av and Plaza st.

EAST 14TH ST.—Samuel Galitzka sold for Pauline Strauss the 2-sty 2-fam. house at 1047 East 14th st, Flatbush, on a plot 34x100.

PROSPECT PL.—Harry Wood sold for I. Lester Wood 479-483 Prospect pl, two 4-sty flats, held at \$45,000.

10TH ST.—Meister Builders, Inc., sold 120 and 120A 10th st, two 1-fam. cottages. This completes the resale of the ten houses lately purchased by this company.

10TH ST.—Meister Builders, Inc., sold 122 10th st, a 1-fam. cottage. The buyer will occupy.

50TH ST, ETC.—Realty Associates sold 1159 50th st, a 2-fam. house, to W. Kothawitz; 99 Rutland rd, dwelling, to Mary Waldman; 1162

51st st, a 2-fam. brick house, to Joseph Blauvelt, and 123 Sandford st, a 2-fam. frame house, to Francesca De Mco.

59TH ST, ETC.—Martin A. Ansbros sold 2-fam. brick dwellings at 462 59th st for Nellie McNamara; 560 62d st for Daniel F. W. Bursch; 610 61st st for John Carey; 538 78th st for P. J. Carley; 521 62d st for Daniel F. W. Bursch, and 424 57th st for Rose Mendelson.

62D ST.—Realty Trust sold for the Alco Building Co. the 1-fam. semi-detached dwelling at 2108 62d st, Mapleton Park, to J. Ciaffaur.

### Queens.

BROADWAY-FLUSHING.—Mary A. Brown bought from Joseph Kastner the 10-room dwelling on two lots at 65 North 23d st. J. Albert Jontra was the broker.

FLUSHING.—The New York and Queens Electric Light and Power Co. has added to its holdings by acquiring the old Cornell Peck homestead, with a frontage of about 150 ft. on Lawrence st, near the Flushing Creek.

ROCKAWAY PARK.—The Hatch-Gazan Co. sold for Regina Koch her cottage on 8th av to Cornelius Rogers.

### Richmond.

TOMPKINSVILLE.—Moffatt & Schwab of Staten Island sold for Mrs. Martha J. Wilkison of New Milford, Conn., her house at 382 Westervelt av to Mrs. Mathilda J. Larsen of Tompkinsville, who is to take immediate possession.

### Out of Town.

STAMFORD, CONN.—Griffen, Prince & Ripley and Arthur W. Bell have sold a tract of three acres, with residence and outbuildings, for L. K. Prince to F. E. Warren.

BAYSHORE, L. I.—Howard E. Watts sold the Maxwell Lester estate on the South Country rd at Bayshore, L. I., to Henry G. Lauten, cotton goods merchant of New York City.

JERSEY CITY, N. J.—The Standard Oil Co. bought from the Continental Can Co. property on the east side of Ogden av at the foot of Prospect st, Jersey City, and three-quarters of an acre adjoining for enlarging their Jersey City distributing plant.

MONTCLAIR, N. J.—Henry J. Bley sold to George Bradley a \$9,000 frame residence, facing Watchung av, in the Marlborough Park section, through the Simpson-Merritt Co.

NEWARK, N. J.—Feist & Feist, Inc., sold for Isadore Siris to Thomas Knight the 1-fam. dwelling at 163 Seymour av.

NEW ROCHELLE.—James D. McCann sold for C. J. Dunlap a Forest Hills dwelling held at \$15,000 to R. R. Appely.

NEW ROCHELLE, N. Y.—T. J. Sullivan sold the Manhattan Hotel, a 3-sty brick building, on lot 25x100, on Main st, New Rochelle, to the owners of Loew's Theatre, which adjoins. The price was reported as \$30,000. The same brokers also sold 17 Hubert pl to Joseph Subdeaz. This property was held at \$6,500.

NYACK, N. Y.—William H. Whiting & Co. sold to Albert M. Bowen, Jr., of Piermont, N. Y., the homestead of the late William Duryea, at Nyack-on-the-Hudson, consisting of about four acres, a large stone mansion and garage. The property was held at \$25,000.

RYE, N. Y.—C. E. Faulkner sold for Frank J. Fellows his cottage on Rye Beach av, Oakland Beach, to Miss Helen Ware, the actress.

YONKERS, N. Y.—Hugo Wabst sold the plot, 50x100, on the south side of Winfred av, 300 ft. west of Crescent pl, Shearwood Park.

### RECENT LEASES.

#### Bank Takes More Space.

In order to meet increasing business demands the Mercantile Bank of the Americas, Inc., now at 38 Pine street, has leased for its exclusive occupancy the entire nine-story building adjoining at 40 to 44 Pine street, next to the corner of William street. The lease was arranged by Horace S. Ely & Co. for Mary A. Hoyt, Angelus A. Morgan and Gertrude L. Hoyt. The building just taken has been occupied by various concerns for office purposes, and will be extensively remodeled to meet the special needs of the bank.

The leasing concern is an American bank for foreign trade established in 1915, and controlled by Brown Brothers & Co., J. & W. Seligman & Co., the Guarantee Trust Company, and the Central Union Trust Company of this city, and other banking firms from out of town. It has branches in Paris, France; Barcelona, Spain, and various parts of South America.

#### \$300,000 Store Lease.

Huberth & Huberth have rented the entire Broadway frontage of 75 feet in the New York Evening Journal Building, from 58th to 59th streets, with a frontage of 50 feet on 58th street and 48 feet on Columbus Circle, for a long term of years to the Auto Supply Company, dealers in motor accessories, at a gross rental of \$300,000.



**Big Madison Avenue Lease.**

Pease & Elliman have leased for the 31st-Madison Company, of which Frederick Tench is president, the store, basement, first and second floors in 135-41 Madison avenue, which is built around the northeast corner of 31st street and Madison avenue. The Duplan Silk Company, now located on Fourth avenue, is the lessee. This space has been occupied by the Peck & Hills Furniture Company, which has taken through Pease & Elliman a large amount of space in the upper part of the same building. The total rental which the Duplan Company will pay is in the neighborhood of \$400,000. The George Rosenfeld Company represented the 31st-Madison Company. This lease represents a considerable advance in rental over the previous one, and proves the great existing demand for such space.

**Exporters in S. I. Lease.**

Jaburg Bros. have leased through Joseph P. Day their property at Stapleton, S. I., to Rowson, Drew & Clydesdale, Inc., an English concern manufacturing conveying machinery. The lease is for five years at \$15,000 a year and carries a purchase option. The property is on Front street, between the B. and O. Railroad tracks and New York Bay, and contains about 42,000 square feet of floor space, consisting of a one-story building, 180 by 60; power plant; a two-story brick building, 42 by 185, and a large one-story frame building. Railroad siding from the B. and O. R. R. enters the building. The waterfront is improved with a dock 276 feet long, having a depth of water of about 30 feet. Riparian grant extends out 1,381 feet to the pierhead line. Henry L. Dowd was associate broker in the transaction.

**Manhattan.**

AMES & CO. leased the 4-sty building at 157 10th av for Benjamin Boley to the Pan American Warehouse Co.

AMES & CO. leased for the Hartley Silk Co. to Henry Alkan & Co. the 4th loft in 377 4th av. Gaines, Van Nostrand & Morrison were associated as brokers.

ALBERT B. ASHFORTH, INC., leased space in the Tilden Building, 105 West 40th st, to the Woman's Department of National Civic Federation; and space in the St. Paul Building, 220 Broadway, to Joseph F. O'Brien and Herbert B. Henry.

BARNETT & CO. leased for Morris B. Baer the large store and basement, 75x90, at 66-70 East 125th st to the Wade Piano Co., now on West 24th st.

F. & G. BUCKMANN leased to the Kahn Window Shade & Awning Co. the 3-sty building at 77 Manhattan st for 5 years.

THE DUROSS CO. leased for the Manhattan Studios, Inc., to the New York Herald Co. the ground floor of 314-316 East 48th st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 400 Park av, consisting of 14 rooms and 4 baths, for Mrs. F. L. Belin to J. Parker Kirlin, furnished for the season; in 777 Madison av an apartment for Mrs. Goelet Galatin to George W. Blossom, of Chicago, furnished for the season; and an apartment in 103 East 86th st for the State Construction Co. to Mrs. Joseph Boylan, completing the rental of the building.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the new building at 270 Park av for Dr. Charles V. Paterno to Thomas F. Conway; also a large apartment in 875 Park av for Henry Tallmadge to S. T. Skidmore, furnished, for the season; and an office in 270 Park av for the Vanderbilt Avenue Realty Corp. to Wardell & Adams, members of the Stock Exchange, for a branch office; also leased the 4-sty house at 523 Madison av for Mrs. Mary H. Wells to Rimer Bros.

DOUGLAS L. ELLIMAN & CO. leased the 2-sty private garage at 407 Park av, on a lot 25x 108.8, for Bing & Bing to H. E. Verran.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment in 929 Park av for John D. Battin to E. Dimon Bird of Tiffany & Co., furnished, for the season; in 116 East 63d st an apartment for Mrs. J. L. Durant to Guy B. Johnson, furnished, for the season; in 106 East 85th st to Mrs. R. M. Davis for the 106 East 85th St. Corporation; and in 3 West 56th st the parlor store and basement for Joseph Satinover to Greau, Inc.

J. ARTHUR FISCHER leased for the Maresl estate to Samuel L. Snyder the 4-sty building 260 West 41st st for a term of years; after alterations Mr. Snyder will use it for his plumbing business; also leased to Victor LaSalle an apartment in 34 West 37th st.

DUNCAN B. HARMON leased for \$20,000 from the Gothic Garage 239 to 245 East 56th st, a 4-sty garage, 100x100, with an option to purchase the property within five years for \$185,000.

THE HOUGHTON COMPANY leased to Annie Liddington the 3-sty dwelling 107 West 87th st for Arthur D. Hannagan.

THE HOUGHTON COMPANY leased for Theresa Goldsmith and Seymour Realty Co. the 3-sty dwelling 272 West 113th st to Harry Boas.

CHARLES G. KELLER rented for Elmer A. Darling, loft in 100 West 24th st, to Thomas Poppas.

A. H. LEVY and A. Simon have leased for the Bedford Realty Co., John Volz, president, the Fairview Court apartments, a 6-sty elevator structure, on plot 141x100, at 3117 to 3131 Broadway, located opposite 124th st. The lessee is Morris Shacnow, who takes the property for a term of years at an aggregate rental of \$65,000.

ELLEN MITTENDORF and another leased to David and Theodore Roth for ten years, with the privilege of renewing the lease for ten years, 13 East 55th st, a dwelling. It is said the property would be altered for a restaurant as soon as building conditions should be normal. Theodore Roth is the head waiter of the St. Regis Hotel. The lease states that there is an agreement that the party of the first part shall defend any actions to restrain any party from using the premises as a restaurant, &c.

CHARLES F. NOYES COMPANY leased for the Sailors Snug Harbor to E. Fougere & Co., Inc., the store and basement at 64 East 8th st for a long term.

CHARLES F. NOYES CO. leased for a long term the building 356 Canal st for Michael J. Adrian Corp. to Joseph Sobel.

CHARLES F. NOYES CO. leased a floor at 320-322 Pearl st to the Canady-Blaisdell Corporation a floor at 625 Broadway to the Millinery Exchange, represented by Bleiman & Co., and for John J. Burton space in 61 Beekman st to Edward Spatz.

CHARLES F. NOYES CO. leased a store at 54-56 Stone st to A. M. Capen's Sons; offices in the Fulton Chambers Building, 102-104 Fulton st, to John H. Crockett, and in 70 Wall st space to S. E. Horrigan.

PEASE & ELLIMAN have leased for Mrs. H. I. Hubbard to Frederick Bellamy the 4-sty dwelling at 138 West 74th st; also have made the following rentals of furnished apartments: in 850 Park av for Mrs. John D. Wood to Edwin G. Merrill, president of the Central Union Trust Co.; in 399 Park av for Alfred E. Curtis to Horace H. Work; in 156 East 79th st for Mrs. Spencer Aldrich to Mrs. Louis A. Shaw; in 103 East 75th st for Mrs. G. C. Tuttle to Mrs. H. R. Ahles; in 112 East 74th st for Joseph B. Powell to Mrs. M. T. Allen; in 105 East 53d st for Mrs. F. I. Livermore to G. B. Leighton; in 5 West 39th st for Miss Phyllis Ackerman to Henry B. Merrill; in 258 Riverside dr for William J. Worden to Fred I. Kent; in 8 East 58th st for Mrs. A. M. Portner to Mrs. K. N. Warner; in 170 West 73d st for C. E. Rees to Carl E. Ward; in 71 Central Park West for Miss Irene F. Long to Algernon S. Schaefer; in 258 Riverside dr for Mrs. H. R. Dulles to Hugh

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R. Chilberg; and in 305 West 80th st for Mrs. A. A. Mildeberger to Orestes G. Nomico.

PEASE & ELLIMAN leased furnished for Alfred Jaretzki, Jr., to Mrs. Madeline Cole Dixon the 3-sty dwelling at 128 East 74th st; also leased, furnished, in 520 Park av a duplex apartment of 20 rooms and 5 baths on the 5th and 6th floors for Mrs. E. B. Kendall, who was represented by W. M. Sullivan as attorney, to James H. Dunn; in 570 Park av for Mrs. Robert Sweeney to Mrs. W. S. Porter; in 405 Park av for H. Hobart Porter to Edward V. Hartford; in 70 East 77th st for Cornelius W. Luyster, Jr., to John C. Kennard; in 167 West 72d st for Mrs. A. R. Whitney to Mrs. M. B. Hastings; in 307 West 83d st for Frank D. Shaw to Jules Hess; and in 640 Madison av for Miss Cora VanC. Burch to Mrs. Dorothea F. Wilder.

PEASE & ELLIMAN have leased furnished for Mrs. F. Salver to the Misses Marie and Adelaide Buckley the 4-sty dwelling at 134 East 38th st, adjoining the southwest corner of Lexington av.

PEASE & ELLIMAN have made the following rentals of furnished apartments: in 144 East 56th st for Mrs. Arthur Bullus to Mrs. William Rand; in 570 Park av for Mrs. George Henderson to E. S. J. McVickar; in 375 Park av for Harry B. Hempstead to W. B. Sewell; in 36 East 40th st for L. C. Lindenberger to Mrs. Frederick Pope; and in 103 East 75th st for Mrs. M. E. Cassler to Mrs. Henry S. Dunning. Pease & Elliman also leased apartments in 490 West End av for the Durham Realty Co. to Dr. A. C. Klebs; in 44 Gramercy Park to C. F. Nicholson; in 1 West 68th st to G. B. Biddinger; in 1215 Madison av to N. B. Henrotin; in 39 West 76th st to Samuel Davis; in 81 West 3d st to Mrs. Adele Lang; in 305 Lexington av to Lyman DeF. Brandon; in 21 West 58th st to Lyman Bartlett; in 13 East 65th st to M. R. Church; in 100 West 39th st to Frederick W. Anderson; and in 88 Central Park West for Bing & Bing to Mrs. J. L. Henriquez.

GEO. R. READ & CO. have leased space in 3 East 17th st to Herman B. Bromberger; in 122-4 East 25th st to Wylie Way Publishing Co.; and in 1170 Broadway to Charley Miller & Bro. and Samuel Meyers.

THE RULAND & WHITING-BENJAMIN CORPORATION leased apartments in 772 Park av to R. Lawrence Smith, Dr. Wm. VanV. Hayes and to Miss Minnie Cornell; in 710 Madison av to Miss Harriet Lines et al, and a furnished apartment to Preston Gibson; in 30 East 68th st to Mrs. Harriet Peck, S. A. Mathews and Mrs. Mary L. Merchant; in 34-36 East 58th st to Geo. B. Wagstaff, E. B. Nye, Dr. Jos Muir, Max Merton and John Spitzel; in 857 Lexington av to Miss Mary T. Cotes; in 155 East 72d st to Mrs. Emily T. Hopkins, and a furnished apartment to Willard C. Reid; and in 799 Park av to Stephen Whitney.

SCHINDLER & LIEBLER leased for the Oaklawn Corporation the 4-sty dwelling 785 Madison av to Therese E. McDonnell.

SHAW & EBBITT, INC., leased a store in 4630 Broadway to I. Hafkin.

SHAW & CO. rented for Bernard Kreizer 160 East 122d st, 3-sty dwelling, to William Staub; also for M. Fried the 3-sty house 153 West 126th st to Mrs. Mary Reilly.

CHARLES B. WALKER leased for I. Hayes et al a loft in 174 Wooster st to Daniel Dorff; for John Buckelew in 81 Walker st to Shapiro & Hunan; and space in 178 Centre st to the Majestic Machine and Tool Co.

WILLIAM R. WARE leased 618 West 113th st, an American basement dwelling, to Sarah M. Calvert.

WILLIAM R. WARE and Slawson & Hobbs leased for the Romaine estate the four 4-sty dwellings 237, 239, 241 and 243 West 76th st to the College of Pharmacy of the City of New York, to be used for the Columbia College Students' Army Training Corps.

## Out of Town.

JULIA BEVERLY HIGGINS has renewed for Stephen Bonsal the lease of his place at Bedford to Mrs. W. S. Sloan.

MRS. RALPH PAYNE CRAFT leased her residence, furnished, in the Cedar Knolls section to Lindsay P. McKinley of New York City; Chester A. Holmes leased his house in Bronxville Terrace to Frank Braucher of New York City, and for Mrs. Elizabeth Caesar her house, furnished, at Lawrence Park, to William M. Townsend of New York City. Burke Stone negotiated the deals.

THE ROBERT E. FARLEY ORGANIZATION rented the Langfelder house in Scarsdale, N. Y., to D. Arslanian.

THE ROBERT E. FARLEY ORGANIZATION leased for Mrs. Marie Kling her house in Scarsdale, N. Y., to Edward C. Jefferies of New Rochelle.

WILLIAM FOX, president of the Fox Film Co., has leased the Empire Theatre at 152-156 Ellison st, Paterson, N. J., for a long term of years from the Northern New Jersey Realty Co., through Feist & Feist, Inc. The theatre is on a plot 75 ft. front on Ellison st with a depth of 120 ft., and was built about seven years ago. It is to be entirely remodeled at a cost of substantially \$35,000.

LADD & NICHOLAS rented the Hamlin house on Stanwich road, Greenwich, Conn., to Clifford M. Hendrix.

## REAL ESTATE NOTES.

NASSOIT & LANNING were the brokers in the recently recorded sale of 110 East 116th st to Charles N. Heymann.

SCHINDLER & LIEBLER have been appointed agents of 806 and 808 Jackson av; 303 to 309 East 71st st; 109 and 111 East 57th st; 216 East 80th st; 359 East 124th st; 2421 to 2437 1st av; 350 East 125th st.

PEASE & ELLIMAN have been appointed by Mrs. E. F. Curtis managers of the apartment house at 39 West 76th st; by E. H. Palmer for the dwelling at 693 West End av; and by Mrs. Isaac Blumenthal for the store and apartment property at 24 West 47th st.

ROBERT B. DINKELSPIEL writes from Camp Gordon, Atlanta, Ga., that he is now a corporal in Company G, Third Infantry Replacement Regiment. Mr. Dinkelspiel is a member of the real estate firm of Larkin & Dinkelspiel, with offices at 101 West 42d st.

CHARLES E. MITCHELL, president of the National City Co., is the buyer of the residence 933 5th av, between 74th and 75th sts, assessed at \$275,000. The house, which adjoins Mortimer L. Schiff's new home, will be altered for Mr. Mitchell's occupancy as soon as building conditions permit.

THE MORTGAGES on the residence of the actress, Amelia Bingham at 193 Riverside dr, near 83d st, have been renewed through William A. White & Sons, as brokers. The holder of the mortgages is Mrs. Sarah A. Jefferson, widow of Joseph Jefferson, the actor. The scheduled foreclosure sale of the house was withdrawn on Tuesday.

JOSEPH P. DAY and E. S. Willard & Co. sold for the American Cotton Oil Company two and a half acres, containing unused factories, at West Point, Miss., held at \$35,000, to a new corporation, which will operate the property. Joseph P. Day subleased a store, 7x26, in the building at the southwest corner of Church and Chapel sts, New Haven, to Nick Piperas for ten years for \$40,000 total rent, an unusually high rental for store space of this size in New Haven.

DOUGLAS L. ELLIMAN, president of Douglas L. Elliman & Co., is now in active service in the United States Navy, having received a commission as ensign. Last year Mr. Elliman went abroad as a member of the Y. M. C. A. War Work Council to investigate the development work in the war zone, and since his return has devoted practically all of his time to some branch of war work. He entered the Pelham Bay Naval Station on Aug. 12 and earned his ensigncy within two months.

PURCHASE AND SALE INVOLVING 560,000 square feet of land in the Fenway section of Boston, recently consummated by the John Hancock Mutual Life Insurance Company, records for that city one of the largest realty transactions in its history. The insurance company sold its home office buildings at Franklin and Federal sts, comprising 400,000 square feet, or 160 city lots, to the Park Square Real Estate Trust, and took in exchange 160,000 square feet on Clarendon, Stuart and Berkeley sts, where the company intends to erect a home office building. The transaction was reported to involve about \$7,000,000.

JEFFERSON DE MONT THOMPSON was re-elected president of the Broadway Association at its meeting Monday night. The following vice-presidents were elected: Hon. John A. Harriss, C. L. Taylor, F. G. Carrie, Paul H. Logat, Horace De Lissier and L. M. Boomer. Juan David was made secretary and August Janssen treasurer. The directors for the coming year will be Col. Edward F. Albee, Chester Alexander, A. F. Berry, E. M. Biggs, B. J. Bloodgood, Sidney Bowman, Henry C. Copeland, Harris A. Dunn, Joseph H. Emery, Daniel Frohman, W. S. Gilson, Bernard Gimbel, O. J. Gude, R. L. Hatch, Alexander J. Hemphill, W. J. Hutcheon, Louis G. Kaufman, R. R. Moore, Oscar Oestreicher, N. L. Ottinger, R. W. Poor, C. A. B. Pratt, Horace Saks, Walter J. Salmon, August Silz, Jesse I. Straus, Frank Tilford, Leon Weinstock, C. L. Weldon, Arthur Williams. E. W. Ester is executive secretary.

## MUNICIPAL JOTTINGS.

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## WANTS AND OFFERS

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## PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 21, 1918—Sealed proposals will be opened in this office at 3 p. m., November 12, 1918, for the labor required for the construction complete, with materials that will be furnished by the Government, of three buildings for the United States Marine Hospital at New Orleans, La. Drawings and specifications may be obtained from the custodian, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.



# STANDARDS AND APPEALS CALENDAR.

## CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

## HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

Special meetings as announced in the Calendar.

## BOARD OF STANDARDS AND APPEALS.

Tuesday, October 29, 1918, at 10 A. M.

### Petitions for Variations.

- 1402-18-S—381 Broome st, Manhattan.
- 1491-18-S—136 Greene st, Manhattan.
- 2222-17-S—56-58 Grove st, Manhattan.
- 1526-17-S—49 East 8th st, Manhattan.
- 714-18-S—49-61 Clymer st, Brooklyn.
- 715-18-S—63-71 Clymer st, Brooklyn.
- 2045-17-S—221-223 Mercer st, Manhattan.
- 2074-17-S—809-811 Broadway, Manhattan.
- 1579-17-S—28½-30 Front st, Manhattan.
- 2016-17-S—238-40 West 50th st, Manhattan.
- 1465-18-S—19 East 24th st, Manhattan.
- 102-18-S—71 Barclay st, Manhattan.
- 106-18-S—382 Lafayette st, Manhattan.
- 107-18-S—196-198 Chambers st, Manhattan.
- 110-18-S—62-64 9th av, Manhattan.
- 114-18-S—193 Eldridge st, Manhattan.
- 115-18-S—759 Greenwich st, Manhattan.
- 116-18-S—248 Front st, Manhattan.
- 117-18-S—143 Chambers st, Manhattan.
- 119-18-S—57 Allen st, Manhattan.
- 125-18-S—125 West 26th st, Manhattan.
- 128-18-S—52-56 Garden st, Brooklyn.
- 152-18-S—701 Westchester av, The Bronx.
- 155-18-S—138-142 Prince st, Manhattan.
- 156-18-S—413-415 East 31st st, Manhattan.
- 157-18-S—28 Beekman st, Manhattan.
- 158-18-S—Sail Loft Building, City Island, The Bronx.
- 164-18-S—146-150 West 63d st, Manhattan.
- 165-18-S—10-16 Taaffe pl, Brooklyn.
- 166-18-S—18-20 Taaffe pl, Brooklyn.
- 167-18-S—24-30 Taaffe pl, Brooklyn.
- 2090-17-S—49-53 South 11th st, Brooklyn.
- 172-18-S—49-67 South 11th st, Brooklyn.
- 176-18-S—120 South 8th st, Brooklyn.
- 183-18-S—213 Pacific st, Brooklyn.
- 191-18-S—46 East 8th st, Manhattan.
- 194-18-S—1609-1615 3d av and 200-210 East 91st st, Manhattan.

## BOARD OF APPEALS.

Tuesday, October 29, 1918, at 1.30 P. M.

### Appeals from Administrative Orders.

- 805-18-A—119-121 West 54th st, Manhattan.
- 1476-18-A—1317-1329 Broadway, Manhattan.
- 974-17-A—513-519 Broadway, Manhattan.
- 1487-18-A—448 West 153d st, Manhattan.
- 1490-18-A—Pier 65, North River, Ft. of West 25th st, Manhattan.
- 222-16-A—82-86 Rutgers slip, Manhattan.
- 1523-18-A—24 Pearson st, Queens.
- 1519-18-A—953-965 Southern boulevard, The Bronx.

### Under the Building Zone Resolution.

- 1470-18-BZ—W. S. St. Nicholas av, between 110th and 111th sts, Manhattan.
- 1475-18-BZ—25 Sandol st, Queens.
- 1478-18-BZ—285 8th av, L. I. City, Queens.
- 1480-18-BZ—1813-1821 Grand Boulevard and Concourse, The Bronx.
- 1423-18-BZ—663 Morris Park av, The Bronx.
- 1486-18-BZ—23 Fort Washington av, Manhattan.

## BOARD OF STANDARDS AND APPEALS.

Thursday, October 31, 1918, at 10 A. M.

### Petitions for Variations.

- 1467-17-S—51 Vesey st, Manhattan.
- 2242-17-S—40 East 12th st, Manhattan.
- 1503-18-S—12 1st st, Manhattan.
- 1504-18-S—96-98 Fulton st, Manhattan.
- 2428-17-S—366-68 West 11th st, Manhattan.
- 2430-17-S—22-30 Skillman st, Brooklyn.
- 2483-17-S—42-44 West 39th st, Manhattan.
- 473-18-S—259 Bowery, Manhattan.
- 205-18-S—47 Ann st, Manhattan.
- 207-18-S—67 Cooper square, Manhattan.
- 210-18-S—13 Elizabeth st, Manhattan.
- 216-18-S—370 Pearl st, Manhattan.
- 219-18-S—501 Kent av, Brooklyn.
- 224-18-S—508 West Broadway, Manhattan.
- 226-18-S—254 William av, Brooklyn.
- 228-18-S—120-2 Dean st, Brooklyn.
- 231-18-S—50 West 22d st, Manhattan.
- 235-18-S—111 East 57th st, Manhattan.
- 238-18-S—771-775 Bedford av, Brooklyn.
- 239-18-S—324-326 Van Buren st, Brooklyn.
- 247-18-S—33 Wooster st, Manhattan.
- 252-18-S—22-24 West 43d st, Manhattan.
- 253-18-S—379 Broadway, Manhattan.
- 254-18-S—105 West 28th st, Manhattan.
- 255-18-S—107 West 28th st, Manhattan.
- 256-18-S—109 West 28th st, Manhattan.
- 257-18-S—298 Taaffe pl, Brooklyn.
- 258-18-S—294 Taaffe pl, Brooklyn.
- 2217-17-S—425 West 25th st, Manhattan.
- 2287-17-S—11-13 Cannon st, Manhattan.
- 2293-17-S—444 West 45th st, Manhattan.
- 2369-17-S—16 East 23d st, Manhattan.
- 2371-17-S—74-76 Light st and 413 Washington st, Manhattan.
- 2394-17-S—46 West 56th st, Manhattan.

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### Engineering School Ideas.

Larger problems of engineering education are discussed and new teaching methods outlined in the eleventh bulletin of the Carnegie Foundation for the Advancement of Teaching, issued Thursday. This study of the country's engineering education for the last fifty years has been in process of preparation for the last four years by the Foundation in co-operation with the joint committee on engineering education of the National Engineering Societies, and the bulletin, which is the final condensed result of the four years' work, was prepared by Dr. Charles R. Mann, formerly associate professor of physics in the University of Chicago, now chairman of the Advisory Board to the War Department Committee on Education.

The need for such investigation into engineering curricula has been apparent for several years; the criticism having been frequently made that the teaching of engineering had not developed consistently with the progress of applied science in general, and that the teaching modifications made from time to time have been such that coherence and unity and a general consistence of purpose were lost from the courses. Ten years ago the Society for the Promotion of Engineering Education appointed a committee to make a study of the situation, and with this committee were associated delegates from the five great national engineering societies. It is this joint committee with which the Carnegie Foundation has done its work of research.

The present study of the situation is not merely historical and critical, but constructive, methods of dealing with the chief problems being suggested in detail. The larger problems are considered to be those of admission, content of courses, faculty organization and curriculum, and among the suggestions are noted the necessity for more objective methods of rating and testing students and more accurate records of their progress; the need for closer co-operation between the various departments in each school; the introduction of practical experience with engineering materials into the freshman year, and the increase in the emphasis placed upon the humanities and humanistic studies. The chapters on admission and on testing and grading give a series of original experiments carried out by Prof. E. L. Thorndike, of Columbia University, who is working out a sounder method of measuring real engineering ability.

### East Side Dwelling Sold.

Frederick J. Sterner, architect, who has modernized a number of dwellings in the upper Park avenue district, has concluded a quick and profitable realty deal in that quarter. He has disposed of the four-story and basement dwelling at 121 East Sixty-fourth street, on lot 20 by 100.5, between Park and Lexington avenues, to a buyer who will occupy the house. Mr. Sterner acquired the property a month ago through Pease & Elliman.

### Dentistry College Buys.

The New York College of Dentistry, at 205 and 207 East Twenty-third street, has arranged for an important extension of its activities through the purchase of the former home of the Manhattan Trade School for Girls, at 209 to 213 East Twenty-third street, adjoining. The school is six stories—the same height as the college building—and occupies a plot 73.2 by 100. With it the college almost trebles its present accommodations, getting control of a plot

that fronts 122 feet on Twenty-third street, adjoining the northeast corner of Third avenue, which is occupied by the New York Ophthalmic Hospital. Sale of the property was arranged by the building committee of the Manhattan Trade School for Girls, of which V. Everit Macy is chairman. The College of Dentistry will acquire title on Oct. 30. The Manhattan Trade School vacated the Twenty-third street building last August to take possession of the ten-story structure at the northwest corner of Lexington avenue and Twenty-second street, erected by the City of New York at an estimated cost of \$700,000.

### Halt School Extensions.

All extension or enlargement of public schooling has been halted by the Board of Education pending an investigation of the financial condition of the Department of Education for the remaining months of this year and for all of next year. The members of the board discussed the situation at an executive session before and after the regular meeting Wednesday, and were agreed that every possible effort should be made to keep within the budget for 1919 and at the same time increase the salaries of teachers as suggested by the Board of Estimate. This means that it is going to be necessary to keep down present expenditures so as to release approximately \$1,500,000. If present efforts fail to accomplish this either of two procedures will be followed—the board will use what unencumbered balances it has or will request an appropriation to make up the balance.

### Plan Newport Monastery.

An American monastery is to be established in Portsmouth, near Newport, R. I., by the Order of St. Benedictine Monks, the site for which has just been purchased. The American Benedictine House or Priory will be under the supervision of Downside Abbey, England, made famous by Cardinal Gasquet, but eventually it will be purely an American institution. Its founding is for the purpose of training Americans as monks. The property purchased for this purpose is known as Hall Manor, comprising an estate of 82 acres, with large residence and outbuildings. These structures will be utilized until it is possible to erect a suitable monastery. Fr. H. Leonard Sergeant, who recently came from England to the Newman School in Hackensack, will be in charge.

### Bronx Parkway Work.

The Bronx Parkway Commission has informed the Board of Estimate and Apportionment that it could not suspend certain of its activities because of a ruling of the corporation counsel.

Some months ago the Board of Estimate and Apportionment requested the corporation counsel, William P. Burr, to apply for a court order restraining the commission from further acquisition of real estate during the war.

In a communication to the corporation counsel the commission says that because of the act creating the commission the lands constituting the parkway were described the commission directed to acquire title to them. The owners are entitled, the commission says, to payment as soon as the price is determined, and nothing is to be gained by delaying payments, because the awards bear 6 per cent. from the date of vesting of title.

### Liberty Shaft to Remain.

The red brick shaft that is being built in City Hall Park with bricks representing purchases of \$50 Fourth Liberty Loan Bonds at the Liberty Bell in the last campaign is to remain standing for the duration of the war.

The fact that work on this shaft was begun under a temporary permit issued by the Park Department gave rise to the belief that it would be torn down when the loan drive was over. It was explained at the office of the Park Commissioner this week, however, that the

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temporary permit referred to the duration of the war.

The shaft, which is to be eighty-six feet high, stood at forty-seven feet today. It will probably be completed before the end of next week.

The shaft, when finished, will contain 53,563 bricks, representing \$2,678,150 in bonds. Forty-one thousand four hundred and fifty-eight bricks were in place today.

Ending Railroad Congestion.

Director General McAdoo's survey of Federal administration of the railroads at six North Atlantic ports was made public this week. Export accumulations at these ports last December amounted to 44,320 carloads, approximately 2,000,000 tons, with 12,552 loads standing in cars. They had been reduced Oct. 1 to 18,796 carloads, of which 5,383 were on wheels.

Data compiled by A. H. Smith, the Regional Director, show that in New York, which handles 60 per cent. of North Atlantic exports, the accumulations of freight in cars, on piers and in warehouses, and unloaded on the ground, were 26,388 tons in December, 16,474 in March, 15,945 in June, 11,638 in September and 9,578 in October, being 63.97 per cent. of decrease.

Under the old system material was rushed to the ports and held standing in cars, while speculators waited for advantageous prices. By the new way receivers of freight were required to obtain permits before a receiving railroad would furnish a car, and the consignee had to satisfy a supervising committee of railroad men of his ability to remove freight promptly on arrival at the station of delivery, thus vesting in central authority absolute control of the traffic handled.

Weight of Big Buildings.

The Municipal Building weighs 188,000 tons, the Woolworth Building 103,000, and the Equitable building 203,000 tons.

BUILDING RECORDS OF THE BOROUGH.

1908.		
Manhattan	607	\$79,209,826
Bronx	1,797	20,015,555
Brooklyn	6,138	36,206,272
Queens	3,896	13,842,000
Richmond	763	2,644,221
1909.		
Manhattan	940	\$122,139,062
Bronx	2,241	37,776,210
Brooklyn	9,844	54,572,042
Queens	4,768	19,407,921
Richmond	730	2,367,276
1910.		
Manhattan	781	\$92,925,369
Bronx	2,026	44,034,405
Brooklyn	5,613	35,402,172
Queens	4,133	15,144,377
Richmond	841	2,975,190
1911.		
Manhattan	840	\$98,537,275
Bronx	1,357	22,837,060
Brooklyn	5,288	32,595,240
Queens	5,374	22,212,255
Richmond	910	2,281,070
1912.		
Manhattan	757	\$116,325,135
Bronx	1,310	34,644,400
Brooklyn	5,105	36,472,377
Queens	4,821	19,642,222
Richmond	1,008	3,153,255
1913.		
Manhattan	553	\$70,074,585
Bronx	823	20,057,689
Brooklyn	3,712	31,556,611
Queens	4,602	17,293,810
Richmond	956	2,987,914
1914.		
Manhattan	396	\$44,615,165
Bronx	708	16,259,782
Brooklyn	4,333	37,456,031
Queens	4,388	18,703,891
Richmond	1,067	1,839,761
1915.		
Manhattan	489	\$64,652,869
Bronx	942	27,922,200
Brooklyn	5,352	43,513,540
Queens	5,608	20,015,145
Richmond	1,197	2,318,047
1916.		
Manhattan	564	\$114,690,145
Bronx	650	16,725,582
Brooklyn	4,946	35,397,480
Queens	5,331	20,009,382
Richmond	1,377	4,243,114
1917.		
Manhattan	321	\$29,068,525
Bronx	640	8,545,475
Brooklyn	2,696	27,613,290
Queens	3,619	11,651,078
Richmond	1,171	3,462,969

The foregoing tabulations are the totals of the plan filings as printed in the Record and Guide each week, in which no account is taken of plans subsequently withdrawn or estimates revised.

REAL ESTATE TAX TOTALS, 1868-1918.

Year.	Amount.
1868.....	\$ 701,869,312
1869.....	713,376,422
1870.....	724,187,657
1871.....	769,306,410
1872.....	797,148,665
1873.....	836,693,480
1874.....	881,547,995
1875.....	883,543,545
1876.....	892,428,165
1877.....	895,063,933
1878.....	900,855,700
1879.....	918,134,380
1880.....	942,571,690
1881.....	976,735,199
1882.....	1,035,203,816
1883.....	1,079,130,669
1884.....	1,119,761,597
1885.....	1,168,443,137
1886.....	1,203,941,065
1887.....	1,254,491,849
1888.....	1,302,818,879
1889.....	1,331,578,291
1890.....	1,398,290,007
1891.....	1,464,247,820
1892.....	1,504,904,603
1893.....	1,562,582,393
1894.....	1,613,057,735
1895.....	1,646,028,655
1896.....	1,731,509,143
1897.....	1,787,186,791
1898.....	1,856,567,923
1899.....	2,950,046,317
1900.....	2,918,961,504
1901.....	2,995,580,622
1902.....	3,079,351,079
1903.....	4,487,399,006
1904.....	4,731,772,724
1905.....	4,886,924,891
1906.....	5,326,413,110
1907.....	5,704,029,652
1908.....	6,141,500,119
1909.....	6,257,352,379
1910.....	6,491,335,999
1911.....	7,211,325,769
1912.....	7,279,579,651
1913.....	7,387,237,104
1914.....	7,458,784,625
1915.....	7,527,890,627
1916.....	7,568,649,179
1917.....	7,570,367,350
1918.....	8,339,638,851

Queens Borough Notes.

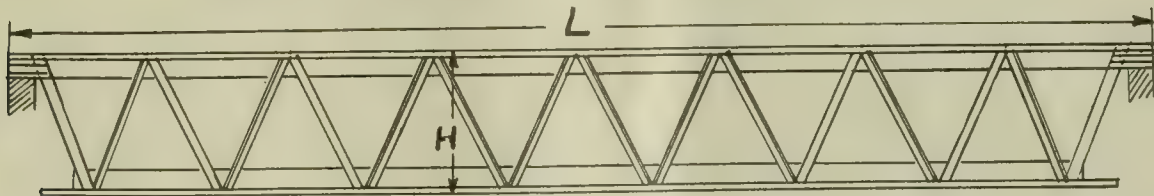
The Borough of Queens has 196.3 miles of natural waterfront.

The first white man to own the Rockaway coast, stretching from Belle Harbor to Nassau County, was John Palmer, a New York merchant, who acquired it in 1785, from Tack-a-Pou-Sha, an Indian chief.

500 LATTICE GIRDERS

Subject to Prior Sale

Partial list detailed below. Complete list upon application



SAFE LOAD 2500 LBS./FT.  
WEIGHT PER FT. ABOUT 105 LBS. H=VARIABLE L=VARIABLE

ALL DIMENSIONS OUTSIDE TO OUTSIDE

2 LG 606 "O"	2 Ls 5"x3"-25	Top chord 48' 6 1/2"	6' 0" Deep
Dwg. No. 1	1 W.P. 12"x1 1/2"	48' 6 1/2"	
2 LG 606 "M"	2 Ls 5"x3"-25	Bot. chord 46' 1 1/2"	
	1 W.P. 12"x1 1/2"	43' 10"	
1 LG 607 "A"	2 Ls 5"x3"-25	Top chord 39' 11 1/2"	6' 0" Deep
Dwg. 1773	1 W.P. 12"x7/16"	39' 11 1/2"	
1 LG 608 "D"	2 Ls 5"x3"-25	Bot. chord 37' 5 1/2"	
	1 W.P. 12"x7/16"	33' 6"	
1 LG 607 "B"	2 Ls 5"x3"-25	Top chord 37' 7 1/2"	6' 0" Deep
Dwg. 1773	1 W.P. 12"x7/16"	37' 7 1/2"	
1 LG 608 "C"	2 Ls 5"x3"-25	Bot. chord 35' 1 1/2"	
	1 W.P. 12"x7/16"	32' 8"	
1 LG 607 "C"	2 Ls 5"x3"-25	Top chord 35' 10 3/4"	6' 0" Deep
Dwg. 1774	1 W.P. 12"x7/16"	35' 10 3/4"	
1 LG 608 "B"	2 Ls 5"x3"-25	Bot. chord 33' 4 1/4"	
	1 W.P. 12"x7/16"	30' 2"	
1 LG 607 "D"	2 Ls 5"x3"-25	Top chord 33' 6 1/2"	6' 0" Deep
Dwg. 1774	1 W.P. 12"x7/16"	33' 6 1/2"	
1 LG 608 "A"	2 Ls 5"x3"-25	Bot. chord 31' 0 1/2"	
	1 W.P. 12"x7/16"	27' 1 1/2"	
4 LG 610 ABCD	2 Ls 5"x3"-28	Top chord 49' 3"	6' 0" Deep
4 LG 611 ABCD	1 W.P. 12"x1 1/2"	49' 8"	
4 LG 612 ABCD	2 Ls 5"x3"-25	Bot. chord 46' 10"	
4 LG 613 ABCD	1 W.P. 12"x1 1/2"	44' 0"	
4 Through G623	2 Ls 5"x3"-25	Top chord 43' 4"	4' 8" Deep
Dwg. 1783	1 W.P. 12"x9/16	43' 4"	
	2 Ls 5"x3"-31	Bot. chord 49' 3"	
	1 W.P. 12"x5/8"	35' 8"	
1 Through G622A	2 Ls 5"x3"-29	Top chord 43' 4"	4' 8" Deep
Dwg. 1783	1 W.P. 12"x9/16	43' 4"	
1 Through G622D	2 Ls 5"x3"-40	Bot. chord 49' 3"	
	1 W.P. 12"x5/8"	35' 8"	

Lengths up to 51' 3". Majority lengths up to 19'. Depths 1' 5" to 6' 0".

CRENSHAW Engineering and Construction Company, Inc.  
38 Park Row, New York City

Tel. 4373 Cortlandt



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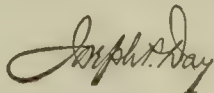
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AGENT BROKER APPRAISER

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Since 1835 at No. 191 NINTH AVENUE

Established 1819 Phone, Chelsea 5266

## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
Total No.....	64	101
Assessed Value.....	\$4,067,100	\$5,350,300
No. with consideration.....	11	17
Consideration.....	\$267,200	\$318,225
Assessed Value.....	\$366,000	\$388,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.....	4,879	6,103
Assessed Value.....	\$278,468,880	\$411,363,423
No. with consideration.....	748	844
Consideration.....	\$31,548,021	\$34,279,311
Assessed Value.....	\$35,376,200	\$43,719,156

#### Mortgages.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
Total No.....	32	56
Amount.....	\$554,450	\$871,650
To Banks & Ins. Cos.....	5	8
Amount.....	\$229,500	\$136,500
No. at 6%.....	11	21
Amount.....	\$139,450	\$107,400
No. at 5½%.....	6	4
Amount.....	\$116,500	\$33,000
No. at 5%.....	5	17
Amount.....	\$133,000	\$499,500
No. at 4½%.....	1	.....
Amount.....	\$75,000	.....
No. at 4%.....	1	.....
Amount.....	\$500	.....
Unusual Rates.....	.....	2
Amount.....	.....	\$88,000
Interest not given.....	8	12
Amount.....	\$90,000	\$143,750

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.....	1,947	2,714
Amount.....	\$45,541,609	\$105,584,961
To Banks & Ins. Cos.....	319	546
Amount.....	\$21,178,647	\$60,535,340

#### Mortgage Extensions.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
Total No.....	26	14
Amount.....	\$1,505,500	\$1,023,500
To Banks & Ins. Cos.....	16	5
Amount.....	\$1,313,000	\$402,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.....	1,004	1,514
Amount.....	\$65,748,097	\$98,559,900
To Banks & Ins. Cos.....	423	750
Amount.....	\$39,982,707	\$74,252,150

#### Building Permits.

	1918 Oct. 19 to 24	1917 Oct. 20 to 26
New Buildings.....	1	2
Cost.....	\$500	\$100,000
Alterations.....	\$50,000	\$144,735

	Jan. 1 to Oct. 24	Jan. 1 to Oct. 26
New Buildings.....	150	278
Cost.....	\$7,940,350	\$26,637,900
Alterations.....	\$8,038,739	\$11,161,841

### BRONX.

#### Conveyances.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
Total No.....	67	70
No. with consideration.....	9	8
Consideration.....	\$106,050	\$246,650

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.....	3,689	4,839
No. with consideration.....	428	872
Consideration.....	\$4,156,624	\$6,117,958

#### Mortgages.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
Total No.....	21	39
Amount.....	\$206,150	\$296,010
To Banks & Ins. Cos.....	.....	1
Amount.....	.....	\$106,000
No. at 6%.....	12	20
Amount.....	\$40,450	\$104,425
No. at 5½%.....	1	.....
Amount.....	\$1,000	.....
No. at 5%.....	3	11
Amount.....	\$36,500	\$64,675
No. at 4½%.....	.....	4
Amount.....	.....	\$121,100
Unusual rates.....	.....	2
Amount.....	.....	\$2,810
Interest not given.....	8	2
Amount.....	\$125,500	\$3,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.....	1,537	2,349
Amount.....	\$9,287,048	\$15,389,123
To Banks & Ins. Cos.....	81	156
Amount.....	\$1,197,792	\$2,275,115

#### Mortgage Extensions.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
Total No.....	1	6
Amount.....	\$71,000	\$116,250
To Banks & Ins. Cos.....	1	1
Amount.....	\$12,000	\$74,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.....	81	541
Amount.....	\$5,671,207	\$10,320,674
To Banks & Ins. Cos.....	70	145
Amount.....	\$1,881,200	\$3,702,300

#### Building Permits.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
New Buildings.....	2	5
Cost.....	\$71,000	\$76,300
Alterations.....	\$6,500	\$2,650

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
New Building.....	897	564
Cost.....	\$7,004,375	\$7,899,750
Alterations.....	\$1,261,650	\$991,325

### BROOKLYN.

#### Conveyances.

	1918 Oct. 17 to 23	1917 Oct. 18 to 24
Total No.....	424	426
No. with consideration.....	38	40
Consideration.....	\$311,308	\$193,180

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
Total No.....	19,610	18,212
No. with consideration.....	1,349	1,548
Consideration.....	\$10,557,234	\$15,912,999

#### Mortgages.

	1918 Oct. 17 to 23	1917 Oct. 18 to 24
Total No.....	252	238
Amount.....	\$732,820	\$976,263
To Banks & Ins. Cos.....	30	34
Amount.....	\$88,700	\$340,050
No. at 6%.....	183	149
Amount.....	\$501,889	\$508,424
No. at 5½%.....	37	36
Amount.....	\$143,575	\$256,000
No. at 5%.....	8	21
Amount.....	\$26,700	\$87,253
Unusual rates.....	.....	3
Amount.....	.....	\$6,675
Interest not given.....	24	29
Amount.....	\$60,656	\$117,911

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
Total No.....	11,163	11,620
Amount.....	\$36,665,127	\$46,825,200
To Banks & Ins. Cos.....	1,065	2,037
Amount.....	\$5,929,340	\$16,259,799

#### Building Permits.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
New Buildings.....	20	57
Cost.....	\$31,000	\$426,600
Alterations.....	\$14,275	\$153,025

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
New Buildings.....	2,538	2,386
Cost.....	\$15,659,171	\$21,348,315
Alterations.....	\$3,456,848	\$4,165,467

### QUEENS.

#### Building Permits.

	1918 Oct. 18 to 23	1917 Oct. 19 to 25
New Buildings.....	47	94
Cost.....	\$102,119	\$203,175
Alterations.....	\$11,570	\$19,415

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
New Buildings.....	1,923	2,968
Cost.....	\$6,847,609	\$9,873,329
Alterations.....	\$1,237,520	\$1,405,091

### RICHMOND.

#### Building Permits.

	1918 Oct. 18 to 23	1917 Oct. 19 to 24
New Buildings.....	4	8
Cost.....	\$925	\$870
Alterations.....	\$2,160	\$5,450

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
New Buildings.....	564	488
Cost.....	\$1,313,852	\$1,348,820
Alterations.....	\$333,151	\$286,097

#### Damage from Fires.

The cost of fires each year is one-half the cost of all the new buildings erected in a year.

Defective flues are responsible for 13 per cent of all the fires.

All fires are the same size at their start. Every second counts, so be prepared.

An ounce of fire prevention is worth a pound of fire extinguishment.

#### "Living in the Country."

In the year 1787 Colonel Ramsay, member of Congress, representing part of New York City, in describing his new home near Leonard street, declared he was "living out in the country."

#### In Memory of John Chrystie.

Chrystie street was so named to perpetuate the memory of John Chrystie, an officer in the American army, who was killed in the War of 1812.

**HENRY MAURER & SON** Manufacturer of  
**Fireproof Building Materials of EVERY DESCRIPTION**  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK



# Base Hospital at Camp Mills for 4000 Patients

Clough - Bourne Corporation Gets Government Contract for  
\$13,000,000 — Buildings Erected in Record Time

CAMP MILLS at Garden City, Long Island, is being changed from a temporary to a permanent cantonment to accommodate 50,000 men. The general contract covering all phases of the work, which will involve an expenditure of \$13,000,000, has been awarded to the Clough-Bourne Corporation of 103 Park avenue. Active construction work has begun, and three hospital wings and a number of barracks have been entirely completed. Hospital facilities for about 600 men will be ready by November 14.

The contractor's daily force engaged on the project numbers 5,000 men, and this number will be increased to 8,000. Walter H. Clough, president of the Clough-Bourne Corporation, is directing the construction, and he is being assisted by C. L. Pierson, general superintendent of the corporation. Col. C. H. Smith, of the United States Quartermaster Department, is the construction officer representing the Government.

The contractors are not experiencing any difficulty in obtaining the necessary labor, since large forces are being recruited from the Metropolitan District, and they are working in conjunction with the United States Employment Service. There is, however, a present need for about 1,000 additional carpenters and 2,000 more laborers.

The plans, which have been prepared under Government direction, call for the erection of 1,200 buildings, consisting of mess halls, kitchens, barracks, officers' quarters, latrines, laundries, large base hospitals to accommodate 4,000 patients, and nurses quarters. About ten miles of concrete roads will be built, and complete water, sewerage and lighting systems and street layouts installed.

The present day war-time efficiency of the American builder was again demonstrated by the completion of an entire block of buildings at the cantonment in what may be considered record time. Last Sunday, the men of the Clough-Bourne Corporation raised and covered one block containing 16 barracks and four mess halls in nine hours. Work started at 9:45 a. m. All the walls and second floor beams were raised and placed at 11 o'clock, the roof framing on all the buildings was ready by 2 p. m., and the bridge, bracing, water cables and sidings up to the second floor level, including hoods over the windows, completed by 4:30 p. m., when work for the day ceased. On Monday morning at 8 o'clock construction commenced again, and by 11 o'clock the entire exteriors and interiors were completed, the entire work having been completed during a period covering one full work day of nine hours.

## Extensive Government Housing Program

More than 100 housing projects have been taken up by the various Government agencies so far, and the result of the work must be to exercise an important salutary influence upon the housing problem throughout the country. Uncle Sam has not only undertaken war upon an unprecedented scale, but, in the midst of the almost unlimited energy demanded by the war he has found time, so to speak, to lift himself up by the bootstraps over some critical and annoying pre-war conditions.

The history of each of these Government projects is a fascinating story in itself. However, but few can be mentioned here, just enough to show that not all of the money Uncle Sam is raising for war is being destroyed in the waging of war, but that much of it is being put into splendid investment. Following are descriptions of some of the past projects:

Nitro, near Charleston, W. Va., is a wooden city of 1,700 bungalows and many dormitories, bunkhouses and the like, planned and created on vacant land by a single builder, Thompson-Starrett Company, for the Hercules Powder Corporation. September finds it complete and crowded. The bungalows are ready cut construction and can be taken down and sold when the war ends.

The highest grade village is at Perryville, Md. It catches the eye from the Pennsylvania Railroad trains crossing the Susquehanna—a pleasant town of white cottages with green roofs. These houses have three or four bedrooms, fireplaces, furnaces, good electric fixtures, living rooms 11 by 18, and spacious porches. Only a few types are used, but monotony is avoided by adroit spotting and a good street plan.

In the future is one town that deserves special mention—Neville Island—for there lies the greatest chance of all. Neville Island is a long bar in the Ohio River, two miles below the city limits of Pittsburgh, where the United States Steel Corporation is building for the Government a great permanent cannon and shell plant at a cost of \$140,000,000. It will employ upward of 12,000 men—possibly 25,000. The region is already congested and a great housing development is indicated on an admirable site of farm land on the southern shore.

The land is 400 feet above the river, broken by ravines, and from a low bridge across the shallow and unnavigable branch of the river a roadway will lead a mile up to the town through one of these wooded ravines, following a brook which at one point could make a small lake. From the head of this ravine the plateau spreads like a four leaf clover between other ravines, which would naturally be parks. The \$7,000,000 which is reserved for this project is only a starter.

At least \$20,000,000 more will be required from later appropriations, and a new city of at least 5,000 dwellings—25,000 people—seems certain to be put there before the end of 1919.

The U. S. Government, through the Bureau of Industrial Housing, of which Otto M. Eidlitz is director, is planning a housing development at Niagara Falls, N. Y., which will involve an expenditure of about \$6,000,000. Plans for the project which call for the erection of 152 houses, 2 stories in height of brick and stucco material, have been prepared by Dean & Dean, 137 So. LaSalle street, Chicago, Ill.

The town layout has been designed by John Nolan, Cambridge, Mass., Town planner. Walter McCullough, 407 Gluck Bldg., Niagara Falls, is the engineer. The general contract has been awarded to the George W. Stiles Construction Co., 11 So. LaSalle street, Chicago, Ill.

Another interesting housing development is planned by the United States Government at Mariner's Harbor, Staten Island, the contract for which has just been awarded to Bing & Bing, 119 West 40th street. Plans for the project, which will cost about \$400,000, have been prepared by Delano & Aldrich and Charles H. Higgins, 126 E. 38th street, Manhattan; A. D. Brinkerhoff, 527 Fifth avenue, town planner, and Pollock & Tabor, 113 Park Row, engineers.

The buildings will be used for the housing of employees in the various shipbuilding yards. The plans called for 18 double houses with accommodations of 6 rooms and bath for 36 families; 18 double houses containing accommodations for a similar number of families, but arranged in suites of 5 rooms and bath and an additional apartment house to house 30 families.

A hundred houses in a single month for employees of shipyards is the job undertaken by a construction company of Portland, Ore., on a contract with the United States Government. The individual houses are to be sold to the company's employees virtually at cost and on the easy payment plan.

Urgent necessity for these homes was responsible for the agreement of the company to start construction upon all of them at once, and to finish them all within the given time. They will be built entirely of wood.

Wood is being transformed into a house every sixteen minutes, according to the statement recently issued by a lumber and supply concern of Huntington, W. Va., having a contract with the Government. This company has been building these houses at that rate of speed for the Government for many months, and in these little portable, standardized, knock-down and set-up houses the war work of Uncle Sam is being conducted from the farthest line to within sight of the shell craters.



# CURRENT BUILDING OPERATIONS

DURING the year 1918 the cost of building materials has outstripped other commodities in rate of increase. This does not necessarily mean that building materials have made a greater total gain in price, but rather that they have advanced more recently. Building materials were slow to show the general trend which characterized the commodity market previous to this year, but when other things began to fall off somewhat, however, this group started to tend more definitely upward.

The growing importance of information about the cost of living becomes readily apparent in connection with the possibility of the establishment of maximum wage rates by the War Industries Board. Presumably these rates will be applied according to a zone system, and there will be differentials established according to the variation in the cost of living for the various localities. It is anticipated that wages will be set on the basis of what the War Policies Board considers will give an adequate margin over and above the bare cost of living. These rates undoubtedly will be somewhat flexible and from time to time adjusted in accordance with changing conditions.

An official report of the Federal Reserve Board summarizing conditions in the twelve Federal Reserve Districts with respect to construction, building and engineering, is substantially as follows for the three Eastern Districts:

District No. 1—"Boston." The advanced cost of labor and materials of every kind has restricted all unnecessary building; and operations, except for government work, are being materially reduced. While there is an extraordinary demand for lumber by the United States Government, retail lumber trade is very quiet, with little prospect of improvement. This district embraces the New England States.

District No. 2—"New York." There is scarcity of materials even for the government program, which comprises virtually total construction. Government housing projects call for structural steel, brick, linseed oil for paint, etc., but supplies are inadequate. In addition to New York State, this district includes Connecticut and northern New Jersey.

District No. 3—"Philadelphia." Scarcely any activity, except for war industries. This district is limited to Delaware, central and southern New Jersey and central and eastern Pennsylvania.

Increasing seriousness in the situation of the spruce and fir industry has been evident for some time. Vast quantities of the wood are needed for the maintenance of present speed in airplane output. Only 5 per cent. of the wood cut is acceptable for this purpose, however, and this necessitates a side-cut of 95 per cent. In the case of one mill this approximates 4,000,000 feet a month, estimated at a cost of \$100,000. This condition is aggravated, moreover, by the reluctance of banks to make loans over 40 per cent. of the present market value, on account of the bad position they would otherwise encounter should peace come rather suddenly.

The President has approved the agreement made by the Price Fixing Committee of the War Industries Board with the representatives of the iron ore, pig iron and steel interests, that the maximum prices now prevailing on iron ore, pig iron and iron and steel products be continued in effect for the three months ending December 31, 1918, with the following exceptions:

1. Lake Superior iron ore.

Base prices of Lake Superior iron ore

delivered to lake ports are increased 25 cents per gross ton on and after October 1, 1918, subject to the following condition: These increased prices are based on the rail freight rates now in effect and on the present lake rates, and in the event of any increase or decrease in either rail or lake rates said prices shall be increased or decreased accordingly on all deliveries made during the continuance of such increased or decreased freight rates.

2. Pig iron.

The base price on basic iron is increased to \$33 f. o. b. furnace. The base price on No. 2 foundry is increased to \$34 f. o. b. furnace. The price of standard Bessemer iron is fixed at \$35.20 f. o. b. furnace. The above prices are subject to the following changes from previous practice as regards delivery:

(a) Pig iron produced in Virginia, Tennessee and Birmingham districts and the scattering districts south of the Ohio and Potomac rivers, including furnaces at St. Louis, Mo., but not including furnaces bordering on the Ohio River, shall be sold on an f. o. b. Birmingham, Ala., basis.

## BUILDING COMMODITY PRICES

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

Brick (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.00@14.00  
Raritan common.....No quotation  
Second hand common, per load of 1,500 .....\$6.00@ —

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers, wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

Gravel (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel .....No quotation  
Paving stone .....No quotation

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)... 2.00@ —  
Crushed limestone, 1½ in..... 1.80@\$1.85  
Crushed limestone, ¾ in..... 1.90@ 2.00

Building Stone—  
Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft.... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

Linseed Oil—  
City brands, oiled, 5 bbl. lots..\$1.87@ —  
Less than 5 bbls..... 1.88@ —


Turpentine:  
Spot in yard, N. Y., per gal..\$0.65¼½\$0.66

Lumber (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@\$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —  
Hemlock, W. Va., base price per M.....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

# LEHIGH CEMENT

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### REPUTATION



MATERIALS AND SUPPLIES

(b) Pig iron produced in the Eastern district, i. e., from all blast furnaces located east of the Allegheny Mountains and north of the Potomac River, shall be sold on an f. o. b. Pittsburgh basis.

(c) Pig iron from all other producing districts or furnaces shall be sold f. o. b. furnace as heretofore.

No new contracts calling for delivery of any of the above commodities or articles on or after January 1, 1919, are to specify a price unless coupled with a clause making the price subject to revision by any authorized United States Government agency, so that all deliveries after that date shall not exceed the maximum price then in force, although ordered or contracted for in the meantime. It is expected that all manufacturers and producers will observe the maximum prices now fixed.

**Common Brick.**—The situation remains unchanged, the condition of the market continuing to be characterized by a light demand. The prices remain \$13 to \$14 a thousand to dealers in cargo lots alongside dock.

SUMMARY—Transactions in the North River

brick market for the week ending Friday, October 25. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 9; sales, 9. Distribution: Manhattan, 3; Brooklyn, 2; New Jersey points, 3; outside points, 1.

**Steel.**—War requirements show no abatement whatever, as illustrated by orders for portable track for shipment to France which show a complete doubling in rate of demand over a recent period. Production, moreover, while it can scarcely be reported as keeping pace with this demand, is also showing a definite increase. September output showed an excess of 12 per cent. over August, with every indication that October should be a still more favorable month, with continuance of this high rate except as it may be temporarily interrupted by extreme cold weather.

Present peace talk has had no adverse effect upon the speed of production, nor will the ultimate coming of peace disrupt the market. Although there is no slackening of present effort, manufacturers are necessarily concerning themselves with the solution of the problem which will confront the industry with the advent of peace, and the read-

justment which the transition period would imply for an industry so expanded with war production. In many cases the agreement of the Government to reimburse manufacturers if war contracts were suddenly canceled would aid the situation. Moreover, price fixing arrangements of the Government would figure in stabilizing the market. For a time at least, after the war difficulties of readjustment will be made less severe by the continuance of a great portion of the present bulk of demand.

Foreign demand, emanating from reconstruction which will be maintained in great volume, as well as equipment and construction needed for railroads, and a certain amount of building during the reconstruction period—these factors will contribute largely toward stabilizing the market for this important industry, other war demands as such, are discontinued.

**Old Material.**—Steel plants are constantly urging shipments of heavy melting steel and will take whatever is offered. The volume of business being done by dealers is being steadily reduced, largely through inability to obtain supplies.

**Lead.**—The lead situation, under the complete control of the Lead Producers Committee which handles all distribution, remains unchanged. Prices continue fixed by agreement at a maximum of 7.75c., St. Louis, or 8.05c., New York. There are no inquiries reported, all apparently going directly to the committee.

**Lumber.**—There is little change in the local lumber market. The embargo on forest products is still effective, although necessary permits for both Government and public supplies are being secured with fair despatch. The explosion at Perth Amboy on the 5th resulted in a large demand for lumber to reconstruct damage done to both Amboys, as well as to speed up the reconstruction of the Gillespie plant. Immediately following the explosion trucks were commandeered and lumber supplies were drawn from all New Jersey districts, New York, etc. The demand for lumber in the retail trade continues of fair volume and prices are firm all along the line. Supplies in the yards are well up to normal, but of course trade is limited under the embargo, permits being available where proper proof is given that the stock is necessary for the replenishing of supplies in yards.

IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in.	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime	8.50@ —
Quartered oak	95.00@ 107.50
Plain oak	75.50@ —
Flooring:	
White oak, quartered, select.	\$67.00@ —
Red oak, quartered, select.	67.00@ —
Maple No. 1.	\$56.50@ —
Yellow pine, No. 1, common	
flat	43.00@ —
N. C. Pine, flooring, Norfolk.	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale.	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price	\$2.50@ —
Eastern finishing, wholesale	
price	\$2.70@ —
Hydrated common (per ton)	15.20@ —
Hydrated finishing (per ton)	17.20@ —
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	77%
Double strength, A quality.	79%
Double strength, B quality.	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton.	14.05@ —
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	.12 1/2
Boards, 3/4 in. x 8 ft.	.16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.245@ —
Beams & channels over 14 in.	3.245@ —
Angles, 3x2 up to 6x8.	3.245@ —
Zees and tees.	3.245@ —
Steel bars, half extras.	3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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### Charles E. Halback.

Charles E. Halback, president of C. E. Halback & Co. at 23 East 26th street, one of the best known contractors in ornamental iron work in this city, died suddenly last Sunday night at his residence 2861 Bainbridge avenue, Bronx, aged 52.

Mr. Halback was for many years superintendent for Winslow Bros., establishing his own business in 1906. He was a 32d degree Mason, a member of Polar Star Lodge No. 245 F. & A. M., and had other Masonic affiliations. He is survived by his widow, Mrs. Flora H., and two sons, Charles Edward, Jr., and J. Henry. Funeral services were held at the Crescent Avenue Baptist Church on Wednesday afternoon. Interment was at Woodlawn Cemetery in the family plot.

### PERSONAL AND TRADE NOTES.

**M. H. Oddie (Inc.)**, builder, has moved his office to 12 East 44th street.

**Architecture** has been added to engineering, medicine and other courses of study approved at Washington for the Students Army Training Corps.

**A. J. Barnes** has been appointed export manager for the Shepard Electric Crane & Hoist Co., with headquarters at Montour Falls, N. Y. Mr. Barnes will also continue to be Director of Publicity.

**Charles B. Grant**, who has been associated with lumber activities in the metropolitan district for a number of years, has opened an office as lumber manufacturers' agent at 156 Fifth avenue.

**Drawings** and models entered for the Architectural League competitions must be at 215 West Fifty-seventh street by Nov. 1. Besides the Henry O. Avery prize of \$50 for sculpture, there is a special prize of \$300 for the best design submitted by an architect, sculptor, and mural painter in collaboration for a jardiniere for the Vanderbilt Gallery in the Fine Art Building.

**An Air-Circuit Breaker Section** of the Associated Manufacturers of Electrical Supplies of New York, was formed at a recent meeting attended by practically all of the circuit-breaker manufacturers. Following are the officers: Chairman, G. A. Burnham, Condit Electrical Manufacturing Company; secretary, H. L. Smith, General Electric Company; treasurer, T. A. McDowell, Westinghouse Electric & Manufacturing Company.

**E. Guy Sutton**, executive secretary of the National Association of Sand and Gravel Producers, has received word from the United States Highway Council that the amendment to Circular 21 of the War Industries Board relating to the continuance of highway work now in course of construction until November 1, 1918, without a permit, applies also to material for the maintenance and repair of existing roads, although

the supplement itself does not specifically cover such work.

**Joseph F. Evans**, of the Wyoming Valley Supply & Manufacturing Company, Wilkes-Barre, Pa., who has served as vice-president of the association during the past two terms, has been unanimously elected president of the Eastern Supply Association for the ensuing year. The other officers elected were as follows: First vice-president, A. M. Maddock, Thos. Maddock's Sons Company, Trenton, N. J.; second vice-president, James F. Conran, Standard Sanitary Manufacturing Company, Pittsburgh; treasurer, Martin Behrer, Behrer & Co., New York; secretary, Frank S. Hanley, 261 Broadway.

**The nominating committee** of the American Society of Civil Engineers has presented its report to the Board of Direction, naming the following candidates for offices to be filled at the annual election Jan. 15, 1919: For president, Fayette Samuel Curtis, Boston; for vice-presidents, to serve two years, Herbert Samuel Crocker, Denver, and Leonard Metcalf, Boston; for treasurer, to serve one year, Arthur Smith Tuttle, New York City; for directors, to serve three years, George Hallett Clark, New York City; Jacob Stinman Langthorn, New York City; Charles Clement Elwell, New Haven, Conn.; Willard Beahan, Cleveland; John Watson Alvord, Chicago, and Carl Ewald Grunsky, San Francisco.

**The War Industries Board** announced that beginning Oct. 1 no roadmaking machinery should be manufactured for six months. Repair parts are expected, as are also machines to be used on various kinds of public works. The text of the order follows:

"Six months from Oct. 1 no roadmaking machinery or any part thereof shall be manufactured except: (1) Repair parts; (2) for work on railroads and other public utilities; (3) for roads repaired by the United States Government the several states, counties and municipalities; (4) for new construction by the United States Government either directly or indirectly."

### GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

**ROCKAWAY, L. I.**—Charles Mead & Co., of 38 Park Row, Manhattan, have been awarded the general contract for extension to the water system at Rockaway, L. I., by the U. S. Government, Lieut. J. T. Matthews (Asst. Civil Engr. in charge), Navy Yard, Brooklyn, N. Y., from privately prepared plans. Cost, \$15,000.

**BINGHAMTON, N. Y.**—The U. S. Government, W. C. McAdoo, Secy., Treasury Dept., Washington, D. C., has awarded the general contract for special repairs to a 3-sty, 60x104, brick and stone court house and post office building at Binghamton, N. Y., to A. E. Badgley, of the Stone Opera House Bldg., Binghamton, from plans by James A. Wetmore, Treasury Dept., Washington, acting supervising architect. Cost, \$30,000.

**FORT HANCOCK, N. J.**—The Amsterdam Building Co., 140 W. 42d st, Manhattan, has been awarded the general contract for the erection of a hydroplane station, to include hangars, barracks, etc., at Fort Hancock, N. J., by the U. S. Govt., Gen. R. C. Marshall, Jr., Const. Div., U. S. N. A., 7th and B sts, S. W., Washington, D. C. Col. F. B. Wheaton, 7th and B sts, S. W., Washington, is appointed advisory architect and Col. F. M. Gunby, 7th and B sts, S. W., Washington, advisory engr. Cost, \$400,000.

**ILION, N. Y.**—Plans have been completed by the U. S. Govt., U. S. Housing Corp., Otto M. Elditz, pres., 617 G st. E., N. W., Washington, D. C., for wood, stucco and shingle 2-sty structures of various dimensions, to include 130 single and double houses and dormitories, to house the Remington Arms Co. workers at Ilion, N. Y. The architects are Walker & Gillette, 128 East 37th st, Manhattan, and the engineer, H. C. Weller, of Old Forge, Herkimer, N. Y. Cost, \$750,000.

**FORT HAMILTON, BROOKLYN**—The Glaser Engineering & Construction Co., 31 Liberty st, Manhattan, has the general contract for the erection of a 1-sty frame barrack buildings at Fort Hamilton, for the U. S. Government, represented by

The firm of C. E. Halback & Company

regret to announce

the death of its President

# C. E. HALBACK

which occurred suddenly

at his late residence

October 20th, 1918

A. W. NELSON, Secretary

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Lieut. Col. R. C. Marshall, Jr., 7th and B sts, Washington, from privately prepared plans.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**  
**MADISON AV.**—Sommerfeld & Steckler, 31 Union Sq, completed plans for alterations to the 4-sty brick bachelor apartment house with stores, at 154-156 Madison av, for Holworthy Chambers, Inc., Frederick L. Lavanburg, pres., 100 William st, owner. Consists of installing sidewalk elevator. Cost, \$2,000.

### STORES, OFFICES AND LOFTS.

**WALKER ST.**—Plans have been completed by Louis A. Sheinart, 194 Bowery, Manhattan, for Goldstein & Marcus, Inc., 544 West 145th st, owners, for alterations to the brick, 4-sty, 24x49 store and loft at 69 Walker st, Manhattan, consisting of removing wall and 2 stys, new roof, stairs, front and extension. Cost, \$2,000.

**2ND AV.**—Plans are being completed by the architect in charge, John H. Van Pelt, 381 Madison av, Manhattan, for alterations of a brick, 4-sty residence, 103x43, on the southwest cor 2nd av and 15th st, into trade headquarters for the Cloak Pressers' Union, 228 2nd av, N. Y. City, owner.

**BROADWAY.**—Jacob Fisher, 25 Ave A, completed plans for the alteration of the 2-sty brick store and loft building, 30x50, at 1218 Broadway, for Mary A. Fitzgerald, c/o Dwight & Scoville, 62 Cedar st, owner. Cost, \$2,000.

**OLD SLIP.**—James W. O'Connor, 3 W. 29th st, completed plans for the alteration to the entrance of the 5-sty brick building at 10-12 Old Slip, for W. R. Grace & Co., 7 Hanover sq, owners. Cost, \$2,300.

**WEST 19TH ST.**—Montrose Morris, 533 Nostrand av, Brooklyn, is preparing plans for the alteration to the 10-sty loft building at 8 W. 19th st, for Kadansky & Levy, 35 Nassau st, owners. Consists of spiral stairway and fireproof enclosures. Cost, \$1,000.

### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

**NEW JERSEY AV.**—Plans have been completed by Morris Rothstein, 197 Snediker av, Bklyn, architect, for interior alterations to the tenement on west side New Jersey av, 115 ft south Riverdale av, a 3-sty bldg, for Max Wexler of 358 Van Sicklen av, Bklyn, owner. Cost, \$2,000.

#### DWELLINGS.

**WEST 29TH ST.**—Plans are in progress for 2 brick 2-sty residences, 20x60, on west side W. 29th st, 140 ft. n Mermaid av, Bklyn, from plans by Geo. H. Suess, 2920 Railroad av, Bklyn. Fred Martini, 2922 W. 28th st, Bklyn, is owner and builder. Cost, \$12,000.

**COLUMBIA HEIGHTS.**—Plans have been completed for interior and exterior alterations to 4-sty bldg (residence) on the east side of Columbia Heights, 240 ft. south of Clark st, for Mendel Presberger of 600 W. 11th st, Manhattan, owner. Julius Harder, 120 W. 32d st, Manhattan, is the architect. Cost, \$2,500.

**WARWICK ST.**—Plans are completed for alterations to a residence owned by T. Hettler, 400 Warwick st, Bklyn, on west side Warwick st, 100 ft north Pitkin av, a frame 2½-sty, 22x48. The alterations consist of a 2-sty extension, 6x14, new porch and new plumbing and fixtures. Louis L. Schillinger, of 167 Van Sicklen av, Bklyn, is the architect. Cost, \$1,000.

**3RD ST.**—Plans have been completed for interior alterations to a 4-sty furnished room building on south side 3rd st, 132 ft west 7th av, for C. C. Walker, of Providence, R. I., owner. H. M. Entlich, of 432 S. 5th st, Bklyn, is the architect. Cost, \$2,000.

**29TH ST.**—Plans have been completed for the erection of four 2-family houses, each 2 stys, 20x60, built of brick, on west side W. 29th St., 140 ft north Mermaid av, Bklyn, for Frederico Martini, of 2922 W. 28th st, Bklyn, owner, and Geo. H. Suess, 2920 Railroad av, Bklyn, is the architect. Cost, \$24,000.

**COLUMBIA ST.**—E. M. Adelson, 1776 Pitkin av, Bklyn, has completed plans for alterations and extension to the store and residence on east side Columbia st, 60 ft north Union st, a 3-sty brick structure, owned by Milton N. Stolitsky, 217 Columbia st, Bklyn, who is also the builder. Cost, \$1,500.

#### FACTORIES AND WAREHOUSES.

**NORTH 11TH ST.**—Plans have been completed by Thos. Engelhardt, of 905 Bway, Bklyn, architect, for an extension to present 4-sty building, to be used for storage purposes at present, but will be so built as to be available for manufacturing purposes later, on north side N. 11th st, 175 ft. west of Berry st. McKesson & Robins, 91 Fulton st, Manhattan, and 55 Berry st, Bklyn, are the owners. Cost, \$8,500.

#### Queens.

##### DWELLINGS.

**EDGE-MERE, L. I.**—Frank Bedell, Edgemere, architect, has completed plans for two bungalows, frame, 1-sty, 18x24, on the east side of 50th st, 155 ft. south Blvd., Edgemere, L. I. William Wheeler of Edgemere is the owner and builder. Cost, \$2,000.

#### FACTORIES AND WAREHOUSES.

**METROPOLITAN, L. I.**—Wm. Wrigley, Jr., Co. (chewing gum), 5 North Wabash av, Chicago, Ill., have had plans completed privately for an elevator factory at Metropolitan av, Woodward av and Newton Creek, Metropolitan, L. I. Cost, \$4,000.

#### MISCELLANEOUS.

**ACQUEDUCT, L. I.**—Plans have been completed privately by the Queens County Jockey Club, 399 Fulton st, Bklyn, owners, covering repairs to grand stand at northeast cor L. I. R. R. and Old South road, Acqueduct, L. I. Cost, \$30,000.

**ARVERNE, L. I.**—Private plans have been completed by Walter H. Gahagan, Inc., 147 Remsen st, Bklyn, owners and builders, for the erection of a 1sty frame shed, 181x50, to shipyard at Pine st, west side Ft. Beach av, Arverne, L. I. Cost, \$27,000.

#### New Jersey.

##### BANKS.

**NEWARK.**—Guilbert & Betelle, archts., at 665 Broad st, Newark, are drawing plans for addition to banking quarters at 523 Springfield av, Newark, consisting of brick walls, wood roof const., 1-sty add., 22x20, to rear, for Springfield Ave. Trust Co., Edw. E. Gnitchtel, pres., on premises, owner. Cost, \$2,500.

##### CHURCHES.

**NEWARK.**—Plans are being prepared by Wm. E. Lehman, of 730 Broad st, Newark,

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archt., for an addition to the church at 21 Alexander st. Newark, a frame clapboards and shingle 1-sty bldg. A 28x18 rear addition is to be made. The owner is St. George's Episcopal Church, the Rev. R. W. Conklin (pastor), 36 Alexander st., Newark.

### DWELLINGS.

NEWARK—Strombach & Mertens, of 1091 Clinton av, Irvington, N. J., have completed plans for a residence at 85 Pomona av, Newark, 2½-sty, 25x28, bldg and a 1-sty ext 5x13 (area of grounds 50x100). Swigand & Schwoerer (carp bldrs) are doing the work for the owners, whose quarters are at 139 Schley st, Newark. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans will be prepared privately for a factory building at Wilson av, Newark, N. J., to contain brick walls, mill construction, wood floors, 1 and 2 stys, 42x390 (walls of first portion are intact). The owners are Rubber & Celluloid Products Co. (Andrew Albright, pres., and in charge). Main office, 56 Ferry st, Newark. Cost, \$50,000.

NEWARK, N. J.—Plans have been completed by Wm. E. Lehman, 738 Broad st, Newark, for a frame and corrugated iron 1-sty, 20x107, tank house at 440 to 468 Frelinghuysen av, Newark, owned by Linden Tanning Co., Philip Frank, pres., on premises. Cost, \$6,000.

NEWARK, N. J.—Plans have been completed by Wm. E. Lehman, 736 Broad st, Newark, architect, for the erection of a 1-sty, 61x107, light foundry building, to consist of brick walls, wood roof construction and wing 20x39, and a 1-sty frame shed, 29x76, at 325 to 335 Bloomfield av and northeast cor 4th st, Newark. Owners are Franz-Holbrook Bronze Co., Christian H. Franz, pres. and treas., brass and bronze foundries of 200 Berkely av, Newark, N. J. Cost, \$15,000.

### STORES, OFFICES AND LOFTS.

NEWARK—Plans have been completed by Edmund C. Stout, archt., 763 Broad st, Newark, for a new front to store at 745-747 Broad st, which call for a brick, 1-sty, 29-ft. frontage, consisting of new plate glass and metal store front with marble bulkheads. Cost, \$2,500.

### Other Cities.

### FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Atterbury Motor Car Co., J. R. Spraker, gen'l mgr., on premises, owner, is contemplating an addition to the plant at Elmwood and Hertel avs, Buffalo, N. Y. The owner may draw private plans for the project, but it is undecided when the work will commence.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

### DWELLINGS.

MANHATTAN—A general contract has been awarded to Patrick J. Murphy of 371 E. 144th st, Manhattan, for work, to start at once, on a garage and residence to be altered from a stable and residence at 89 Jane st. The structure, which is at present a brick, 2-sty, 23x84 edifice, is to be altered by removing floor of ext and removing wall of 1-sty and installation of new bath room and stairs. Archibald McInnis of 85 Cortland st, Manhattan, is the owner, and Moore & Landsiedel, 148th st and 3d av, Bronx, are the architects. Cost, \$5,000.

PELHAM BAY, N. Y.—A general contract has been awarded to Stevenson & Cameron, 37 West 25th st, Manhattan, for the erection of a field director's residence at the Training Station at Pelham Bay, N. Y., from privately prepared plans, to be a 1-sty frame, 24x30 bldg. American National Red Cross, John Magee (in charge), 44 E. 23d st, Manhattan, is the owner. Cost, \$3,500.

OSWEGO, N. Y.—A general contract was awarded to Stevenson & Cameron, of 37 W. 25th st, Manhattan, for the erection of a field director's frame, 1-sty, 24x30 residence, from privately prepared plans, at Fort Ontario, owned by the American National Red Cross, John Magee (in charge), 44 E. 23d st, Manhattan. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

MANHATTAN—Vacuum Ash & Soot Co., of 2 Rector st, Man., has the gen contr for

a 1-sty (fireproof), 30x30 boiler house at 9th and 10th avs, bet 58th and 59th sts. Roosevelt Hospital, owner, on premises. Moore & Landsiedel, 148th st and 3d av, Bronx, are the archts. Cost, \$3,000.

MANHATTAN—The Hagen Const. Co., 640-42 Water st, has been awarded a general contract for alt from a 5-sty brick, 44 x64, tenement to a storage, at 640-42 Water st, Man., to consist of removing partitions, stairs and front wall of 1-sty, new beams, brick piers and steel girders for stairs. James Holdey, of 641 Water st, is the owner, and Louis A. Sheinart, 194 Bowery, is the archt. Cost, \$5,000.

BRONX—H. Wales Lines Co., of 131 State st, Meriden, Conn., has the gen contr for an extension to the brick, 1-sty, 200x43 engine house at s s 132d st, 147 ft e of Brook av, Bronx N. Y., N. H. & Hartford R. R. Co., W. G. McAdoo (dir. gen'l of R. Rds), Washington, D. C., are owners, and F. W. Meller, c/o N. Y., N. H. & Hartford R. R. Co., New Haven, is the architect.

BROOKLYN, N. Y.—The Gibbons Co., 318 Columbia st, has been awarded a g. c. for alt and add to a brick wall, concrete floor, 2-sty, 25x75 factory, consisting of a 1-sty top add and general int alts, at s s Harrison st, 100 ft w Columbia st. Harland & Little (John C. Harland in charge), 81 New st, Man, being the owner. Cost, \$5,000.

MANHATTAN—The Butler Co., 18 W. 34th st, Man, has g. c. for alts to factory at 339-41 E. 46th st, Man, which is at present a 4-sty, 40x100, having brick walls and concrete floors and to be alt to have a 1-sty ext as well as gen'l int alts. The owner is the Coco Cola Bottling Co., Chas. E. Cullsepper (pres.) on premises and the archt is Walter B. Wills, 1181 Myrtle av, Bklyn. Cost, \$2,500.

MINEOLA, L. I.—Stevenson & Cameron, of 37 W. 25th st, Man, have the g. c. for a storage building at Camp Mills, Mineola, L. I., from private plans, for a 1-sty frame structure, 30x80. Is owned by the American National Red Cross, John Magee (in charge), 44 E. 23d st, Man.

PHILLIPSBURG, N. J.—A general contract has been awarded to the Austin Co., of 1611 Euclid av, Cleveland, O., for the erection of a storage bldg at Phillipsburg, N. J., from private plans calling for a brick concrete and steel 1-sty structure, 80x60. The owner is Ingersoll, Rand Co., Phillipsburg, and 11 Broadway, Manhattan; Geo. Doudleday, pres., and C. Frank Schwep in charge for owners. Cost, \$20,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN—David Morison, 119 W. 33d st, Man, has been granted the g. c. for alt to office bldg and bank, consisting of enlargement of banking fixtures and int alts, at 1 Madison av, Man., owned by the Metropolitan Life Insurance Co., 1 Madison av, N. Y. C., John R. Hegeman, pres. The lessee of the bank is the Metropolitan Bank, 308 4th av, Man (Hy. Ollescheimer, pres.; Wm. M. Perkins, Gilbert B. Sayres and Altijah M. Dederer, vice pres). D. Everet Waid, 1 Madison av, Man, is the architect.

### MISCELLANEOUS.

OSWEGO, N. Y.—Stevenson & Cameron, 37 W. 25th st, Man, has been awarded the general contract for the erection of a Red Cross, 1½-sty frame, 100x100 building (type "D") at Fort Ontario, Oswego, N. Y., from private plans, for the American National Red Cross, John Magee, of 44 E. 23d st, Man, in charge.

### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL FOUNDERS ASSOCIATION will hold its annual meeting in New York City, November 13-14, at the Hotel Astor.

NATIONAL HOUSING ASSOCIATION of 105 East 22d st, New York City, will hold its annual convention, November 25-27, in Boston.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL ASSOCIATION OF GENERAL CONTRACTORS, with temporary headquarters at 51 Chambers st, New York City, will hold its organization meeting at Chicago, November 20-21.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1918. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.



## Empty Broadway Stores May Find Tenants

### Railroad Administration Will Release Tenants Affected by Federal War Rulings

**R**EAL estate men throughout the city will be interested in the announcement that the United States Railroad Administration, through the New York City Real Estate Advisory Committee, has inaugurated an important innovation in its leasing policy affecting the stores formerly occupied as ticket selling and information offices. These stores were placed on the market last May, when it was decided to consolidate all the ticket selling places into four large branches.

Under the new arrangement, those tenants who are called into army service after they have affixed their signatures to leases of stores formerly occupied as ticket selling offices will be relieved from the financial responsibility incumbent upon them under the terms of the lease. Similarly, if a tenant's business is declared to be non-essential by the Government and he is forced to give it up in accordance with the Federal edict, he will not be required to meet the original lease requirements and his lease will be cancelled at a minimum loss to all parties concerned. The adoption of this new policy is expected to greatly facilitate the leasing of the stores now available in various parts of the city.

Most of the stores were located on Broadway in localities where there has been decided real estate inactivity and all of them were held under leases for terms of years direct from property owners. A number of the stores were rented almost as soon as they came into the market. However, as a result of general real estate conditions and a slackened demand for store space in many localities, the rental of the remainder became no easy task, especially since the Advisory Committee offered no concessions and rigidly maintained its policy of obtaining the normal renting value of the stores.

When the United States Government placed its necessary restrictions upon non-essential business, many prospective store tenants in lines coming possibly within this ruling, withdrew from the market. A similar situation was created when the draft age was raised to 45 years, and a number of business men, subject to this call, deemed it inadvisable to tie themselves up in iron-clad leases.

In view of these factors in the situation, the New York City Real Estate Advisory Committee, acting for the Railroad Administration, decided to remove such restrictions against lessees of their store properties and consented to insert lease clauses which would relieve lessees, in the event of their being drafted or in the event that the merchandise which they handle is declared non-essential. Under the new clause, the Government will cancel the lease with a minimum loss to all concerned.

About thirty stores and offices are effected by this new policy, twenty-eight having been rented since the committee came into being on May 1.

When the United States Government, as part of the

war program, took over the operation of the railroads, one of the things that presented itself was the keen competition between the ticket selling offices of the various railroads. It was decided in the interests of economy to consolidate these agencies so that now there are only four established at such strategic and accessible locations as 114 West 42d Street, 31 West 32d Street, 57 Chambers Street and 64 Broadway.

The original ticket selling stores were at the following Broadway numbers, 84, 94, 149, 170, 171, 172, 236, 237, 290, 377, 385, 387, 398, 399, 1158, 1182, 1183, 1198, 1200, 1216, 1232, 1236, 1238, 1244, 1245, 1246, 1270, 1276, 1278, 1282, 1354, 1460, 1465; also 263, 264, 487, 501 Fifth Avenue and 140 West 42d Street, and 2094 Seventh Avenue. In Brooklyn, the railroads used stores at 4 Court Street, 24 Court Street, 9 Flatbush Avenue, 264, 236-238 and 505 Fulton Street. There were in addition a number of small offices in buildings in various parts of the city.

Among the tenants who have been obtained for Manhattan stores are the Gillette Safety Razor Company for 172 Broadway; Bigio Brothers & Company, woolens, for 387 Broadway, and the St. Regis Restaurant Company, for 1460 Broadway. The Italian Savings and Discount Company, identified with the Guaranty Trust Company, took the store at 399 Broadway.

All the Brooklyn space has been leased, the tenants including Henry Willard, stationer, for 24 Court Street, and the Louise Waist Shop, for 505 Fulton Street.

The New York City Real Estate Advisory Committee, which was appointed for the purpose of sub-leasing these stores, consists of the real estate representatives of five of the railroads, namely: H. A. Howarth of the Long Island Railroad, chairman; H. M. Andrews, of the Erie Railroad; R. D. Van Duzer, of the Lehigh Valley; F. A. Von Moschzisker, of the Pennsylvania, and H. R. Wilson, of the New York Central. Francis M. Valk, associated with the organization of Douglas L. Elliman, was made secretary and placed in active charge of the office.

The financial saving from the consolidation of all these ticket selling activities is indicated by the results already attained. With half the remaining space still to be rented, enough has been realized to cover the rental of the new consolidated ticket selling places, so that when all the former offices are rented the Government may hope to realize a saving in rental of close to \$250,000 a year.

Additional income has been obtained from temporary leases of centrally located stores which are still on the market and are being held under terms calling for brief cancellation notices, if tenants are obtained under long term leasing arrangements.

Most of the old railroad offices are in favorably located sections where the demand for stores should soon be good.



# Fire Prevention a National and Personal Duty

Loss, Largely Preventable, Amounts to \$250,000,000 Yearly—Rules That Every Realty Man Should Enforce

**T**HIS is Fire Prevention Week and President Wilson has declared that "preventable fire is more than a private misfortune. It is a public dereliction. At a time like this, of emergency and of manifest necessity for the conservation of national resources, it is more than ever a matter of deep and pressing consequence, that every means should be taken to prevent this evil."

Fifteen hundred buildings are damaged by fires in the United States every day. The money loss totals about \$250,000,000 yearly, of which \$192,000,000, it is known, might be partly or wholly saved. Carelessness is the cause of most of this loss, and in this respect the United States leads all other nations. The per capita fire loss for the last year for which figures are available show the following figures: United States, \$2.10; France, 49 cents; England, 33 cents; Germany, 28 cents; Italy, 25 cents; Austria, 25 cents; Switzerland, 15 cents; Holland, 11 cents.

The average of all is a little less than fifty cents; the average of the seven European countries without the United States is a little less than twenty-seven cents. The inclusion of our figures nearly doubles the European average, and then multiplies it four times in our own loss, which is nearly eight times the average European loss.

The following fourteen questions should be answered by every owner and manager of a factory or plant of any kind:

Are your employes organized into an efficient fire-fighting unit?

Where is your nearest fire-alarm box?

Whose business is it to turn in an alarm—by day—by night?

Are your chemical fire extinguishers charged and operative? How long since you looked them over?

Under what precautions do you admit strangers to your plant?

Have you a night watchman? Is he physically and mentally efficient?

Are your elevator-shafts, areas, spaces under stairways and benches and dark corners clear of rubbish, oily wastes and debris?

Is there smoking in your plant by your employes or by you?

Are any matches except safety matches allowed in your plant?

Have you metal containers for rubbish? Are these emptied in a safe place daily?

Have your lighting and heating equipments been overhauled for the winter?

Is your standpipe and hose equipment in order?

Is your water supply effective and reliable?

Is some one of your employes responsible to (?)

The following seven rules should be posted and observed in all factories:

1. Learn the factory safety rules and observe them.

2. If you discover a fire, give the alarm promptly. Do you know how to do this? Ask to be shown.

3. Don't smoke where it is not permitted.

4. Never drop a lighted match, cigar or cigarette; be sure that it has no spark left before throwing it away.

5. Report suspicious strangers seen about the plant.

6. If you notice any unusual smoke, the overheating of any machine, or any other accident, notify the foreman at once.

7. Carry your precautions into your own home; keep your house and yard free from rubbish, and help others to do the same.

## New Leasing Commissions

**N**EW leasing commissions adopted by the Real Estate Board of New York went into effect yesterday and call for rates fifty per cent. higher than have heretofore been charged for renting real estate.

Following a comprehensive investigation of conditions surrounding the real estate situation occasioned by the increased operating costs of organizations having to do with the supervision of real property, the Board of Governors came to the conclusion that it was equitable to revise renting commissions on a parity with the new conditions, and thereupon voted unanimously to make the upward revision.

Every class of real estate is affected by the new renting rates, with the exception of furnished houses and furnished apartments, which are to remain at the current rate of 5 per cent.

The rates follow:

Renting for a term of one year or under on an amount equal to one year's rental,  $3\frac{3}{4}$  per cent.

For renting private dwellings or apartments unfurnished for the season, on the total rent to be paid,  $3\frac{3}{4}$  per cent.

For renting private dwellings or apartments furnished for the season on the total rent to be paid, 5 per cent.

Leases for a period of more than one year and less than three years,  $3\frac{3}{4}$  per cent. on the average of full year rentals. Fractional parts of a year are not to be considered.

Renting for terms of three years or longer on aggregate gross rental of \$200,000 or less,  $1\frac{1}{2}$  per cent. on aggregate gross rental; on transactions involving an aggregate gross rental of over \$200,000 the  $1\frac{1}{2}$  per cent. rate will govern up to \$200,000 and 1 per cent. additional on the amount of the gross rental in excess of \$200,000.

## Budget for 1919 Adopted

**T**HE Board of Estimate and Apportionment adopted the city budget for 1919. The new budget totals \$248,025,434.88, which is an increase of \$9,901,675.68 over the budget for the current year, which was passed by the Mitchel administration.

The proposed budget, which was filed October 21, totaled \$248,108,487.38, but since that date deductions have been made.

The appropriation of the Public Service Commission for salaries of employes on rapid transit operation was reduced \$48,970. The Department of Docks and Ferries shows a saving of \$16,125 on dredging. The next largest cut is shown in the Police Department, which amounts to \$9,360 for salaries of regular employes, such as the uniformed men, surgeons and others.

The Budget now goes to the Board of Aldermen for action.

The budget now goes to the Aldermen, and although they cannot increase items they are allowed to reduce them. The Mayor may veto the decreases and the Aldermen may override the veto by a two-thirds vote.



# New Viaduct Spans 42nd Street at Park Avenue

Driveway Around Grand Central Nears Completion, Calling Attention to Greatest Hotel and Traffic Centre

THE viaduct at Park avenue and Forty-second street to the driveway around Grand Central Terminal is approaching completion. One of the giant spans was flung across Forty-second street this week and the work is being pushed rapidly. When the drive is completed another great north and south thoroughfare will be opened up and the congestion on Fifth avenue and other streets relieved.

This novel roadway is the result of efforts of the

It will take several more years to complete developing of this great focal point, from which lines of communication lead to all parts of the city. Work will continue until the section in question forms one of the world's greatest squares. The greatest improvement the coming year will be the completion of the Commodore, a twenty-eight story structure containing striking novelties. This hotel will next year be the home of 1,000,000 travelers—men, women and children. It will



GROUP OF BUILDINGS IN THE GRAND CENTRAL TERMINAL ZONE.

Fifth Avenue Association and others identified with property in this section who took action some time ago for its prompt construction as a means of relieving street congestion. A traffic count made more than a year ago on Fifth avenue, Thirty-fourth, Forty-second and Forty-eighth streets, showed the urgent need of building the viaduct. An analytical report of the statistics then gathered made it plain to engineers that Park avenue today, in spite of its being useless between Forty-fifth and Forty-second streets, accommodates a tremendous amount of traffic, and when it becomes a continuous thoroughfare it will be used to a far greater degree.

The forwardness of the work on the viaduct, coming so soon after the opening of the dual subway lines and the divergence of underground travel to new transportation routes, calls attention again to the importance of the Grand Central zone. A suggestion has been made that the city give the name of "Pershing Square" to the plot of ground once occupied by the old Grand Union Hotel, which was taken over by the city owing to the necessity of providing for the entrances to the subway station. This proposal may come up later in the Board of Aldermen.

be the latest addition to the great group of tall hotels surrounding the Terminal zone controlled by John McE. Bowman. It will be under the personal direction of George W. Sweeney, one of the best known hotel men in America. Its lobbies, parlors, reception rooms, restaurants and cafes will be unusually spacious. It will have the largest ballroom of any hotel in the world, with two tiers of private boxes, available for both entertainments and banquets, seating 3,000 for the first named purpose and 2,000 for the second. It is a \$15,000,000 institution. The war has delayed its completion two years but it will open January 1, 1919.

From the accompanying illustration it will be seen that the new Murray Hill hotel at Park avenue between Forty and Fifty-first streets, will be a giant in size and will be as distinctive and compelling a note in New York sky line as the Woolworth building. The plot of ground upon which it will stand will combine the site of the present Murray Hill hotel with additional property adjoining. The lot will contain 37,200 square feet, or almost an acre.

The new Murray Hill will be the realization of a dream of B. L. M. Bates. Mr. Bates planned the Bel-  
(Continued on page 510)



# Mayor's Committee Reviews Building Permits

Applications Made to Chairman McDonald Taken Under Advisement—Basis for Granting Requests Is War Necessity

SEVERAL sessions of the special committee on Building and Construction of the Mayor's Committee on National Defence were held this week in the Hall of Records. This committee acts as a sort of clearing house for the War Industries Board at Washington. The chairman is George McDonald, and the other members are: George H. Benjamin, vice chairman; members of the Executive Committee, John H. Carl, John E. Dordan, Cass Gilbert, Charles J. Kelly, Adrian Larkin, Adolph Lewisohn, Cornelius A. McGuire, and Charles G. M. Thomas.

The committee meets three times a week.

A statement issued by Chairman McDonald says:

"All applicants must appear in person, and the meetings will be open to the public. The application will be passed upon and the decision will be expedited, so as to cause the least possible delay and expense to those seeking to proceed with building construction, this being made possible by reason of close co-operation between the Mayor's Committee and the War Industries Board at Washington.

"I desire to issue a warning to all owners, contractors, architects, and others interested in building construction at this time that no work on buildings of any kind shall be started in New York unless a permit is first obtained from this committee. We request the cordial co-operation of the entire building interests of New York in this matter, reminding them that this committee is organized as a war measure put in operation in New York and vicinity to conserve labor and material.

"The committee, however, will welcome any suggestion or criticism from builders that will help to make its scope and plan operate to the least possible incon-

venience of those affected, at the same time serving to accomplish the fullest possible purpose for which it was created."

There were about 125 applications for permission to build on the calendar when the committee got to work. About one-third of these were acted upon during the week. Most of the applications presented on the first day were denied, on the general ground that they were not essential to the prosecution of the war. A few were given leave to renew the application in thirty days, because "the situation might be different."

Practically all the applications at the second hearing were "taken under advisement," which means that an inspection of the work will be made by the committee's inspectors. Most of the applications were for work costing comparatively small sums of money.

The War Industries Board is the final judge as to whether any application which receives the approval of Chairman McDonald's committee shall be allowed.

At a meeting of the committee, at which the presidents of all the boroughs and the superintendents of buildings of all the boroughs attended, it was decided that hereafter any permits issued for new work or alterations should be stamped, subject to the approval of the Mayor's Committee on National Defence.

Chairman McDonald stated, in answer to an inquiry of a spectator, that Circular No. 21 of the War Industries Board, which permitted operations where the cost did not exceed \$2,500 to be carried out without review, would continue to be permitted, but application would have to be made to the Mayor's committee. He said the committee would grant permits for such work where it proved the cost is within that amount.

## Great Convention of Industrial Chiefs

PLANS for assembling at Atlantic City December 4, 5 and 6, all members of the country's more than 300 industrial war service committees for a great war emergency and reconstruction conference has been announced by the War Service Executive Committee of the U. S. Chamber of Commerce.

The meeting will bring together from 2,000 to 3,000 industrial leaders to discuss problems that have arisen with the war. National councillors of the Chamber, representing more than 1,100 commercial and industrial organizations which comprise its membership, will meet at the same time and place.

The main purposes of the conference will be the determination of practical methods whereby industry may co-operate still more closely with the Government through a more centralized scheme of organization. This probably can be accomplished best by the creation of a federation of all the war service committees. Questions of reconstruction, too, will be taken up.

For nearly a year the Chamber has been engaged in directing the organization of war service committees in all lines of industry to assist the Government in mobilizing most effectively the country's industries for prosecution of the war. It is evident that however far away the end of the war may be it is necessary to begin to outline a general program of organizing business for the period of reconstruction.

Single industries, acting individually, can scarcely hope to prepare for reconstruction on the scale that will be necessary and a federation of all the war service committees of all the industries will be of inestimable value in co-operating with those agencies of the Government to be created to deal with this subject.

The war service committees represent the most important and best informed body of business men ever associated for a practical and patriotic purpose and the conference therefore will be one of the most important business gatherings ever held in this country.

Certain common interests and duties that bind together all the war service committees include:

To keep efficiency and production of war industries at the highest possible point through stable labor con-

ditions and steady flow of materials through plants, thus assuring the utmost aid in carrying out the war program of the Government.

To keep plant organization and production of non-war industries from falling below the danger line in the fact of shortage of materials, labor and transportation.

To face squarely and constructively the reconstruction period and to be ready through accurate and exhaustive study to lay before such governmental agencies as may be created to deal with reconstruction the necessary data bearing on the subject.

Speakers who already have accepted invitations to appear include Secretary of Commerce William C. Redfield, A. C. Bedford, James A. Farrell and Paul Warburg.

## New Viaduct Spans 42nd Street

(Continued from page 509)

mont when he was the manager of the famous old Everett House. There is no hotel man in the world whose judgment in hotel matters is rated higher by his confreres than Mr. Bates.

In the operation of the Belmont and by study of the great hotels of the Bowman group and others which he has seen spring up since he opened the Belmont some twelve years ago, he has gained new ideas, and revised and improved others, and in the opinion of Mr. Bowman and Mr. James Woods, who is now managing director of the Belmont and Murray Hill, who have passed upon the plans, the new Murray Hill will be "the last word" in hotel building for a long time to come.

This group of hotels, the Manhattan, Belmont, Biltmore, Commodore and the new Murray Hill, centered around the Grand Central terminal, and with their foundation in close proximity to the walls of the subway stations, presents one of the most unique, as well as stupendous, real estate features of New York City. The accompanying illustration is designed to show in pictorial form how intimate is the connection between the largest hotel group, the greatest railroad terminal station and the most extensive subway system.



# Investigation of Depreciation of Buildings

## Proposal to Formulate Uniform Method of Fixing Allowances for Purposes of Federal Taxation

A RECENT meeting of the representatives of large owners of improved real estate, requested the Advisory Council of Real Estate Interests to send a circular of inquiry to persons and institutions who charge off depreciation on buildings for purposes of taxation and also of investment accounting. The Council was requested to appoint a committee to manage the investigation and to arrange for further meetings, Mr. George T. Mortimer serving as acting chairman of that committee.

The circular requests certain information as the basis for further discussions and to insure receipt of meeting notices and other information. The circular says in

A conference of real estate interests is proposed to determine taxable income, assessable values and investment profits.

What are you entitled to deduct under the war revenue acts? What are you now charging off for building depreciation?

Informal discussion has developed that there is no uniformity of practice on these points by owners. The Treasury Department is allowing anywhere from one to three per cent. on similar properties belonging to different owners, and there is much criticism of its allowances for depreciation by special purpose buildings. Furthermore, more definite information on the subject of depreciation appears to be essential to the development of a sound investment market for office buildings, apartment houses, lofts and storage buildings.

Allowance for "exhaustion, wear and tear" is construed to include more physical deterioration, and not the other well known charges against actual net income. We believe that Congress never intended such inequity.

The very broadness of the Department's rulings permits of injustice to owners from the widely variant standards adopted by different inspectors, reflecting lack of experience in many cases and applied without appraisal of the property and by "lumping off" the holdings of each owner.

Some complaints refer to the allowances for special purpose buildings of limited life, also for "taxpayers," buildings to be demolished, etc.

The remedy lies either in amendment of the pending

bill, which otherwise will re-enact the present provisions and decisions thereunder, or in adequate representations to the Department to establish that an allowance of "exhaustion" must refer to income capacity rather than to mere material decay.

The assessable value of real property, so far as pertains to the improvements placed on the land, should depend upon the net income resulting from the improvement. This is not to be determined by subtraction of cash outgo from the income. It is, or should be, actual income on the investment, for building cost is wiped out when earning capacity of the investment is wiped out.

The State law provides for more accurate assessment than does the Federal, but even here the building is too often assessed according to physical condition rather than to the "taxable ability" which it creates for the owner. For example: Over-assessment of new buildings may result when cost of construction is added to the value of the vacant plot. Under-assessment results when assessors would hide the not infrequent inflation of land value by exaggerated depreciation on the building.

The office building business is in its infancy, from the investment viewpoint. More accurate methods of determining depreciation should improve present holdings and encourage new ones.

The proper charge for depreciation of a modern steel building may be regarded by "the man in the street" to be a nominal amount, while it is new and a very considerable amount when obsolete. But is it not obvious that from the viewpoint of investment and taxable ability the building must be charged off while its earning capacity is at maximum rather than minimum? Error on this point has produced more than one failure.

The co-operation of all concerned is essential. The expense of the work will be but a fraction of the savings that will result.

Will you not communicate at once with the secretary, Advisory Council of Real Estate Interests, 55 Liberty street, New York, giving your opinion and any facts or material you have at hand? You will then be advised of another meeting to be called within a few days.

GEORGE T. MORTIMER, Chairman.

## ZONING LAW AND BILLBOARDS

By HERBERT S. SWAN,

Secretary of the Zoning Committee.

PRIOR to the adoption of the zoning resolution there existed in New York absolutely no safeguards to protect residential districts against billboards. Advertisers were free to erect huge signs wherever they wished—whether the site chosen was opposite a church or a warehouse, a park or a railroad yard, a home or a gas house. No locality had any amenities which the billboard was bound to respect—it could go anywhere. A private dwelling had no more rights in a residential district than fences featuring Ziegfeld's Follies, Haig & Haig or Bull Durham.

All this has been changed by the zoning resolution which prohibits property situated in residential districts from being put to any but the following uses and the accessory uses customarily incident to these uses.

1. Dwellings including dwellings for one or more families, boarding houses, and hotels having 30 or more sleeping rooms.
2. Clubs, excepting clubs the chief activity of which is a service customarily carried on as a business.
3. Churches.
4. Schools, libraries or public museums.
5. Philanthropic or eleemosynary uses or institutions, other than correctional institutions.
6. Hospitals and sanitariums.
7. Railroad passenger stations.
8. Farming, truck gardening, nurseries or green houses.

The term "accessory use" does not include any build-

ing or use not located on the same lot with the building or use to which it is accessory.

Billboard advertising can in no sense be deemed accessory to any of the uses specifically permitted in residential districts. The erection of signs in the future will therefore be confined to such sections of the city as are situated in business districts or unrestricted districts.

The zoning law, it must be remembered, is not retroactive in any of its provisions. Uses not conforming to the restrictions imposed on the districts in which they are situated are allowed to continue provided they existed in the district previous to July 25, 1916, the day the law passed. Hurtful or harmful uses, which have invaded residential neighborhoods since that date, unless authorized by the Board of Appeals after a public hearing at which all property owners immediately affected by the proposed use were notified to appear and have their objections heard, are in the nature of violations.

The zoning resolution has at one stroke done more to remedy the billboard evil in the residence districts of the city than all the laws and ordinances previously passed on this subject put together. Instead of merely regulating the height, size and construction of signs, it frankly recognizes the fact that there is no such thing as a billboard respectable enough to rub elbows with churches, schools and private homes.



# Realty Taxes Are Higher Than in Other Cities

New York Levies More Money on Its Property Owners and Spends More Lavishly Than Anywhere Else

**T**O use such a unit as the City of New York for laboratory tests of the effect of excessive cost of government and extreme levies upon real property, is again condemned by a comparison of data furnished by the United States Census Bureau. The "financial statistics of cities, 1917" has just been issued and some of the important facts bearing upon the situation in New York City have been summarized by the Advisory Council of Real Estate Interests:

The cost of city government is increasing more rapidly than population. Since 1903 there has been an increase in the total cost of government in 146 principal cities or 40 per cent.

The larger the city the larger becomes the amount of necessary revenue per person. In fact, in the large it is nearly double that in the small cities. But omitting comparisons between New York City and the smaller cities of the country, it is worth noting that the total revenue per capita in 1917 in New York was \$42.17, Chicago \$35.20, Philadelphia \$27.30, St. Louis \$34.36, Baltimore \$30.84. The average for the ten largest cities in the country was \$38.24, or \$4 per person less than

The general property or real estate taxes in these cities was about as follows: New York, \$30; Chicago, \$20; Philadelphia, \$16; St. Louis, \$19; Baltimore, \$19, and the average for the ten largest cities \$25, per capita.

The true extent of the tax burden on realty is shown by the percentage of the total revenue receipts which is derived from the property taxes in each of the cities as follows: New York, 71; Chicago, 56; Baltimore, 61; Philadelphia, 60; and St. Louis, 56. The average for the ten largest cities is 66.2 per cent. as compared with New York's 71.5 per cent.

In fact, New York is shown to obtain a higher percentage of its revenue from the property tax than does any other large city of the country, excepting only Boston and Pittsburgh where the percentage is slightly higher because of peculiar conditions.

The effect of using city credit for projects not covered by current income, gives New York the distinction of requiring a larger percentage of its revenue receipts for interest payments than in any other large city of

the country. The percentages are as follows: New York, 22.1; Chicago, 4.5; Philadelphia, 11.2; Detroit, 14.9; and the average ten largest cities 14.9; average for 219 cities, 13.2 per cent.

As to sources of income, the report indicates that New York received only 0.7 per cent. of its revenues from earnings of its general departments, whereas the other large cities received from 3 to nearly 8 per cent. from that source. The taxes on business and other license charges ranked from a little over 3 per cent. in New York to as high as 15 per cent. in St. Louis, or an average of 5.6 per cent. for the ten largest cities. The earnings from public service enterprises averaged 9.5 per cent. of total revenues in the ten large cities, the New York percentage being 8.9 per cent.

This report, when considered in connection with the recent report from the Census Department on "Specified Sources of Municipal Revenue, 1917," gives new importance to the need for thorough revision of the revenue system for New York City. The very evident faults in the present methods are made more evident by the recent report of the National Tax Association for a model system of State and local taxation. The need is manifest for distributing large and growing city and State budgets according to the benefits obtained by persons, property or business in the jurisdiction. The previous policy of constantly enlarging the real estate tax and practically exempting all other taxes as urged by the single tax religionists, must be abolished. The problems are too deep to be considered without the most thoroughgoing investigation of facts and the advice of those who make it a business to be posted on tax experience.

Increases of rent, decreased building activity, larger congestion of population, poorer housing accommodations, smaller funds for mortgage investment,—these are among the tendencies of the present New York policy of increasing the tax burden on realty. What will happen when owners of vacant property refuse to pay their taxes because of over-assessment and lack of possible purchasers can only be surmized—but the danger is real.

## Zoning Restrictions Protect Private Property

By EDWARD M. BASSETT,  
Counsel, Zoning Committee.

**B**EFORE the zoning system went into effect July 25, 1916, the only way to keep apartments or stores out of a proposed residential neighborhood, or nuisances out of a proposed business district, was by restrictions in deeds. This was always unsatisfactory because parties could not always clearly see the future development. I know a tract in Woodhaven that is restricted to houses of not more than two families on 40 feet front. It is still vacant, as it has been for over fifteen years, because the demand was all for one-family houses on a smaller front. Sometimes a logical business district is restricted to residences. The trouble with restrictions in deeds is that they cannot be altered to suit the reasonable necessities of the future. Sometimes the courts step in, especially in cases of perpetual restrictions and declare that the restrictions are void because of a change in the character of the neighborhood. This takes off all restrictions, allow stables or factories to come in, and the district rapidly declines. Restrictions in deeds often do not protect, and if they are insisted on, often result in constant litigation. If a neighbor is not alert to enjoin the first violation, he may be surprised to find in a year or two that all his rights under the restrictions have evaporated.

One of the most surprising instances of the ineffectiveness of private restrictions occurred recently in Flatbush. An owner of vacant land on Newkirk avenue between Ocean avenue and Flatbush avenue, restricted home builders to one-family detached houses. After these homes were built and to the consternation of their

builders, the owner sold his remaining land without restrictions of record. Apartments were built. One of the home builders moved his home away because he was surrounded by apartments, and sought to have the restriction pronounced obsolete by the courts on the ground that the character of the neighborhood had changed. He then expected to sell his lot for an apartment house. The courts held, however, that the original owner of the vacant land had imposed the detached house restrictions so that future apartments might be provided with light and air. The result is that the lot of the home owner is not practicable for a detached home and not lawful for anything else.

So it often happens that private restrictions do not restrict and often when they do, they bring about unexpected results. The zoning restrictions, however, can be altered by the Board of Estimate when necessary. A single vote of a board member following a written protest of property owners will prevent a change.

Consequently in every part of the city owners of vacant land are depending less on private restrictions and more on the zoning. This is not to say that private restrictions have become unnecessary. On the contrary, private restrictions for a term of years, may often be superposed on the public restrictions to great advantage. The zone restrictions, however, are fundamental and take care of those features which have caused practically all the destruction and most of the litigation of the past.



# Relation of Labor to Total Building Cost

Probabilities of After-the-War Period Worked Out on Basis That Wages Constitute Ninety Per Cent. of Cost

By ALFRED C. BOSSOM.

A CLIENT possessing a very extensive estate in the Adirondacks came to me just before the war started and desired to build a large cut-stone house and to take the stone from his own mountains. I called for two estimates; one using his own stone existing right on the site, and as an alternative using a good Indiana limestone, which by the way had to be transported several hundred miles. When the bids came in it was vastly cheaper to use the Indiana stone rather than his own local material.

Why was this?

It was because the determining or controlling cost was due to the value of the actual labor, as the virgin material itself had practically no value whatever.

We are so apt to lose sight of this fact for our modern system of estimating has unintentionally camouflaged the apparent original material's value with so many incidentals as to bolster it up out of all proportion to its natural condition.

In our modern commercial and monumental buildings we are impressed with the superior materials employed, the beautiful stones and granites, the veined marbles, the richly figured woods, and the chased metal work, etc., until we have subconsciously created within us the atmosphere of a building of importance and great prosperity due to the apparent value of Nature's raw materials used in such profusion, but on second thought, we appreciate that the real expense of all this is due to the cost of man's handiwork and not in the virgin value of the material.

For example, the best granite reposing in an unworked and unopened quarry at a conservative estimate is not worth more than about two cents a cube foot, but it is impossible to get this into the wall of a finished building under approximately two dollars a foot.

In other words, in this case 99% of the ultimate cost is derived from sources extraneous to the material itself. This preponderating percentage of expense, which determines the ultimate value of all our building materials is made up of approximately four items.

1.—Profit.

2.—Interest on investments, as representing (aside from the original value of the undeveloped material) the opening up of the quarry or mine, etc., cost of, and wear and tear of equipment and certain unallocatable items of overhead expense.

3.—Transportation charges.

4.—Labor cost.

Note. The interest upon the original value of the undeveloped material should not appear as a separate item, but should be included in each operation in the unit cost of the virgin material, as in the majority of cases it would vary constantly due to the periodical fluctuations of the market value of the product.

These factors apply universally, though of course, varying in degrees; for instance, such material as sand to be used in concrete does not require the labor expense that iron ore does to reduce it to steel beams or steel boilers, but fundamentally the same controlling conditions prevail.

Realizing that the great proportionate value of finished building materials is made of these subdivisions:

1.—Profit.

2.—Interest on Investments.

3.—Transportation Charges.

4.—Labor cost.

Let us take these up and see what they really consist of.

If on a justifiable and equitable basis this should be the return for executive ability and cover in such a general analysis as this, the salary of the Owner or Manager, the cost of controlling the quarries, yards, etc., expenses of salesmanship, etc. In its broadest sense it is essentially a labor charge (highly skilled maybe), for without this form of labor the organizations obtaining, producing and disposing of the mate-

rial would not function. Certain it is that instances exist of excessive remuneration being given for the amount of effort provided, but nevertheless, it stands for executive labor and not for material.

This has to be considered in conjunction with profit, for due to the very speculative conditions prevailing in the building business it is often the only return that materializes, but where there is some profit in addition to interest on investment—what does this investment consist of to justify interest upon it. Primarily, it is the labor expense in opening up a quarry or a mine—and labor as expressed in equipment and wear and tear upon the same. The value of the machinery itself consists relatively (in addition to the virgin material), to the same four items, so influential in determining the cost of finished building materials and consequently is covered by this whole general analysis and need not be enlarged upon separately.

Thus, this item also stands almost exclusively for the liquidation of the investment which was made by paying weekly salaries to workers in return for their efforts in making the raw material available for use. This, again therefore, is an item decidedly of labor cost and not for material.

Like every detail connected with a finished product entering into the fabric of a building, this item fluctuates enormously with the different materials and under the varying conditions that are experienced, but for purpose of a general comparison it is but a relatively small percentage of the cost of the completed substance. It represents the handling and movement in the quarry, etc.; railroad or boat transportation to the locality in which the material is to be employed and the hauling to the job from the nearest point of debarkation. This charge results again from a similar series of items, those controlling in the larger sense the cost of finished building materials, which are virgin material; profit; interest on the accredited cost; of the right of way; rolling stock; wagons, boats, automobiles, etc., and the great labor cost in producing and the handling of all of this. Once again, it is readily to be seen that this essentially is a labor cost and not one for material.

And lastly the great big item, that of labor in the preparation of the material itself and the establishment of the material in the building. This item is actually paid to workers direct. The proportion that this bears to different materials of course varies anywhere from thirty-five to seventy-five per cent of the ultimate value; the remainder of the expense being proportioned between the three items covered about, and the virgin value of the material.

Thus, from this simple analysis it is an established fact that the original value of the material that enters into a building does not represent in the majority of cases more than five per cent. of the ultimate cost of the finished product, and even in the most simple materials does not represent ten per cent. Therefore, there is at least approximately ninety per cent. used up in another manner.

As the author has endeavored to indicate this goes to labor in some form or another and the great proportionate increase or decrease in the cost of buildings to-day exists in the increased salaries paid to workers. As time goes on the variations will depend almost exclusively for these two reasons: first, the very small proportion of the value of virgin material, and second, that this original material in the ground has not changed its form since pre-war times.

Realizing this condition—what is going to be Labor's After War relation to Building Costs?

Are they going to tumble down and stay tumbled?

Does this seem logical after the worker has been getting such high remuneration?

The only amount of reduction that it seems reasonable to anticipate will be due to the slight cheapening  
(Continued on page 515)



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Time to Take a Firm Stand

Probably no problem to come before the new administration in Albany next January is of so great importance to the property-owners of New York City as that of obtaining a square deal in taxation.

Because of this fact the Record and Guide had hoped to present in this issue statements of their attitude on this vital question from Governor Whitman and Alfred E. Smith, the Republican and Democratic candidates for Governor in this campaign. In order that the taxpayers of the metropolis might know exactly where these candidates stand on this vital subject the Record and Guide offered to each of them an opportunity to state his position, so that the voters of the city might know what to expect later on.

Neither Governor Whitman nor Mr. Smith has cared to take advantage of this opportunity to make his position on this important subject clear to the large number of taxpayers who are readers of the Record and Guide.

It is a matter of regret that the taxpayers of New York City have no definite idea of what they can hope for, in the event of the election of either Governor Whitman or Mr. Smith. Even the platforms on which these candidates are running for the highest office in the State are genuinely disappointing. The only reference the Democratic state platform makes to the vital subject of taxation is contained in Paragraph 15, which declares in favor of "a thorough revision of the tax laws so as to readjust the burdens of taxation, apportioning them in accordance with the benefits of government." That declaration, unsatisfactory as it is, outdoes the Republican platform, because the Republican platform makes no reference whatever to the subject.

In offering to Governor Whitman and Mr. Smith an opportunity to take the taxpayers into their confidence the Record and Guide felt that it was performing a service not only to the taxpayers of the metropolis, but also to the two candidates, one of whom will be the next Governor of the State, and as such will be in a position to exert great influence in the matter of proper tax legislation.

It is unfair to the taxpayers of New York City that they are compelled, campaign after campaign, to take chances in this important matter. The enactment of just tax laws is too vital a subject to be made the football of politics. Year after year the taxpayers are put off before election with either indefinite promises or no promises at all. They are entitled to better treatment before election in order that they may vote intelligently, and they are entitled to better treatment after election.

One of these days the patience of the people who pay the taxes will become thoroughly exhausted and they will make themselves heard in no uncertain manner. To get fair and equitable tax laws is a difficult task, but the time is fast drawing near when the property owners of New York City will refuse to let the politicians of both parties longer juggle with their interests. They are entitled to a square deal, and the Record and Guide hopes that, regardless of the results of next Tuesday's election, they will organize for their own protection and demand and get the consideration to which they are entitled.

## A Good Investment

Business men of this city should be very much interested in the statements of Director General Schwab of the Emergency Fleet Corporation and Chairman Hurley of the United States Shipping Board that the shipbuilding program is not to be terminated by the signing of peace terms, but is to be continued for years to come.

Mr. Schwab says that of a proposed fleet of fifteen million tons of merchant ships only one sixth has been built and that the program will be completed whether the war stops or not. Mr. Hurley declares that the ending of the war will not bring an end to the world's need for ships nor prevent the use of all the facilities of shipbuilders that business economy will permit for the carrying out of the plans that have been inaugurated for a great merchant navy. Greater efficiency in the work of construction will be secured by the elimination of work in poorly equipped yards and the augmentation of effort in those that are best fitted for economical and speedy construction.

New York's interest in the view of the two foremost figures in this field rests on the fact that considerably more than fifty per cent. of the foreign commerce of this country passes through this port and that with our foreign trade constantly mounting to still more stupendous figures it would be suicidal policy not to take adequate and clearly necessary steps to put the port in proper condition to handle this huge business.

The importance of the after-the-war trade of this country was sounded by Mr. Frank A. Vanderlip, president of the National City Bank, at the dinner of the American Export Association this week. After calling attention to the growing interest in extending the foreign trade of the country he declared that such extension would be impossible until the means of payment had been established. In return for great shipments of foodstuffs, raw materials and manufactured products to other countries it will be necessary, he says, for the flotation here of the securities of foreign governments and corporations and other obligations. It was by in-



vestment in the securities of other countries that England and Germany built up their great foreign trade previous to the war. Under Mr. Vanderlip's leadership it is probable that bankers who are the natural distributors of the kind of securities to which he refers will so popularize issues of other governments and foreign investments of established merit that this basic necessity of a widely distributed foreign trade will be provided. Messrs. Schwab and Hurley assure us that the tonnage will be provided. Our merchants are alive to the advantages to be derived from this trade.

There is left then the providing of proper docking and terminal facilities for handling this greatly increased business so that it will not be diverted from this city.

## Relation of Labor to Total Building Cost

(Continued from page 513)

of such articles as butter, eggs, clothing, etc., which will relatively react and cause a slight reduction of salaries, but not to create any great big savings over the existing prices.

It is axiomatic, that once labor gets a high wage it does not return to a lower one easily.

The great socialistic wave passing over the world is much fostered by the war spirit and has justly made the worker feel he is entitled to a larger share of the return for his labor than was the case years ago. After the worker who has been in the Army returns he will be much broader in his point of view. His intercourse with men in many spheres of life and activities will have convinced him that he is entitled to receive consideration on a different plane from that he was formerly contented with, so it is not reasonable to assume there will be any great reduction from this standpoint, and if it comes to a commercial fight to reduce salaries it is greatly to be questioned if he could or should be compelled to take much less.

But, will the demand for the workers' services be so much greater than the corresponding supply to allow him to continue to maintain his independent stand? The general increase in population amounting to between two and three million per year alone will infinitely more than use up all of the emergency accommodations provided by the Government during the war times.

Building generally has been at an abnormally low condition since 1914, when the Universal Conflagration started. Hence the demand for new accommodations in the way of homes, commercial and monumental buildings, apartment houses, etc., has slowly been increasing like a tidal wave waiting to be loosed by the signing of peace.

Concurrent with the signing of peace will be the releasing of workers from munition plants, etc. Judging by pre-war conditions in times of normal building activities men occupied in the building trades were not over abundant and no one will go back to this form of livelihood who had not had the experience necessary. Thus, with the great amount of building to be done, with at the best no more workers than before, the demand certainly, it appears, will be greater than the supply; which means that the mechanic will maintain and be entitled to his long existing independence of action. The American Armies that have been accumulated will have to be disbanded; but naturally this will only be performed slowly, as they can be absorbed by the natural activities of the country and after the released munition workers have been already taken up. The return will be so gradual that it will have no great effect upon the labor situation for some years at least—

Is it not imperative that Dock Commissioner Hulbert's program for augmenting and perfecting the city's water-side be given serious attention? He asks for twenty million dollars to overhaul and add to the pier frontage. The interest on this sum at five per cent. is one million dollars per year. Is that too much to pay to prevent the threatened transfer of many of the steamship lines to other ports which are ready to provide adequate facilities for doing business?

New York has the best natural harbor in the world, but it has been sadly neglected. It should be brought up-to-date and that means in these times of rapid expansion of the world's activities that the future as well as the present crying needs should at once be provided for.

by which time the programme of the reconstruction of industrial relationship and the recognition of the great importance of the workers and laborers in each operation will have been fully recognized, and should be on a basis absolutely undreamt of before the war.

Thus, seeing the all determining relationship of labor cost to the value of a building, both now and in the future, it is not hard to understand the real material is not worth more than about one-tenth part of the value of the worker's efforts in placing it in its finished resting place, and this condition will continue, and in all probability develop into an even smaller proportion as the years go by.

## What Is Building Value?

New York, Oct. 31, 1918.

Editor Record and Guide:

In the article in the Record and Guide by Mr. Swan, "How nuisances are affected by zoning law," this sentence occurs: "For the purpose of continuing the particular nuisance use existing July 25, 1916, structural alterations are allowed in a building only up to 50 per cent. of its value exclusive of foundations"—which leads to the question, "what is the value of a building?" Is it the value fixed by the Tax Department, or is it cost of reproduction, less physical and economic depreciation? If the Tax Department figure is the criterion, then, in many cases, it would not be possible to comply with the requirements of existing laws. The same is true of the second definition.

In view of the uncertainty of the "value of a building," as defined in the zoning law and its susceptibility to contradictory interpretation, the wording should be changed so as to make perfectly clear what is intended. "Fifty per cent. of its replacement value" might cover this indefinite point, if such was the intention.

WM. D. KILPATRICK.

The Sixtieth street tunnel, underneath the East River, providing a subway connection between the lines operated by the Brooklyn Rapid Transit Company under Broadway and Seventh avenue, Manhattan, and the new elevated lines in Queens Borough, has been "holed through" under the direction of the engineers of the Public Service Commission for the First District. This tunnel, which crosses beneath Blackwells Island is the deepest railroad tunnel in New York City, being, at some places more than one hundred feet below mean high water. At some points, during the course of construction it was necessary for the engineers and contractor to use compressed air at the high figure of 48 pounds to the square inch, establishing a record.



## The Story of THE WINDOW SHADE

(This talk is No. 9 of a series)

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## PROGRESS OF BROADWAY ASSOCIATION

### Greatly Enlarged Scope of Activities Shown in Annual Report of President Thompson

Diversified activities of the Broadway Association are emphasized in the annual report of the organization, which has just been submitted to the directors by its president, Jefferson De Mont Thompson.

Excerpts from the report are as follows:

"The past year has been a most active one by your Association—not only as it pertains to the interests affecting Broadway, but the side streets adjacent thereto, and the Greater City itself.

"We would enjoy going into details as to the vast amount of work done, but it may suffice here to but briefly touch upon a few examples of what has been accomplished.

"First—The abatement of the peddling nuisance on Broadway, extending from the Battery to 135th street, which was made into law by the activities of your Association.

"Second—We have handled enumerable numbers of complaints regarding the sidewalk conditions, occasioned by the subway construction, in a most satisfactory manner, to both complainant and contractor, and obtained many improvements of the conditions complained of.

"Third—We feel that the strenuous efforts of the Times Square Subway Committee cannot be too highly appreciated, for it was mainly through their energy that the shuttle train service in 42nd street was resumed on September 28, and we feel quite confident that the narrow passageway which it was proposed to construct in Seventh avenue will be abandoned, owing to the active opposition of the committee.

"Your Association predicted a year ago that the time would come when the people of New York would want to know why the facilities of the Times Square station were so poor. They will want to know why it is necessary to change cars twice in order to travel between the upper West Side and the Fourth avenue sections. Why trains do not run between Long Island City and the upper West Side. Why through trains do not run down Lexington avenue, across 42nd street and down Seventh avenue. The day has come sooner than the Broadway Association expected, for it is fresh in the minds of all the awful mess the public were placed in in the terrific congestion of passenger traffic and forcing the complete abandonment of the entire subway scheme three days after it was opened on August 1 last.

"In the opinion of your directors, this committee has done a wonderful work, and we can't but express our deep regrets that more of its engineering features, as recommended to the Public Service Commission, have not been more readily accepted.

"We feel that good work has been accomplished by the committee appointed to investigate the coal situation who after conferring with the mayor and fuel administrators, Governmental, State and local, induced the City of New York, through its mayor, to store a certain quantity of anthracite coal in the hope of eliminating the distress that was suffered by the poor of this city last winter. This committee has also accomplished remarkable results in the improvement of the grade of coal that was being delivered as much of it was found to be dirt that could not be burned, yet had been transported at great expense, both in money and in car space, but to no value.

"It also, with some degree of success, brought to the attention of the National Fuel Administrator that, although he had requested house owners to place their orders early in order that coal may be secured before the winter months set in, it was extremely difficult to secure the coal from the local dealers.

"We obtained the passage of an ordinance for the restriction of pushcarts on 27th and 28th streets.

"We have been active in protesting against the piling of material by the contractors of the subway upon Broadway, and the adjacent streets, resulting invariably in the removal of such material, in accordance with the best wishes of the members and property owners.

"The Association protested against the retention of the unused street car tracks on 17th street, north of Union Square and by its efforts succeeded in having them removed.

"Learning that there was no city law to prohibit the sweeping of street refuse into subway ventilators, we had introduced an ordinance making it an offense punishable by fine and it duly became a law.

"We advocated with the city of Brooklyn a plan which will enable the traffic from all parts of Brooklyn to come directly to Broadway on the B. R. T. line for one fare, and which plan has been approved by both the Public Service Commission and the Board of Estimate.

"The Association endorsed the plan to build a vehicular tunnel between New York and New Jersey and authorized the appointment of a committee to help bring about its construction. A luncheon was given by the Association at which Governor Edge of the State of New Jersey was present and advised that his State had already determined upon the use of this tunnel and had passed a bill authorizing the expenditure of their share, and the Broadway Association recommended the construction of this tunnel by resolution to the legislators of the State of New York appealing to them to appropriate an amount to defray one-half of the expense for the construction of this tunnel.

"Through the efforts of the Bowling Green committee the loss of a portion of the historical fence which formerly surrounded Bowling Green, was discovered and at the request of the committee the mayor referred the matter to the Police Department for investigation, as this fence had been given to the Park Department for safe keeping and had either been sold for junk or had been stolen."

#### Jacob D. H. Bergen.

Jacob D. H. Bergen, senior member of the real estate firm of J. D. H. Bergen & Son, who died last week of pneumonia, was one of the best-known realty brokers in Brooklyn. Mr. Bergen was 72 years old and was born on his father's farm at Hoyt and Sackett streets, on the site now occupied by the Roman Catholic Church of St. Agnes.

In point of activity Mr. Bergen was probably the oldest real estate broker in the borough. He was regarded as one of the most competent men on realty values in Brooklyn, not only in the locality where he established his office on Court street, nearly half a century ago, but in the entire borough. He took an active interest in the development of the old city of Brooklyn.

Mr. Bergen was a member of the Brooklyn Civic Club and identified with the organization of the Brooklyn Chamber of Commerce. He was active until his illness, and assisted in the preparation of the plans for the Real Estate Division of the Fourth Liberty Loan. He was a life-long member of the Old South Congregational Church on Court and President streets, and one of its trustees. Every summer he spent his vacation at Lake Spoffitt, N. H.

He is survived by a wife, Mrs. Emily Schuyler Bergen; three children, De Hart Bergen, of 287 East Seventeenth street; Mrs. Charles P. Matthews, of 9 East Eighteenth street, and Schuyler J. Bergen, now in France with the 27th Division of the 105th Machine Gun Battalion; four grandchildren and a sister, Miss Marietta Bergen.

His eldest son, De Hart Bergen, has been associated with him in the real estate business.



# Real Estate Review For the Current Week

Market Is Quiet, In Sharp Contrast With Last Week's Showing—  
Outlook Is Unusually Promising

COMPARATIVE quiet prevailed in the real estate market this week, few deals of note being consummated and the business generally concerning itself with moderate priced properties. Last week's good showing tends to accentuate even further this week's dullness and prove once again the oft-repeated contention that the market is "spotty" and characterized by alternate and regularly apportioned periods of activity and apathy. It is difficult, therefore, with the market in such a state of constant flux, to analyze the business of any one week and form any conclusion as to specific trends. The survey, however, of the business extending over a number of weeks, reveals a number of encouraging results, despite the generally prevailing impression that conditions remain unchanged, and the market is continuing to decline. In the first place, the sudden change in the international situation and its profound effects upon the world markets and finance, even within the last few days, has electrified not alone business men in every field of endeavor, but has buoyed up the hope of builders and real estate owners and brokers to an unusual degree. There is a strong and steadily growing belief that the clearance of the international situation will be followed by a slow but steady clearance of the building

situation, which is so closely allied with the real estate situation, that they are practically one and the same thing.

There is absolutely no doubt that as soon as national expediency decrees it, the building embargo will be lifted and the tremendous existing demand for space of all description in New York City and elsewhere, will be capitalized in probably the greatest real estate and building boom in the history of the city. The resultant demand for building sites will furnish the market with the stimulus which it has so sadly lacked within recent years.

Moreover, the existing shortage of both residential and business space, has placed great numbers of hitherto unproductive properties on a strong income-producing basis, and owners of many holdings are for the first time in years realizing adequate returns on their investments. The possibilities for the acquisition of desirable holdings are therefore both numerous and varied, and brokers are confident that eventually this factor in the situation will be a powerful one in attracting capital into the real estate field.

The message of the day to the real estate owner and broker is, "Bide your time and mark time, and the future will take care of itself."

## PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 16, as against 24 last week and 9 a year ago.

The number of sales south of 59th street was 8 as compared with 9 last week and 3 a year ago.

The number of sales north of 59th street was 8, as compared with 15 last week and 6 a year ago.

From the Bronx 12 sales at private contract were reported, as against 10 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 524 of this issue.

### Adds to Broadway Holdings.

The Midcity Realty Company, representing Mrs. Mary L. Barbey, purchased from the August Hemenway Estate of Boston, the four-story building with stores at 400 Broadway, northeast corner of Walker street, on a plot 30 by 100. The Douglas Robinson, Charles S. Brown Company negotiated the sale. The same company holds title to the adjoining parcel at 402 Broadway, and the next two buildings at 404 and 406 Broadway are held by Mrs. Barbey, so that with this latest purchase these interests are in control of a frontage of 107 feet on Broadway and 100 feet on Walker street. The corner building has been occupied for several years by the Herring-Hall Safe Company, which concern recently renewed its lease on the property for a long term from next February at an increase of more than 30 per cent.

### Operator Buys Lofts.

Max N. Natanson, as president of the Nason Realty Company, bought from the estate of Phillip Braender the twelve-story mercantile building at 26 to 32 West Seventeenth street, midway between Fifth and Sixth avenues. The structure occupies a site 94x92, and is fully rented under leases which show an annual return of \$50,000. The property was held at \$400,000, the present deal being for all cash. Byrne & Bauman were the brokers in the sale. The building was put up about ten years ago by the late Mr. Braender, who was a pioneer builder of modern lofts in the downtown and uptown mercantile districts. A few weeks ago I. Randolph Jacobs and Everett Jacobs bought the eleven-story loft structure opposite, at 23 to 27 West Eighteenth street and 18 to 22 Seventeenth street.

### \$300,000 Building "Sold."

In order to clear its title of a trust effected some ten years ago, the seven-story Lisbon building at 9 Beaver street, northwest corner of New street, assessed at \$300,000 by the city for taxation purposes, was struck down at auction this week on a bid of \$10,000. The structure occupies a plot 30.3 by 103.8, and was sold under a mortgage judgment amounting to about \$164,000, with interest and carried back taxes amounting to \$7,151.70. Henry Brady was the auctioneer. The action was brought by Agnes E. O'Donnell against Ivan L. C. Gooding, trustee, etc., and others. There is no particular significance in the knockdown price, since the transfer was made for the purpose of clearing title.

### Will Take Over Holdings.

The Lexington-Thirty-fourth Street Realty Company, capitalized for \$5,000, with Dr. J. A. Wyeth, Dr. C. R. Hancock and Henry Station as directors, has been incorporated at Albany. The company will take over Dr. Wyeth's four four-story converted houses, 242 and 244 Lexington avenue and 129 and 131 East Thirty-fourth street, surrounding the northwest corner of those thoroughfares. The avenue side of the plot is 40.4x88 feet.

### Continued Activity Downtown.

The Charles F. Noyes Company and the Douglas Robinson-Charles S. Brown Co. sold to an investor 8-10 Platt street, two connected business buildings covering plot 43 by 72, under a long-term lease, to Hagerty Bros., who have been tenants for more than fifty years. The property will not be offered for resale. These two brokerage firms recently sold 12 Platt street adjoining.

### Leonard Street Sale.

Katherine V. Hayes bought through E. H. Ludlow & Co. from the Columbia Trust Company, as administrator for the estate of Emily Daly, 47 Leonard street, a five-story store and loft building, 25x100 feet, between West Broadway and Church street. The property has been held in the seller's family since 1884.

### Long Island City Project.

The Degnon Terminal & Realty Improvement Company sold through W. J. Hardgrove the block bounded by Nott avenue, Manly street, Anable avenue and Mount street, at the Degnon Terminal, Long Island City, to S. Blickman, manufacturer of coffee urns, of Manhattan. The purchaser will improve it with

a plant. The property is served with a railroad siding from the Degnon Terminal Railroad.

### Columbus Avenue Buyers.

Simon & Berman, operators, have purchased from Nathan Lemlein, the two five-story flats at the northeast corner of Columbus avenue and Eighty-ninth street, on plot 58 by 75. The new owners will alter the buildings into two and three-room suites. The property was held at \$100,000. The brokers in the deal were Isidor Federman and D. C. Cornell.

### Manhattan.

#### South of 59th Street.

MADISON ST.—Alexander Selkin and David Mintz have resold the 5½-sty tenement, with stores, on lot 25x100, at 179 Madison st. This is the third sale of the property since March.

NORTH MOORE ST.—Charles H. Pulis sold for the Chesebro-Davidson Real Estate Co. 65 and 67 North Moore st, a 7-sty warehouse, on a plot 45x97.7, between Hudson and Greenwich sts.

STANTON ST.—S. H. Sternberg sold for the Lawyers' Mortgage Co. 162 Stanton st, a 4-sty flat, on plot 25x75, between Suffolk and Clinton sts.

SUFFOLK ST.—The 5-sty tenement at 118 Suffolk st, near Rivington st, has been resold at a profit by Ella V. Eldredge to the Prostrada Realty Co. The seller purchased the property at auction on Oct. 16 at the stand of Arthur C. Sheridan.

10TH ST.—The Carlhoff Realty Co. sold, through Charles Buermann & Co., the 5-sty, 18-fam. tenement, with stores, at 271 East 10th st, on a lot 25 by 100.

#### North of 59th Street.

75TH ST.—W. J. Boller sold for the Madison av and 56th St Corporation, to a client of Robert M. Fulton, the 4-sty dwelling at 17 East 75th st, acquired by the seller last June.

102D ST.—Catherine Ernest has re-sold 171 West 102d st, a 5-sty flat, 25x96, which she acquired on October 4 for \$19,500 as plaintiff in foreclosure proceedings.

7TH AV.—The Markham Realty Corporation, Clarence W. Eckhardt, president, purchased from Tirzah Elizabeth Wood, Anna Belinda Van Buren Wood and Tirzah Frances Watson 236 7th av, a 4-sty building with store, between 23d and 24th sts. The property is free and clear and the purchase was made for all cash. Harold L. Lewis was the broker in the transaction.

75TH ST.—The 244 East Seventy-fifth Street Corporation, capitalized for \$10,000, F. S. Brown, R. E. Deeks and W. A. Van Ness directors, has been incorporated at Albany to buy 244 East 75th st, a 5-sty building, 28x76.8, adjoining the southwest corner of 2d av, from Jacob Dieter.

122D ST.—Harry Sugarman sold for the New York Title and Mortgage Co. to James H. Cruikshank and Charles Wynne the 4-sty residence at 137 West 122d st, on plot 16.8x100.

127TH ST.—J. Edgar Leacycraft & Co. sold for the New York Life Insurance & Trust Co. to James H. Cruikshank the 5-sty tenement at 228 East 127th st, on a lot 25x100, assessed by the city at \$17,000.

ST. NICHOLAS AV., ETC.—George Howe sold for Dr. Waite A. Cotton 759 St. Nicholas av, a 3-sty dwelling, on lot 20.5x96, near 148th st, to Walter G. McGee, who gave in exchange the 2-sty garage, at 3134 and 3136 Webster av, Bronx.



# What Leading Real Estate Men Say About Victor J. Dowling

## ALBERT B. ASHFORTH

It is a pleasure for me to endorse the candidacy of a man with so sterling a record as Judge Dowling. With his re-election a practical certainty he will continue to perform the duties of his high office with the confidence and backing of real estate men regardless of partisan affiliations.

## JOSEPH P. DAY

Judge Victor J. Dowling should be kept on the bench, from the real estate point of view. He is a real estate owner and his decisions have always been eminently fair with regard to real estate. His capacity and ability is shown and reflected by a nomination on the tickets of both of the great parties. It behooves real estate men to know he is running and to be sure to vote for him.

## ROBERT E. DOWLING

I have known Judge Dowling intimately for fifteen years and esteem him as one of the ablest and best qualified judges in this district. He is a man of high character, great learning and proved industry, and is one of the best equipped jurists in the state. I believe it to be the duty of all good citizens to support him, not only because of his eminent fitness for the high office, but also because of the necessity for carrying out the principle of non-partisan, and all party, support of the judicial office.

## LAURENCE McGUIRE

That Justice Victor J. Dowling is designated by the dominant political parties for re-election to the Supreme Court bench is more than pleasing to his many friends. It, however, could not be otherwise. The fine record which Justice Dowling has made for himself as a Supreme Court Justice is outstanding and not surpassed by even the very fine and very able men who within my memory have been chosen by the citizens to the high place of Supreme Court Justice. Justice Dowling's friends should support his candidacy aggressively, and not assume that he, being in the favorable position of having both party designations, is elected. This might prove most unfortunate and it is the duty of every friend of Justice Dowling, as it is of those voters who are desirous of seeing the standard of the Supreme Court bench maintained, to make it their business to see that all voters of whichever party be instructed to look for Justice Dowling's name which is the third in the eighth box of the ballot.

## ALFRED E. MARLING

While I am a Republican I am firmly of the conviction that no partisan politics should be considered when judges are selected. For this reason it is a sound policy for the Democrats and Republicans to get together for the renomination of honest, able and faithful judges. I am glad to know that the Hon. Victor J. Dowling who has been on the bench for many years and who has served faithfully and well, and with distinction, has been made the nominee of both of these parties.

## CHARLES F. NOYES

It is gratifying to note that Judge Dowling's renomination to the Supreme Court Bench is practically assured by his nomination by both the Republican and Democratic parties. In view of his fairness and general fitness, real estate men both in their professional and civic activities may view his re-election in the most favorable possible light.

## MARK RAFALSKY

Judge Dowling's excellent record on the bench and the high degree of integrity and fearlessness which have characterized the fulfillment of his judicial duties have won the respect not alone of real estate men but of all litigants who have had occasion to appear before him.

## ROBERT E. SIMON

Judge Dowling deserves re-election on the strength of his splendid record on the bench where he has earned general commendation from men in all walks of life, regardless of political party lines.

## STEPHEN H. TYNG

My endorsement of the candidacy of Judge Dowling means the endorsement of his record and his qualifications for judicial office. His nomination by both of the large parties, reflecting the trend for political unity in the selection of competent men for the bench, is perhaps the best tribute that can be paid to him. The assurance that his re-election is certain is gratifying, not alone to real estate men with whom his relations have always been cordial, but to every citizen and taxpayer who aims to keep the judiciary out of politics.

**A**LTHOUGH Victor J. Dowling, Candidate for Justice of the Supreme Court, is the only one who has been nominated by both the Republican and the Democratic parties, and although he is unanimously endorsed by the Lawyers' Associations, **he cannot be elected unless he receives a plurality of the votes on election day.**

You must not assume that he will be elected merely because of his almost unanimous endorsement. In the maze of candidates and the difficulties of the ballot, it is the duty of every voter to look for Justice Dowling's name and give it his personal endorsement by his vote.

In these momentous days our higher courts can ill afford to lose their able judges. There has never been a time when they were more needed in the administration and enforcement of the law.

No candidate for judicial office has ever received stronger testimonials as to his fitness; no man was ever better qualified by moral character, intellectual attainments and faithful service. Two Governors have recognized his qualifications by appointing him to the Appellate Division.

For fourteen years he has served the people with honor, fidelity and preeminent ability. The public appreciation of his brilliant career and his unselfish patriotism should be recorded by the ballots cast for him on Election day.

MICHAEL FRIEDSAM, President B. Altman & Co.,  
Chairman Campaign Committee.

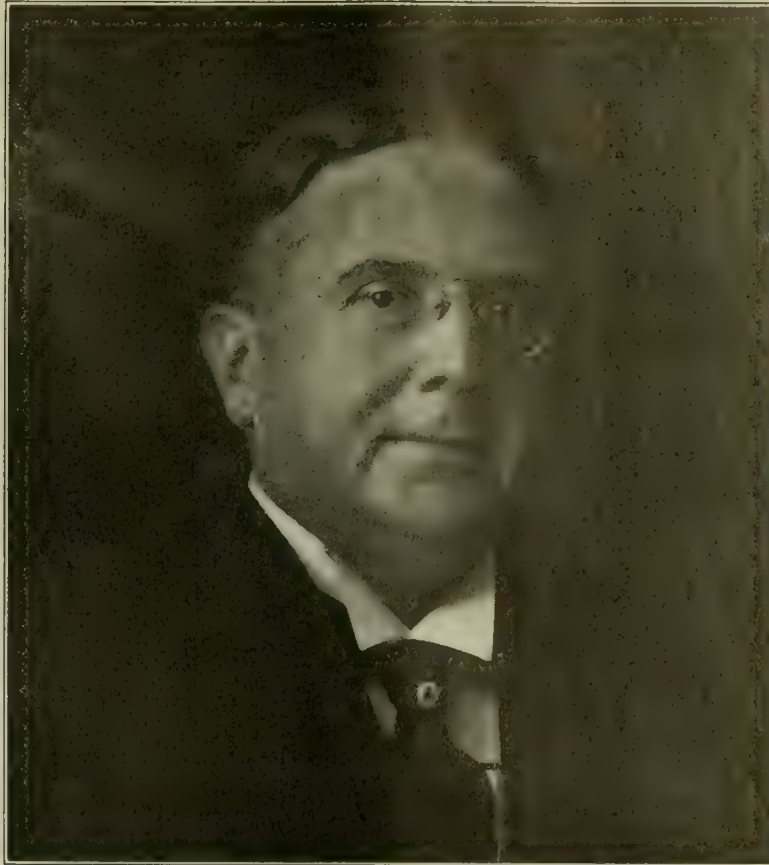
LEWIS S. ROTHSCHILD, 120 Broadway,  
Treasurer Campaign Committee.

JAMES J. HOEY, 80 Maiden Lane.

ALBERT H. WIGGIN, President Chase National Bank.

LAURENCE McGUIRE, President U. S. Realty & Improvement Company.





VICTOR J. DOWLING

**V**ICTOR J. DOWLING was born in New York City in 1866, the son of Denis Dowling and Eliza Fierlants Faider Dowling. He was educated at St. Peter's School, De La Salle Institute and Manhattan College, graduating from the last named institution in 1883 with the degree of A. B., and receiving the Devlin medal for classics. He entered the law office of Senator James FitzGerald, afterwards a Justice of the Supreme Court, and studied law at the New York University Law School, from which he graduated with the degree of LL.B. in 1887, winning the two prizes offered,—one for the best written, the other for the best oral, examination,—the first time they both had been won by the same student in the history of the school. Admitted to the bar in New York City in 1887, he at once entered upon the practice of the law.

He received the degree of M.A. from Manhattan College in 1888. In 1893 he was elected by the Board of Education a School Trustee for the 19th Ward, but did not qualify, as before the time to enter on his duties arrived, he was nominated for the Assembly and elected thereto. He was elected to the State Senate in 1900, and re-elected in 1902, serving on the Judiciary Committee during his four years of legislative activity. He was nominated for the Supreme Court in 1904, the speeches placing his name before the Democratic Convention being made by John J. Delany and M. Warley Platzek (both afterwards members of the Supreme Court) and Lewis L. Delafield. He was endorsed for election by the Association of the Bar of the City of New York, on the favorable report of its Committee of which the late Adrian H. Joline was Chairman. He was elected, and for five years presided at Trial and Special Term, and served on the Appellate Term.

He was repeatedly designated to hold the Criminal Branch of the Supreme Court, and many important criminal cases were tried before him, including the second trial of Harry K. Thaw, his conduct of which called forth editorial praise from practically every city newspaper. His order of commitment was upheld by every Court before which it came, including the U. S. Supreme Court.

Governor Charles E. Hughes designated him a member of the Appellate Division, to take office January 1, 1910, and he was re-designated by Governor Charles S. Whitman on January 1, 1915. Since his appoint-

ment to the Court he has participated in the hearing of 4,415 appeals from judgments, 2,499 appeals from orders (a total of 6,914 appeals) and has written 421 opinions, the first of which appears in Vol. 136 Appellate Division Reports.

He has received the degree of LL.D. from Manhattan College (1906), New York University (1908), Fordham University (1911) and Notre Dame University (Notre Dame, Indiana) in 1917. In presenting him for the degree at New York University, Rev. George Alexander, D.D., said: "Victor James Dowling, native of this city, Bachelor of Arts of Manhattan College, alumnus of our University Law School of 21 years' standing, president since last year of the association of law alumni, assemblyman and senator of the Legislature of New York, and now for three years a justice of the Supreme Court—in each of these relations, student, alumnus, lawyer, publicist and jurist, known for high character, sound judgment and the faithful discharge of important trusts committed to him by our citizens, is presented for the degree of Doctor of Laws."

By invitation of the United States Government he delivered the address at the unveiling of the National monument to Christopher Columbus at Washington in 1912. He also made the speech presenting to the Nation the Statue of Robert Emmet at Washington in 1917. He has been a frequent speaker on educational, historical and fraternal topics, having been heard in almost every section of this country and in Canada.

Besides membership in many historical and learned societies, he belongs to the Association of the Bar of the City of New York, the New York State and American Bar Associations. He was the first president of the Hobby Club, composed of 34 New York lawyers and business men, who have congenial literary and artistic tastes, and whose meetings are devoted to the reading of papers on special topics in literature and their general discussion.

He has been made a Knight Commander of the Holy Sepulchre by the Patriarch of Jerusalem in 1908 and a Knight of the Order of St. Gregory the Great by Pope Benedict XV in 1916. He is married and his family consists of his wife and three daughters—Dorothy, Nathalie and Victoria. His home is at 17 West 82d Street, New York.



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COSTER ST.—Samuel Cowan Agency sold to Hudwill Corporation, Hudson P. Rose, president, 646 Coster st, a 2-fam. house.

FOX ST.—Alexander Selkin sold for Leo Hirschfeld, 1052 Fox st, a 5-sty apartment house, 37.5x100, to a client for investment. It was an all cash transaction.

151ST ST.—James J. Donovan sold 291 East 151st st, a 2-sty dwelling, 24x114, between Morris and Court avs, held at \$6,500, for William F. Fitzgerald to Annie Magor.

168TH ST.—Cahn & Pittman sold to William C. F. Friederichsen the brick 2-fam. dwelling, 20x100, at 452 East 168th st.

224TH ST.—Duff & Brown Co. sold for Martha W. Zehder a plot, 50x129, on the south side of 224th st, between Laconia and Paulding avs, and a lot 25x129 on the south side of 225th st, between Bronxwood and Paulding avs.

COLDEN AV. ETC.—J. Clarence Davies sold for the estate of Lorillard Spencer the vacant plot, 50x100, on the west side of Colden av, 100 ft. north of Mace av; also the single lot, 25x100, on the north side of Mace av, 125 ft. east of Radcliff av.

GRANT AV.—Daniel Casey resold for Kathryn F. Schieffer, 1066 Grant av, a 3-sty flat, 25x100, to Jacob Silverstein. The sale is the second involving this property within two months.

LAFONTAINE AV.—George N. Bruno & Co. sold the 2-fam. houses at 2078 and 2080 Lafontaine av, on a plot 34 by 100.8, to a client of D. S. Gerstenfeld.

SOUTHERN BOULEVARD, ETC.—Clement H. Smith reports the following sales in the Bronx: the two 3-fam. houses 1334-6 Southern boulevard, the brick dwelling 2220 Valentine av, the 2-fam. dwelling 1752 Anthony av, and the 2-fam. dwelling 2176 Washington av.

WASHINGTON AV.—William Peters & Co. have purchased the 5-sty apartment house at 1018 Washington av, on a lot 25x85.

WASHINGTON AV. ETC.—Schwab & Co. resold for Harry Cahn the 4-sty apartment house 1373 Washington av, size 27x136, to a client, who gave in part payment a plot on Crotona av, near 183d st, size 75x80.

**Brooklyn.**

BRISTOL ST. ETC.—Realty Associates sold 308 Bristol st, a 3-sty flat, to Isidore Cohen, through Louis Smolowitz; 306 Bristol st, to Samuel Ruberman, through Herman Rinken; 9823 4th av, at the northeast corner of 99th st, a frame dwelling, 50x100, to Norman Anderson; 418 to 424 Bay Ridge av, a 3-sty flat, to Antonio Perpetua, through A. Gallo; 598 Union st, a 4-sty flat, to Antonetta Acquarello; 314 29th st, a 4-sty flat, to Antonio Lollo; 342 29th st, a 4-sty flat, to Rocco Fazio, through R. Chinesse.

FENIMORE ST. ETC.—J. D. O'Connell, Jr., sold 210 Fenimore st, a 2-sty frame dwelling, 40x85, for Helen Stackpole; 34 Stratford rd, a 3-sty frame dwelling, 32x100, for John R. Murchison; 203 Lincoln rd, a 2-sty stone dwelling, 20x100, to Mrs. J. Kelly; 161 Maple st, a 2-sty stone dwelling, 20x100, for G. Ridgway.

HERKIMER ST.—Bulkeley & Horton Co. sold 95 Herkimer st, between Bedford and Nostrand avs, a 3-sty frame semi-detached dwelling, lot 31x100, for J. C. K. Studwell.

LINDEN ST. ETC.—William E. Harmon & Co. sold 627 Linden av, a semi-detached 2-fam. house, to Mrs. Rose Macer; 127 44th st, a 2-fam. dwelling, to M. G. Labek; 616 East 8th st, a semi-detached dwelling, to R. Greenwald; 831 Lenox rd, a dwelling, to Andrew J. Craven; 89 Clarkson av, a dwelling, to Andrew Erickson.

MACON ST. ETC.—Everett Kuhn has sold 226 Macon st, a 3-sty dwelling on a lot 18x100, for D. H. Young; 576 Madison st, a 3-sty dwelling, on lot 20x100, for E. R. Jones, who took in part payment 680 acres in Tennessee; also the 3-sty dwelling at 116 Bainbridge st for Patrick J. Tracy.

RYERSON ST.—The Bulkeley & Horton Co. sold the 2-sty frame dwelling at 93 Ryerson st, on a lot 16.8x100, between Myrtle and Park avs, for the Chester Drug Co.

51ST ST.—Tutino & Cerny sold for Morris Green & Co. the 2-sty dwelling at 666 51st st. The buyer will occupy the house.

75TH ST. ETC.—J. F. Kerns sold for Mrs. Edward J. Beck the 1-fam. dwelling at 459 75th st to Dr. William Clemens for occupancy, and for Robert J. Campbell of Ocean Grove, N. J., the 1-fam. detached cottage at 333 77th st to Mrs. Caroline Hanretty for occupancy.

BEVERLY RD.—W. H. Goldey has sold a 2-sty brick house 20x100, at the northeast corner of Beverly rd and East 32d st, for Mrs. Laura Currie.

FORT HAMILTON AV.—Frank A. Seaver & Co. sold for C. H. Bunn six 2-fam. frame houses, on the westerly side of Fort Hamilton av, 20 ft. south of 94th st.

GLENMORE AV. ETC.—Edouard C. Panitz has sold 536 Glenmore av, a 2-sty 2-fam. dwelling, for E. H. Fimpel to Ottillie Kleinfeldt; 538 Glenmore av, a 2-sty dwelling, to Agnes Keegan; 110 Sunnyside av, a 2-sty brick 2-fam. dwelling, for Hattie Wenzlik to John Hart; and 213 Grant av, a 2-sty brick 2-fam. dwelling, for G. E. Pellnitz and Matilda Pellnitz to Jacob G. Ehler and Anna Ehler.

LEXINGTON AV.—The E. A. Polak Realty Co. sold for Mrs. L. Wolf from 794 Lexington av, a 4-sty flat, 34x100, to the J. Macdonald Co., which gave a Haworth (N. J.) dwelling in part payment.

3D AV.—Frank A. Seaver & Co. sold the 4-sty brick store building at 682 3d av for Mary McGovern to an investor.

**Queens.**

FLUSHING.—A. Hellrung sold to F. T. Hepburn a plot 341x105 ft., on the south side of

Sanford av, 622 ft. east of Parsons av, Flushing.

JAMAICA.—The Stanley Agency sold the dwelling at the northwest corner of Shelton av and Sutphin rd, 80x125, for A. L. Reichelderfer to W. H. Zipse.

LONG ISLAND CITY.—The Manhattan Savings Institution sold to the Liberty Paint Co. a plot 100x100 ft., west side of Vernon av, 75 ft. north of 10th st, Long Island City.

ROCKAWAY POINT.—W. H. Gahagrand, Inc., purchased 240 acres near Rockaway Point, with a frontage on the Somerville harbor and Jamaica Bay, and has applied for a permit for the first shop unit, 181x53, to cost \$27,000.

**Richmond.**

DONGAN HILLS.—Moffatt & Schwab sold for Mrs. Mary A. Walsh her property on Alter av to William F. O'Riley of Pleasant Plains.

**OUT OF TOWN. GOSSIP**

PORT RICHMOND.—M. James Hughes sold for Mary L. Crum a dwelling, 32x100, at Cottage pl and Vreeland st to Julius Frankenberg; for James H. Horgan a Crocheron st dwelling, 25x100, to Leonardo Terlizze; for Joseph Whitehouse a house in Richmond av, 60x200, to Salvatore Marazzo; for Frank Dinino a house in Maple av, 25x100, to Michele Granato; for Lillian V. Koller a house in Maple av, 25x100, to Antonio Gianatasio.

ROSEBANK.—Moffatt & Schwab sold for Mrs. Margaret Doran of Brooklyn, her house at 44 St. Marys av, Rosebank, to Nicola Diciere, of Clifton. The purchaser is to occupy the premises about November 1.

WHITE PLAINS, N. Y.—The Robert E. Farley Organization sold the L. H. Holloway place, Prospect Park, White Plains, N. Y., to Lieutenant Everett Rich and L. C. Vaughn. This property consists of 3 acres of ground and is improved with residence, garage and stables. It was held at \$55,000.

**RECENT LEASES.****Government Leases Big Building.**

The War Department leased Trowmart Inn, in the south side of Twelfth street, from Greenwich street to Hudson street, and the Cluett Building, 19 to 23 West Eighteenth street. The former will be used as quarters for nurses connected with the hospital to be established in the old Greenhut department store, in the east side of Sixth avenue, from Eighteenth street to Nineteenth street. The Cluett Building will be used for housing the hospital's male attendants. Trowmart Inn is a six-story structure, 147 by 50 by 59.4, owned by the W. H. R. Martin estate. Mr. Martin built it for a working girls' home. The Cluett Building is an eleven-story structure, 19 to 23 West Eighteenth street, running through to 22 to 28 West Nine-

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teenth street. Its site measures 75 feet in Eighteenth street and 90 feet in Nineteenth street. George Stugard is the owner.

#### Will Leave Fifth Avenue.

Wurzburger & Co., manufacturers of artificial flowers and feathers, have leased from the Dreicer Realty Company the fourth and fifth floors at 6 and 8 West Fifty-seventh street, for a long term, at an aggregate rental of \$175,000. The new tenants are now in the Franklin Simon Co. Building, at the southwest corner of Fifth avenue and Thirty-eighth street, and must vacate to make way for the dry goods firm, which will occupy the entire structure. The Rowantree-Schley Company negotiated the lease.

#### Engineers Give Up Building.

Justice Bartow S. Weeks, of the Supreme Court, gave the American Society of Civil Engineers permission to rent its building, 220 West Forty-seventh street, to the Ajax Rubber Company for \$18,000 a year, the lessee to pay seven per cent. of the cost of alterations, taxes and water rates. The society explained that it has become associated with the United Engineering Societies and will be quartered in 33 West Thirty-ninth street.

#### Manhattan.

ALBERT B. ASHFORTH, INC., leased the following apartments: at 15 West 67th st to Demitruis Trifyllis and Sigimund L. Adler; at 33 West 67th st to Mrs. William M. McIlvain and to Dr. Walter Trimme; at 152 West 58th st to Mrs. K. R. Dane, F. Shernen Chipman, Mrs. Jenny E. Eberhart; at 148 West 57th st, an apartment to George D. Widner; at 17 West 31st st to Miss E. H. Lissak; at 140 West 55th st to Dr. Karl C. Smith; at 115 West 71st for the Hennessy Realty Co. to Mrs. Geraldine R. Arnold; at 167 Madison av to Samuel B. Howard.

BASTINE & CO., INC., as agents, have leased the 7th floor at 114 and 116 East 13th st, to the Abbott Press, Inc.; the 9th floor at 36 East 22d st to John Stemmer & Co., and space at 236 Eldridge st to Morris Bernfeld.

THE BRETT & GOODE CO. leased for the Collegiate Building Corp. in 6 and 8 West 48th st the pent house space to the First National Exhibitors' Circuit, Inc., and the entire top floor to Baumer Films, Inc., and Louis Katzman, Inc.

HENRIETTA J. BRUNO and Everett M. Seixas Co. leased an apartment in 35 West 81st st to A. Gutwillig.

BUTLER & BALDWIN leased to C. H. Johnson a furnished apartment at 146 East 49th st, and to Frederick Joseph a store at 154 Dyckman st.

GEORGE V. COE has taken a lease of the residence of Lewis G. Morris at 1015 Park av, southeast corner of 85th st, furnished, at a rental reported to be \$8,000. Mr. Coe has been occupying the Trowbridge house, at 123 East 70th st, during the past year. Recently Francis F. Palmer leased his fine home at the northwest corner of Park av and 93d st to Joseph P. Grace, through Pease & Elliman.

THE CROSS & BROWN CO. leased for a term of years for the John U. Brookman Estate to the College Garage, Inc., the property at 505 and 509 East 19th st, running through to 502 and 508 East 20th st, on which the Brookman Estate have erected a fireproof garage building.

THE CROSS & BROWN CO. leased for the West Mercer Corp. the entire building 265 Stanton st, running through to 97 Columbia st, to Gough & Semke, who will conduct a tea storage warehouse on the premises; for Whitney Patterson Co. the 5th loft in 261 and 267 Canal st to Arthur F. Smith for a term of years; for Louis L. Seaman the store and basement at 18 West 31st st to the Ace Press, Inc.; for William Fox the easterly store at 126 and 138 East 14th st to B. Hausman and F. Bloomfield; for the Fore Redden Motor Sales Co. a portion of the 6th floor at 224 West 57th st to Brooks Ostruck Co.; for Stanley A. Martin & Roger P. Hall a store at 1800 Broadway to the New York Fulton Truck Co., and for Jacob New Realty Co. the 4th loft in 518-26 West 55th st, running through to 521 and 529 West 54th st, to Melville Clark Piano Co. of Chicago; for Arthur Frankenstein the 11th floor in 22 and 24 West 38th st to Abraham Heisch; for Whitney Patterson Co. the 1st loft in 21 and 23 Howard st to Koehler & Elmer; for the Batavia Rubber Co. the store at 1928 Broadway to the Hood Tire Co.; for Udo M. Fleischman the store on the northeast corner of Broadway and 66th st to the New York Tire Service Corp.; for the Morewood Realty Holding Co. the store at 1891 Broadway to Arthur Zadde and Geo. V. Brooks.

DUFF & CONGER leased apartments at 1329 Madison av to Frederick G. Kraft, Jr., and Dr. B. Rosenbluth; at 65 East 90th st to Dorris Duffee; at 1133 Madison av to Mrs. Irma Huppe and at 1428 Lexington av to Mrs. Irma Huppe, Rudolph Hollender, John P. Ryan and M. Heaney.

THE DUROSS CO. leased the 3-sty dwelling at 223 West 12th st to Paul McCoy and Garret Hughes, who are altering it into bachelor apartments; also leased the 3-sty dwelling at 348

West 24th st to Frank Wilk, who is making extensive alterations for studio apartments, and for Hugh King, his 4-sty dwelling at 322 West 14th st to Gustav Dauer for five years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for the Vanderbilt Av Realty Corporation to Commander Robert Poole; a large duplex apartment in 471 Park av for the 471 Park av Co. to Charles P. Sumner; an apartment in 777 Madison av to Mrs. Laura W. Ward; in 1155 Park av for the Orinoco Realty Co. to Frederick B. Cook, vice president of the American Mailing Device Corp., and in 414 Madison av for Mrs. Elsie Cobb Wilson to M. McManus.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 11 rooms and 3 baths in the Montana, 375 Park av, for M. M. Van Beuren to Arthur W. Butler of Mt. Kisco, N. Y., furnished, for the season; an apartment in 157 West 57th st for Mrs. C. W. Stamford to Mrs. S. T. Davis, furnished, for the season, and in 416 Madison av for Walter Ogden to Chance M. Vought, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. leased the store and basement at 12 East 46th st for Livingston Phelps to John S. Levy; also for Edmund S. Twining, his 5-sty dwelling at 54 East 52d st to Felix Mugden, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 32 East 64th st for Mrs. L. Everett to Mrs. Cord Meyer, furnished, for the season; a large duplex apartment in 135 East 66th st to Theodore H. Price; an apartment in 150 East 72d st for William M. Hoes, and with a further extension from the owners to Mrs. John Wells, Jr., and an entire floor on 373 5th av for the Charles F. Noyes & Co. to the Woman Suffrage Party of New York.

GOODWIN & GOODWIN rented apartments in 309 West 93d st to John R. Moynihan; in 3875 Broadway to Mrs. F. McGovern, Sigmund Hirsch, Abraham Klein; in 600 West 163d st to Bernard Levy, Lilyan Markowitz, Jonas Greenberg, Simon Nathan, Joseph E. Parsons, Morris Treuhold; in Elvrie Hall, Broadway and 144th st, to Benjamin Blum, Julius Schratte, Wolf Elias, Walter C. Levi; in 566 West 162d st to Morris Rashkiss, Anna McKernon, Mrs. L. Mannes; in 29 East 124th st to Bernard L. Michael, William Haas, James P. Waring; in 55 East 76th st to Mrs. G. M. Dexter, Captain Chester W. Kerr, Joseph Kraus, Mrs. John P. Coyle; in 620 West 122d st to Henry Hanson, Charles Enge; in 317 West 93d st to John M. Hardy; in 371 West 116th st to Jacob Drucker, James F. Burns; in 830 West 163d st to Abraham Feldman, Harry Ratner, Jacob Siegel, A. E. Conversano; in 3915 Broadway to Abraham Harris, Joseph Strauss, Annie Pollock and Thomas Patterson.

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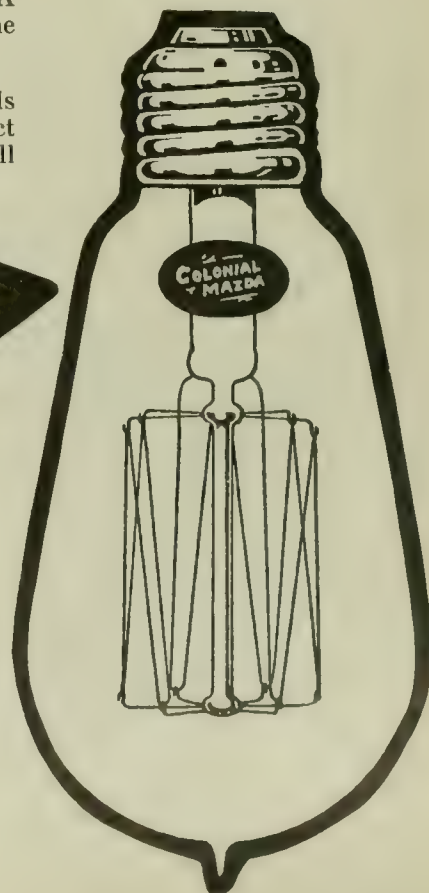
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HEIL & STERN, in conjunction with Carstein & Linnekin, leased the entire 3d floor, comprising about 25,000 sq. ft. of space, in the American Woolen Co. building, northeast corner 4th av and 18th st. to Levi Sondheimer & Co.

M. & L. HESS, INC., leased for the Ellisdale Co. to the Dodge Publishing Co. the entire 3d floor at 53-5 5th av, northeast corner of 12th st, containing 16,000 sq. ft., for a term of years at an aggregate rental of \$60,000.

M. & L. HESS, INC., leased the 3d floor at 118 and 122 East 16th st, southwest corner of Irving pl, containing about 12,000 sq. ft. to the Brunner Woolen Co.; also in conjunction with Ogden & Clarkson, the rear part of the 6th floor and the entire 7th floor at 13 and 15 West 34th st to Alfred H. Smith Co. to be used as a stock and salesroom for perfumes and brushes; also in conjunction with Charles Keller, the 6th floor at 37 and 45 West 20th st to Julius Sonn & Co., Inc., infants' wear.

M. & L. HESS, INC., leased the 12th floor at 8 East 12th st to De Meo Bros.; also space at 49-53 East 21st st to Charles Kuenzle, Inc., hand embroidery.

HUBERTH & HUBERTH leased the store and basement at 1836 Broadway to the Mulford-Haas Co., distributors of the American-Six Motor Car Co.

SAMUEL H. MARTIN leased for Heilner & Wolf the 4-sty dwelling 174 West 86th st to Agnes Kerwick.

SAMUEL H. MARTIN leased the 4-sty dwelling at 102 West 81st st for Gross & Crook to Adeline Bisscholt.

THE PAYSON McL. MERRILL CO. has leased a large duplex apartment at 925 Park av to Louis du Pont Irving; an apartment at 135 West 56th st to Lieut. William T. Cocoran; 9 East 44th st to Miss Marguerite Caldwell; 112 West 56th st to Clarence B. Fuller and Leonard McLaughlin, and at 123 West 56th st to William E. Drapier, Jr.

THE CHARLES F. NOYES CO. leased for Edmund L. Baylies to the United Cigar Stores Co. the corner store in the Prescott Building, at 529 Broadway, corner of Spring st. The lease is for a term of years at an increased rental.

THE CHARLES F. NOYES CO. leased a large portion of the 18th floor of the Masonic Building, 46 West 24th st. to the Kineto Co. of America and offices in the Flatiron Building, Broadway and 5th av, for the U. S. Realty Co. to Francis Draz & Co.

PEASE & ELLIMAN leased for Miss Anne Bogert, represented by her attorney, L. E. Warren, to Morote Habu the 4-sty basement dwelling at 314 West 72d st; the parlor floor in 34 West 47th st for W. J. Moore to Mrs. H. Augusta Goodbody; also furnished apartments as follows: in 829 Park av for A. B. Jekyll to Winthrop Cowdin; in 863 Park av for Carroll Winslow to Mrs. H. F. Stone; in 158 West 58th st for Mrs. H. Dunne to Mrs. Richard Hardy; and in 448 Riverside dr for Mrs. M. C. Neville to John W. Worth.

PEASE & ELLIMAN have leased furnished for William C. Potter, now with the Aircraft Board in Washington, to Rufus W. Patterson the 5-sty dwelling at 6 East 77th st, adjoining the 5th av corner.

PEASE & ELLIMAN leased apartments in 61 East 80th st for Samuel A. Herzog to Judge Franklin Hoyt; in 36 West 12th st for W. W. Hughes to Chester W. Washburn; in 116 East 58th st for Harry Klingensfeld to Mrs. Wooster Lambert; in 138 East 36th st for Mrs. F. M. Barnaby to Albert M. Smoot; in 125 East 72d st for Julius Tishman & Sons to M. S. Jarvis; in 142 West 57th st to Mrs. Rocco Clement; in 21 West 58th st to Lillian L. E. Aymar; in 11 East 68th st for Mrs. E. G. Anthony to Mrs. E. L. Henry; in 100 West 59th st to L. L. Batten; in 70 East 77th st for Edgar Ellinger to Mrs. A. Newcombe; in 114 East 71st st for John Haddock to M. S. Wheelwright; in 161 East 79th st for I. Randolph Jacobs to Mrs. D. G. Whitlock; in 993 Park av for Perry Bogue to R. J. Magor; in 139 East 60th st for E. S. Brickner to Miss L. Mendel; in 130 East 67th st for Malcolm M. Smith as agent to Louis A. Ripley; in 911 Park av for Mrs. H. B. Lowenstein to Mrs. M. R. Morson; in 158 West 58th st for George D. Waring as agent to S. Jolesch; in 799 Park av for Mrs. C. Giardini to Mrs. H. H. Marshall; in 305 Lexington av to Mrs. A. McLean; in 1000 Park av for Mrs. S. T. Davis to G. D. Patten; in 178 East 70th st to Mrs. E. W. Arnold; in 121 East 40th st for Robert McClenahan to Mrs. William Phillips; in 944 Park av for Arthur Block to Marion D. Hughes; in 161 East 79th st for Mrs. E. Hartsborne to John G. Quinby; in 200 West 57th st for the Rodin Studios to Arthur McMullen, and in 13 East 65th st for Mrs. J. E. Shulte to Mrs. J. G. McLoughlin.

THE RULAND WHITING-BENJAMIN CORPORATION leased for the Alliance Realty Co. the large south store and basement at 744-746 Madison av to John Engl and Adolph Klug for a term of years. After alterations the store will be opened as a restaurant.

WM. A. WHITE & SONS leased dwellings at 181 West 73d st to John Lavelle and at 175 West 73d st to Elizabeth J. Buckley.

WM. A. WHITE & SONS have leased apartments at 16 West 54th st to Jean Velay; at 581 West 161st st to Abraham Stickle and to Sonia Tybring; at 200 West 52d st to Mrs. Jane Tate; at 5 East 54th st to Mrs. Susanna Chamberlain Hoskins and to Mary C. Kinney, and

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at 77 Irving pl. studios to Frank W. Read and Raymond Soat and Alvan C. Madley. They have also leased, in conjunction with Douglas L. Elliman & Co. an apartment at 270 Park av to Philip J. McIntosh.

WM. A. WHITE & SONS leased to Victor Jodowski the building at 549 Pearl st for a term of years; to Barnet Solash and Abraham Tensky space at 30 Great Jones st. and in the same building, space to Samuel Slutzkin and Samuel Safire, and to Morris Gardinkel the store and basement at 122 and 129 Bleecker st.

WHITE-GOODMAN leased to Leonard Schoenmehl the 2d loft at 121 East 18th st.; also for the Charles F. Noyes Co. to Lehman, Bleyer Paper Co. the store and basement at 115 Spring st.; and the 6th floor at 65 East 8th st to Benj. Josephson.

Bronx.

FACTORY EXCHANGE leased for the H. & S. Messinger Mfg. Co. to Perelstous & Storms the top loft at Austin pl and East 144th st.

Out of Town.

DOUGLAS L. ELLIMAN & CO., in conjunction with Duryea & Co., rented the Bichnell Camp at Upper Saranac to Charles Triller; and in conjunction with John F. Scott rented for Mrs. Daniel F. Lord her residence at Cedarhurst, L. I., to Thomas J. White, who is connected with J. P. Morgan & Co.

FACTORY EXCHANGE leased to E. J. Smith Co., manufacturers of waterproofing compounds, a 3-sty building, on plot 100x150, at Woodridge, N. J., for a term of years.

REAL ESTATE NOTES.

WM. A. WHITE & SONS have been appointed agents for 236 South st.

ENNIS & SINNOTT are the purchasers of 43 and 45 West 71st st. two 4-sty dwellings, reported sold by L. J. Phillips & Co. a few weeks ago.

CHARLES GRIFFITH MOSES, vice-president of the J. Romaine Brown Co., has been commissioned Captain in the Troop Division of the Ordnance Department, and is now in Washington pending detail to a permanent post.

THE BRETT & GOODE CO. has moved its offices from the Printing Crafts Building to the Collegiate Building, at 6-8 West 48th st. where it will occupy the store as temporary quarters. This change was made necessary by the Government taking over the Printing Crafts Building for the use of the War Department.

THE J. ROMAINE BROWN CO. negotiated the lease for the City Real Estate Co. of the block bounded by Fort Washington av, Broadway and 160th st. to Edward Margolies and Max J. Kramer, who will erect a theatre to seat 2,000 people. The details regarding this operation were published some time ago.

ARTHUR C. SHERIDAN sold last Saturday afternoon at auction Mrs. Barger Wallach's holdings at Jericho, L. I. The dwelling and 33 acres in Glen Cove rd. near Oyster Bay rd., adjoining Mrs. William K. Vanderbilt's estate, was sold for \$69,150 to an unnamed investor. The adjoining Vanderbilt plot of ten acres and the Pevak plot, in Brookville rd. nearby, went to John A. Campbell for \$10,000 and \$4,900 respectively.

THE CHARLES F. NOYES CO. has been appointed managing and renting agents for the 7-sty office building 124 Front st and 95-97 Front st. corner of Gouverneur la. both buildings which were recently purchased by Edward H. O'Brien of San Francisco. The Noyes Co. has also been appointed managing and renting agents by Joseph F. Cullman for the "Venezuela Building," 133-137 Front st, on the block front from Pine to Depeyster sts.

ENSIGN JUNIUS S. MORGAN, son of J. P. Morgan, has received a deed of ownership to the 3-sty dwelling at 39 East 36th st from his father. The transfer was made Wednesday. Mr. Morgan appearing under the name of the Flintlock Realty Co., which was organized some years ago by the late J. P. Morgan to purchase property in the vicinity of the Morgan homes that might be used for purposes detrimental to the section. Ensign Morgan has been living at 123 East 36th st. His new home is opposite the home of his grandmother and the Morgan library.

THE LEASE which the Warde Piano Co. has of the 7-sty building at 127 and 129 West 24th st. 50x116.2, owned by the Hyde Real Estate Co., carries an option to purchase the property for \$80,000. This was revealed in the recording of the lease. The piano company's lease on the 24th st property is for five years from June 5, 1917, and calls for an annual payment of \$5,000 and taxes. The company sublet the five upper floors to the General Electric Co. at \$11,250 per annum for four years, and the ground floor, 1st floor and basement to the Model Examining and Shrinking Co. for a similar period at \$5,100 a year.

FORMER AMBASSADOR JAMES W. GERARD AND HIS WIFE have loaned William Randolph Hearst \$115,000 on some of his real estate holdings adjoining Columbus Circle. The loan, which was recorded Tuesday, was made on the group of floors and dwellings at 315 to 325 West 58th st and 312 to 321 West 59th st, bought five years ago by Mr. Hearst with a view to putting up a tall building to house his various publications. The Gerard loan is at the rate of 6 per cent, and calls for a monthly payment of \$3,000. The property carries three prior mortgages aggregating \$121,800 and is held in the name of the Veronica Realty Corporation. Mr. Hearst's other holdings on Columbus Circle are the American Circle building, a 2-sty structure occupying the site of the old Durland riding academy on the circle, Broadway, Central Park West and 62d st, in which are the uptown offices of the Hearst papers, and the former Virginia Hotel on the south side of the circle, bounded by Broadway, 8th av and 58th st.

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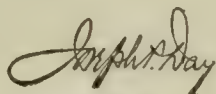
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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

#### MANHATTAN.

##### Conveyances.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
Total No.....	93	158
Assessed Value.....	\$6,956,800	\$12,134,300
No. with consideration.....	18	28
Consideration.....	\$326,466	\$1,552,800
Assessed Value.....	\$451,000	\$1,930,000

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	4,972	6,261
Assessed Value.....	\$285,425,680	\$423,497,723
No. with consideration.....	766	872
Consideration.....	\$31,874,487	\$35,832,111
Assessed Value.....	\$35,827,200	\$45,649,156

##### Mortgages.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
Total No.....	51	66
Amount.....	\$896,289	\$1,908,837
To Banks & Ins. Cos..	12	12
Amount.....	\$474,000	\$1,246,500
No. at 6%.....	18	24
Amount.....	\$192,089	\$998,475
No. at 5½%.....	6	4
Amount.....	\$40,600	\$58,500
No. at 5%.....	14	15
Amount.....	\$576,800	\$311,900
No. at 4½%.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	\$1,500	.....
Unusual Rates.....	.....	.....
Amount.....	.....	\$11,962
Interest not given.....	12	14
Amount.....	\$85,300	\$528,000

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	1,998	2,780
Amount.....	\$46,437,898	\$107,493,798
To Banks & Ins. Cos..	331	558
Amount.....	\$21,652,647	\$61,781,840

##### Mortgage Extensions.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
Total No.....	25	26
Amount.....	\$2,072,500	\$3,697,125
To Banks & Ins. Co....	19	11
Amount.....	\$1,876,500	\$3,298,000

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	1,029	1,540
Amount.....	\$67,820,597	\$102,257,025
To Banks & Ins. Co....	442	761
Amount.....	\$41,859,207	\$77,550,150

##### Building Permits.

	1918 Oct. 25 to Nov. 1	1917 Oct. 27 to Nov. 1
New Buildings.....	3	4
Cost.....	\$28,000	\$39,500
Alterations.....	\$110,875	\$192,350

	Jan. 1 to Nov. 1	Jan. 1 to Nov. 2
New Buildings.....	153	282
Cost.....	\$7,968,380	\$26,677,400
Alterations.....	\$8,149,614	\$11,354,191

#### BROOKLYN.

##### Conveyances.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
Total No.....	97	98
No. with consideration.....	10	9
Consideration.....	\$25,150	\$174,974

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	3,786	4,937
No. with consideration.....	438	881
Consideration.....	\$4,181,774	\$6,592,932

##### Mortgages.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
Total No.....	37	51
Amount.....	\$329,050	\$206,467
To Banks & Ins. Cos..	3	1
Amount.....	\$11,750	\$1,500
No. at 6%.....	21	21
Amount.....	\$261,100	\$76,475
No. at 5½%.....	3	4
Amount.....	\$4,300	\$21,250
No. at 5%.....	7	8
Amount.....	\$46,900	\$62,290
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	10
Amount.....	.....	\$20,408
Interest not given.....	6	8
Amount.....	\$16,750	\$26,044

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	1,574	2,400
Amount.....	\$9,616,098	\$14,595,590
To Banks & Ins. Cos..	84	157
Amount.....	\$1,209,542	\$2,276,615

#### Mortgage Extensions.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
Total No.....	7	4
Amount.....	\$124,300	\$69,000
To Banks & Ins. Cos..	3	.....
Amount.....	\$109,000	.....

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	88	545
Amount.....	\$5,795,507	\$10,389,674
To Banks & Ins. Cos..	73	145
Amount.....	\$1,990,200	\$3,702,300

##### Building Permits.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
New Buildings.....	1	2
Cost.....	\$50,000	\$800
Alterations.....	\$3,500	\$14,650

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
New Building.....	898	866
Cost.....	\$7,654,875	\$10,505,500
Alterations.....	\$1,265,150	1,006,575

#### BROOKLYN.

##### Conveyances.

	1918 Oct. 24 to 30	1917 Oct. 25 to 31
Total No.....	364	494
No. with consideration.....	21	51
Consideration.....	\$877,610	\$278,417

	Jan. 1 to Oct. 30	Jan. 1 to Oct. 31
Total No.....	19,974	18,706
No. with consideration.....	1,370	1,699
Consideration.....	\$11,435,044	\$16,191,416

##### Mortgages.

	1918 Oct. 24 to 30	1917 Oct. 25 to 31
Total No.....	277	277
Amount.....	\$768,777	\$987,544
To Banks & Ins. Cos..	36	45
Amount.....	\$159,000	\$353,000
No. at 6%.....	198	137
Amount.....	\$504,927	\$492,844
No. at 5½%.....	39	49
Amount.....	\$132,550	\$214,250
No. at 5%.....	10	26
Amount.....	\$52,500	\$136,050
Unusual rates.....	2	4
Amount.....	\$6,600	\$6,700
Interest not given.....	28	26
Amount.....	\$72,200	\$137,700

	Jan. 1 to Oct. 30	Jan. 1 to Oct. 31
Total No.....	11,440	11,906
Amount.....	\$37,433,904	\$47,812,744
To Banks & Ins. Cos..	1,101	2,082
Amount.....	\$6,088,340	\$16,612,799

##### Building Permits.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
New Buildings.....	83	75
Cost.....	\$139,300	\$343,600
Alterations.....	\$38,125	\$44,175

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
New Buildings.....	2,571	2,461
Cost.....	\$15,798,471	\$21,691,915
Alterations.....	\$3,494,973	\$4,209,642

#### QUEENS.

##### Building Permits.

	1918 Oct. 24 to 31	1917 Oct. 26 to Nov. 1
New Buildings.....	17	50
Cost.....	\$35,170	\$233,480
Alterations.....	\$70,280	\$20,893

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
New Buildings.....	1,940	3,018
Cost.....	\$6,882,779	\$10,106,759
Alterations.....	\$1,307,800	\$1,425,984

#### RICHMOND.

##### Building Permits.

	1918 Oct. 24 to 31	1917 Oct. 25 to Nov. 1
New Buildings.....	5	11
Cost.....	\$97,065	\$32,945
Alterations.....	\$1,520	\$4,412

	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
New Buildings.....	569	499
Cost.....	\$1,410,917	\$1,381,765
Alterations.....	\$334,671	\$290,509

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# Building Conditions Throughout the Country

## Survey of Situation in Twelve Federal Reserve Districts Indicates Greatly Reduced Volume of Construction

HERE have recently become available later official reports on construction, building and engineering operations in the twelve Federal Reserve Districts. Especial value attaches to a survey on this basis, because these districts were laid out somewhat in accord with industrial, commercial and financial conditions. In other words, an effort was made to follow natural trade divisions rather than mere political boundaries. Each district is therefore a somewhat homogeneous unit and lends itself to logical business analysis. The following information is offered bearing on the building situation and outlook.

**Boston District (New England).** Operations in the building and engineering fields in New England from January 1 to September 11, 1918, amounted to a total of \$118,367,000 as compared with \$147,973,000 for the corresponding period of 1917. It is estimated that somewhere between one-third and one-quarter of this amount is made up by Government building operations. Activity in Maine centers largely about the Government housing operations at Bath, due to the influx of shipyard workers, and the consequent necessity for a large number of new homes. In Quincy, Mass., a similar situation exists in proximity to the Government shipyards where a large number of houses are being erected to care for the workers.

**New York District (including Connecticut and northern New Jersey).** War construction continues to be the dominating influence in this region and private enterprises are everywhere subordinate to the needs of the Government. It is estimated that building contracts awarded in New York and northern New Jersey for the month of August amounted to \$24,734,000, a total considerably under the figure for August of the preceding year. The construction for the first eight months of 1918 is estimated at a value of \$181,322,000 as against \$212,238,000 for the corresponding period of last year representing a loss of about 14 per cent. Of the active construction in this district about 31 per cent. comprises Government building projects.

**Philadelphia District.** (Delaware, central and southern New Jersey and central and eastern Pennsylvania.) Little construction work is reported from this section. What activity there is centers chiefly about Government and housing projects. Extensive housing developments are taking place at the Hog Island shipyards in Philadelphia and at the Bethlehem Steel Company. This project will consist of a total of 1,193 houses and will be of sufficient value to bring a considerable degree of relief to the building industries in this region.

**Cleveland District** (Eastern Pennsylvania, Ohio, Northern West Virginia and eastern Kentucky). Practically the only construction being put up is concerned with housing developments for workmen on Government contracts and additions or alterations on plants engaged in war work. Increased activity in Columbus is indicated by a report of building permits for September, 1918. During this month the building department issued 169 permits at a valuation of \$261,155 as compared with 181 permits at a value of \$222,840 in September, 1917.

**Richmond District** (District of Columbia, Maryland, West Virginia, excluding northern section, Virginia, North Carolina and South Carolina). With the exception of Government work and housing, building in this district is very in active and real estate transactions are reported to be at a minimum.

**Atlanta District** (Eastern Tennessee, Georgia, Florida, Alabama, southern Mississippi and southern Louisiana). Building and allied industries are exceedingly inactive with the exception of direct or indirect war work and industrial construction. What few permits are being issued are comprised of nearly 90 per cent. of repair work and alterations.

**Chicago** (Northern Illinois and northern Indiana, southern Wisconsin, and southern Michigan, and Iowa). The outlook in the building trades is reported to be rather unfavorable and there are few indications for improvement in the near future. Concerns engaged in Government work are maintaining business on a fairly adequate basis, but other lines are much reduced in activity.

**St. Louis** (Eastern Missouri, southern section of Illinois and Indiana, eastern Kentucky and Tennessee, Arkansas, and

northern Mississippi). Building permits reported in the chief cities of this district show that a considerable decrease both in the number of permits and their value has occurred. The chief center of activity in this region is the new nitrate plant which is affording work for several of the local firms. Very little building is going on in southern Indiana and there is practically no prospect that the commercial end of the industry will show any substantial improvement before the spring season.

**Minneapolis** (Minnesota, northern Michigan and Wisconsin, North and South Dakota and Montana). Little activity is noted in the building trades in this region and the industry is being converted to war work wherever possible.

**Kansas City** (Western Missouri, Oklahoma, excepting the southeast, northern New Mexico, Kansas, Nebraska, Colorado and Wyoming). Construction in this region shows a decline in number of permits issued. While the number of permits are only 12 per cent. less than a year ago, 50 per cent. less money was involved in their construction. Tendency towards smaller buildings and repairing building already standing takes the lead. Municipal improvements in general construction, as well as necessary building, are being postponed until after the termination of the war.

**Dallas** (Northern Louisiana, southern Oklahoma, Texas, southern New Mexico and southeastern Arizona). Little activity in the building industry is reported from this locality and while building permits show an increase, there is also to be noted a substantial decrease in the total valuation. This illustrates the general tendency of the times toward less permanent and less expensive types of building. In fact, no large building contracts are being undertaken except those which are contributing to the needs of the Government.

**San Francisco** (Arizona, Utah, Nevada, California, Idaho, Washington and Oregon). Some construction is reported from those centers which are involved in industrial activities. Elsewhere the trade continues to be inactive and to reflect in a very direct way the recent restrictions on building construction which limit all construction to direct war needs.

### Post-War Building Opportunities

CONTRACTORS who are looking ahead to the future of the building industry after the war, should not give themselves up too entirely to the optimistic outlook generally forecasted. This does not imply that a building boom will not come after the termination of the war. It is distinctly evident that the present inactivity of the industry will be in measure reversed by the needs for building which will call for constructive activity at that time. It has been often emphasized in these columns, that the present restrictions on building are forcing back construction which may virtually be classified as necessary, that is, construction which is of a nature that will insure its being eventually carried through to completion, even if postponed by temporary exigencies.

The first impulse to renewed life in the industry will rather come from that element which is already desirous of building, but is at the present time held up through lack of needful facilities. Those who have prospered during the period of the war will be ready to build as soon as the war is over. School building, municipal improvements and other construction of a public nature should also contribute largely and immediately to this volume of business. But the considerable quantity of construction which will necessarily be somewhat deferred, will constitute a most advantageous factor in the contractor's plan for the handling of his renewal business after the war. The reason why this gradual rather than abrupt resumption will react to the benefit of the industry is chiefly to be found in the labor difficulties which will be encountered. At first thought it would seem that the ending of the war should solve this problem for which it has been so directly responsible, but it must be realized that the easing up of this situation must be a somewhat gradual process, and cannot be transferred immediately onto a wholly favorable basis.



# CURRENT BUILDING OPERATIONS

**E**XTREME quietude prevails throughout the Metropolitan District as far as building activity is concerned. Aside from the operations that were started and well under way before the curtailment order of the War Industries Board became effective, there is no building construction in progress of any consequence whatever. The only phase of construction that is indicating any form of activity at present is that for direct Federal account and those projects that are considered essential to the welfare of the nation and the complete success of the war aims. Although there is a fairly large volume of industrial construction now under way, the amount is relatively small when compared with that prevalent in normal times. The prime motive today that is underlying all business and industrial affairs is the conservation of both men and material for the larger war aims.

During the past week or so there has been a growing number of strictly Government building projects announced. The new work effects almost every section of the country and comprises operations of practically every character that will assist in the training and caring for our armies both in this country and overseas. There has been evidences of renewed activity in the construction of additions to cantonments, base hospitals, warehouse and storage facilities and the construction of added facilities for the Federal flying forces.

Within the boundaries of the Metropolitan District, Government projects have been particularly numerous. Contracts for some have been placed and work started, and plans are now being developed for a number of others that will shortly be presented to contractors for estimates.

In general the markets for building materials and supplies are quiet and no great volume of activity is anticipated until private building is again permitted to proceed as in normal times. In those lines that have been called for by the Government building program both manufacturers and dealers have been especially busy and for the most part their entire facilities have been turned over to the Government. Prices in almost all lines are well maintained, and there is a general impression that the prevailing levels will be effective for some time to come. While there is so little of a demand from private building sources,

there is not likely to be much of a fluctuation in commodity prices, but as soon as the embargo on building operations of a non-war nature is lifted and work is generally resumed upon those projects so necessary to the economic life of the nation, there is likely to be a sharp upward revision in the market prices of those materials for which there will be a renewed demand, and until the balance between the supply and demand is restored by a return to normal trade conditions material prices will be unusually high.

**Common Brick.**—The local wholesale market for Hudson River common brick is practically dead, with buying activity a negligible quantity and brick coming in from up-river points in a very small volume. Buying for private building operations is to all intents and purposes at a standstill, and what little activity is current is for direct Government structural projects. During the week a few barges have arrived, but they have been consigned to New Jersey points for Federal work. At present there is only a small unsold reserve in the wholesale market and prices are firm at the levels

that have maintained for some weeks past. At production points along the river activity has slowed down materially and the end of the manufacturing season is in sight. It is not thought that the output for the balance of the year will be of sufficient volume to affect the market situation to any degree.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, November 1, 1918. Condition of market: Demand light; prices steady. Quotations: Hudson Rivers, \$13 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 4; sales, 4. Distribution: Manhattan, 1; Brooklyn, 1; New Jersey points, 1; outside points, 1.

**Face Brick.**—Trade conditions are extremely quiet and face brick orders are closely confined to operations that were started some time ago. There is practically no prospect of increased business from private building sources, while the construction curtailment order is effective, and as Government projects do not call for face brick, there is little likelihood of additional business for the face brick interests until there is a general resumption of structural activity throughout the country.

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.00@14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500.....\$6.00@

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags.....@  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@  
¾ in. ....No quotation  
Paving gravel.....No quotation  
P. S. C. gravel.....No quotation  
Paving stone.....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$1.85@  
Trap rock, ¾ in. (Nominal)...2.00@  
Crushed limestone, 1½ in.....1.80@1.85  
Crushed limestone, ¾ in.....1.90@2.00

**Building Stone.**  
Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New York, per cu. ft.....3.00

**Lined Oil.**  
City brands, oiled, 5 bbl. lots...\$1.68@  
Less than 5 bbls.....1.69@

**Turpentine.**  
Spot in yard, N. Y., per gal...\$0.65½½\$0.66


**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905 f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@55.00  
14 to 16 ft.....63.00@75.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@  
Hemlock, W. Va., base price  
per M.....@  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered)...38.00@42.00

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**Window Glass.**—The market is almost without movement, owing to both the existing glass scarcity and the dearth of demand. Repair and small alteration projects are the only present sources of buying activity, and as the stocks in the hands of the jobbers are badly depleted, they are unable to fill orders of any consequence. Prices are firm at this writing.

**Lumber.**—The situation is quiet in both wholesale and retail branches of trade, with Government demands dominating the situation. Every phase of the lumber industry relating to production costs, market and price conditions, are to be made familiar to lumbermen throughout the country by the National Lumber Manufacturers' Association. R. B. Goodman, acting president of the association in 1917, is chairman of the Bureau of Lumber Economics which has recently been organized. This bureau proposes to find out, among other things, the amount invested in the industry, how much timber owned and controlled by the industry, the value of the country's timber, and of timber controlled by the industry, the cost of production,

the available supply of lumber as represented by stocks and production, and the supply collectively, the source, kind and volume of demand, and the price being obtained individually as well as by the industry as a whole. Regional associations are also included in the plan for the Bureau's organization.

**Structural Steel.**—Government requirements dominate the steel market situation and demands from other sources are practically out of the market. According to the records of the Bridge Builders' and Structural Society, the total amount of fabricated steel business for the month of September involved approximately 108,000 tons, or 5,500 tons more than for the month previous. The total tonnage contracted for amounts to sixty per cent. of the entire capacity of the bridge and structural shops of the country. The total for the first nine months of the current year amounts to 1,024,000 tons, as compared with 831,500 tons for the first nine months of 1917. The last three months of 1917 witnessed a large volume of new commitments owing to the Federal program of fabricated ship construction. Accord-

ing to the present figures the average monthly tonnage need not be greater than 88,000 tons in order to equal the figures for the year 1917.

**Cast Iron Pipe.**—The market for cast iron pipe is exceedingly quiet with only occasional orders for small tonnages and inquiries for future requirements few and far between. The bulk of current business is coming from direct Federal sources and from municipalities that have urgent local improvements planned and for which official sanction has been obtained from the War Industries Board. Government prices for cast iron pipe are still effective.

**Linseed Oil.**—Supplies of linseed oil are extremely scarce in the Metropolitan District, and at the present time there is but little likelihood of a renewal of stocks upon a scale that would relieve the situation. Prices are anything but stable, owing to the existing scarcity, and from every standpoint it is a sellers' market. Ruling quotations are at \$1.68 a gallon, for city brands, in lots of five barrels or more, and in smaller lots, \$1.69 a gallon. Carload lots are not being quoted generally.

**Bolts, Nuts and Rivets.**—Trade conditions are substantially unchanged from those recently reported. At the present time the output is materially curtailed both by the shortage of labor and the scarcity in the supply of steel available for the production of these commodities. Manufacturers are able to obtain the steel required for filling direct Government orders, but indirect requirements are not so well cared for, and orders for non-essential manufacturing are not being considered.

**Tin.**—There have been no offerings of future tin for several weeks, although a little metal now in transit or for spot delivery has been offered with sellers willing to make some concessions for both positions. The quotation for spot tin remains nominally at about 81 cents lb. N. Y. No definite or official developments in connection with Government control have become apparent, although the trade is expecting an announcement from Washington which will cover the exact situation. A questionnaire has been sent out by the War Industries Board to all those handling tin, requesting a statement of business done from June 1 to October 1. These replies were all in by Oct. 15 and may have some influence in determining future governmental action.

IN LOCAL WHOLESALE MARKETS

Wide cargoes	62.00@	56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		
Lath (Eastern spruce f. o. b. N. Y.):		
Standard slab	\$5.00@	\$5.25
Cypress lumber (by car, f. o. b. N. Y.):		
First and seconds, 1-in.	\$70.00@	—
Cypress shingles, 6x18, No. 1	—	—
Hearts	10.00@	—
Cypress shingles, 6x18, No. 1	—	—
Prime	8.50@	—
Quartered oak	95.00@	107.50
Plain oak	—@	75.50
Flooring:		
White oak, quartered, select.	—@	\$67.00
Red oak, quartered, select.	—@	67.00
Maple No. 1.	\$56.50@	—
Yellow pine, No. 1, common	—	—
flat	43.00@	—
N. C. Pine, flooring, Norfolk.	43.00@	—
Sand—		
Screened and washed Cow Bay.	—	—
500 cu. yds. lots, wholesale.	\$1.25@	—
Lime (standard 300-lb. bbls.):		
Eastern common, wholesale	—	—
price	\$2.50@	—
Eastern finishing, wholesale	—	—
price	\$2.70@	—
Hydrated common (per ton)	15.20@	—
Hydrated finishing (per ton)	17.20@	—
Window Glass. Official discounts from manufacturers' lists:		
Single strength, A quality, first three brackets	—	77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	77%
Double strength, A quality.	79%
Double strength, B quality.	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@
Dry Mortar, in bags, returnable at 30c. each per ton.	
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	.12 1/2
Boards, 3/4 in. x 8 ft.	.16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.245@
Beams & channels over 14 in.	3.245@
Angles, 3x2 up to 6x8.	3.245@
Zees and tees.	3.245@
Steel bars, half extras.	3.245@
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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### \$882,000 for County Roads.

The Board of Supervisors of Nassau County, upon the advice of W. Fred Starks, county superintendent of highways, approved of an expenditure for the coming year of \$882,000 for the repair and construction of highways. In the town of Hempstead fourteen roads will be improved at a cost of \$395,000; nine in Oyster Bay, at \$171,000 and four in North Hempstead, at \$218,000. The newly incorporated city of Glen Cove is to have six new streets, at a cost of \$98,000.

The highways to be improved are in the centres of the principal villages, and lead to the outlying sections where new developments are progressing. Attention has been given also to the main automobile highways to encourage travel through the county, as also to the thoroughfares leading to the large country estates.

The streets to be improved are:

Hempstead: Main street; Merrick road, Broadway, Cedarhurst; Grand avenue; Barnum avenue; West Broadway; Nassau boulevard; Stewart avenue; Jamaica-Hempstead turnpike; Merrick road, Rockville Center; Washington street; and Merrick road, Lynbrook, and at Hempstead avenue.

North Hempstead: Main street (Roslyn); Middle Neck road; Middle Neck road (Great Neck); Willets road.

Oyster Bay: Marie street; Broadway, Hicksville; Bethpage turnpike; Jericho-Hicksville turnpike; Oyster Bay-Jericho turnpike; East Wood road; Horse Hollow road; Flushing and North Hempstead turnpike; Glen Cove-Bayville road.

Glen Cove City: Town path; Desoris way; Woolsey avenue; Red Spring lane; School street; Back road.

### PERSONAL AND TRADE NOTES.

**National Association of Credit Men**, with offices at 41 Park Row, New York City, announces the issue of standard trade acceptance forms, which can be had on application to the secretary whether or not one is a member of the association.

**J. C. Fitzpatrick**, formerly manager of the construction machinery department of Gaston, Williams & Wigmore, Inc., 39 Broadway, City, has resigned to accept the position of assistant to the president of the American Condenser & Engineering Corporation at 120 Broadway.

**National Retail Lumber Dealer's Association** announces the election of the following new directors at their annual meeting held in Chicago last month: John J. Comerford, Detroit, Mich.; E. J. Barmer, New Orleans, La.; J. W. Ferdon, Grand Rapids, Mich.; H. E. Montgomery, Buffalo, N. Y.; D. S. Milloy, Erie, Pa.; J. H. Dappes, Cincinnati, Ohio; Guy Gray, Cleveland, Ohio; Thos. R. Brown, Louisville, Ky.; H. C. Searer, Mooresville, Ind.

**Engineering Foundation** and the **National Research Council** are co-operating in the compilation of information concerning research laboratories throughout the country, and in the promotion of industrial research. It is the purpose to aid the Government and the war industries through the advancement of American industry, engineering and science. To this end all laboratories are requested to send to the New York office of the Research Council a brief statement covering the following: Equipment, capacity for research work, and members of staff.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**BABYLON, L. I.**—Col. F. B. Wheaton, 7th av and B st, S. W., Washington, D. C., is the advisory architect authorized to draw plans for barracks and 15 hangars at the Henry J. Damm Field, Babylon, L. I., for the U. S. Government, Genl. R. C. Marshall (Const. Div.), 7th and B sts, S. W., Washington, D. C., with Col. F. M. Gunby as advisory engr. Cost, \$99,605.

**COMMACK, L. I.**—Col. F. B. Wheaton, 7th av and B sts, S. W., Washington, D. C., is the advisory architect, authorized to complete plans for barracks and 15 hangars at Brinley Field, Commack, L. I., for the U. S. Government, General R. C. Marshall (Const. Div.), 7th av and B sts, S. W., Washington, D. C., with Col. F. M. Gunby as the advisory engr. Cost, \$99,605.

**YAPHANK, L. I.**—The U. S. Government, Genl. R. C. Marshall (Const. Div.), 7th and B sts, Washington, D. C., is contemplating several veterinary bldgs at Camp Upton, Yaphank, L. I., from plans by Col. F. B. Wheaton, 7th and B sts, S. W., Washington, advisory architect, and Col. F. M. Gunby, advisory engr. Cost, \$75,000.

**LAKE DENMARK, DOVER, N. J.**—The U. S. Government, Industrial Housing Comm., Otto M. Eidlitz, director, 613 G st, N. W., Washington, D. C., are contemplating a housing development at Lake Denmark, Dover, N. J. The architect, engineer and town planner are to be announced later.

**BROOKLYN, N. Y.**—C. W. Parks, Chief Bureau Yards and Docks, of the Navy Dept., U. S. Government, at the Washington Navy Bldg, 19th and B sts, N. W., Washington, D. C., have completed plans for coal and ash handling equipment (spec. No. 3607) at Brooklyn, N. Y. Cost, \$80,000.

**CAMP JACKSON, S. C.**—Col. F. B. Wheaton, 7th av and B sts, S. W., Washington, D. C., is the advisory architect for the contemplated construction of the Liberty Theatre, a 1-sty frame bldg, at Camp Jackson, S. C., for the U. S. Government, Genl. R. C. Marshall (Const. Div.), 7th av and B st, S. W., Washington, D. C. Col. F. M. Gunby, 7th and B sts, Washington, is the advisory engr.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan. CHURCHES.

**EAST 80TH ST.**—E. G. DeForest, 24 E. 99th st, Manhattan, has completed plans for alterations of a school into a 3-sty brick church, 40x75 ft, consisting of new platform and dressing room at 225-227 East 80th st, Manhattan, for N. Y. Baptist City Mission Society, Rev. Chas. A. Sears, secy., 56 Washington Sq, Manhattan, owners. Cost, \$2,000.

#### DWELLINGS.

**EAST 105TH ST.**—Nathan Langer, 81 E. 125th st, Manhattan, has completed plans for alterations to two brick residences, 3 stys each, 18x50 ft, at 114-116 E. 105th st, New York, consisting of removing partitions, removing stairs, stoop and entrance, and new windows for the Congregation Beth Hamedrash Hagadol of Harlem, Saml Gordan, pres., 62 E. 110th st, owners, who will take bids on general contract about Nov. 13.

#### FACTORIES AND WAREHOUSES.

**SPRING ST.**—Ross & McNeil, 39 East 42d st, Manhattan, completed plans for alterations to the brick, 5-sty warehouse, 31x120, at 23 Spring st, consisting of installing new post and girders, fireproof doors, shutters and plumbing fixtures, etc., for Catherine A. Mitmarch, Monroe, N. Y., owner. Chas. Walton, 23 Spring st., who is supt. for owner, will take bids on general contract shortly. Cost, \$2,000.

**HARLEM RIVER & 132D ST.**—F. W. Meller has completed plans for a 1-sty wood, mill and blacksmith shop, 40x80 ft, at the cor of Harlem River and 132d st, for the N. Y., N. H. & H. R. R. R. Co., Meadow st, New Haven, Conn., owner, c/o W. G. McAdoo, Director Gen'l of Railroads, Washington, D. C. C. F. Yardley, at 132d st and Harlem River, who is the Maintenance Engr, is in charge, will take bids on the general contract.

#### Bronx.

#### CHURCHES.

**MINFORD PL.**—Nathan Langer, 81 E. 125th st, N. Y., has completed plans for the alterations of a 2-sty frame residence to a synagogue at 1424-26 Minford pl, consisting of 2-sty brick extension, 42x7, new balcony, new partitions and removing party wall and constructing two 2-sty frame residences forming synagogue for Congregation Ein Jacob, Anche Liskova, owner, on premises. Cost, \$2,500.

#### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

**PRESIDENT ST.**—F. V. Lasplia, 525 Grand st, Brooklyn, has completed plans for interior alterations to the present 4-



sty tenement and store in north side President st, 47 ft east Hamilton, for Natale Barbuti of 62 Luqueer st, Brooklyn, owner. Cost, \$1,000.

#### DWELLINGS.

**CHESTER ST.**—Cohn Bros., 361 Stone av, Brooklyn, have plans in progress for four 2-family residences which are for sale in the east side Chester st, 160 ft north Hegeman av, Brooklyn, for Jaffee Const. Co., Louis Jaffee, pres., 493 Snediker av, Bklyn, owner, who is building. Cost, \$30,000.

**OSBORN ST.**—E. M. Adelson, 1776 Pitkin av, Brooklyn, has completed plans for an extension to garage and 3-sty frame residence in the west side of Osborn st, 225 north Livonia av, Brooklyn, for Sadie Trigobos, 352 Osborne st, Brooklyn, owner and builder. Cost, \$6,000.

**WEST 6TH ST.**—Plans have been completed by Chas. G. Wessel, 1399 E. 4th st, Brooklyn, for four 1-sty frame residence buildings, 26x52, which are for sale in the east side of W. 6th st, 3 ft north Sheepshead Bay rd, Brooklyn, for Henry M. Prehn, 904 Ave M, Brooklyn, owner and builder. Cost, \$8,000.

**WEST 16TH ST.**—Geo. A. Suess, 2920 Railroad av, Brooklyn, has completed plans for a 1-sty frame residence, 12x42, in the east side of W. 16th st, 240 ft north Ave Z, for Mrs. Cathrine Squarritto, 2933 W. 28th st, Brooklyn, owner and builder. Cost, \$1,500.

**WEST 16TH ST.**—Geo. A. Suess, 2920 Railroad av, Bklyn, has completed plans for ext to 1-sty & bas fr residence, 34x34 ft, in the west side of W. 35th st, 120 ft s Mermaid av, Bklyn, for Saml Barnett, 2916 W. 35th st, Bklyn, owner and builder.

**WEST 17TH ST.**—J. J. Galezia, 2845 W. 23d st, Bklyn, has completed plans for an extension to 1-sty residence building in east side of W. 17th st, 290 ft south Neptune av, Brooklyn, for Delfind D'Am-brosia, owner and builder, on premises. Cost, \$1,000.

**WEST 30TH ST. & MERMAID AV.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for five brick 1-sty stores and residences, 16x30 ft, on the northeast cor W. 30th st and Mermaid av, Bklyn, for Mermaid Bldg. Co., 220 Dover st, Bklyn, owner, who is building. Cost, \$15,000.

**52D ST. and 3D AV.**—L. E. Danslow, 47 W. 18th st, Manhattan, has completed plans for interior alterations to a 3-sty building at southwest cor 52d st and 3d av, Brooklyn, into a store and residence, including remodeling of store, for Charles Kruger, 541 48th st, Brooklyn, owner. The United Cigar Stores Co., 48 W. 18th st, Manhattan, with Jessie R. Taylor as pres., are lessees.

**MARCY AV.**—Montrose Morris, 533 Nosstrand av, Brooklyn, are preparing plans for alterations to the 3-sty brick, 1-family residence and basement at 99 Marcy av, Brooklyn, to consist of a residence for two families, for H. Delinsky, who is the owner and builder, on premises. Cost, \$1,000.

#### STABLES AND GARAGES.

**KOSCIUSKO ST.**—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for an extension to the present 3-sty garage building in the north side Kosciusko st, 300 ft west Marcy av, Brooklyn, for S. Adelson, owner, on premises. Cost, \$2,000.

**KOSCIUSKO ST.**—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for alterations from loft and store at 139-141 Kosciusko st, 300 ft west Lafayette st, into a 3-sty brick garage, 25x36 ft, for S. Adelson, 141 Kosciusko st, owner.

**ALBANY AV. AND CROWN ST.**—Ludlow & Peabody, 101 Park av, Manhattan, has completed plans for building a brick 3-sty laundry and garage, 32x83 ft, on the southeast cor Albany av and Crown st, Bklyn, for Mrs. Carson C. Peck, Shrewsbury, N. J., owner.

**JOHNSON AV.**—Bly & Haman, 833 St. Johns pl, Brooklyn, have completed plans for a 1-sty frame wagon shed, 31x73, on north side Johnson av, 176 ft east Barick av, Brooklyn, for Henry Hemerdinger, 503 Johnson av, Brooklyn, owner and builder. Cost, \$1,500.

**8TH AV. AND 2ND ST.**—Chas. L. Calhoun, 15 East 33d st, Manhattan, has completed plans for a 1-sty brick private garage, 18x20, to accommodate 2 cars, on the northwest cor 8th av and 2nd st, Brooklyn, for Edw. R. Stanforth, 216 8th av, Brooklyn, owner, who will soon take bids on general contract. Cost, \$1,000.

#### Queens.

**EDGEMERE, L. I.**—Walter Verity, Division av, Rockaway Beach, L. I., has completed plans for two 1-sty frame bunga-

lows, 16x30, on west side Beach 51st st, 200 ft north Ocean av, Edgemere, L. I., for Henry Hahn, of Edgemere, owner and builder. Cost, \$2,000.

**FAR ROCKAWAY, L. I.**—Plans have been completed by Peter Giannotti, 245 West 39th st, Manhattan, owner and builder, for two frame 1-sty bungalows, 14x35 ft, in the east side of Beach 43d st, 660 ft south Boulevard, Far Rockaway. Cost, \$2,000.

#### DWELLINGS.

**RIDGEWOOD, L. I.**—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for 3 residences at southeast cor Kossuth pl and Sherman st, Ridgewood, L. I., to consist of 1 and 2 family 2-sty frame buildings, 24x32 and 20x55, for Hanson Construction Co., 563 Belmont av, Brooklyn, owner and builder. Total cost, \$12,000.

#### SCHOOLS AND COLLEGES.

**FLUSHING, L. I.**—Plans have been completed by Frank A. Collins for alterations and plumbing to the public school on the north side Jamaica av, 200 ft east North Hempstead Turnpike, Flushing, L. I., for the City of New York, Board of Educa-

tion, owners, Arthur S. Somers, pres.; A. E. Palmer, secy., Park av and 59th st, Manhattan. Owners will advertise for bids. Cost, \$3,000.

**WOODHAVEN, L. I.**—Frank A. Collins has completed plans for alterations and plumbing to the public school at south side Old South road, 864 ft west Woodhaven av, Woodhaven, L. I., for the City of New York, Board of Education, Arthur S. Somers, pres., A. E. Palmer, secy., Park av and 59th st, New York City, owner, who will advertise for bids. Cost, \$3,000.

#### STABLES AND GARAGES.

**COLLEGE POINT, L. I.**—Wm. McGuire, of College Point, L. I., has completed plans for the 1-sty brick garage, 50x100 ft, in the west side of 24th st, southwest cor L. I. R. R., College Point, for Geo. Cress, 24th st, College Point, owner. Cost, \$8,000.

**LONG ISLAND CITY.**—Frank Chmelik, 796 Second av, L. I. City, has plans for interior alterations to shed at 697 Vernon av, L. I. City, for Bottlers & Mfg. Supply Co., owner and builder, on premises. Cost, \$2,000.



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## RECORD AND GUIDE

**RICHMOND HILL, L. I.**—L. J. Frank, 549 Autumn av, Brooklyn, has completed plans for a 1-sty brick garage, 60x25, on the west side Atlantic av, 20 ft east Guion pl, Richmond Hill, L. I., for Ferdinand Reincking, 1462 Woodhaven av, Richmond Hill, owner and builder. Cost, \$2,000.

### New Jersey. DWELLINGS.

**ELIZABETH, N. J.**—John Rud, of 226 Westfield av, Elizabeth, N. J., who is the owner and builder, has completed plans for three 2-family frame clapboards and shingle 2½-sty residences, 26x28, which are for sale, at Springfield road, Elizabeth, N. J. Cost, \$4,000 each.

**ELIZABETH, N. J.**—E. V. Warren, 31 Clinton st, Newark, has completed plans for a frame clapboard and shingle 2½-sty residence building, 24x25, in Bond st, Elizabeth, N. J., for Geo. Compton, 1439 North Broad st, Lyons Farms, N. J., owner and builder. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

**BLOOMFIELD, N. J.**—International Arms & Fuse Co., Grove st, Bloomfield, N. J., have had plans completed privately for an addition of 1-sty common brick, 20x92 ft, to the shell plant on Grove st. Work will start at once with Jas. E. Brooks Co., Spruce st, Bloomfield, as mason and carpenter, and J. R. Fifer, at site, in charge. Cost, \$15,000.

**HOBOKEN, N. J.**—John J. Fagen, 1 Newark st, Hoboken, has completed plans for a temporary 1-sty frame and clapboards storage bldg, 48x55x22, at Park av and Ferry st, Hoboken, for the Hudson Stores, Inc., owner, on premises, and Robt G. Brown, manager, at site. The owner is building. Cost, \$1,500.

### HOSPITALS AND ASYLUMS.

**VERONA, N. J.**—Jordan Green, Essex Bldg., Newark, has completed plans for a group of 1-sty frame hospital buildings to be known as the Essex Mountain Hospital in Verona, N. J., to include four frame and stucco pavilions, 1-sty, 125x24 each, 20 ft high, with Runyon & Carey, 845 Broad st, Newark, as consulting heating, ventilating and electrical engineers, for the Board of Managers of Essex County Tuberculosis Hospital, owners, W. C. Pennington, pres., Court House, Newark, N. J. Plans were submitted to board for adoption at meeting held Oct. 24th. Cost, \$120,000.

### MISCELLANEOUS.

**LODI, N. J.**—Plans are being prepared by Frank Pirrone, Jr., 104 Midland av, Garfield, N. J., architect, for building a store, bakery and apartment of face brick and limestone trim, consisting of 2 stys, 25x56 ft, in McLoan st, Lodi, N. J., for Salvatore Terranella, of Lodi, N. J., owner, who will take bids. Cost, \$6,500.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

### APARTMENTS, FLATS & TENEMENTS.

**PATERSON, N. J.**—Louis Gottlieb, 491 East 27th st, Paterson, N. J., is the general contractor for the building of a new store front and interior alterations to the 1-sty brick store at 167 Main st, 17x100 ft, for R. Oelkers (milliners), 639 Broad st, Newark, N. J., from plans by Wm. T. Fanning, Colt Bldg, Paterson, architect. Masonry and carpenter work to be done by general contract. Cost, \$3,500.

**TOWN OF UNION, N. J.**—Emil Arena (formerly of De Riso & Arena), 425 Bergenline av, Town of Union, N. J., has the general contract for an extension to the 1-sty store of common brick walls, 25x47 ft, at 227 Bergenline av, Town of Union, for J. Greenspan (shoes), on premises, from plans by Philip H. Diemer, 128 Humboldt st, Union Hill, N. J.

**MANHATTAN.**—John Cronk & Son, 331 West 37th st, Manhattan, has the general contract for alterations to the 5-sty brick loft bldg, 26x90 ft, involving new windows and fire escapes, requiring carpenter work, situated at 24 West 20th st, Manhattan, for the Seaman's Savings Bank, 14 Wall st, New York, owners; Daniel Barnes, pres.; Geo. H. Macy and Geo. F. Crane, vice-pres.; Williston H. Benedict, secy.; Geo. M. Halsey, cashier; Fredk. A. Cummings, treas., from plans by A. E. Nast, 546 5th av, Manhattan, architect. Cost, \$3,000.

**MANHATTAN.**—Christiensen & Nelson, 50 Ann st, New York City, has the general contract for alterations to the 4-sty brick store and bachelor apartments, 33 x66 ft, consisting of installing sidewalk elevator, at 154-156 Madison av, Manhattan, for the Holworthy Chamber, Inc., Fredk. L. Lavanburg, pres., 100 William st, New York City, owners, from plans

drawn by Sommerfeld & Steckler, 31 Union square, New York, architect. Cost, \$2,000.

### FACTORIES AND WAREHOUSES.

**BRONX.**—Geo. Hoffman, 1071 Washington av, Bronx, has been awarded the general contract for alterations and a 1-sty extension, 50x200 ft, to the 2-sty brick factory at 608-12 East 132d st, Bronx, for the Estate of Jacob Doll, Otto Doll, president, 100 Southern Blvd, owners, from private plans. Cost, \$2,500.

**BROOKLYN.**—The Gibbons Co., 318 Columbia st, Brooklyn, has the general contract for general interior alterations and 1-sty top added to the 2-sty factory, with concrete floors and brick walls, 25x75 ft, on the south side Harrison st, 100 ft west Columbia st, Brooklyn, for Harland & Little, 81 New st, New York, owners, John C. Harland (in charge), from private plans. Cost, \$5,000.

**BUFFALO, N. Y.**—The Felton Const. Co., 1450 Michigan av, Buffalo, has the general contract for the construction of a freight house (Barge Canal Contract No. 212) at Pier No. 1, Erie Basin, Buffalo, N. Y., for the State of New York, W. Wotherspoon (State Superintendent of Public Works), Capitol, Albany, N. Y., owners, from plans by Frank M. Williams, State Engineer and Surveyor, Telephone Bldg., Albany. Cost, \$182,182.

**MANHATTAN.**—Kenwell Contg. Co., 841 Broadway, Manhattan, has the general contract for a 1-sty, 50x40 ft power station, with a screen and well house with brick walls and a face brick and terra cotta front, at 201st st and Harlem River, for the United Electric Light & Power Co., 130 East 15th st, Manhattan, owners; Nicholas F. Brady, president; Frank W. Smith, vice-president; Benj. Whiteley, treasurer. From plans by Geo. Whitehall, 32 Union square, architect.

**MANHATTAN.**—Cunningham & Foley, 219 West 116th st, has been awarded the general contract for alterations to a 5-sty brick storage bldg at 100 Wooster st, Manhattan, consisting of enlarging elevator shaft, for Geo. Ehret, 3 East 93d st, Manhattan, owner, from plans by P. J. Murray, 141 East 40th st, architect. Cost, \$2,000.

**NEWARK, N. J.**—Fredk Kilgus, Inc., 13 South 6th st, Newark, has the general contract for a 1-sty addition, 24x40 ft, to the engine room, having common brick walls, reinforced concrete beam and slab roof construction, at Austin st and New Jersey R. R. av, Newark, N. J., for Baker & Co., Inc. (Platinum Refiners), 54 Austin st, Newark, from plans by Fredk Kilgus, Inc., 13 South 6th st, Newark, architect, and the carpenter and reinforced concrete work to be done by the general contractor. Cost, \$8,500.

**STAMFORD, CONN.**—H. Wales Lines Co., 134 State st, Meriden, Conn., has the general contract for engine tools and oil storage bldgs at Stamford, Conn., for the N. Y., N. H. & H. R. R. Co., Meadow st, New Haven, Conn., owners, W. G. McAdoo (Director General of Railroads), from plans by F. W. Mellow. The buildings are to be constructed of wood, consisting of 1-sty, 42x36 ft. each.

### FACTORIES AND WAREHOUSES.

**BROOKLYN.**—John Auer & Sons, 646 Lexington av, Brooklyn, has the general contract for work to be started soon on a 1-sty brick storage bldg, 28x70 ft, in south side Calyer st, 107 ft east of Franklin st, Brooklyn, for Wm. Doty, 54 Franklin st, Brooklyn, owner, from plans by Robt. D. Snodgrass, 10 West 40th st, Manhattan, architect. Cost, \$2,500.

**LONG ISLAND CITY.**—Geo. A. Fuller Co., 949 Broadway, New York City, has the general contract for the erection of a brick filter house, 40x67 ft, at southwest corner Honeywell st and Jackson av, Long Island City, for the Pennsylvania Tunnel & Terminal R. R. Co., Pennsylvania Station, 7th av and 32d st, Manhattan, owner, W. G. McAdoo (Director General of Railroads, Washington, D. C.), from private plans.

**LONG ISLAND CITY.**—John T. Woodruff & Son, 1 Bridge Plaza, Long Island City, has been awarded general contract for a 1-sty brick warehouse, 100x100 ft, on the south side 13th st, 240 ft east Boulevard, Long Island City, for John Thomson Press, 253 Broadway, New York City, owner, from plans by John Boeso, 280 Broadway, New York City, architect. Cost, \$18,000.

**MANHATTAN.**—H. Wales Lines Co., 134 State st, Meriden, Conn., has the general contract for a 1-sty wood oil storage bldg, 42x36 ft, and engine tools at the Harlem River, New York City, for N. Y., N. H. R. R. Co., of Meadow st, New Haven, Conn., owners, W. G. McAdoo (Director General of Railroads, Washington, D. C.), from plans by F. W. Mellow, architect. Cost, \$3,000.



# REAL ESTATE BUILDERS RECORD AND GUIDE

Vol. CII.

NEW YORK, NOVEMBER 9, 1918.

No. 19

## Building Commitments for 1918 Show Increase

Figures of the Dodge Company Indicate a Gain in the Total Amount Placed for New Construction

ALTHOUGH the impression is quite general that the past year has been one of extreme dullness for the building interests of the country and that especially during the past month have building opportunities fallen off through the drastic action of the War Industries Board in curtailing the erection of new structures that are non-essential to the military plans of the Government, the total amount of money expended for building and engineering projects throughout the country for the first ten months of 1918 exceeds the total commitments for any similar period during the past nine years of record. A study of the table of comparative statistics that is compiled each month by the F. W. Dodge Company, which shows the totals of the contracts awarded from January 1 to November 1 for the past nine years indicates that the figures for 1918 overtop the record total of 1917 by \$68,504,000, and all previous years by a considerably greater amount.

The totals given in the table of statistics are for the construction of building and engineering projects in the States north of the Ohio and east of the Missouri Rivers and include all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and eastern Kansas.

For the first ten months of the current year the total of the contracts awarded for building and engineering operations in the territory included in the list amounted to \$1,501,596,000. Of this amount 32 2/5 per cent. was for direct Federal account and a large part of the balance was for structures of an industrial character that were required to produce war munitions and supplies for the Government. The 1918 total is greater than that for any previous year and is only approached by that of 1917 when the figures reached the sum of \$1,433,092,000 for the first ten months of that year. According to the table only in one year prior to 1917 has the total for the ten-month period reached \$1,000,000,000.

Figures for the past nine years, from January 1 to November 1, are as follows:

Contracts awarded, 1918.....	\$1,501,596,000
" " 1917.....	1,433,092,000
" " 1916.....	1,121,616,397
" " 1915.....	769,173,000
" " 1914.....	632,462,200
" " 1913.....	743,758,000
" " 1912.....	743,331,500
" " 1911.....	667,433,813
" " 1910.....	694,007,066

In what is usually considered as the local territory, including New York State and northern New Jersey, north of Trenton, the total for first ten months of 1918 shows a considerable falling off from the figures of last year which was the highest of record. The gross amount committed for building and engineering

construction for the current year was \$237,689,000, which, when compared with the total for the same period of 1917, shows a decrease of \$48,587,000. The year 1917 was the banner period for the total amount of money expended for building purposes and the current year receives second place. Of the total contracts awarded in the local territory for the first ten months of 1918 35 1/3 per cent. was for direct Government account and for the construction of cantonment additions, hospitals, warehouses and other structures for the army and navy.

The figures for the first ten months for the past nine years in the local territory are as follows:

Contracts awarded, 1918.....	\$237,689,000
" " 1917.....	286,276,000
" " 1916.....	225,106,500
" " 1915.....	137,108,500
" " 1914.....	112,360,500
" " 1913.....	223,782,000
" " 1912.....	206,392,500
" " 1911.....	200,027,500
" " 1910.....	205,844,000

Probably no territory among those listed shows a greater percentage of increase for the current year than that including the cities of Philadelphia, Baltimore and Washington. In this territory the total for the first ten months reached \$374,631,000 or \$184,090,000 in excess of the total of \$190,541,000 for the same period one year ago, or a gain of nearly 100 per cent. The full territory involves eastern Pennsylvania, southern New Jersey, Maryland, Delaware, District of Columbia and Virginia. One of the extremely significant facts in connection with the high total for this section of the country is that approximately 45 1/3 per cent. of the whole amount represents Federal commitments for army and navy construction and equipment. There is probably no one section of the country that includes such a large percentage of purely Government work within its boundaries.

Figures for the first ten months of the past nine years in the territory contiguous to Philadelphia, Baltimore and Washington are as follows:

Contracts awarded, 1918.....	\$374,631,000
" " 1917.....	190,541,000
" " 1916.....	136,780,000
" " 1915.....	81,179,000
" " 1914.....	77,715,000
" " 1913.....	77,012,000
" " 1912.....	122,424,000
" " 1911.....	84,666,000
" " 1910.....	87,161,000

As indicated by the table of statistics the current year shows a distinct falling off in the New England district for the present year. For the first ten months the total commitments for building and engineering projects amounts to \$136,267,000, a decrease of \$47,485,000 from the total of \$183,267,000 for the same period of 1917. Of the expenditures for building operations in the New England district for the current year about 29 per cent. was for Federal construction.



# Building Trades Organize for Welfare Fund

Plans for the Forthcoming Drive Will Follow Those So Successful in Recent Liberty Loans

**T**HURSDAY afternoon, at the Manhattan Club, Paul Starrett, president of the George A. Fuller Company, was the host at a luncheon that was arranged in order to formulate the final plans of the Building and Allied Trades Committee for the United War Work Campaign that is expected to provide at least the total of \$170,000,000 for welfare work among our Army and Navy at home and abroad. Mr. Starrett has been selected as the chairman of the committee representing the building interests of Manhattan in the drive that begins next Monday, and had as his guests the sub-chairmen who will direct this work for the various sub-trades that are affiliated with the building industry.

The allied building interests of the Borough of Manhattan are looked upon to play no insignificant part in the forthcoming drive. The excellent record so recently made by the industry in the Fourth Liberty Loan has been marked as the goal in the campaign for funds to carry on the welfare work among our military forces. The general Industrial Committee, which has direct supervision over the activities of the committee representing the building trades, has designated as the quota of the building interests of Manhattan the sum of \$179,800, but from the enthusiasm engendered at the organization luncheon it is hoped that the sum finally pledged by the industry will come nearer to \$250,000.

As the forthcoming drive follows so closely upon the drive for the Liberty Loan, it was thought to be a good idea to include as many as possible of the men who had been so successful as chairmen of sub-trade committees in the loan campaign in the membership of the trade committee responsible for the success of the United War Work Campaign. A large percentage of these men have accepted the responsibility for the additional work and as far as possible the organization will follow the plan that was so successful in putting the recent Liberty Loan "over the top."

The Building and Allied Trades Committee for the United War Work Campaign, with the amount that has been established as the quota for the various sub-trade divisions, is as follows: Paul Starrett, chairman; Blaine Ewing, secretary. Sub-trade committeemen: Asbestos Pipe & Boiler Covering, Owen Glasson, \$10,500; Builders, Shorers & Hoisters, Roy W. Wingate, \$30,000; Building Materials, Frank E. Wise, \$7,600; Cement Industry, W. L. Cosgrove, \$9,500; Elevator Manufacturers, W. L. O'Connell, \$10,000; Glass Trade, Joe Dreyfuss, \$4,600; Marble, Tile & Mosaic Interests, John Eisele, \$5,500; Metal Lathers, Max Baumann, \$1,000; Ornamental Iron and Bronze, C. A. Fullerton, \$2,100; Painters, Carl H. Dabelstein, \$5,700; Plasterers, Davis Brown, \$4,300; Plumbers, J. H. Smith, \$15,700; Roofing, Sheet Metal and Allied Interests, J. R. McAfee, \$17,200; Steam Fitters, W. H. Curtin, \$13,000;



PAUL STARRETT

Steel and Iron Industry, Andrew J. Post, \$19,700; Stone, L. W. Dennis, \$2,400; Wire Trade, E. F. Rattey, \$1,500, and Woodworkers, J. O'Dell Whitenack, \$19,600.

It has been proposed that so far as possible to conduct the War Fund Campaign along the lines followed in the past Liberty Loans with the possible exception of the job meetings. Each trade has been catalogued, its various firms card indexed and these will be canvassed by the committeemen, who will endeavor to obtain from the firm, and from the individuals employed by the concerns, pledges for the required funds. The need for this money is imperative and according to the promises made by the committee, the building industry will again come to the front and show the city that it can be de-

pended upon for whatever is asked of it.

During the organization luncheon a most interesting and inspiring talk was given by Reginald L. McAll, who is well known in building circles, and who is at present devoting all of his time representing the Y. M. C. A. in its recruiting campaign for men for overseas service. Mr. McAll returned but a relatively short time ago from the battlefields of France, where he had been in charge of a "foyer de soldat" or soldiers' hut, maintained by the Association. He related a number of his experiences while serving abroad, both with the American and French troops, and was able to give a clear conception to all present of the urgent need of our fighting forces for the facilities that will be supplied through the United War Work Campaign. The talk of Mr. McAll was a real inspiration to the committeemen to go forth and exert their utmost efforts for the success of the campaign, as he was able to bring home in such a sincere and forcible manner the scope of the work that is being accomplished by the various organizations that will participate in the expenditure of the funds collected; the great good already acknowledged by the Allied military leaders; the work that remains to be done among the military forces abroad and the ever widening scope of activity among the civil population of the nations that have for more than four years borne the brunt of the horrors of this great war.

The mere fact that at the present time prospects of an early peace are exceptionally bright should be no reason for not providing the necessary funds to carry on this work to completion. While it is true that battles will cease, there is no reason to suppose that the Allied armies will be immediately demobilized. The organizations that are leading in the work are still seeking men for overseas service and these recruits are being asked to enlist for the period of the war and for one year following, as it is realized that a large part of the great welfare work will become necessary after the soldiers are released from actual fighting and are

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# Real Estate Men in United War Work Campaign

Frederick P. Fox Heads Committee Which Will Help Raise \$170,500,000 Next Week

**I**NSPIRED by their splendor in the recent Fourth Liberty Loan Drive, real estate men in this city are preparing to do their bit in raising the huge fund which the United War Work Campaign will place at the disposal of the seven greatest humanitarian institutions in history, the Young Men's Christian Association, the Young Women's Christian Association, the National Catholic War Council (the Knights of Columbus), the Jewish Welfare Board, the War Camp Community Service, the American Library Association and the Salvation Army.

In this, probably the most remarkable campaign of its kind ever initiated, the real estate interests, mobilizing the same effective mediums that made their work in the Loan drive so notable, will cooperate with all the other trades and industries comprising the organization of the Greater New York United War Work Campaign. The goal is \$170,500,000, which must be raised from November 11th to 18th.

Frederick P. Fox, of Frederick Fox & Company, as chairman of the real estate industry, will direct the activities of real estate men during the drive. He will be assisted by the following captains, each of whom are expected to build up their own smaller team units:

Douglas Robinson, Charles S. Brown Company (Mr. Spear).

Horace S. Ely & Company (Mr. Guerrlich).

John N. Golding.

The Cruikshank Company (Mr. Raywood).

Alwyn Ball, Jr.

Charles B. Walker.

Spear & Company (Mr. Aaron Rabinowitz).

Douglas Robinson, Charles S. Brown Co., uptown (Mr. Fullwood).

L. Tanenbaum, Strauss & Co. (Mr. B. M. Strauss).

Heil & Stern (Mr. Max Heil).

Geo. R. Read & Co. (Mr. Kenneth T. Wilson).

J. Arthur Fischer (Mr. Semon).

George A. Bowman.

Fish & Marvin (Mr. Charles K. Marvin).

Thomas J. O'Reilly.

Dubois & Taylor (Mr. Taylor).

F. R. Wood, W. H. Dolson Co. (Mr. Wyckoff).

Goodwin & Goodwin (Mr. John R. Goodwin).

Porter & Co. (Mr. Short).

Wilcox & Shelton (Mr. Wilcox).

Knap & Wasson (Mr. Wasson).

Walter D. Rusher.



FREDERICK P. FOX.

Estate division in the Fourth Liberty Loan Drive. Mr. Marling is one of the vice-presidents of the Industries Division in the present campaign.

Mr. Fox, discussing the purpose of United War Work Campaign and its especial significance to real estate men, said yesterday:

"New York real estate men must do their share in oversubscribing the great mark which the United War Work Campaign has set. The service which these organizations are rendering to humanity will assume even greater importance during the period of demobilization, which army and navy men assert will present more difficult and intricate problems for solution than the period of mobilization. Greater sacrifices will be de-

manded and more opportunities presented for the fulfillment of the ideals of these humanitarian agencies than ever before.

"I know the generous response which real estate men, even in a period when market conditions were at low ebb, made in the last Loan drive, and I know the sacrifices which so many made in order to achieve the distinction of doubling their quota. Nevertheless, in spite of the new demands which will be made upon their purses and time; I am confident that the response to this new appeal will be just as wholesome, hearty and generous.

The winning of this war is a personal triumph for real estate men, because it means a bull market. Real estate is a peace stock, so we have therefore additional cause for rejoicing and we can put that joy in concrete form by giving the men over there all the comforts, conveniences, guidance and care that we possibly can. A contribution to this United War Work Campaign is a privilege which may never again present itself. We must help those men, now that they have passed through the ordeal of fire and slaughter, "to live happily ever after."

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able to again turn their minds to more peaceful pursuits.

It will be during the time that the troops are released from the excitement of the fighting front with all of the tension that this means, and the time that they are sent back to their native lands, while they are waiting with time on their hands and growing more impatient and homesick with the passing of every hour and day that the work of the Y. M. C. A., Y. W. C. A., K. of C., Salvation Army, Jewish Welfare Board and the other organization that have combined to raise at least \$170,000,000 will be most effective. The entire world is now looking to the United States to supply the funds for this work.

At a luncheon to be given today at 12.30 at the Republican Club, the team captains will hold their first meeting and launch the campaign. An address will be made by Alfred E. Marling, chairman of the Real



# Merchant Marine in Reconstruction Period

James A. Farrell, President of U. S. Steel Corporation, Says  
Economic Warfare Depends on Peace Terms

THE important part the American merchant marine should play during the reconstruction period in this country after the war, and the vital necessity for a definite national merchant marine policy to assure American shipowners of being able to compete on even terms with foreign vessels, were emphasized in a report of the Committee on Merchant Marine read yesterday at the fifth annual meeting of the National Foreign Trade Council, held in the Biltmore Hotel.

James A. Farrell, president of the United States Steel Corporation and chairman of the Council, presided at the meeting. In his address he said that our supreme duty was to see to it that the terms of peace should render impossible the continuance of conditions sought to be corrected by economic warfare.

"If the terms of peace are satisfactory," Mr. Farrell said, "there will be no need for economic warfare. If they are not satisfactory, economic warfare will be impossible. With an adequate, just, and final peace we can go forward in confidence to meet and solve the numerous problems certain to arise from the complex and novel conditions naturally flowing from the cataclysm that has overwhelmed the world during these four years."

The report of the Merchant Marine Committee, which is composed of James A. Farrell, P. A. S. Franklin, and Robert Dollar, was adopted unanimously by the Council. It contended that ships would constitute the first factor in our great task of reconstruction, no less than they had constituted the first problem of our participa-

tion as a belligerent in the war.

"It is fortunate for us," continues the report, "that one of our greatest contributions to the war will also render a most valuable service after peace has been restored. We are building the ships which will be the most effective agency in the permanent solution of these great after war problems. The extent of this service, however, is contingent upon the adoption by this Government of a definite maritime policy, which will permit the permanent retention and operation of these vessels under the American flag. This important matter should be taken up by Congress at once, to enable our shipowners and others interested to make the necessary arrangements to take their proper place in the world's commerce."

The committee recommends curtailing the construction of wooden ships as soon as possible, in view of their inefficiency under normal conditions and the transformation into barges of the surplus steamships over those which can be operated economically. The engines and other machinery thus made available could be utilized in steel hulls.

The committee states emphatically that unless this country's national maritime policy is founded upon the principle that those operating vessels shall be assured of conditions which will enable them to meet the competition of all other maritime nations upon an equitable basis, the large merchant fleet which is now ours will either be transferred to foreign registry or rust out a useless existence terminating on the scrap-heap.

## Great Coal Saving in Manufacturing Plants

THROUGH the co-operation of the industrial power plants, which have thus far put into force the standard recommendations of the United States Fuel Administration to promote efficiency in the use of fuel in power plants, the department announces that a saving of seven million tons annually has been effected. That is to say, in the first six months from the announcement of the national program, three and one-half million tons have been conserved, at the same time maintaining maximum production in the factories. The largest savings have been in the following states: Massachusetts, Pennsylvania, Connecticut, Illinois, New York, Missouri, Michigan, Minnesota and Wisconsin.

Some industrial plants which have adopted the standard recommendations and kept systematic records report a fuel saving as high as 25 per cent., and the average is estimated between 10 per cent. and 15 per cent. This large economy is effected at practically no expense to the plant owner since the recommendations treat primarily of proper methods of firing and management in power plants.

A Fuel Administration campaign comprehends voluntary service by engineer inspectors, lectures to fuel conservation classes in educational institutions, addresses before public meetings, explanations of the program to power plants owners, and various forms of printed matter and posters.

For the efficient execution of the program of industrial conservation, under the plan developed, the engineers of the country have been mobilized through the professional societies and the operating engineers and firemen, and as a result there are today fifteen hundred volunteer engineer specialists and power plant men organized by states, inspecting power plants, classifying them according to their operating efficiency, and aiding the work of rapid development. As a direct result of the operation of this plan, it is estimated that the total annual saving throughout the country will be about twenty-five million tons of coal without reducing the output of the factories. Special printed material, instructing the output of use of fuel, has been prepared by the United States Fuel Administration and may be obtained free of cost upon application.

The campaign has been organized in consultation with

the State Administrators, the Bureau of Mines, and the Committee of Consulting Engineers of the Engineering Council, which represents the four national engineering societies. These four societies have contributed largely in supplying expert advice of engineering talent; special relations have been formed between the Fuel Administration and the National Association of the Stationary Engineers, the International Brotherhood of Stationary Firemen and Oilers, the Laundry Owners National Association, the Portland Cement Association, and other national bodies who have given full co-operation to this national plan.

## Realty Boards' Legislative Program

AT a meeting at the Real Estate Board rooms this week a sub-committee of the Board's legislative committee and a committee from another real estate organization, plans were outlined to bring about concerted effort at Albany this winter on legislative matters by real estate interests.

In the past a number of organizations sent representatives to Albany claiming to represent real estate. Sometimes the different representatives were in sharp conflict and the members of the legislature were unable to determine which of them correctly presented the views of real estate people. This winter it is hoped there will be community of thought and effort and united action. Only important measures will be considered and on these all work will be concentrated and a small committee charged with carrying out the wishes of the combined organizations.

The Real Estate Board's complete program with full explanation of the reason for and object of proposed legislature will be ready for presentation to the members elect of the Legislature in a few days.

Washington Market, the first of New York's markets on the West Side, was originally called "Bear Market," because bear meat was first sold in it.

William and Beekman streets were named after William Beekman, who owned most of the section now known as "The Swamp."



# Business Men Form 34th Street Association

To Further Interests of Property Owners and Others Along That Thoroughfare—Vivian Green, President

**B**USINESS men and property owners interested in Thirty-fourth street have organized an association to further the welfare of that important thoroughfare. At a meeting held last week in the Hotel McAlpin, Vivian Green of the Realty Supervision Company was elected president, James K. Cuddy of Oppenheim, Collins & Company, vice-president, and William F. Koelsch of the New Netherland Bank, treasurer. An executive secretary who will manage the office and the activities of the association will be selected in a few days.

The following directors were elected: Leslie Graff of B. Altman & Company, James K. Cuddy, P. L. Ryan of R. H. Macy & Company, M. L. Morgenthau of the Mirror Candy Company, William F. Koelsch, James M. Speers of James McCutcheon & Company, Herman Canton of the Likely Luggage Company, Melville Regensburg of E. Regensburg & Sons, Max Fertig, S. Salix of the Salix Company, John H. Burton of Burton Brothers, and Vivian Green.

Mr. Green, discussing the plans of the organization, which will be known as the Thirty-Fourth Street Association, said yesterday:

"We shall seek to preserve and protect the interests of merchants and property owners in Thirty-fourth street, from Fourth to Seventh avenues, between the subways.

"The present high class retail character of the thoroughfare and the additional prestige which it will gain as the result of the new transit facilities have combined to forcibly present to men interested in Thirty-fourth street the need of an effective organization to safeguard its interests. We shall co-operate with the Fifth Avenue Association, the Broadway Association and other civic and realty bodies in every movement, not alone affecting the interests of Thirty-fourth street, but of the city at large, although we are, of course, primarily and principally interested in the objects of our own organization, the Thirty-fourth Street Association."

## CONFERENCE OF WAR SERVICE COMMITTEES

Washington, November 7.

**P**RELIMINARY plans for the War Emergency and Reconstruction Conference of War Service Committees to be held at Atlantic City, December 4, 5 and 6, are announced by the Chamber of Commerce of the United States.

Reconstruction will be given a prominent place on the program, as it is recognized this subject must be taken up by business men to the end that there may be placed at the command of the Government all available sources of information. The work of reconstruction suggests the creation of a federation of all war service committees that whatever study and planning is carried on may be on behalf of all business. War industries and non-war industries are concerned equally in the determination of reconstruction problems. All European countries already are under way with reconstruction plans.

The Atlantic City conference, a call for which was sent out last week by the War Service Executive Committee of the Chamber of Commerce of the United States, will include four general sessions and numerous group and committee meetings. Into the final session will be brought for final action all the proceedings of the meetings.

There will be four general sessions participated in by all the delegates. On December 4 there will be both morning and afternoon sessions and on the 5th and 6th morning sessions. The Chamber is engaged now in ob-

taining the best speakers available to discuss among others the following suggestions: Reconstruction, industrial relations, raw materials and their control, price control, economic legislation affecting combinations, export and import operations, finance, etc.

The conference will be divided into groups at three sessions, the first to be held on the evening of December 4, the second on the afternoon of December 5, and the third on the evening of the same day. On the evening of December 4 each war service committee will meet with its chairman to consider the problems of reconstruction as they may affect that particular industry as well as to take up other problems which the war has demonstrated are vital to industry. On the afternoon of December 5 the war service committees will meet in groups which are related as to their use of basic materials and as to their distribution problems, etc. With these groups will meet the commodity or section chiefs of the War Industries Board. Related groups will form themselves into ten major groups on the evening of December 5 to take up the question of raw materials, price control and subjects arising from related group meetings. After the general meetings of the committees of the related groups and of the major groups it is hoped there will be presented definite recommendations covering the reconstruction period, with the possibility of creating an executive committee empowered to gather data and to function with industries to meet the many problems that the nation's industries will be called upon to solve with the end of the war.

## BARRACKS BUILT IN RECORD TIME

**N**EW YORK UNIVERSITY has set a record in finishing an army barracks building for the new students' army training corps in six days. This building was the first of a group of eight needed for the newly inducted soldiers at the university. The entire group was completed in thirteen days from the time the work was started. Professor Collins P. Bliss, head of the department of mechanical engineering at the university, supervised this rush job in construction, the university authorities having contracted for the erection of the barracks as soon as it was learned that New York University would become an S. A. T. C. camp.

The buildings are completely sealed, so they can be kept comfortably heated by the big cantonment stoves. There are double floors throughout, there is a

double sheathing on the outside, and the walls are sealed inside. Each barracks conforms to the army plan of 43x120 feet dimensions.

In the mess hall 1,600 men are fed in two shifts. High pressure steam cookers are used. There are gas and coal ranges, steam tables on which to keep food hot, and soup kettles three feet in diameter. A dishwasher operated by steam cleans 3,000 per hour.

One of the university's graduate engineers, John Lowry, Jr., was responsible for the rapid erection of the barracks. Being engaged extensively in Government work, he was able to throw in a large force of men transferred from other Government work that was finished. Mr. Lowry is doing the work for New York University at cost.

The site of the first barracks was surveyed and staked, and posts were set in concrete in one day.



# Predicts Great Future For Central West Side

## Opening of Seventh Avenue Subway Gives District, Already Having the Largest Traffic, New Impetus

IN the report for the year 1917-1918 of the Central Mercantile Association, of which Mr. Clarkson Cowl is President, there are tabulated a great many significant facts and figures having a direct bearing on real estate situated in the district within which the activities of the association are confined. Roughly speaking, this district runs from Canal to 34th streets and from Seventh avenue to the Hudson River. Between 13th and 24th streets the district extends east to Fourth avenue, including Union Square. Within its boundaries are the Chelsea and Greenwich sections, and through the Eastern border of the district runs the new Seventh Avenue Subway, affording the most efficient transportation service of any in the city.

The compilation of the Central Mercantile Association was made prior to the opening of the Seventh Avenue Subway, but in anticipation of it. All figures of passenger traffic refer to conditions before this line began operations, and of course would be still more impressive if the statistics of the new traffic could be included. These figures will not be available for some time. But the presentation of facts made by the Association shows convincingly the great possibilities for development in a section of the city which has been less influenced by the great improvements of recent years than have many other districts.

The following facts bearing on the real estate situation are taken from the report:

Broadway and 14th street is probably the world's greatest underground traffic point. Its daily average ticket sales are 83,725, at the rate of 30,000,000 per year. This point in the central mercantile district outstrips all New York, and its figures may be equalled only by Charing Cross Station, London, which is the intersection of about 29 railways. Statistics for Charing Cross are not available.

Since the opening of the new Broadway line at 14th street, running south, operated by the New York Municipal Railway Company, the joint daily ticket sale on this line and the present Fourth Avenue subway exceed the Grand Central Station sales by three and one-half millions and Brooklyn Bridge by five and one-half millions.

The ticket sales on the new Broadway subway line at 14th street, given us by the New York Municipal Railway Co., since September 4th, have average about 37,500 per day, which is upwards of one and one-quarter million per month, or about 14,000,000 per year. This approximate annual ticket sale on this line added to the existing Fourth Avenue subway ticket sale at 14th street and Broadway of about 30,000,000 per year.

Fourteen times as many passengers travel to and from the central mercantile district, as from all the subways and elevated stations in the city, when the difference in area between the section and the greater city is taken into account. The average number of rapid transit passengers per acre for the central mercantile district is 82,543; the average for the city (Manhattan, Bronx, Brooklyn and Queens) is 4,759 per acre. The central district covers 958 acres, the four boroughs 160,446 acres.

By elevated and subway lines and for ten months ending October 31st last, on the Jersey Hudson tube, 79,076,504 passengers entered and left the central mercantile district last year, which is over 216,000 persons daily.

These statistics are compiled from the Public Service Commission's recent report on station ticket sales of the Interborough Rapid Transit Company for the year ending June 30th, 1917, and from special figures received from the New York Municipal Railway Company and the Hudson and Manhattan Railway Company.

The Central Mercantile Association has made a study of the above-mentioned report and announces some significant figures.

The subway traffic has increased 42,688,874 for the city in the year, of which increase the central mercantile district claims 2,821,523 passengers, or one in

every 12. The elevated traffic for the city increased 37,133,297, and of this number 5,327,587 were added to those going to and from stations in the central mercantile section. One of every six new passengers on "L" lines was gained by the central area.

The Ninth Avenue elevated showed an increase of about 49 per cent in traffic in the central mercantile district, carrying 2,601,143 more passengers than in 1916. This indicates the vast traffic to the larger industries in the vicinity.

Of the central mercantile district's increase on the subway and "L" lines 41 per cent. gain was at 14th street, 48 per cent. at 23rd street and 11 per cent. at 18th street.

An interesting fact is that on the elevated and subway lines the total increase of passengers for the central mercantile district is almost evenly divided between the east and west side stations, the west side leading by only 4,823.

Total yearly ticket sales on "L" and subway lines (and for 10 month, ending October 31st, 1917, on Hudson Tube) in C. M. district:

2d Avenue Line .....	4,898,471
3d Avenue Line .....	12,131,074
6th Avenue Line .....	9,206,957
9th Avenue Line .....	15,061,548
	<hr/>
Subway .....	41,298,050
Hudson Tube .....	32,512,913
	<hr/>
	5,265,541

Grand Total ..... 79,076,504

Following is report of ticket sales given us by the Hudson Tube Company for ten months ending October 31st, 1917, at the following named stations in the central mercantile district:

Christopher Street .....	759,871
9th Street .....	812,369
14th Street .....	1,426,088
19th Street .....	886,788
23rd Street .....	1,380,425

Total ..... 5,265,541

The Association predicts that in five years time Seventh avenue will undergo great changes, mushroom houses will grow into towering buildings; small shops will develop into great business concerns, and this village by-street will become a congested thoroughfare. The new subway will make buildings grow on Seventh avenue, just as sunshine and rain make grain grow skyward on the farm, thus painting out the

Moral: History repeats itself; What the subway did for Fourth Avenue, it will likewise do for Seventh.

Twelve typical blocks in various districts of Greater New York were studied in the Association's industrial survey as a rough basis of comparison as to population density. The block in the central mercantile area showed the lowest congestion—11,101 persons. An upper West Side block showed 11,821; the upper East Side, 19,896; the lower East side, 39,404; Harlem, 13,755, and the Bronx, 11,995.

In the central mercantile district rent, the one item in which New York City expenses are necessary higher, is comparatively low, considered in connection with the surrounding areas.

Apparently low rental prices in suburban areas are offset by daily carfare costs and by the value of time lost on trains. These items considered, central mercantile rents will always compare favorably with other locations.

For the man or woman in downtown New York who appreciates the advantages of convenience and economy of living close to the place of employment, the central mercantile district offers liberal and attractive home accommodations.

Living conditions in the central mercantile area are unusually pleasant.



# Gets New Ruling on Building Construction

Chairman McDonald of Mayor's Committee on National Defense Defines Latest Restrictions

**G**EORGE McDonald, chairman of the special committee on construction and buildings of the Mayor's Committee on National Defense, has announced that hereafter all applications for licenses to build, under the War Industries Board ruling on non-essential work must file affidavits on new forms which are available at the committee's headquarters, in the Hall of Records.

Chairman McDonald also announced the receipt of four permits from the War Industries Board, the first granted for non-essential construction among those sent by the committee to Washington with recommendations for approval. The estate of Robert Hoe Company was given license to repair the fire-damaged building at 13-15 West 28th street; the Sage Foundation Company, to complete residences and a hotel at Forest Hills; James A. Hearn & Co., to build two elevators to eliminate danger of accidents from overcrowded facilities to patrons of their store, and the Catholic Church of St. Matthias, to finish an 80 per cent. completed

church in Ridgewood, Queens.

The committee received a new ruling from the War Industries Board to the effect that construction of all hospitals, barracks, etc., planned by the American Red Cross, Y. M. C. A., Knights of Columbus, and other organizations recognized by the Government as engaged in war work, must be referred to the Facilities Division of the War Industries Board.

The hearing of the committee yesterday, directed by George H. Benjamin, as chairman, with Judge Warren W. Foster, as assistant, included applications from Clara Sulzer, wife of former Governor Sulzer, who desires to renew plumbing in an old building at 116 Washington Place; Darwin P. Kingsley, who wishes to provide heat for certain sections of the dwelling 52 East 68th street, and from Frederick H. Ecker, representing the Metropolitan Life Insurance Company, which desires to alter a section of the sixth floor of its building at a cost of \$37,500, to provide additional facilities for the Metropolitan Bank.

## No Cancellation of War Contracts Yet Made

**W**ASHINGTON, November 8.—On the authority of the highest officials of the War Industries Board, the statement was today authorized that there have been no cancellations of war contracts by any purchasing agency of the Government due either to the imminence of an armistice or peace.

Certain cancellations of contracts have been made as a result of the balancing of the contracts in accordance with military requirements, as has been the uniform practice heretofore. On the other hand, the War Industries Board and the purchasing divisions, of the Government have been in consultation for some days on a plan to guard against industrial dislocation during the transition period between war and peace. An official statement of the progress made on this subject will be forthcoming in a day or two at the latest. Such contracts as are now being cancelled in the balancing of orders are subject to the usual form of adjustment between the Government and the contractor in which the

latter is guaranteed full protection. The policy now being defined to cover the transition period, it is officially stated, will provide with equal care for the safety of business which has so patriotically responded to the needs of the Government in the emergency of war.

Speaking for the purchase division of the War Department, one of the largest buying agencies of the Government, Gerard Swope, assistant chief of the division, to-day confirmed the statement of the War Industries Board that there has been no cancellation of war contracts outside of the usual routine, and that the War Department, like all others, awaits the decision of the War Industries Board, with which it is in consultation on a comprehensive and fixed policy, which all alike will follow. Rumors of all kinds relative to the Government's policy are in circulation and are coming into Washington for confirmation or denial. This statement of the officials is the first authoritative answer yet made.

## Mayor and Fuel Administration at Odds

**F**EDERAL FUEL ADMINISTRATOR GARFIELD sent Mayor Hylan a telegram Wednesday in which he requested that the police activity in the coal matter be discontinued and that the Mayor prevent "further interference" with the orderly distribution of coal. In an accompanying statement Dr. Garfield said that no request for a survey had been made by the Federal authorities, and that when the subject was discussed by Mayor Hylan and State Fuel Administrator Delos W. Cooke a few days ago the plan had been abandoned.

In his telegram to the Mayor Dr. Garfield said: "I must insist that Greater New York authority be not permitted to interfere with the action of the United States Fuel Administration."

The Police Department went ahead in its work of making the coal survey regardless of Federal Fuel Administrator Garfield's demand that such a survey be not made.

Anthracite output during the week ended Oct. 26 is estimated at 1,714,000 net tons, which is exactly the same tonnage produced during the week ended Oct. 19, but 339,000 net tons below the output of the corresponding week of 1917. The increase in wages which went into effect in the anthracite mines on Nov. 1 will undoubtedly bring back many of the mine workers who left for other industries because of higher wages. With added man power and no epidemic to contend against, an improvement in output can be expected shortly.

While there exists a scarcity of the domestic sizes of anthracite, there is an abundance of the small coals available.

In some instances shippers are reducing their prices in order to dispose of their stocks of rice and smaller coals. Household consumers who have not as yet received their quota of hard wood do well to look into the possibility of utilizing these small sizes, as it has been demonstrated that they can be successfully burned in household furnaces.

New York, Nov. 5, 1918.

Editor Record and Guide:

On August 1 there was a fire opposite the premises, 129-131 Crosby Street, New York City, which are owned by me, and the debris from the building has piled up in the street, two stories high, thereby closing the street and preventing me from using the elevator in the building. I have made many attempts to the various departments, without any jurisdiction, or have they not the means to open this street, or cart away the rubbish?

If you could send one of your staff to see the condition, he will be amazed that in this city anything like this could occur; to have a street closed for over three months and preventing me from renting the premises or having proper access.

I hope you will take this matter up, as I cannot get any redress in any direction.

(Signed)

LEO SCHLESINGER.

The Williamsburgh, Manhattan and Brooklyn bridges are said to be the longest suspension bridges in the world.



REAL ESTATEBUILDERS

RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

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Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.	
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The Clouds Are Lifting

As this issue of the Record and Guide goes to press the people of the United States are just recovering from their premature celebration of the report that the war had ended. Before this issue gets to our readers the downfall of German autocracy may have become an established fact.

In any event, the developments of the last few days have been so significant as to make it morally certain that the war is practically over. The Record and Guide believes it fair to assume that this is the view of the great majority of competent observers both in the United States and abroad. Naturally, therefore, the time has come to take up in all earnestness the many after-the-war problems.

It is a matter of common knowledge that the leaders in no American industries have been more unselfish and more devoted to winning the war than the great real estate and building interests of New York, for which the Record and Guide is the recognized publication. The spirit of grim determination which has been shown by these interests in the face of most discouraging circumstances should now find relief in the spirit of optimism which already is asserting itself among the leaders in these two important lines of activity. Perhaps it is too early to become 100 per cent. optimistic, but there is every reason why both real estate and building leaders in the metropolitan district should look forward to a new and long-continued era of prosperity.

Complying in the best of spirit with the discouraging regulations which the Federal authorities have found it necessary to impose, the great building interests of New York City and of the entire nation have weathered the storm in such a manner as to reflect genuine credit upon

them. Near approaches the time to which they properly have been looking forward for the opportunity to resume business on the old scale, and forward-looking leaders will be found ready for the many undertakings of the after-war period.

The new era also must bring to the real estate interests of the metropolis the opportunities of which they have been deprived since the United States entered the war. Already real estate leaders are looking to the future with confidence, and some of the shrewdest of them are convinced that New York real estate now offers better and safer investment than ever before.

Looking to Albany

The time has now come for starting in earnest whatever movement may be contemplated to get from the Legislature of 1919 a revision of the State tax laws along just and equitable lines. The new officials elected last Tuesday will take office on January 1st. During the intervening weeks efforts should be made to draft a tax measure which will command the support of all the interests most vitally affected by state and city taxation.

There seems no doubt that Hon. Alfred E. Smith has been chosen to be the next Governor of the State. Mr. Smith has had long experience in public life and his knowledge of legislation at Albany is quite as complete as his knowledge of New York City affairs. The statement has been made by both political opponents and political friends on Governor-elect Smith that he has been one of the keenest public men of recent years in his grasp of problems vital to the welfare of the metropolis.

The Record and Guide makes reference to this point for the reason that it is a reminder of how helpful the new Governor can be if he will devote his abilities and his influence earnestly toward the correct solution of tax problems. New York realty owners are entitled to relief from the burdens they have been carrying unjustly for years past.

Nothing the new Governor can do, and nothing the new Legislature can do, will be more important than the enactment of a fair tax law to replace the present vicious statutes on that subject.

One Way to Keep the Home Fires Burning

The United States Steel Corporation has set a good example to the country by subscribing \$5,000,000 to the United War Work Campaign fund. In announcing the contribution Judge Gary says that the seven organizations participating in the benefits of the drive are furnishing to our soldiers "what they need above everything else to secure physical and moral health, strength and comfort, and that this cannot be provided in any other way than by voluntary contributions of money and labor." He adds that even if the war should end immediately the needs of our soldiers will not be diminished for several months.

Thursday's remarkable "peace" demonstration, unfortunately a little ahead of time, unequivocally proved, the supreme place held in our hearts by the doughboys and gobs, the youngsters who are over there now but who it seems only a few days ago, were being nursed and petted, clothed and fed, punished and schooled from childhood to youth's estate amid the comforts and within the loving and peaceful surroundings of our homes. The spontaneous outburst of clamorous and grotesque actions over the supposed ending of the war camou-



flagged the tears of thankfulness that our boys were at last freed from the danger of death or mutilation or starvation at the hands of a mob of war crazed beings.

In the days of horror that these boys have been through those seven organizations, working hand in hand, have taken the places of parents, of brothers and sisters, and of friends, giving them the little that was possible of the old home care and attention that fitted them for the manly part they are taking in the war for humanity.

If every contributor to the Fourth Liberty Loan gives to the United States War Work Campaign Fund in the same proportion as the Steel Corporation has done the quota will be oversubscribed many, many times. If patriotic Americans who have not had the chance to

take part in the actual fighting thought it only right that they should subscribe over six billions of dollars to furnish the Government with munitions of war they ought to be ready enough to turn their pockets inside out to provide the comforts and tender care the war workers give to the boys we love.

Both the real estate men and the building and allied trades have organized drives and have started work with the enthusiasm that carried both organizations over the top in the Fourth Liberty Loan Drive. They will call on you, not because it is your duty to subscribe, but to give you an opportunity to join with others who have boys in the army and navy in the privilege of helping to do all that can be done to make their hard job a little less difficult.

## READER'S COMMENT ON CURRENT TOPICS

New York, November 7.

Editor Record and Guide:

I have read with interest the proposal that relief from the excessive taxes paid by New York taxpayers shall be obtained by the passage of a bill, limiting taxation on real estate to \$17.50 per \$1,000 of value.

The question is asked: "Do you believe this plan is a good one and practicable if backed by the taxpaying public?" My answer is No, it is neither a good one nor a practicable one and its being backed by the taxpaying public would not make it practicable.

My reasons for my opinions are, briefly, as follows:

The plan presents nothing of a constructive character. It does not even contemplate the reduction of the expenses of State and municipal government, but cutting off the source of revenue, but suggests the availability of other revenue producing measures, by means of which "many sources of income can and will be tapped."

I do not think the plan will commend itself to taxpayers who accept the extravagance of the State and municipal government as inevitable, because it does not disclose the other methods of taxation which will be substituted for the present one and which, while probably relieving them not at all in the aggregate amount of their taxes, will deprive them of the check, however ineffectual it has been in the past, through lack of organization, which may be made effectual by intelligent organization, viz: the real estate organizations.

The absence of such a check would doubtless result in greater extravagance and still heavier burdens of taxation, against which any organized opposition might be impossible.

In order to find a remedy for excessive taxation, it is necessary to inquire into the cause. In this community it is twofold. The present procedure, in respect of our municipal obligations imposes upon the taxpayers of this generation not only the legitimate burdens of the present and the possibly unavoidable burdens of the past, but the altogether avoidable burdens of the future. In other words, past generations have foisted upon this one the burden of paying interest upon bonds issued for maintenance and repairs and current expenses, which should have been defrayed out of taxes.

Coupled with the unparalleled extravagance of recent municipal administrations, this community has had imposed upon it a "pay as you go" policy and theories of financing permanent improvements which are socialistic and which are designed to relieve the future generations of their fair share of the burden of enjoying and maintaining high class public improvements. Public ownership fanatics have succeeded in having a large part of the cost of the subways carried by the municipality, instead of by private capital, resulting not only in an

enormous interest burden, due to its investment therein, but a liability for a deficiency in the earnings upon the investments of the subway companies themselves, all of which has added immeasurably to the burdens of the taxpayers. The burden should rest where it belongs, upon the shoulders of the traveling public, with fares adjusted to a point where the burden can be carried.

It is probably from a consideration of these facts and from a realization of the almost insurmountable difficulties presented by any plan for remedying them that this desperate proposition has been made, viz: of limiting the revenues from real estate taxation and driving the state to devising other means of meeting the excessive expenses of the state and municipality.

The only effective remedy for existing conditions is to put the burden of expense where it belongs. In other words, the entire financial scheme of the municipality should be overhauled with a view to relieving the present generation of every possible expense which might fairly be placed on the future generations. The provisions under which the subways—which will last as long as the world lasts—are to be paid for outright, within fifty years, should be repealed and the net and proper cost of owning, operating and maintaining the subways should be borne by the riding public. The pay as you go policy of financing city improvements should be abolished.

The real estate interests in Greater New York should organize a committee and provide it with experts and a first class lawyer and undertake a complete revision of the municipal expenses, eliminating therefrom every item of expense which, under a Republican form of government, a municipality has no business to incur.

With such a program as is recommended carried out it is quite possible that the rate of \$17.50 per \$1,000 would amply provide for all of the legitimate expenses of the state and municipality taxable against the property owners in New York City.

LARGE TAXPAYER.

New York, Nov. 7, 1918.

Editor Record and Guide:

In your issue early in October you mentioned the fact that the Real Estate Board would take up at its next meeting the question of revising the brokerage commission on selling and leasing property, but up to this writing we have not been able to learn what action was taken, if any. Will you please advise us on the subject if possible.

ROBERT M. BUSH & CO.

[The new leasing commissions fixed by the Real Estate Board were printed in the Record and Guide on Nov. 2.—Ed.]



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## The Story of THE WINDOW SHADE

(This talk is No. 10 of a series)

"Fine words butter no parsnips," says an old proverb.

Promises in an advertisement won't get us your window shade cleaning business—especially if you have been "stuck" elsewhere.

So—to get down to brass tacks—just give us your worst shade and let us clean and renew it FREE. No obligation whatever.

Then, if later on we get an order from you, we guarantee it up to sample or no pay.

Fair, isn't it?

## Window Shade Cleaning Company

401 WEST 59TH STREET  
NEW YORK, N. Y.

# LEGAL NOTES AFFECTING REALTY

Prepared by Committee on Real Estate Laws of  
Real Estate Board, Samuel P. Goldman, Chairman

### Breach of Warranty.

IN an action for damages caused by a breach of a warranty against incumbrances, contained in a warranty deed, the defense was that the deed did not express the contract of the parties, that the warranty against incumbrances was inserted in the deed by the mutual mistake of the parties thereto, and that the contract was that the grantee in the deed should assume and pay the incumbrances. The Kansas Supreme Court holds that it was not error for the trial court to instruct the jury that the deed was presumed to contain the whole of the contract, but that this presumption might be overcome by evidence which incontrovertibly established that a covenant to assume and pay the incumbrances was omitted by mistake, and that the mistake was the mutual mistake of both the parties to the deed.

### Parol Evidence.

In an action by a landlord to recover rent under a written lease, the defendant pleaded, inter alia, that prior to and at the time of the making of the written agreement of lease the parties further covenanted and agreed that said lease should not take effect or be in force until the plaintiff should install an adequate heating apparatus in the dwelling house on said premises and make other repairs to the premises, particularly to the roof and to the plumbing system. The lease was silent on this matter. The jury returned a general verdict for the defendant. The trial court refused under exception to charge the jury that, if the repairs alleged to be made to the plumbing, to the roof, and installation of the new heating system, were to be made during the term of the lease, they must not consider the evidence as to the oral agreement. There was proof that made the request germane. The New York Appellate Division held the exception well taken and reversed judgment for the defendant. —Roseff v. Reals, 168 N. Y. Supp. 1042.

### Vendor's Lien for Commission.

The Alabama Supreme Court holds, Hendon v. Hirkle, 77 So. 697, that to enforce a vendor's lien against a purchaser on the theory that the plaintiffs were to be paid part of the purchase price as commission for selling the land, the amount agreed to be paid must have been part of the purchase money and the vendor must have so understood. Where the complainants, who were agents of the vendor, but not of the defendant vendee, sold land to the defendant for \$20 an acre, with the understanding that \$5 an acre was to be paid to complainants as their commission, the complainants were entitled to enforce a vendor's lien where the defendant failed to prove wherein the title was defective, that the complainants agreed that the defendant was not to be liable if the title was not good or that the vendor was insolvent.

### Assumption of Mortgage Debt.

No agreement between a mortgagor and his grantee that the latter shall assume the mortgage debt can change the relations of the mortgagor and mortgagee, and require the latter to treat the mortgagor as a mere surety for the debt without the assent of the mortgagee (Shepherd v. May, 115 U. S. 511, 6 Sup. Ct., 119, 29 L. Ed. 456), but when the assent of the mortgagee has been given, equity, by a quasi subrogation, and in order to avoid a multiplicity of suits, gives to the mortgagee the benefit of all the collateral obligations for the payment of the debt which the surety (mortgagor) holds for his indemnity. This right of the mortgagee is not the result of any contract between the grantee with the mortgagee, or with the mortgagor for his benefit, nor of any original equity residing in him. He is allowed by a rule of procedure to go directly as a creditor against the per-

son ultimately liable, in order to avoid a circuit of action, and save the mortgagor, as the intermediate party, from being harassed for the payment of the debt, and then driven to seek relief over against the person who has indemnified him, and upon whom the liability will ultimately fall. The equity on which this relief depends is the right of the mortgagor against his vendee, to which he is permitted to succeed by substituting himself in the place of the mortgagor.—Crowell v. St. Barnabas Hospital, 27 N. J. Eq. 655. Thecker v. Hubbard (Va.), 94 S. E. 929.

### Rescission for Mutual Mistake.

If an innocent and mutual mistake was made by the vendor and vendee of real estate, the mistake being without negligence or fault on the part of the vendee, and so material that if the truth had been known to the parties, the agreement to sell would not have been entered into, that is sufficient to justify a rescission of the contract. Misrepresentations of material matters, recklessly made, as of one's own knowledge, without in fact knowing whether they are true or not, render the maker liable to one who relies and acts thereon to his injury. Where an officer of a vendor corporation went with a prospective purchaser's agent and pointed out certain land as included in the tract to be sold, and was relied on, when such land was in fact not included, the purchaser could rescind the contract subsequently made.—Jackman v. Northwestern Trust Co., Oregon Supreme Court, 170 Pac. 304.

### Samuel Welsch.

Samuel Welsch, one of the best known real estate brokers in Brooklyn, with offices at 215 Montague street, died of heart trouble last week. He was 58 years old, and lived at 534 Ninth street. Mr. Welsch is survived by his wife, Rebecca; a daughter, Viola, and two sons, Howard, who is now in the Government service, and Arthur, who is taking care of the business.

### To Manage Johnson Estate.

On account of the absence of its president, Bradish G. Johnson, who is engaged in war work, the estate of Bradish Johnson (Inc.) has placed the entire management of its affairs with the Douglas Robinson, Charles S. Brown Company. At a recent meeting of the stockholders, William R. Buchanan and Merton D. Littlefield, of the Douglas Robinson, Charles S. Brown Company, and George Scott, for many years connected with the estate, were elected directors. Mr. Scott will in future be associated with the Douglas Robinson, Charles S. Brown Company. The office of the estate at 39 Cortlandt street has been removed to 14 Wall street. The estate of Bradish Johnson (Inc.) is the owner of a large number of valuable properties in the mid-town section of the city, among them being the new sixteen-story office and loft building at Fifth avenue, Broadway and 21st street erected last year.

### Form Newark Realty Board.

The Real Estate Board of Newark, N. J., was organized last week with practically all the leading brokers as active members, and three hundred and fifty builders, operators and owners as associate members.

The following officers were unanimously elected: President, Dr. Charles F. Kraemer; first vice-president, Frank J. Bock; second vice-president, Joseph L. Feibleman; third vice-president, William C. Fielder.

The board of governors include Louis Schlesinger, Abe Feist, Philip J. Bowers, Louis Kamm, Henry Reiss, Myron W. Morse, Charles Lurich, J. A. Barry, J. J. Gillen, Arthur Hardt, A. C. Beckwith, R. B. Stoutenberg, Lathrop Anderson and H. J. Stevens.



# Real Estate Review for the Current Week

## Demand for Small Properties and Renewed Interest of Builders Are Encouraging Developments

**T**WO outstanding features tended to enliven the activity of the week and to focus considerable attention upon the real estate market. Although the volume of business was not appreciably larger, the broadening demand for tenement and private house properties and purchases of building sites in established residential sections were significant developments, and worthy of special mention in a most encouraging market.

There are undisputed signs daily becoming more apparent to students of market conditions that builders are preparing for the peace market which will capitalize the existing shortage of business and residential space just as soon as the building embargo is lifted. The real estate men are practically unanimous in the opinion that the demand for building sites after the war will be without precedent in New York City. It is not surprising in view of recent sensational developments internationally that many builders, speculators and investors are regarding with a new attitude the existing opportunities for the profitable acquisition of unimproved holdings in these sections of the city which must feel the stimulus of the new building movement.

For some years the investing public has not regarded in a favorable light unimproved property not only because it was not in a position to compete with improved property, but because other investment mediums were combining to withdraw from the realty field large amounts which normally went into real estate mortgages and equities. In the early days of the war, when great fortunes were made in Wall street, slow moving real estate felt the effects of the withdrawal of huge sums of capital from the real estate field, their possessors succumbing to the lure of large overnight profits. Even improved property in many sections of the

city felt the effects of this trend, but vacant land offered little or no inducement, when there was scant prospect of building activity, and therefore lesser possibilities for the enhancement of values.

For these and other reasons which have been so often outlined that they have no special interest much importance attaches to the purchase this week of an East Eighty-second street building site by a builder who has been prominently identified with the apartment house development in the Park avenue section. This deal, standing out prominently and supplemented by several others of lesser magnitude, may be regarded as significant because it may be the forerunner of a number of similar transactions in anticipation of the extensive building boom which everyone knows must eventually come. The sale of another building site in the immediate neighborhood in East Seventy-second street also tended to emphasize the entry of these buyers in the market.

The other important feature of the week's business was the good demand for small properties, most of the transactions being closed on cash bases, always an encouraging sign and indicative of fundamental market strength. There was no interest in any particular neighborhood, the demand being general rather than specific.

The business of the week, in its entirety, while not voluminous and not as spectacular as that of other weeks, nevertheless may be regarded as distinctly favorable. It may be the pioneer in the long delayed and long anticipated upward movement. If the demand for small investment holdings continues and speculative builders who have been out of the market for so long a time return, with their capital and enterprise and genius for creating new neighborhoods and continue to buy building sites, next week's market may furnish food for real rather than problematic thought.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 25, as against 16 last week and 16 a year ago.

The number of sales south of 59th street was 6, as compared with 8 last week and 5 a year ago.

The number of sales north of 59th street was 19, as compared with 8 last week and 11 a year ago.

From the Bronx 9 sales at private contract were reported, as against 12 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 552 of this issue.

#### For Post-War Improvement.

An important sale has been effected by Pease & Elliman of the vacant plot, 75 by 102.2, at 115 and 117 East Eighty-second street, 175 feet east of Park avenue. This plot has been acquired by the M. S. C. Holding, of which J. E. R. Carpenter is president, from the Lawyers' Realty Company, and will be improved with a nine-story apartment house as soon as building conditions permit. This is one of the largest purchases within recent months by any of the builders who have been identified with the apartment house development of Park avenue, and may be the forerunner of other and similar deals.

#### Manhattan Parcels in Trade.

Franklin Pettit, as president of the Realty Company of America, has sold through William B. May & Company the southwest corner of Broadway and Eighty-first street, 76.5 by 105.5 by 104.3 by 76.5, a five-story flat known as 2251 to 2259 Broadway, to Charles L. Bernheimer, who gave in trade 22 East Sixty-fourth street, a four-story dwelling, 25 by 100.5. A \$250,000 mortgage on the Broadway corner, which is assessed for about \$270,000, was assumed by Mr. Bernheimer. Several years ago owners of the Sixty-fourth street blocks, be-

tween Fifth and Madison avenues, in one of which No. 22 is situated, restricted their holdings for about twenty years to one-family residences to protect them from operations of builders of other kinds of structures.

#### Operator Sells Lofts.

Frederick Brown, operator, has resold to the Ideal Investment Company, Edwin S. Bayer, president (in which Julius Kayser, the glove manufacturer, is interested), the twelve-story loft building at 19-21 West 36th street, on a plot 46 by 98.8, which he acquired several weeks ago from Thomas Sperry, of the Sperry & Hutchinson Company. Mr. Bayer's company gave in payment cash and an equity in the four-story brownstone dwelling at 36 East Seventieth street. The dwelling covers a lot 16 feet wide and 100 feet deep. The loft building was erected seven years ago, and was purchased soon after completion by Mr. Sperry as an investment. The property was sold subject to a mortgage of \$285,000 held by the New York Life Insurance Company. Andrew F. Gilsey negotiated the sale.

#### Plans Dwelling Alterations.

Theodore Southard has resold the four-story dwelling at 31 West Forty-seventh street, on a lot 23.10 by 100.5, to an investor who plans to alter the house, converting the first two floors for business and the upper part for bachelor apartments. For his personal use the new owner plans to build a duplex apartment equipped with a private elevator. The brokers in the deal were Albert B. Ashforth, Inc., and Frederick Fox & Company.

#### Nassau Street Transfer.

The Metropolitan Life Insurance Company has taken title, subject to a mortgage of \$600,000, to the fourteen-story Morse Building on the northeast corner of Nassau and Beekman streets. It was transferred by Charles W. Hall. The building covers a plot 85.3 on Nassau street by 69.11 on Beekman street, and is assessed for \$700,000, the land

value being \$485,000. It adjoins the former American Tract Society Building on the upper half of the Nassau street block.

#### Add to Fourth Avenue Plot.

Rhineland Real Estate Company, a holding company of the Rhineland Estate, bought from Luer Immen the four-story building, 477 Fourth avenue, 25x80, at the southeast corner of 32d street. The estate owns 471 to 475 Fourth avenue, three five-story flats, and 104 to 110 East 32d street, a four-story building, and a two-story building surrounding the corner purchased by it yesterday. The combined parcels measure 98.9 feet on the avenue and 147 feet in the street.

#### New Colored Church.

Melrose Turn Hall, the old meeting-room building which has been standing for many years on a plot 64x75xirregular, at 585-597 Cortlandt avenue, The Bronx, has been sold for \$25,000 by J. & M. Haffen Brewing Company to Philip H. Lee, who has transferred title to the First Union Baptist Church. The hall will be used for religious services for colored people, according to report. Williamson & Bryan were the brokers and Frees & McEverety attorneys in the transaction.

#### Operator Buys Block Front.

Frederick Brown has bought from the estate of Susan M. Weir the block front on the south side of 194th street, between Briggs and Bainbridge avenues, known as 260 to 274 East 194th street. The property consists of two five-story apartment houses, one 45x81xirregular and the other 57x84xirregular, valued at \$100,000. The buildings show an annual gross rental of \$13,000. Nehring Brothers were the brokers.

#### Heights Apartment Buyer.

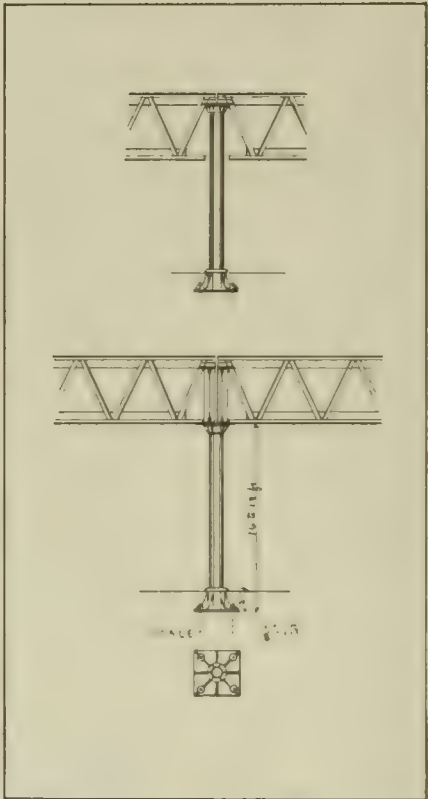
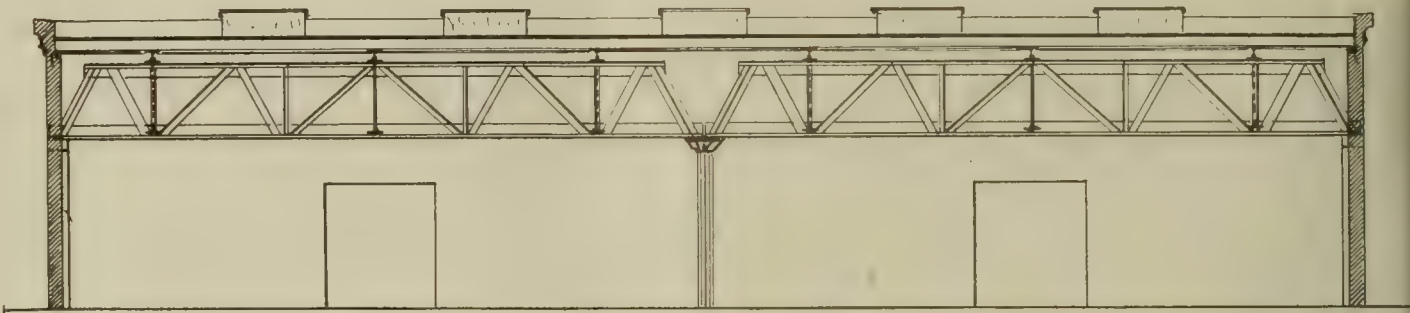
Edward W. Browning purchased the Southdale apartment house, a six-story elevator structure, at the northeast corner of Northern avenue and 178th street,



# Steel Available for Builders

SUBJECT TO PRIOR SALE

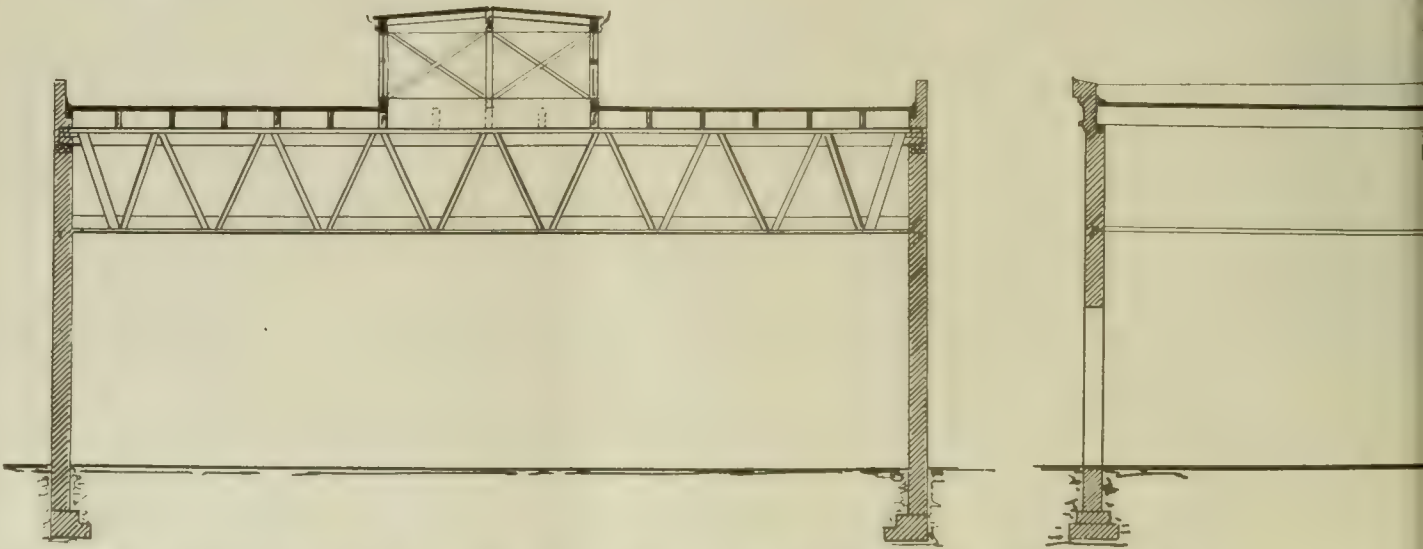
Cuts illustrate various types of buildings in



### Details of Girders

1 Through G 644 C	2 Ls	5" x 3"	32#	Top Chord
	1 WP	12" x 3 1/4"		
	1 WP	12" x 3 1/4"		
	1 CP	12" x 3 1/4"		Bottom Chord
	2 Ls	5" x 3"	47#	
	1 WP	12" x 7/8"		
	1 WP	12" x 7/8"		
	1 CP	12" x 3 1/4"		
1 Through G644 D	2 Ls	5" x 3"	35#	Top Chord
	1 WP	12" x 7/8"		
	1 WP	12" x 7/8"		
	2 Ls	5" x 3"	28#	Bottom Chord
	1 WP	12" x 3/4"		
	1 WP	12" x 3/4"		
	1 CP	12" x 1 1/2"		
1 LG 645 A Dwg 1897	2 Ls	5" x 3"	25#	Top Chord
	1 WP	12" x 7/16"		
	2 Ls	5" x 3"	25#	Bottom Chord
	1 WP	12" x 7/16"		

Lengths up to 51' 3"



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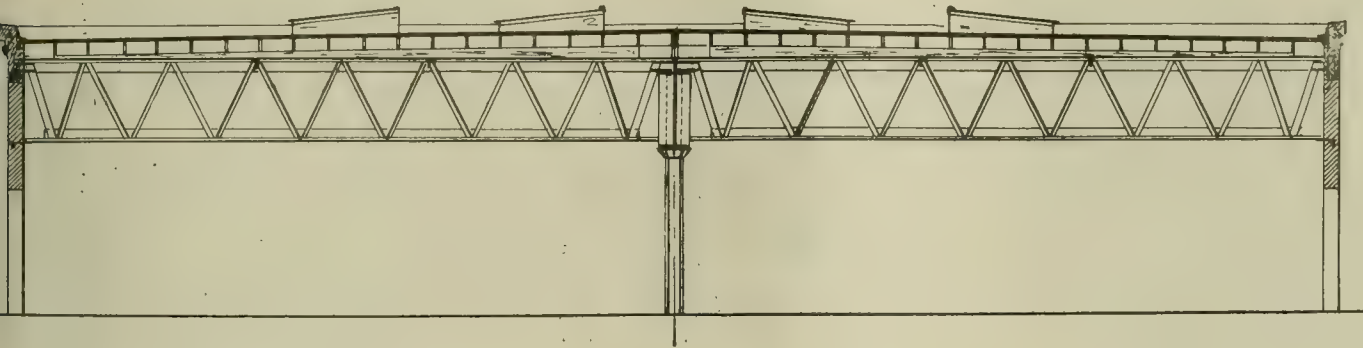
38 Park Row



# Lattice Girders and Columns

COMPLETE LIST UPON APPLICATION

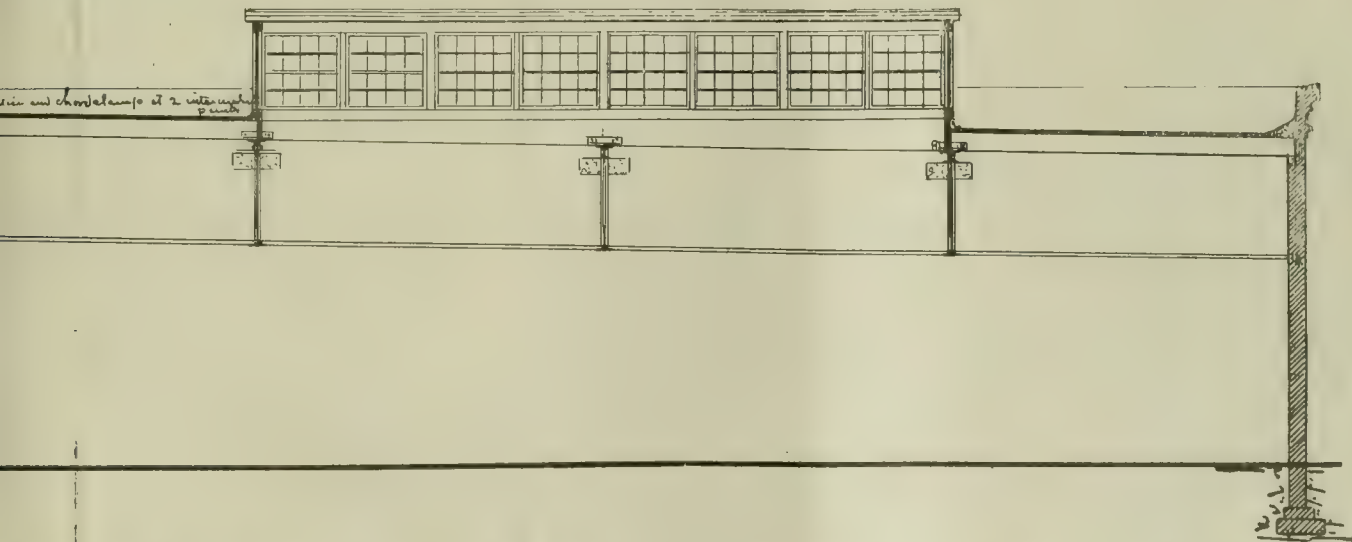
ch these girders and columns may be used



All dimensions outside to outside.

4' 8" Deep	1 LG 645 B	2 Ls 5" x 3" 25#	Top Chord	39' 4 1/8"	6' 0" Deep
		1 WP 12" x 7/16"		39' 4 1/8"	
		2 Ls 5" x 3" 25#	Bottom Chord	36' 11 1/8"	
		1 WP 12" x 7/16"		33' 1 3/4"	
	1 LG 645 C	2 Ls 5" x 3" 27#	Top Chord	44' 10 3/8"	6' 0" Deep
		1 WP 12" x 7/16"		44' 10 3/8"	
4' 8" Deep		2 Ls 5" x 3" 25#	Bottom Chord	42' 5 3/8"	
		1 WP 12" x 7/16"		38' 11 1/2"	
	1 LG 645 D	2 Ls 5" x 3" 25#	Top Chord	47' 1 3/4"	6' 0" Deep
		1 WP 12" x 1 1/2"		47' 1 3/4"	
		2 Ls 5" x 3" 25#	Bottom Chord	44' 8 3/4"	
		1 WP 12" x 1 1/2"		40' 4"	
6' 0" Deep	4 LG 658 ABCD	2 Ls 5" x 3" 28#	Top Chord	49' 0 3/4"	6' 0" Deep
		1 WP 12" x 1 1/2"		49' 0 3/4"	
	4 LG 659 ABCD	2 Ls 5" x 3" 28#	Bottom Chord	46' 7 3/4"	
		1 WP 12" x 1 1/2"		44' 0"	

majority lengths, 39' to 49'. Depths, 4' 5" to 6' 0".



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on plot 100x92, containing sixty-two apartments. The Normar Real Estate Corporation was the seller. J. C. Hough & Co. were the brokers. The property is assessed at \$145,000.

### Bank Sells Apartment Site.

The six dwellings at 241 to 251 East 72d street, forming a plot 100 by 102.2, have been sold by the Excelsior Savings Bank to Ivan Josephs, who plans to erect a modern apartment house on the site. Ernest N. Adler was the broker.

### Manhattan.

#### South of 59th Street.

DIVISION ST.—Lena Feld sold for Grassman & Feldman 252 Division st and 1 to 5 Ridge st, a 6-sty building on a plot 44.4x53x irregular, to Charles Rosenheim.

FORSYTH ST.—The securing of a mortgage loan for \$15,000 from the German Ladies' Association enabled the closing of the sale by Edith Witt of Passaic of the 5-sty tenement house at 147 Forsyth st, near Rivington st, to Jeannette Deltz. The loan, which is for three years at 5½ per cent., and the sale were negotiated by F. G. Greenfield.

LUDLOW ST.—The Bond and Mortgage Guarantee Co. sold through Morris Kerner as broker the 5-sty tenement, on plot 40x65.7, at 82 and 84 Ludlow st.

56TH ST.—Harry Sugarman resold for James H. Cruikshank and Charles Wynne the 5-sty tenement at 235 East 56th st, between 1st and 2d avs, on a lot 25x100, assessed by the city at \$21,000.

#### North of 59th Street.

62D ST.—Frederick Brown has sold to the Cross Realty Company, Edward J. Mahoney president, 24 East 62d st, a 5-sty residence with a 2-sty extension, on lot 18.6x100.5, between Fifth and Sixth avenues. The property was recently acquired by Mr. Brown from John H. Parker. It is assessed at \$80,000, and was held at that figure. The purchaser gave in part payment to Mr. Brown thirty-eight plots located near the railroad station at Huntington, L. I. Byrne & Baumann were the brokers in the transaction.

69TH ST.—William D. Kilpatrick has bought from Frederick B. Samson of Philadelphia the garage covering the gore lot, 6x100.5x27, at 335 West 69th st, adjoining the tracks of the New York Central Railroad. Mr. Kilpatrick owns 333, a 5-sty tenement, and now has a plot fronting 32 ft. and having a rear line of 52.11 ft.

70TH ST.—Ernest E. Baldwin sold through Pease & Elliman the 4-sty dwelling at 261 West 70th st, on a lot 17x100.5.

83D ST.—Edward N. Crosby & Co. sold for Mrs. B. B. Bates 4 West 83d st, a 4-sty altered building, size 18x102.2, to a client for investment.

96TH ST.—Ernest M. Adler purchased for a client from Herman J. Messing 111 East 96th st, a 5-sty apartment, on plot 25x100. The larger part of the building was recently destroyed by fire, and the purchaser will file plans shortly for the erection of a modern 5-sty triple flat.

110TH ST.—The Charles Galewski Co. bought from the estate of Joseph M. Doggett the two 5-sty flat houses at 12 and 14 East 110th st, on plot 52x100. The buildings were held at \$50,000.

114TH ST.—Samuel Pilschick has sold to Louis Pinkus the 5-sty flat and stores, on lot 25x100, at 10 East 114th st, adjoining the southeast corner of 5th av. The property was held at \$30,000.

127TH ST.—James H. Cruikshank resold to Louis Cerullo the 5-sty tenement at 228 East 127th st, on plot 25x100. W. H. Dixon was the broker.

140TH ST.—The Metropolitan Trust Co. is reported to have sold the 3-sty dwelling at 44 West 140th st, on a lot 16.8x100.

146TH ST.—George V. McNally sold for the Queen Mab Realty Co., represented by Pressinger & Newcombe, attorneys, the 5-sty apartment house, on a plot 50x100, at 602 West 146th st to a client for investment. This is the fourth sale of the property in the past month, the same broker having sold the property for Ennis & Sinnott to the Queen Mab Realty Co.

152D ST.—Harry Grohman bought from Lowenfeld & Prager the 6-sty apartment house at 310 West 152d st, covering a plot 40x100, forming the southeast corner of Bradhurst av.

BRADHURST AV.—The Hamilton Holding Co. is reported to have sold the 6-sty apartment house at 222 Bradhurst av, southeast corner of 153d st, on plot 40x100.

ST. NICHOLAS AV.—W. H. Machling resold 732 St. Nicholas av, a 3-sty dwelling, 30x100, between 149th and 150th sts, which he acquired for \$10,000 at foreclosure in September.

WEST END AV.—Ernest E. Baldwin has sold the residence, on lot 17x100, at 261 West End av to a client of Pease & Elliman. The purchaser will occupy.

### Bronx.

BECK ST.—Benjamin Papanek sold for Florence C. Hughes to Amelia Papanek the 2-fam. dwelling at 768 Beck st, on a lot 23x100.

FOX ST.—Alexander Selkin and Joseph Schwartz sold for Henry Morgenthau Co., Robert E. Simon, president, 888 and 890 Fox st, two 5-sty apartment houses, each on plot 43.9x105, to a client for investment. The property was held at \$110,000.

TIFFANY ST.—Fisher & Irving I. Lewine sold to a client of Alexander Selkin two 3-sty frame dwellings, on plot 50x100, at 1068 and 1070 Tiffany st.

166TH ST.—K. Goldner has sold for the Bond and Mortgage Guarantee Co. to a client of Joseph L. Lefkowitz, attorney, 434 and 436 East 166th st, two 2-fam. houses, on plot 50x118.

179TH ST.—P. Meyrowitz sold for the R. O. Realty Co. the 5-sty flat in the south side of 179th st, from Hughes to Belmont avs, 96x76x60, held at \$80,000, and having an \$11,000 rent roll, to Bernard London and Harris and Ely Maran, operators, who have resold the property.

CROTONA AV.—P. J. Knoblock has sold the 1-sty building, on plot 30x231, at 2157 Crotona av, near 182d st.

MONTEREY AV.—Harry H. Cohen has sold for Mrs. Anna H. Jones the 5-sty apartment house, with stores, at the northwest corner of Monterey av and 180th st, on a plot fronting 100 ft. on the avenue and 48 feet on the street. The purchaser is a newly formed realty company. The property was held at \$85,000. The house, which is arranged for five families on a floor, is one of two structures erected at that point by the Benenson Realty Co. several years ago.

### Brooklyn.

EAST 8TH ST.—Samuel Galitzka sold for M. Benett the 2-sty and 1-fam. house, with garage, on a plot 40x120, on the west side of East 8th st, 380 ft. north of Av J. The house was sold from the plans and will be ready for occupancy Dec. 1, 1918.

## RECENT LEASES.

### Sell Pabst Building Lease.

William P. Mangam has sold for the Pabst Brewing Company, of Milwaukee, its unexpired lease from November 1 to October 1, 1921, known as the Pabst Building, at the northwest corner of Fifty-eighth street and Eighth avenue and the southwest corner of Eighth avenue and Columbus Circle, being in size 100 feet on Fifty-eighth street and 50 feet on Eighth avenue by 115 feet on Columbus Circle, to Walter J. Salmon, who leased a few months ago from the owner this property from October 1, 1921, for twenty-one years, including the property known as 7, 8 and 9 Columbus Circle. Mr. Salmon takes immediate possession, and intends to make extensive alterations.

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**New Fulton Street Restaurant.**  
Costis Takis, proprietor of the Goody Shop, leased, through F. W. Sharp, 144 Fulton street, between Broadway and Nassau street, a three-story building, 26.6x108.8, for nearly eleven years at \$15,000 a year. The lessee will alter the building and use its street and second floors for a branch confectionery store and lunch room. The structure has been occupied by Maurice and John's cafe and billiard room. The lease was obtained from the Berghoff Brewery Company, of Fort Wayne, Ind., and is for the unexpired part of a twenty-one year term. The brewing company's lease was arranged in 1907 with Anna S. DeSelding and another, who took it from Herman Raub for \$10,500 to \$11,000 a year. Title to the property is held by Thomas Newbold.

**Will Alter the Pasadena.**  
As the result of a lease just closed the twelve-story Pasadena apartment house at the southwest corner of Broadway and Sixty-first street is to be converted into an apartment hotel. The property has been leased for this purpose for twenty-one years at \$57,500 per annum by the Columbia Realty Company to a new corporation represented by Stoddard & Mark, which has formed as the Pasadena Apartments, Inc., with C. A. Meier and A. G. Quinn as temporary directors. The lease was negotiated by the Frank L. Fisher Company.

**Government May Take Space.**  
The American Railways Express Company, acting for the United States Government, is understood to have closed a lease for 100,000 square feet of space in the seven-story building at 111 to 119 West Nineteenth street, part of the old Simpson-Crawford store. The rental for the space, which is to be used for general offices, is between \$60,000 and \$70,000 a year. Last year the Post Office Department closed a five-year lease for 42,000 square feet on the two lower floors of the building at a rental of \$40,000 for the first year.

**\$18,000 a Year for Dance Hall.**  
George B. Grundy has leased the ballroom over the Audubon Theatre from the Broadway & 168th Street Company, controlled by William Fox, for a dancing hall. The lease is for a term of years at an annual rental of \$18,000 a year. Frederick Fox & Co. were the brokers. Mr. Grundy held the lease of the Grand eCntral aPlace main floor for a dancing hall until that building was taken by the Government for a hospital, and he recently leased the St. Nicholas Skating Rink, which has been altered into a dance hall.

**Sale of Garage Lease.**  
Henry Hof has sold for Henry J. Hillman the 10-year lease of the 50x100 garage at 240-242 East Forty-fifth street to Charles Hoffman, the owner of the fee, who recently acquired the premises from Harry Aronson, Inc. The property was leased from the plans by the same broker last August before demolition of the Zion Church, which was destroyed by fire. The property has since been leased to Best & Co. for their own occupancy.

**Manhattan.**  
THE DUROSS CO. leased the store at 797 Greenwich st to Richard Harris; the 1st and 2d lofts at 48 Warren st to Pritchard Constance Co.; the 3d loft at 797 Greenwich st to Royer Luckenbach; the store and basement at 135 West 22d st to Hauser Brothers; the top loft at 103 West 14th st to Samuel Asher; and also leased the house at 27 Perry st to Diomiro Nobilucci.  
L. W. ELBERSON leased apartments in 33 West 44th st to Neil Ward; in 29 East 48th st to Guy Mitchell; in 12 West 46th st to Albert Murphy; in 125 East 34th st to Richard Wightman; in 36 West 40th st to Lois Palmer; in 46 West 52d st to Lieutenant J. Vander Kley; in 59 West 53d st to May Smith; in 5 East 53d st to Porter Woodruff; in 26 West 43d st to Charles McClintock; in 43 West 46th st to Alice Trudell and Frederick Bristol; in 224 West 52d st to B. Soldatenkov; in 43 West 93d st to Billie Banks; in 630 West 141st st to Herbert Muller; in 320 West 83d st to D. C. Jennings; in 540 West 136th st to Captain J. B. Evans; in 215 West 88th st to E. Luck; in 203 West 94th st to Jack Terry; in 614 West 157th st to Frederick Boltz; in 500 West 140th st to William

Leonard; in 200 West 86th st to Lieutenant Antonio Gomes; in 101 West 85th st to Katherine Johnson, and in 40 West 84th st to Joseph Mulholland.  
DOUGLAS L. ELLIMAN & CO. leased a large apartment in 535 Park av for Dr. Frederick Peterson to Robert J. McKeon, of Chappaqua, N. Y., for a long term of years; a large duplex apartment in 823 Park av for Cecil Barrett to Edward H. Delafield, furnished, for the season, and an apartment in 156 East 79th st for Channing F. Wiley to Huntington Norton, furnished, for the season.  
DOUGLAS L. ELLIMAN & CO. leased for Major Lloyd C. Griscom his residence at 111 East 72d st, between Park and Lexington avs, furnished, for the season to Arthur O. Choate of Potter, Choate & Prentice, bankers; also the 5-sty American basement dwelling at 12 West 53d st, furnished, for the season for Mrs. Henry L. Morris to Leonie de Seydlitz.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 568 Park av for Miss Jane H. Swords, furnished, to Faris R. Russell, vice-president of the National Bank of Commerce; also an apartment at 471 Park av for the 471 Park Avenue Corp. to E. M. Stiger; at 103 East 34th st an apartment for Mrs. H. S. Mayer to Mrs. Matthew C. Butler, furnished, for the season; and at 26 East 49th st for Miss Rosina Henley her apartment, furnished, to Miss Stella Owsley.  
DOUGLAS L. ELLIMAN & CO. leased the 4-sty dwelling at 517 Madison av for the Farmers' Loan & Trust Co, as trustees, to Hugo and Hilda Burstrom.  
BENJAMIN ENGLANDER leased for the Twenty-Fifth St. Realty Co. the 1st loft to S. Hoffman, the 7th loft to M. Weinberg, and the 9th loft to the Finkelstein Skirt Co. in 138-144 West 25th st; also the 10th loft in 114-120 West 26th st to the Franco-American Dress Co.

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J. ARTHUR FISCHER leased apartments in 34 West 54th st to James L. Clark and Victor LaSalle.

GOODWIN &amp; GOODWIN rented for Morris Teitelbaum to Nozawa Bros. the store at 107 West 125th st.

GOODWIN &amp; GOODWIN have rented apartments in the Altredo, 5815 Broadway, to Henry Barnard and Adolph Meyers; in Balmoral Court, corner Broadway and 163d st, to Albert Siegel and Isidor Horn; in the Oxford, 23 East 124th st, to Samuel Bronerwein, Edward Rundback and Jacob Blum; in Belverie Hall, corner Broadway and 144th st, to David Cohen and Ear. L. Lloyd; in the St. Regis, 830 East 163d st, to Morris Steinberger, Abraham Frankel and Louis Maxam; in the Briarcliff, 566 West 162d st, to Jacob Parker, R. D. Wolfe and Wilmot Holske; in the Newington, 330 West 96th st, to Sophia Remington, Cara B. Lehmann and John T. Hochen; in the Kingdom to Isidore Dreyfus, Margaret Matzner and Ida Mondeville; in the Sans Souci, 31 West 121th st, to Herman Gasser and H. Manassevitz; and in Richmond Court 3541 Broadway, to Leon Joslyn and Jonas Adler.

M. &amp; L. HESS (INC.) and Spear &amp; Co. leased for the O. R. M. Realty Co. the store and basement at 106-8 4th av and 206 West 17th st, containing about 1,000 sq. ft., now occupied by the Curtis Publishing Co., for a term of years to the Crescent Color &amp; Chemical Co., Inc., for sales and distribution of printing inks.

M. &amp; L. HESS (INC.) leased space on the 9th floor at 329 4th av to the Cayuga Textile Co.; also space at 30 and 32 East 20th st on the 6th floor to the Commercial Knitting Mills; also the 3th floor at 84 S Broadway to the Encyclopedia Press, Inc.

HENRY HOF leased for Eugene Staubsandt the store and basement at 631 Third av to B. Aronowitz; also to the National Graphic Arts Co. space at 548 Third av, and to M. Bruckman the store and basement at 615 3d av.

HUBERTH &amp; HUBERTH leased the southeast corner of Broadway and 61st, with a frontage of 61 ft. on Broadway, for a term of years to the Lexington Motors, and have renewed the lease of the store and basement at 1830 Broadway, running through to 6 Central Park West, to the Franklin Motor Car Co.

CHARLES G. KELLER rented offices in 110 West 4th st to the Thompson Laboratories.

CHARLES G. KELLER and Heilner &amp; Wolf leased the 4th floor in 29 East 17th st to Charles A. Krohn.

JAMES KYLE &amp; SONS rented for I. O. Blake, the 4th floor at 124 Lexington av.

J. EDGAR LEAVY &amp; CO. leased an apartment in 541 Park av to E. Livingston Pell; the store in 282 Broadway to William D. Pick; also to the Regal Shoe Co. the buildings 122-124 West 48th st.

J. EDGAR LEAVY &amp; CO. leased for the estate of George W. Howser the entire building 490 8th av; the lessee is G. Dades, who comes from Massillon, Ohio, and after extensive alterations will use the building for a bakery and restaurant; also leased the dwelling house 112 Washington pl to Mrs. Anna H. N. McLaws of Savannah, Ga.; store at the northwest corner of Manhattan st and Amsterdam av to Mrs. B. Lewis; the store at 67 Manhattan st to Jacob Ward; the store 191 3d av to W. Weiss for the second metal specialties; and the store in 212 West 42d st to Murphy &amp; Brode, sign painters.

A. H. LEVY rented for Mrs. O. L. Richard to Isidore B. Geller 219 and 221 East 105th st, a 6-sty flat, 40x100, for five years, at a total rental of \$22,400.

THE MARKEL HOTEL CO. has leased to John F. Downey the 12-sty Hotel Strand at 43 to 47 West 32d st, at a yearly rental of \$36,000. In connection with the lease it is announced that the war activities committee of the Knights of Columbus has arranged to make the hotel the headquarters of the Knights on their way to Europe. The Strand lease, which has about seven years to run, covers only the space above the ground floor. It is the intention of the lessee to alter the hotel extensively. The property is owned by the D. A. Cushman Realty Corporation, Rudolph C. Faber, president.

SAMUEL H. MARTIN leased for Susie Scott Hall the 3-sty dwelling at 322 West 138th st to Olive Boylston; also for Howard Payson Wilds the 3-sty dwelling 130 West 65th st to Virginia Pope and Animal Corporation.

SAMUEL H. MARTIN leased for William Rau the 4-sty dwelling 138 West 64th st to A. J. Rau.

SAMUEL H. MARTIN leased for Hardin &amp; Hess the 4-sty dwelling 68 West 68th st to Mrs. Lowry.

PAYSON McL. MERRILL CO., INC., leased apartments in 925 Park av to Arthur H. Lipincott; in 140 West 57th st to Hamilton King; in 19 East 56th st to Horace Wiley; in 135 West 56th st to Mrs. Anne Page Wolf.

GEORGE V. McNALLY leased for Gertie A. Gorman the store and basement at 3537 Broadway, adjoining the corner of 145th st, to Pauline Turner for a millinery shop.

JOHN J. MEENAN, INC., rented the store 151 Amsterdam av to Clarkson Bros.; store in 368 West 50th st to L. Koenigsburg, and a loft in 126 West 12d st to A. Morgan.

NATHAN J. MITCHELL &amp; ROBERT J. COVE-ERDALE leased in 35 East 10th st the store to Charles W. Brodman &amp; Co.; the 4th loft to Feit &amp; Straus; the 5th loft to the Kiddie Garment Co.; the 6th loft to Simon Durlacher; the 7th loft to Albert E. Sproul; in 42 East 20th st the west half store to Friedlander, Sammet &amp; Co.; the 1st loft to the Greater Manhattan Knitting Mills; the 5th loft to B. Krause &amp; Son; the 7th loft to the Lorimer, Greenbaum Co.; in 23 East 20th st the 2d loft to Nathan Rogoff &amp; Harry Rogovin; the 4th loft to Samuel Hirscher &amp; Morris Tissenbaum; the 6th loft to D'Angio Brothers; in 67 Vestry st the store to the Edgar T. Ward's Sons Co.; the 1st loft to Fitzpatrick &amp; Draper; the 3d loft to the Lipton Tea Co.; the

2d, the 4th, the 7th and 8th lofts to the National Binding Machine Co.

THE CHARLES F. NOYES CO. leased a floor at 257-9 William st for Jeanie A. Stuart to Eastern Parts Mfg. Co., Inc.; offices in 72 and 74 Beaver st to George Nordenholt; a floor in 61 Ann st to Charles A. Salisbury Co., Inc., and space in the Fulton Chambers Building, at 102 and 104 Fulton st, to Max Spiegel.

PEASE &amp; ELLIMAN leased furnished for Mrs. William Allen to Morton Otis the 4-sty dwelling at 51 East 65th st; also for Joseph T. Tower an office in 542 5th av, at 45th st, to Mrs. H. B. Ousley; an apartment in 850 Park av, at 77th st, for A. Stewart Phillips to Owen H. Mannes of the Hampton Shops; in 11 East 41st st to J. H. Schermerhorn; in 287 Lexington av to F. H. Hitchcock; in 10 East 53d st to Mrs. Theo. A. Dodge; in 21 West 58th st to H. D. Slater; and in 350 West 88th st for the Cummings Construction Co. to B. S. Moss; and furnished, for Seymour Johnson his apartment in 129 East 69th st, at Lexington av, to James R. Knapp; for W. A. Bradley his apartment, furnished, in 340 Park av, at 52d st, to Mrs. Charles A. Moore; and for I. Chauncey McKeever his apartment, furnished, in 135 East 66th st to H. Jermain Slocum.

PEASE &amp; ELLIMAN leased, furnished, apartments in the following houses: in 129 East 69th st for George Agnew to G. B. Penniman; in 131 East 65th st for Francis G. Landon to A. W. Rossiter; in 15 West 55th st for John Lawrence to Miss Florence Beecher; in 200 West 57th st for Mrs. E. M. Jones to Miss Margaret C. Seddons; in 108 East 82d st for Winchester Noyes to Mrs. Grace Masury.

PEASE &amp; ELLIMAN leased, furnished, for Miss E. Cochran to F. B. Campbell the 4-sty dwelling at 110 East 70th st, between Park and Lexington avs.

PEASE &amp; ELLIMAN leased furnished for Mrs. Lewis G. Morris to George V. Coe the 5-sty dwelling at 1015 Park av, the southeast corner of 85th st; also for John N. Tonnele a loft in 12 East 48th st to M. B. Guilford; for Bing &amp; Bing to Mrs. George W. Vanderbilt an apartment in 993 Park av at 84th st; and apartments in 11 East 41st st to Mrs. Isabelle W. Gray; in 125 West 43d st to Frank H. Dillingham; in 2131 Broadway for William A. Frame to H. C. Georger; in 23 West 58th st to Miss A. M. Stuart; and another in the same house to Fred H. Dodge.

PEASE &amp; ELLIMAN leased for George G. Kip, who was represented by Harrie S. Lines as agent, to Mrs. Frank Kines the two 3-sty buildings at 371-3 Lexington av, the southeast corner of 41st st; for Forrest Macnee to Y. Kumakichi the 4-sty house at 630 West End av; for Bing &amp; Bing an apartment in 993 Park av to A. S. Phillips; and one in 955 Park av to W. H. Thurston; furnished for Joseph Rifer his apartment in 960 Park av, at 82d st, to R. O. Hill; and for J. A. Locke his apartment, furnished, in 829 Park av, at 76th st, to Mrs. George Henderson; and as managers for Alexander Smith Cochran have leased in the 12-sty apartment hotel recently completed at 21-23 West 58th st non-housekeeping suites to Mrs. L. Robertson, Mary Boland, Mrs. Rose Plunket, Mrs. Ellen O'Kane, John R. Green and Mrs. M. J. Harrison.

PEPE &amp; BRO. leased for a term of years for Mrs. Alice Evens, of Southold, L. I., the 3-sty building at 52 West 10th st to William Egloff.

L. J. PHILLIPS CO. leased for the Nason Realty Co. an apartment in the Ritz-Carlton, 150 Audubon av. to M. Taub.

GEO. R. READ &amp; CO. leased the 7th floor in 127 West 26th st to the Grossman-Mandel Co.; space in 1170 Broadway to Charley Miller &amp; Brother, E. C. Perez &amp; Co.; in 289 5th av to William Perlis &amp; Co.; the parlor floor store in 285 5th av to the Fashionable Dress Publishing Co., Inc.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments in 120 East 31st st to Mrs. Richard Schell, Miss Margaret C. Dolliver, Miss Elizabeth Normile, Dr. Edwin R. Graham, Colonel Henry L. Harris, Robert McCutcheon, Harrison W. Craver, Mrs. Lizzie H. Gibson; in 36 West 40th st to Lewis W. Brander, Miss Lois Palmer; in 44 West 37th st to Miss Zula Ziebach, Eugene M. Engelman, Grant Armor, Edward A. Poucher, Miss Frieda Stjerna; in 105 East 53d st to J. Norris Oliphant, Charles W. Fisk, Miss Blanche Underwood, J. H. Bradford, Robert S. Winsmore, Ransom George; in 776 Lexington av to Abraham Purlmutter, Miss Maisie Boggs; in 500 Madison av to Mrs. Rutherford Kearny, Arthur Sinclair, Jr.; in 59 East 65th st to Mrs. Amelia A. Goadby; in 130 East 67th st to Henry R. McLane.

A. D. ROCKWELL leased houses at 261 East 122d st for C. Twen to Mrs. Anna Wagonholefer, and at 2170 Lexington av for the Henry Morgenthau Co. to Mrs. Annette Sincere and the store at 2201 3d av for I. Wit to Alex. Grantz.

THE SELWYN REALTY CORP. have leased through Cross &amp; Brown Co. the store in the business portion of the Selwyn Theatre property, 229 West 42d st, to Siegfried Marcuse; the same agents leased for the Groton Realty Corp. store in 17 East 59th st to Saul and Bertha Scharf; for George Lowell and Joseph Lowell the store, basement and 2d floor at 228-230 West 58th st; for the Madison Realty Co. the 2d floor at 56 East 34th st to Ludwig Sabatino; and for the Jandorf Automobile Co. the 3d floor at 1757-63 Broadway to the Y. M. C. A. of the City of New York.

SHAW &amp; EBBITT leased the last store in the Woodrow court, known as 4030 Broadway, to I. Haffkin; also for Elizabeth F. Buckley double store at 1020 Broadway.

SPEAR &amp; CO. rented for Grossman &amp; Goldenstein the easterly store and the entire basement at 49-53 East 21st st to the Caesar Mills; for the Manhattan Leasing Co. the top floor in 4-6 Washington Place to Samuel Wasserman; for Charles Laue the 4th loft in 42-50 Greene st to the Gem Toy Co., and for John Lefler &amp; Co. the building at 554 Broome st to the Allied Warehouses, Inc.



THE UNITED CORSET SHOPS, INC., an out-of-town concern, which recently took a short lease on 418 5th av, has renewed its lease on the property through Charles S. Kohler, for a long term of years, at an increased rental.

VAN VLIET & PLACE leased the 6-sty loft building, southwest corner of 4th and Horatio sts, to the Atkinson Warehouse Co.

WILLIAM R. WARE leased the dwelling at the northeast corner of West End av and 88th st, furnished, for Henrietta E. O'Connor to Harold R. Berry.

WM. A. WHITE & SONS leased to Lucas E. Moore Stave Co. the vacant lots at 545 and 547 West 51st, and the following office space to Hyman Oshansky and Louis May at 68 William st; to Hermann Du Pasquier at 149 Broadway; to Wright, Faber & Co. at 43 Exchange pl, and to Ford, Bacon & Davis at 6 Church st; also in conjunction with Douglas Robinson, Charles S. Brown Co. a loft at 205 and 207 Wooster st.

WM. A. WHITE & SONS leased at 139-141 East 30th st an apartment to Thomas S. Couser, and in 77 Irving pl a studio to Elbert B. Sharkey.

### REAL ESTATE NOTES.

THE ESTATE OF J. W. DIMICK has moved its offices to 156 Broadway.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for the loft building at 21 East 17th st.

GOODWIN & GOODWIN have been appointed managing agents of 471, 472 and 473 Central Park West.

WM. A. WHITE & SONS have been appointed agents for 234 West 136th st, 216 East 39th st and 105 East 100th st.

ANTON LONG is the buyer of the dwelling, altered for business, at 17 West 35th st, sold recently by the Remlu Realty Co.

WHITE-GOODMAN have been appointed agents for the following buildings: 158 and 160 West 26th st, 35 West 20th st and 52 West 21st st.

ROBERT M. FULTON, for fifteen years at 500 5th av, has moved his office to 7 East 42d st, where he will continue to transact a general real estate business.

THE CHARLES F. NOYES CO. has been appointed by W. R. Grace & Co. managing agents for 88-90-92 Pearl st and 54-56 Water st, buildings recently purchased through the Noyes Co.

FRANK W. WOOLWORTH has transferred as gifts to his daughter, Mrs. Dorothy W. McCann, the dwellings 4 and 9 East 80th st, in the group of houses which he built for members of his family. Mrs. McCann, who is the wife of Charles E. F. McCann, of the firm of Douglas, Armitage & McCann, lawyers, lives in 4 East 80th st.

HAGERTY BROS. & CO., dealers in glassware, are reported to be the buyers of the two 4-sty buildings at 8 and 10 Platt st, sold recently by the Charles F. Noyes Co. and the Douglas Robinson, Charles S. Brown Co. as brokers. The same brokers recently sold 12, adjoining, Hagerty Bros. & Co. have been the tenants in 8 and 10 for over half a century.

DELOS W. COOKE, State Fuel Administrator, has appointed Wilson S. Kinnear personal representative of the Fuel Administration in co-operation with the Anthracite Committee. Mr. Kinnear is head of the firm of W. S. Kinnear & Co., consulting engineers, and was formerly president of the United States Realty and Improvement Co. Before establishing himself in New York Mr. Kinnear was president of the Kansas City Terminal Co.

HARRY A. JAFFE, formerly in charge of the real estate department of Samuel Marx, and Philip Smith, formerly in charge of the auction department, have formed a partnership under the firm name of Smith & Jaffe, and have opened offices in the Woolworth Building. They will specialize as appraisers of property for inheritance tax proceedings, and also have a department for the sale of personal property at public auction.

THE COMMONWEALTH HOTEL CONSTRUCTION CO. took title to the first parcel, comprising the block bounded by Broadway, West 55th st, 7th av and West 56th st, on which it is proposed to build the Commonwealth Hotel. The property taken is the Stirling apartment hotel, on plot 50x120.2x irreg., on the south side of 56th st, 122.7 ft. east of Broadway. The property is conveyed by E. L. Barnett, Inc., to Louise E. Behan and by her to the Commonwealth Hotel Construction Corp. It is subject to two mortgages, aggregating \$290,000, one of which is a purchase money mortgage of \$87,000.

R. D. WYCKOFF, who owns a large property at Great Neck, L. I., added to his holdings by the purchase of a parcel containing four acres, adjoining his place on the north and having a frontage of 175 feet on Bayview av. The parcel was put up at auction in the Vesey st salesroom by Joseph P. Day by order of Mrs. Mary L. Tarleton, executrix of the estate of Gilbert M. Plympton, deceased. Mr. Wyckoff paid \$9,500 for his purchase. The offering involved about ten and one-half acres, and was first put up in eleven parcels, being knocked down to various buyers for a total of \$19,400. The land was then offered in three parcels, and as a total of \$20,700 was realized at the second sale these bids were accepted by the owners. The other buyers were I. G. Wolf, a broker, who has been identified with several large deals in that section. He was the successful bidder for a four-acre plot adjoining Mr. Wyckoff's purchase. He acted for a client, and paid \$8,200 for the parcel. The most northerly piece, containing 2 1/4 acres, was acquired by Robert Tarleton on a bid of \$3,000.

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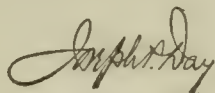
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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
Total No.....	102	120
Assessed Value.....	\$5,342,500	\$5,898,900
No. with consideration.....	10	17
Consideration.....	\$628,125	\$495,250
Assessed Value.....	\$211,200	\$589,500

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
Total No.....	5,074	6,381
Assessed Value.....	\$290,768,180	\$429,396,623
No. with consideration.....	776	889
Consideration.....	\$32,502,612	\$36,327,361
Assessed Value.....	\$36,038,400	\$46,238,656

#### Mortgages.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
Total No.....	52	59
Amount.....	\$808,000	\$705,771
To Banks & Ins. Cos.....	8	5
Amount.....	\$118,000	\$122,500
No. at 6%.....	26	22
Amount.....	\$369,750	\$161,485
No. at 5½%.....	2	7
Amount.....	\$34,000	\$62,500
No. at 5%.....	12	19
Amount.....	\$249,050	\$297,000
No. at 4½%.....	1	2
Amount.....	\$5,000	\$39,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$25,000	.....
Interest not given.....	10	9
Amount.....	\$125,200	\$145,786

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
Total No.....	2,050	2,839
Amount.....	\$47,245,898	\$108,199,569
To Banks & Ins. Cos.....	339	563
Amount.....	\$21,770,647	\$61,904,340

#### Mortgage Extensions.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
Total No.....	23	25
Amount.....	\$606,500	\$959,500
To Banks & Ins. Co.....	17	10
Amount.....	\$389,000	\$712,000

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
Total No.....	1,052	1,565
Amount.....	\$68,427,097	\$103,216,525
To Banks & Ins. Co.....	459	771
Amount.....	\$42,248,207	\$78,262,150

#### Building Permits.

	1918 Nov. 2 to 8	1917 Nov. 2 to 9
New Buildings.....	.....	3
Cost.....	.....	\$80,400
Alterations.....	.....	\$121,100

	Jan. 1 to Nov. 8	Jan. 1 to Nov. 9
New Buildings.....	153	285
Cost.....	\$7,968,350	\$26,757,800
Alterations.....	\$8,149,614	\$11,475,291

### BRONX.

#### Conveyances.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
Total No.....	77	84
No. with consideration.....	4	3
Consideration.....	\$33,000	\$6,250

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
Total No.....	3,863	5,021
No. with consideration.....	442	884
Consideration.....	\$4,214,774	\$6,699,182

#### Mortgages.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
Total No.....	34	37
Amount.....	\$185,900	\$200,104
To Banks & Ins. Cos.....	2	.....
Amount.....	\$35,500	.....
No. at 6%.....	18	18
Amount.....	\$68,600	\$43,450
No. at 5½%.....	0	4
Amount.....	\$36,800	\$11,100
No. at 5%.....	2	3
Amount.....	\$39,000	\$83,300
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	7
Amount.....	\$4,500	\$21,254
Interest not given.....	4	5
Amount.....	\$37,000	\$41,000

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
Total No.....	1,608	2,437
Amount.....	\$9,801,998	\$14,795,694
To Banks & Ins. Cos.....	86	157
Amount.....	\$1,246,042	\$2,276,615

### Mortgage Extensions.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
Total No.....	7	7
Amount.....	\$34,500	\$144,500
To Banks & Ins. Cos.....	1	.....
Amount.....	\$7,500	.....

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
Total No.....	95	552
Amount.....	\$5,830,007	\$10,534,174
To Banks & Ins. Cos.....	74	145
Amount.....	\$1,997,700	\$3,702,300

### Building Permits.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
New Buildings.....	1	7
Cost.....	\$10,000	\$279,500
Alterations.....	\$4,300	\$4,200

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
New Building.....	399	73
Cost.....	\$7,064,377	\$8,130,050
Alterations.....	\$1,209,450	1,010,775

### BROOKLYN.

#### Conveyances.

	1918 Oct. 31 to Nov. 6	1917 Nov. 1 to 7
Total No.....	448	456
No. with consideration.....	28	15
Consideration.....	\$317,680	\$94,001

	Jan. 1 to Nov. 6	Jan. 1 to Nov. 7
Total No.....	20,422	19,162
No. with consideration.....	1,379	1,614
Consideration.....	\$11,752,724	\$16,285,417

#### Mortgages.

	1918 Oct. 31 to Nov. 6	1917 Nov. 1 to 7
Total No.....	328	253
Amount.....	\$846,762	\$794,648
To Banks & Ins. Cos.....	20	26
Amount.....	\$61,500	\$135,000
No. at 6%.....	239	150
Amount.....	\$510,662	\$351,984
No. at 5½%.....	41	52
Amount.....	\$184,400	\$231,200
No. at 5%.....	20	26
Amount.....	\$64,100	\$102,844
Unusual rates.....	.....	2
Amount.....	.....	\$1,700
Interest not given.....	28	23
Amount.....	\$87,600	\$106,920

	Jan. 1 to Nov. 6	Jan. 1 to Nov. 7
Total No.....	11,768	12,159
Amount.....	\$38,280,666	\$48,607,392
To Banks & Ins. Cos.....	1,121	2,108
Amount.....	\$6,149,840	\$16,747,899

### Building Permits.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
New Buildings.....	42	73
Cost.....	\$215,710	\$277,000
Alterations.....	\$29,950	\$43,165

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
New Buildings.....	2,613	2,534
Cost.....	\$16,014,181	\$21,968,915
Alterations.....	\$3,524,923	\$4,252,807

### QUEENS.

#### Building Permits.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
New Buildings.....	15	61
Cost.....	\$31,200	\$175,705
Alterations.....	\$1,310	\$12,190

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
New Buildings.....	1,955	3,079
Cost.....	\$6,913,979	\$10,282,464
Alterations.....	\$1,309,110	\$1,438,174

### RICHMOND.

#### Building Permits.

	1918 Nov. 1 to 7	1917 Nov. 2 to 8
New Buildings.....	2	12
Cost.....	\$3,615	\$12,490
Alterations.....	\$3,850	\$2,450

	Jan. 1 to Nov. 7	Jan. 1 to Nov. 8
New Buildings.....	571	511
Cost.....	\$1,414,532	\$1,394,255
Alterations.....	\$338,521	\$292,959

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# Prospects of Early Peace Brighten Outlook

## Many Structural Operations Will Be Started Immediately After the War Is Concluded

WITH a steadily improving outlook for peace, we are able to look forward with confidence to a relaxation in the restrictions that have held back the construction of new buildings for civilian requirements. Of course, it is generally understood that the purpose of the existing restrictions is to conserve labor, material and transportation facilities for war material, shipbuilding and Government construction. At the present time the program of Federal building operations is well advanced, and although there are a number of important structural projects yet to be placed under contract the great bulk of the requirements in the line of building work is contracted for and work in progress. Should the war end within a short time there is every likelihood that a considerable part of the contemplated Federal building operations that have progressed no further than the preparation of the plans, will be abandoned. When peace is actually assured, it is quite probable that a number of the temporary buildings that have been erected will be demolished, and this would consequently offer an excellent opportunity to secure used material of the character that could be readily used in the construction of dwellings and other relatively small building projects.

During the past year or eighteen months the erection of new residences has fallen considerably below the normal volume of this type of construction. The failure of residential construction to keep up with the growth of the population has brought, in many sections of the country, conditions of marked overcrowding. The demand for additional housing facilities, not only for war workers in congested industrial centers, but in conservative residential districts, has been abnormal during the past year, and the demand is far in excess of the supply. Just as soon as the restrictions to general building construction are removed by the War Industries Board or made less drastic there will undoubtedly be an immediate resumption of activity along the line of residence building.

On the other hand, it has been stated that factory and industrial construction has been somewhat overdone, and with the readjustment of business conditions that is inevitable it will become plain that the manufacturing capacity of the country is greater than the normal requirements of normal peace times. It is thought, therefore, that the years following the war are likely to show a marked falling off in the construction of new factory and industrial buildings.

Shipbuilding will undoubtedly continue to be pushed. The normal tonnage requirements of the world are much greater than the present capacity. New construction of ship tonnage during the war is still behind the total destroyed, so that the new tonnage available shows a falling off as compared with a careful estimate of probable tonnage under normal conditions. The Government's needs will remain great for sometime to come. So long as the army remains overseas, the line of supplies must be maintained. The return of the troops will require a large volume of tonnage, and, in addition to this, the demands of trade which have been pushed aside by war needs will clamor for recognition. With the renewal

of trade connections, shipbuilding will continue active for sometime to come.

The Government's need of food, clothing, supplies, with the exception of munitions, for the army and navy, will continue about the same for a while and diminish gradually as the military and naval forces are demobilized. The manufacture of munitions and guns will come to an almost abrupt stop as soon as peace is clearly assured. This will both release steel for building purposes and also for transportation, which has been reserved for these war essentials.

Labor that has been employed on Government building will become available. The high wages that have been paid to carpenters and all building trades generally, for camp construction, cannot, of course, be continued. But it is only fair to say that the workers do not generally expect to receive as high wages on private construction as they have been getting on the rush work which has been undertaken under military necessity. It is reasonable to expect that changes such as have been outlined above, will occur within the next three months, and hence the outlook for private building activity next spring is better than it has been at any time since the United States entered the war.

Although labor will be available, it is only fair to warn employers that any sudden return to wages of pre-war levels is out of the question, and should not be expected. An ultimate reduction in the present wage scale is inevitable, but it will come gradually, and those who try to force this reduction too rapidly will find themselves with labor troubles on their hands, which, unless peacefully adjusted, will result in holding up construction and injuring business fully as much as the present restrictions. In fact, the two main factors in the removal of activity in private building are the factors of labor and transportation. Transportation conditions will improve automatically when the pressure of war requirements has relaxed, but the labor situation will have to be handled with wisdom in order to avoid tie-ups. It is important to realize that a tie-up of work through labor disputes can make a bigger hole in profits than the payment of wages which may be somewhat above the customary level and which may seem to the contractor exorbitant. What is important to the building contractor is the cost per unit of accomplishment rather than per hour of labor. It is better to pay a higher wage per hour and get efficient and willing work than it is to save a few cents and suffer from a spirit of resentment which may lead to various forms of concealed sabotage.

It is a mistake to suppose that the devastation in France and Belgium and other countries will be made good at once, or that reconstruction will be of the same character as the buildings which have been destroyed. It is most probable that the brick buildings which have been demolished by war will be replaced in many instances by temporary structures of wood. The steel or concrete bridges which formerly spanned the rivers will be replaced with temporary wooden bridges. This should lead to a readjustment of relative prices between steel and iron construction material and wood. Those who are well supplied with lumber will thus be in a position of advantage when the turn comes.

## October Figures for Local Building

DURING the month of October building activity was extremely quiet owing entirely to the order of the War Industries Board prohibiting the erection of new structures that would not assist in winning the war and limiting expenditures for alteration work on existing buildings to \$1,500 for each separate operation. Within the boundaries of Greater New York the value of the projected work for the month of October was as follows: Residential construction, \$526,000; manufacturing and other industrial building, \$752,000, and miscellaneous, \$2,131,000.

In the same territory there were contracts awarded for 86 residential projects costing about \$314,000; 19 manufacturing operations representing an aggregate outlay of \$468,000 and 91 jobs of a miscellaneous character that will total in cost approximately \$1,334,000.

On Long Island, exclusive of Brooklyn and Queens, the value of newly projected residences for the month reached \$15,000, while the miscellaneous projects totaled \$130,000. No

new factory or industrial projects were announced during the month. One contract was let for residence work involving an expenditure of \$10,000 and the contracts placed for all construction except residential and manufacturing was approximately \$110,000.

Northern New Jersey, north of Trenton, indicates a somewhat better showing for October. The projected dwelling projects reached the value of \$1,251,000; manufacturing buildings, \$10,573,000, and miscellaneous construction, \$2,313,000. For the same territory the record of contracts actually awarded was also an indication of fairly active conditions. There were 180 contracts placed for residential work valued at approximately \$1,048,000; 16 new manufacturing buildings to cost about \$11,376,000 and 78 miscellaneous jobs that totaled \$2,672,000.

Figures for New York State for October are as follows: Projected residences, \$1,739,000; and proposed manufacturing buildings, \$1,111,000.



# CURRENT BUILDING OPERATIONS

**E**XCELLENT prospects for an early peace between the Allies and the Central Powers have resulted in a materially changed attitude as far as the building interests of the nation are concerned. During the past few days the mental state of the building industry altered from one of extreme pessimism to a feeling of hope in the future. Unquestionably just as soon as the final terms of peace are ratified by the Commissioners, and it is certain that there will be no pressing need for immense munition supplies and labor for the military requirements, a large amount of materials, both in the raw state and as finished products, will be released for the regular and normal requirements of a peaceful nation.

Already a number of architects and engineers in New York have reported that during the past week or so they have been at work upon the plans and specifications of projects that were conceived before the advent of the United States into the world war and which were ordered held in abeyance by the prospective builders, or abandoned, owing to the Federal needs for men and materials to complete the Government program of construction. A further indication of the improved outlook for the time immediately following the declaration of peace is the fact that altogether new operations have been put on the projected list and for which the preliminary sketches are being started. Operations of various kinds are included in this list, but all are of a character that will go to fill the demand of the past year or eighteen months when the scarcity of available structures for the ordinary needs of the community have been felt in no uncertain manner.

The end of the war will unquestionably mean the abandonment of a considerable portion of the Government building program that is as yet not started and for which no contracts have been awarded. Beyond a doubt a material recession in the needs of the Government will release for private building operations a large volume of materials, and thousands of laborers who now are engaged in Federal work. No matter in what light the coming weeks are viewed, it is a practical certainty that the building industry, not only of the Metropolitan district, but of the entire nation, will gain by a better opportunity to conduct its business as it formerly did when times were normal and

the country not economically upset by the requirements of a great war.

Generally the markets for building materials and supplies are quiet, but all dealers, and manufacturers as well, are looking forward with hope and courage to the future that at the present time seems to hold so much in its store. Prices are steady, but throughout the industry there would be no great surprise registered if there should be a considerable increase in commodity prices as soon as general building conditions improve and before the building interests are able to readjust themselves thoroughly to the return of normal conditions.

**Common Brick.**—Business in the wholesale market for Hudson River common brick has been exceptionally quiet during the week. Sales have been light, and were evenly divided between Government orders and brick required for the completion of structures well advanced toward completion before the stop order of the War Industries Board was made effective. Although there has been no actual change in the wholesale common brick prices there is an

indication that the price situation is becoming firmer than it has been recently, and a slight advance from current quotations would not be surprising. Arrivals from manufacturing points have been somewhat heavier this week than they have been of late, and at present there are five or six barges remaining unsold at the docks instead of only one or two as were left in the market during recent weeks. Along the Hudson River the conditions are exceedingly quiet. Practically all of the brick producers have ceased manufacturing operations for the season, and have stacked their brick pending the arrival of fuel required for burning. It has been said that the major portion of the brick made this season is yet unburned, and is waiting for fuel, with no immediate prospect of obtaining this important material.

**Face Brick.**—Definite orders for face brick are few and far between, but there is a certain amount of estimating upon projected work that is up to the War Industries Board for official sanction. Although business is extremely slack at present, both manufacturers and dealers

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.00@14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@—

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@—  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@—  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@—  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$1.85@—  
Trap rock, ¾ in. (Nominal)...2.00@—  
Crushed limestone, 1½ in.....1.80@1.85  
Crushed limestone, ¾ in.....1.90@2.00

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New York, per cu. ft.....3.00

**Lined Oil**—

City brands, oiled, 5 bbls. lots, \$1.60@—  
Less than 5 bbls.....1.61@—

**Turnentine**:

Spot in yard, N. Y., per gal., \$0.65½@ \$0.66

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f.o.b.N.Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@55.00  
14 to 16 ft.....63.00@75.00


Hemlock, Pa., f. o. b. N. Y.

Base price, per M.....@—  
Hemlock, W. Va., base price  
per M.....@—

(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered)...38.00@42.00

# LEHIGH CEMENT

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MATERIALS AND SUPPLIES

are optimistic for the future, and are convinced that just as soon as the war ends there will be a rush of building construction that will keep them busy to full capacity. A number of face brick producers have turned over a part of their manufacturing facilities to the making of face brick, for which there has been a good demand from direct Government sources, as well as from indirect war work in the construction of industrial buildings. Face brick prices are firm, with an indication of further increases when general business improves and the demand increases.

**Structural Steel.**—At the present writing there is but little hope of securing supplies of steel for anything but Government work through Governmental allocation. The steel situation is still apparently very acute, and with no immediate probability of improvement. The demand for the material is far in excess of the prospective supply, and as a consequence it is thought that but an extremely limited quantity of steel will be available for non-essential consumption until after the cessation of hostilities. It has been brought to our

attention that within the Metropolitan district there is a considerable tonnage of steel readily available for prospective builders. The material has been used, but is in such condition as to be usable in the erection of various types of structures. The material comprises a number of lattice girders and columns varying in length and depth, but all capable of sustaining a load of 2,500 pounds per foot. Further information in reference to this material may be obtained by application to the Record and Guide. During the past week or ten days the tonnage orders for fabricated steel allocated to the mills for Government work have been heavy, and are representative of war construction in many parts of the United States.

**Lumber.**—Things have been extremely in both the wholesale and retail branches of the lumber market in the Metropolitan district, and no material improvement in the volume of activity is anticipated for some time to come. The demand continues fair from manufacturing consumers, as well as from Government sources, but it is not abnormal, and dealers are experiencing

no great difficulties in taking care of what business is current. As the yards are generally well stocked up there is no prospect of immediate activity in wholesale lines. Lumber prices are firm in both branches of trade, and no change of great consequence is expected by the selling interests. The building situation is exceptionally quiet owing chiefly to the recent ruling of the War Industries Board, and the effect has been felt particularly through the curtailment of suburban building operations, which had been large users of lumber.

**Wire Products.**—The Government recently distributed orders among the mills for a total of approximately 137,000 tons of barbed wire scheduled for shipment to Italy, France and Great Britain, and about 60,000 tons for the use of the United States Army in Europe. In addition to this the producers have important orders on their books for nails destined for shipment to the American Expeditionary Forces abroad, and they have also been requested to increase their output of shell rounds. It is plain, therefore, that the amount of wire and wire nails that will be manufactured for private domestic consumption will be negligible for some time to come. In fact there is no possibility of dealers obtaining their requirements for stock until all of the war orders are completed and shipped. The shortage of wire nails is acute. Government prices prevail.

**Electrical Supplies.**—Dealers' stocks are generally low, particularly in conduit, small wire and domestic appliances. The demand, however, is strong, and indicates no signs of a let-up. Manufacturers have had numerous difficulties in supplying the orders from jobbers, as they have had their supplies of raw materials curtailed in favor of the pressing Federal requirements. Prices are almost stationary.

**Window Glass.**—The market for plate and window glass remains extremely firm, with a marked tendency toward increasing prices as a consequence of the stock depletion and the doubt as to the availability of new supplies from the manufacturers. It has been stated that the output of new glass during the coming winter months will be less than fifty per cent. of the usual amount produced. Distributors are experiencing considerable difficulty in supplying the demands of the market. No goods may be shipped without a permit.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00 @ 56.00	B grade, single strength, first three brackets .....	77%
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		Grades A and B, larger than the first three brackets, single thick.....	77%
Lath (Eastern spruce f. o. b. N. Y.):		Double strength, A quality.....	79%
Standard slab .....	\$5.00 @ \$5.25	Double strength, B quality.....	81%
Cypress lumber (by car, f. o. b. N. Y.):		Plaster—(Basic prices to dealers at yard, Manhattan):	
First and seconds, 1-in.....	\$70.00 @ —	Mason's finishing in 100 lbs. bags, per ton.....	\$23.00 @ —
Cypress shingles, 6x18, No. 1		Dry Mortar, in bags, return-able at 30c. each per ton..	14.05 @ —
Hearts .....	10.00 @ —	Block, 2 in. (solid), per sq. ft.....	\$0.11
Cypress shingles, 6x18, No. 1		Block, 3 in. (hollow), per sq. ft.....	0.11
Prime .....	8.50 @ —	Boards, 1/4 in. x 8 ft.....	.12 1/2
Quartered oak .....	95.00 @ 107.50	Boards, 3/4 in. x 8 ft.....	.15 1/2
Plain oak .....	75.50 @ —	Structural Steel (Plain material at tide-water, cents per lb.):	
Flooring:		Beams & channels up to 14 in.....	3.245 @ —
White oak, quartered, select. ....	\$67.00 @ —	Beams & channels over 14 in.....	3.245 @ —
Red oak, quartered, select.....	67.00 @ —	Angles, 3x2 up to 6x8.....	3.245 @ —
Maple No. 1.....	\$56.50 @ —	Zees and tees.....	3.245 @ —
Yellow pine, No. 1, common		Steel bars, half extras.....	3.245 @ —
flat .....	43.00 @ —	Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
N. C. Pine, flooring, Norfolk..	43.00 @ —	Exterior—	
Sand—		4x12x12 in., per 1,000.....	—
Screened and washed Cow Bay.		6x12x12 in., per 1,000.....	—
500 cu. yds. lots, wholesale..	\$1.25 @ —	8x12x12 in., per 1,000.....	—
Lime (standard 300-lb. bbls.):		10x12x12 in., per 1,000.....	—
Eastern common, wholesale		12x12x12 in., per 1,000.....	—
price .....	\$2.50 @ —	Interior—	
Eastern finishing, wholesale		3x12x12 in., per 1,000.....	—
price .....	\$2.70 @ —	4x12x12 in., per 1,000.....	—
Hydrated common (per ton).....	15.20 @ —	6x12x12 in., per 1,000.....	—
Hydrated finishing (per ton).....	17.20 @ —	8x12x12 in., per 1,000.....	—
Window Glass. Official discounts from manufacturers' lists:			
Single strength, A quality, first three brackets .....	77%		



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### IRON ORE AND PIG IRON IN 1917.

#### Seventy-five and a Quarter Million Tons of Ore Mined.

Statistics compiled under the direction of E. F. Burchard, of the United States Geological Survey, Department of the Interior, show that the iron ore mined in the United States in 1917 reached a total of 75,288,851 gross tons, and exceeded the former record output of 1916 by 121,179 tons. The shipments from the mines in 1917 were 75,573,181 gross tons, valued at \$238,260,333, a decrease in quantity of 2,297,372 tons, or 2.95 per cent., and an increase in value of \$56,358,056, or 30.98 per cent., as compared with shipments in 1916. The average value per ton at the mines for all grades of ore in 1917 was \$3.15 as against \$2.34 in 1916, an increase of nearly 35 per cent. The stocks of iron ore at mines, mainly in Minnesota and Michigan, amounted at the close of 1917 to 10,628,908 gross tons, compared with 10,876,352 tons in 1916.

Iron ore was mined in 25 States in 1917 and 24 in 1916. California, Montana and Nevada produced iron ore for metallurgical flux only; part of the output of Colorado, New Mexico and Utah was used for smelter flux and part for pig iron and ferro-alloys; the remaining States produced iron ore mainly for use in blast furnaces, except small quantities used for paint from Michigan, New York, Wisconsin and Georgia. The ore output of Minnesota, Michigan and Alabama, the States which have for many years produced the largest quantities of iron ore, was respectively 44,595,232 tons, 17,868,601 tons and 7,037,707 tons and was close to that of 1916, Minnesota having shown an increase of 0.02 per cent., Michigan a decrease of 1.1 per cent. and Alabama an increase of 4.3 per cent. More than 1,000,000 tons of ore each was produced also by New York and Wisconsin in 1917.

#### Buildings Under the Ban.

The War Industries Board recently announced a list of seventeen types of non-war structural projects which it holds can most easily be postponed while there exists an urgent need for materials and labor to complete the program of military construction. The list, as published, includes schools, churches, hotels, office buildings, bank buildings, public buildings, moving picture houses, theatres and other places of amusement, apartment houses, non-war factories, mills, etc., and store buildings, gas and electric lighting plants, grain elevators, waterworks improvements, sewerage systems, garages and gasoline stations, sidewalks and park improvements.

In the announcement of the War Industries Board, it was stated that it is imperative that there should not be the slightest slackening in the war industries. There is such a serious shortage in labor and materials, including iron and steel, that great curtailment of new construction is necessary in order that the bare needs of the military requirements may be met. The fact that peace now appears to be within the grasp of the world will not be a reason for letting up at the present time in the preparations for a greater effort to speedily win the war.

State councils of defense, which are charged with the responsibility of passing on all local applications for new construction before they are presented to the War Industries Board, have been supplied with the new list and informed that the need of labor in war industries is so acute that even though the most pressing local requirements would seem to demand additional building the people will find some way to meet their present requirements and cheerfully postpone new projects for the present.

#### American Fire Losses.

The average annual American fire loss for the last 10-year period was \$230,000,000. That is to say, the national waste by fire was at the rate of \$630,000 a day; \$26,000 per hour, or \$400 per minute. The average annual per capita

fire loss in six European countries was about 33 cents. The average in the United States and Canada is nearly \$3. This is \$15 a year for a family of five, and the sum does not include fire department maintenance. With the latter item included the American family of five pays a yearly fire tax of \$30.

### GOVERNMENT WORK.

Advance information relative to  
operations for Federal Authorities.

ELIZABETH, N. J.—H. Wilhelms Sons, 803 East Jersey st., Elizabeth, N. J., have the general contract for the construction of Housing Group No. 607, at Kenilworth, Elizabeth, N. J., for the U. S. Housing Corp., Otto M. Eidlitz, director, Washington, D. C., from plans by Starrett & Van Vleck, 8 West 40th St., Manhattan, architects. A. F. Brinkerhoff, town planner. C. D. Pollock, engineer. Cost, approximately \$80,000.

PHILLIPSBURGH, N. J.—The U. S. Housing Corporation, Otto M. Eidlitz, director, Washington, D. C., contemplates a housing development at Phillipsburgh, N. J., for which names of architect, engineer and town planner will be available later. Cost, approximately \$3,000,000.

LAKE DENMARK, N. J.—Faillace Brothers, 56 West Boston Post Road, Mamaroneck, N. Y., have the general contract for the 2-sty frame extension to the marine barracks and a 1-sty frame dispensary building at Lake Denmark, for the U. S. Government, Navy Dept., C. W. Parks, chief of the Bureau of Yards & Docks, Washington, D. C., owner. Plans were prepared privately.

MINEOLA, L. I.—Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., have plans in progress for a Liberty Theatre, to be erected at Camp Mills, L. I., for the U. S. Government, Gen. R. C. Marshall, in charge. Cost, about \$50,000.

MIAMI, FLA.—Plans have been completed under the direction of Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, for an Aerial Bombing School, for the U. S. Government, Gen. R. C. Marshall, Washington, D. C., owner. Cost, about \$600,000. Contract will soon be awarded.

ELIZABETH, N. J.—Charles Flocken, 681 Newark av., Elizabeth, has the general contract for the erection of a number of frame dwellings for workmen in Section D, Wood av., Elizabeth, N. J., for the U. S. Housing Corporation, Otto M. Eidlitz, director, from plans prepared by Charles W. Oakley, Elizabeth, and Hugh Roberts, Exchange Pl., Jersey City, associated architects. Town planner, A. F. Brinkerhoff; engineer, C. D. Pollock, Manhattan.

### CONTEMPLATED CONSTRUCTION.

#### Bronx.

##### STABLES AND GARAGES.

THIRD AV.—Saverio Scalso, 3011 Barnes av., contemplates the construction of a 1-sty brick and stone garage, 75x100 ft., on Third av., north of 182d st., for which the name of the architect and details of the project will be announced later. Cost, about \$7,000.

#### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—Cohn Brothers, 361 Stone av., have plans in progress for three 4-sty brick and limestone apartment houses, each 60x89 ft., in the east side of Powell st., south of Riverdale av., for Barnett Baltowsky, 528 Chester st., owner and builder. Total cost, \$150,000. This project will proceed just as soon as materials and labor are available.

##### DWELLINGS.

NOSTRAND AV.—J. Benjamin May, 525 Nostrand av., contemplates the erection of ten 2-sty brick dwellings on Nostrand av., in the Flatbush section, for which exact location, name of architect and details will be available later.

78TH AND 79TH STS.—Plans will be prepared for thirty 2-sty brick and concrete dwellings, 1 family each, in 78th and 79th sts., for Roth & Morgan, 1727 77th st., Brooklyn, owners and builders. Exact location and details will be available later. Total cost, \$90,000.

MERMAID AV.—Geo. A. Suess, 2920 Railroad av., has prepared plans for a 1-sty frame dwelling, 15x24 ft., on the south side of Mermaid av., 80 ft west of



West 36th st, for Jos. Pasonsky, 673 Jackson av, Brooklyn, owner and builder. Cost, about \$3,500.

**MERMAID AV.**—Geo. A. Suess, 2920 Railroad av, has completed plans for a 1-sty frame dwelling, 17x22 ft, on the south side of Mermaid av, 80 ft east of West 32d st, for Salvatore Mulino, owner and builder, on premises. Cost, about \$1,500.

**BAY 28TH ST.**—Isaac Kallich, 2210 Baltic st, has completed plans for an extension to the 2-sty frame dwelling in the west side of Bay 28th st, 200 ft north of Cropsey av, for Jacob Kallich, 371 Monroe st, owner. Cost, \$2,500.

#### FACTORIES AND WAREHOUSES.

**COLUMBIA ST.**—Plans are being prepared privately for a 5-sty reinforced concrete factory building, 45x75 ft, in the east side of Columbia st, 200 ft south of Hamilton av, for the Gibbons Co., 316 Columbia st, owners and builders. Cost, about \$25,000. Plans will be ready for estimates of sub-contracts and materials about Nov. 28.

**64TH ST.**—A. Kunzi, 209 Bleecker st, Middle Village, L. I., has completed plans for a 1-sty brick factory, 30x60 ft, in the south side of 64th st, 120 ft east of 6th av, for J. Arthur Keesey, 719 54th st, owner. Owner will take estimates on general contract about Nov. 24. Cost, approximately \$8,000.

#### STABLES AND GARAGES.

**CROPSEY AV.**—F. V. Laspia, 525 Grand st, has prepared plans for a 1-sty frame garage, 24x31 ft, on the south side of Cropsey av, 154 ft east of Bay 50th st, for Grazia Simon, 203 Ave Z, owner and builder. Cost, \$1,800.

#### STORES, OFFICES AND LOFTS.

**THIRD AV.**—Mayer Pagoda, 2168 66th st, contemplates the construction of a 1-sty brick taxpayer, at 762-766 Third av, for which name of architect will be announced later. Cost, approximately \$7,000. Owner has applied for permission to proceed with this project.

### Queens.

#### DWELLINGS.

**ELMHURST, L. I.**—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for two 2½-sty frame dwellings, 19x41 ft, in the west side of Gleane st, 250 ft south of Warner st, for Geo. C. Johnston, Elmhurst, L. I., owner and builder. Total cost, \$9,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—John M. Baker, 9 Jackson av, L. I. City, has completed plans for a 2-sty brick extension to the factory and office building, 75x125 ft, in the north side of Barn st, 150 ft south of Jackson av, for the West Disinfecting Co., owner, on premises. Cost, about \$25,000. Owners will soon be ready to take bids on general contract.

#### STORES, OFFICES AND LOFTS.

**EDGEMERE, L. I.**—Plans have been prepared privately for a 1-sty frame store building, 37x60 ft, at the southeast corner of the Boulevard and 53d st, for Verity & Katz, Rockaway Beach, L. I., owners. Cost, about \$2,200.

### New Jersey.

#### CHURCHES.

**NEWARK, N. J.**—Wm. E. Lehman, 738 Broad st, Newark, has completed plans for a 1-sty frame addition, 26x33 ft, to the church at 24 Alexander st, for the St. George's P. E. Church, Rev. R. W. Conklin, rector. Cost, about \$5,000. Architect and owner will soon be ready for bids on general contract.

**NEWARK, N. J.**—The Morton, Street Presbyterian Church, Rev. Herbert H. Peters, pastor, contemplates the erection of a brick and stone church at the corner of Hawthorne av and Osborne Terrace, for which name of architect and details of construction will be available later. Work will not be started upon this project until the war is ended.

#### DWELLINGS.

**WOODBIDGE, N. J.**—Willis Burham, Perth Amboy, N. J., contemplates the erection of fifty 2-sty frame dwellings for workmen in war industries at Woodbridge, N. J., plans for which will be prepared privately. Total cost, about \$110,000. Details will be available later.

**CRANFORD, N. J.**—Walter J. Mooney Co., Inc., Cranford, N. J., contemplates the erection of three 2-sty frame dwellings at Cranford, to cost about \$2,000 each. Project not likely to go ahead for some time.

**CALDWELL, N. J.**—John Barbon, Caldwell, N. J., contemplates the construction of a 2½-sty dwelling at Caldwell. Exact location, name of architect and details of this project will be available later.

**CRANFORD, N. J.**—J. C. Rankin, Cranford, N. J., plans the construction of a

2½-sty residence at Cranford, for which details will be available later.

**NEW BRUNSWICK, N. J.**—F. H. Gowling, Boston, Mass., has completed plans for a 2½-sty frame dwelling, 17x28 ft, at New Brunswick, for Morton S. Ruckman, Livingston Park, New Brunswick, owner and builder. Cost, \$2,500.

**HILLSIDE, N. J.**—Philip G. Volk, 1404 Woodruff av, Hillside, N. J., contemplates the erection of a 2½-sty private dwelling for which no details have been decided. Cost, about \$4,000.

#### FACTORIES AND WAREHOUSES.

**GARWOOD, N. J.**—Hooper & Co., 116 Market st, Newark, N. J., have prepared plans for a 1-sty brick and reinforced concrete factory, 100x105 ft, on South av, for the National Boiler Co., owner, on premises.

**JERSEY CITY, N. J.**—The Baker Castor Oil Co., Washington and Morgan sts., Jersey City, contemplated the erection of an addition to its factory. Name of architect who will prepare the plans and the details of construction have not yet been decided upon. Cost, approximately \$60,000.

**PASSAIC, N. J.**—The Manhattan Rubber Manufacturing Co., Passaic, N. J., contem-

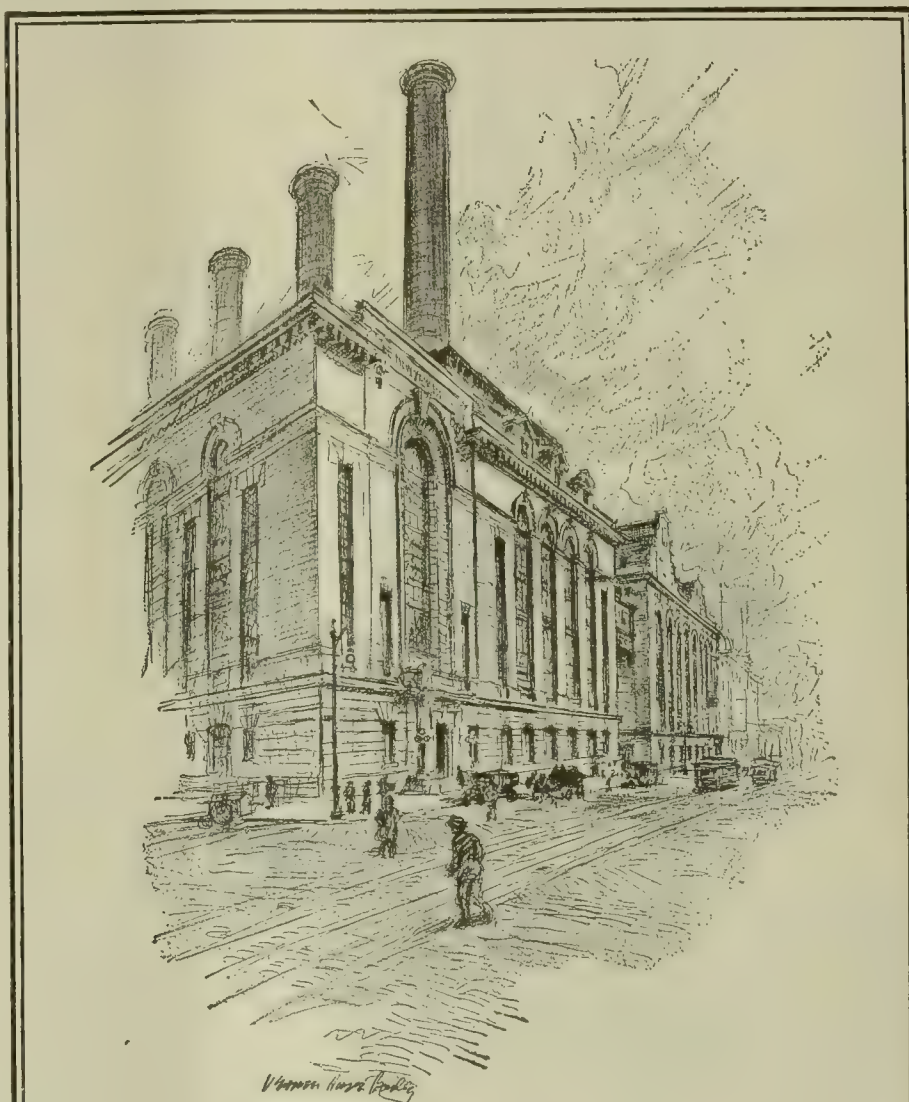
plates the erection of a manufacturing building at Passaic, for which no definite details have been decided upon. This project has been sanctioned by the State Council of National Defense. Cost, about \$5,000.

#### HOSPITALS AND ASYLUMS.

**VERONA, N. J.**—Jordan Green, Essex Building, Newark, N. J., has prepared plans for a group of four 1-sty frame and stucco hospital pavilions, 24x125 ft, at the Essex Mountain Hospital, for the Board of Managers of the Essex County Tuberculosis Hospital. W. C. Pennington, pres., Court House, Newark, owner. Consulting engineers, Runyon & Carey, 845 Broad st, Newark. Cost, about \$120,000. It is expected that bids for this work will soon be advertised for.

#### MUNICIPAL.

**KEARNY, N. J.**—George E. Jones, Union Building, Newark, has plans in progress for a 2-sty brick and limestone fire house and police station, 46x100 ft, including hose tower 56 ft high, on the north side of the Lincoln Highway, 120 ft east of Central av, for the Town of Kearny, Wm. B. Ross, town clerk, Town Hall, owner. Plans will not be ready for estimates for some time.



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## STORES, OFFICES AND LOFTS.

BOGOTA, N. J.—The Federal Paper Board Co., Bogota, N. J., contemplated the construction of an office building on their property. No details of this project have been decided upon, and it is not definitely known when the work will proceed. Cost, about \$6,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

## CHURCHES.

NEWARK, N. J.—The Irvington Lumber & Door Co., 738 Broad st, Newark, has the general contract for a 1-sty frame addition to the church at 24 Alexander st, for the St. George's P. E. Church, Rev. R. W. Conklin, rector, from plans by W. E. Lehman, 738 Broad st, architect. Cost, about \$3,500.

## FACTORIES AND WAREHOUSES.

LONG ISLAND CITY—The J. G. White Engineering Co., 43 Exchange pl, Manhattan, has the general contract for the alterations to the factory building in the north side of Bridge Plaza, Prospect to Reade st, for Brewster & Co., owners, on premises. Plans were prepared privately. Cost, \$35,000.

LONG ISLAND CITY—Christopher Campbell, Inc., 286 Fifth av, Manhattan, has the general contract for the construction of a 1-sty brick kiln building, 75x100 ft, in the east side of Prospect st, 100 ft south of Wilbur av, for Brewster & Co., owners, on premises, from privately prepared plans. Cost, \$8,000.

UNDERCLIFF, N. J.—The Northeastern Construction Co., 225 Fifth av, Manhattan, has the general contract for a 2-sty frame freight house and office building, 18x100 ft, at Undercliff, N. J., for the Erie Railroad Co., owner. Plans were prepared by Graham King, 50 Church st, Manhattan, architect. Cost, about \$15,000.

LONG ISLAND CITY—The Becker Construction Co., 361 Grove st, Newark, N. J., has the general contract for the erection

of sixteen 1-sty frame transfer sheds in the Sunnyside Yard, Long Island City, for the Penn. Railroad Co., owner, from privately prepared plans.

## HALLS AND CLUBS.

MANHATTAN—Tullis & Blanchard, 326 East 42d st, have the general contract for the construction of a Y. M. C. A. hut, 1-sty, frame, 80x38 ft, in Battery Park, for the Department of Parks of the City of New York, from plans by B. G. Burnett, 2 West 43d st, architect. Cost, about \$14,000.

OTISVILLE, N. Y.—Stevenson & Cameron of 37 W. 25th st, Man, have been awarded a general contract for work to be started at once on a Red Cross bldg (type "F") at Otisville, N. Y., for the American National Red Cross, John Magee (in charge), 44 E. 23d st, Man, from private plans, same to be a frame 1-sty structure.

FORT HANCOCK, N. J.—The Kolb Portable Building Co., 30 Church st, Manhattan, has the contract for the 1-sty frame welfare building, 40x84 ft, at Fort Hancock, for the Jewish Welfare Board, Mortimer Schiff, chairman, 149 Fifth av, Manhattan, owner. Plans were prepared privately.

FORT SLOCUM, N. Y.—Meyer Contracting Co., 1182 Broadway, Manhattan, has the general contract to erect the 1-sty frame welfare building, 40x84 ft, at Fort Slocum, N. Y., for the Jewish Welfare Board, Mortimer Schiff, chairman, 149 Fifth av, Manhattan, owner. Plans were prepared privately.

MANHATTAN—Hugh Getty, Inc., 359 West 26th st, has the general contract for the erection of a 1-sty frame soldiers' and sailors' hut, 30x60 ft, in the west side of Union Square Park, opposite West 15th st, for the Salvation Army, 122 West 14th st, owner. Plans for this project were prepared by Cady & Gregory, architects, 40 West 32d st. Cost, about \$8,000.

BAYONNE, N. J.—The H. D. Best Co., Flatiron Building, Manhattan, has the general contract for the erection of a 1-sty hollow tile and reinforced concrete rest room for female employees, 17x72 ft, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans.

## HOSPITALS AND ASYLUMS.

MANHATTAN—Andrew Galbraith, 407 West 35th st, has the general contract for alterations and additions to the 4-sty brick hospital building, 45x72 ft, consisting of interior changes and an addition of four stories to the present building, at the corner of Beekman and Water st, for the Volunteer Hospital, owner, on premises, from plans prepared by Adolph Martin, 34 West 28th st, architect. Cost, approximately \$80,000.

## STABLES AND GARAGES.

JERSEY CITY, N. J.—C. S. Edwards, 1 Montgomery st, Jersey City, N. J., has the general contract for a brick and steel garage and store house at Jersey City, for the Vulcan Rail Co., Hudson st, Jersey City, owner, from privately prepared plans. Cost, about \$15,000.

## STORES, OFFICES AND LOFTS.

MORRIS PARK, L. I.—J. T. Woodruff & Co., Bridge Plaza, L. I. City, have the general contract for the construction of a 1-sty frame lunch room, 26x80 ft, in the east side of Spruce st, 60 ft north of Atlantic av, Morris Park, L. I., for the Long Island Railroad Co., owner, from privately prepared plans. Cost, about \$5,000.

## MISCELLANEOUS.

MANHATTAN—Potterton Bros., 215 W. 28th st, Man, have been awarded g. c. for the bldg of a vault at 238 W. 28th st, consisting of a brick, 1-sty, 16x27, having a brick retaining wall, for M. Grohs & Sons (cold storage), on premises, owners, Friedman, Robertson & Keeper of 90 West st, Man, have been appointed archts. Cost, \$2,000.

BOROUGH OF QUEENS, N. Y.—A. E. Norton, Inc., 105 W. 40th st, Man, has been awarded the g. c. for bulkhead (repairs) and frame house, etc (barge canal contract No. 217) at the foot of No. James st, East River, Queens, N. Y., for the State of N. Y., W. W. Wotherspoon (State Supt. of Public Wks.), Capitol, Albany, N. Y., owner. Frank M. Williams, Telephone Bldg., Albany, has been assigned as State Engr. & Surveyor for repairing the existing bulkhead and constructing a frt house and

crane track at the above location. Cost, \$74,806.50.

LONG ISLAND CITY—A general contract has been awarded John T. Woodruff & Son of 1 Bridge Plaza L. I. City for the construction of a 1-sty, 32x16 brick transformer vault on n s Freeman st 400 ft w Vernon av, L. I. City, for the New Amsterdam Gas Co., 130 E. 15th st, Man, Geo. W. Doane, pres, owner. Cost, \$1,500.

## TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL FOUNDERS ASSOCIATION will hold its annual meeting in New York City, November 13-14, at the Hotel Astor.

NATIONAL HOUSING ASSOCIATION of 105 East 22d st, New York City, will hold its annual convention, November 25-27, in Boston.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1918. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

NATIONAL ASSOCIATION OF GENERAL CONTRACTORS, with temporary headquarters at 51 Chambers st, New York City, will hold its organization meeting at Chicago, November 20-21.

THE THIRD NEW YORK STATE INDUSTRIAL SAFETY CONGRESS will convene at the Hotel Onondaga, Syracuse, N. Y., December 2 to 5, inclusive, under the auspices of the State Industrial Commission. There will be an extensive exhibit of safety apparatus and appliances in conjunction with the congress. Addresses will be made by a number of prominent workers in the industrial fields, and the congress is expected to have a special bearing on safety activities as affected by the war. Among those expected to speak are: William B. Wilson, Secretary of Labor, and Charles M. Schwab, Director-General of the United States Emergency Fleet Corporation.

## Standards and Appeals Calendar.

## CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 10 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

## HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1:30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.  
Special meetings as announced in the Calendar.

## BOARD OF STANDARDS AND APPEALS.

Tuesday, November 12, 1918, at 10 A. M.

## Petitions for Variations.

- 1556-18-S—Revolving doors.
- 1485-18-S—1408-1410 Avenue A, Manhattan.
- 2454-17-S—3d av and 3d st, Brooklyn.
- 380-16-S—221-227 Canal st, Manhattan.
- 715-18-S—63-71 Clymer st, Brooklyn.
- 1465-18-S—19 East 24th st, Manhattan.
- 261-18-S—126 Chambers st, Manhattan.
- 262-18-S—90 East 10th st, Manhattan.
- 263-18-S—219 Pearl st, Manhattan.
- 266-18-S—236-38 5th av, Manhattan.
- 267-18-S—2160 Broadway and 215 West 70th st, Manhattan.
- 275-18-S—59 West 14th st, Manhattan.
- 277-18-S—221-227 Canal st, Manhattan.
- 279-18-S—31-35 Broadway, Brooklyn.
- 283-18-S—45 Broadway, Brooklyn.
- 295-18-S—6 Howard st, Manhattan.
- 296-18-S—1950-1952 3d av, Manhattan.
- 304-18-S—129-31 East 75th st, Manhattan.
- 304-18-S—176 East 106th st, Manhattan.
- 305-18-S—229-230 West st, Manhattan.
- 306-18-S—332-336 East 75th st, Manhattan.
- 311-18-S—42 Bowery, Manhattan.
- 312-18-S—278 7th av, Manhattan.
- 313-18-S—51 East 10th st, Manhattan.
- 314-18-S—532 4th av, Brooklyn.

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## Every indication

points to a resumption of an industrial activity during the next few years that will surpass anything the world has ever known. Manufacturers and merchants are now planning an extensive advertising and selling campaign so as to be ahead of their competitors in this market which has been so long neglected.

## RECORD AND GUIDE

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## Good Supply of Money for R. E. Mortgage Loans

Savings Banks Expect to Have No Difficulty in Meeting All Legitimate Demands in the Immediate Future

By JOHN J. PULLEYN,  
President, Emigrant Industrial Savings Bank

IT is possible now that peace has come to discuss more freely the relations between the loaning institutions and real estate than has been possible for obvious reasons during the last two or three years. Many matters of importance to both must now be considered seriously so that we may be prepared for what is to come.

The end of the war entails on this country and on England, France and other European countries, and in fact upon the whole world, financial operations of enormous magnitude. It is not necessary to go into details as to what these operations are. They include the financing of government, the rebuilding of devastated regions and the capitalization of industries that have been wiped out or badly handicapped for want of money during the war. They may even include the under-writing of the indemnities that Germany will have to pay as the penalty for having brought about its orgy of devastation.

It is, of course, impossible to calculate at the present time the extent of these operations nor to figure how long they will have a dominant influence in the money market. But it is necessary in reviewing the local situation with respect to the loaning of money on real estate mortgages to take into consideration the general conditions prevailing in the world today and which will for years to come affect all financial transactions of every kind.

We have entered upon a new era in the world's history and we might as well recognize the import of the changes that have taken place. We cannot base our plans for future action on conditions that prevailed previous to 1914, nor even to the years immediately before this country became a belligerent. A great many radical changes have been made in financial and economic conditions and at least a part of these have become so firmly established that it will be impossible to effect a return to the former state of affairs.

Normal times are coming again but with this difference, that what we used to associate with a state of normality will not necessarily be included in that period into which we are just entering. Normal times used to be associated with a low rate of interest on real estate mortgages, for instance. But the ruling rate for money for this class of investment, and in fact for every kind of investment, will for a number of years amount to what would have been called a high rate of interest in former days. This is certain and it comes about because the general conditions that control the money market will enforce higher rates of interest, not because there is any change of sentiment towards the value of real estate mortgages among the group of lending institutions of which this bank is representative.

It will do no harm now to clear up some of the misapprehensions and misinformation that has prevailed during the war period as to the attitude of loaning institutions towards real estate. It has been stated, among other things, that the reason why we have curtailed loans has been that our resources have been held at the disposal of the Government for the purpose of financing the Liberty Loans. Now while this is true to a certain extent, it was not the sole cause of the withdrawal of the loaning institutions from the mortgage market.

The government's requirements have been met, and will be met in the future, without serious disturbance of other financing because our intimate knowledge of the demands of our depositors for Government securities enables us very accurately to forecast the amount of bonds in any issue that we can dispose of and prepare in advance for handling the business. Funds involved in the transactions are tied up for a comparatively short period of a few months at most and the effect on the general situation is not so great as may have been led to believe. It is possible to make this admission now that the war is over and the Liberty Loans successfully floated.

We know that the Government will issue a fifth and a sixth loan, each for large amounts, and we are already preparing to handle them. If real estate had been badly handicapped in the past solely by the Government loans, or had to wait until after the Fifth and the Sixth, and possibly others, were out of the way, there would not be much hope to hold out for the future. But this is not the case. The coming loans will no doubt be as successful as the four preceding ones but naturally the arguments presented to possible buyers of bonds will be based on different grounds than were used in the first four loans.

Governmental financing, and I now include that which other nations besides our own will be compelled to undertake in the near future, have only an indirect bearing on the relation between loanable funds and real estate. There is, of course, a sentimental influence which should not be lost sight of and, of course, there is the tightening of the money market as evidenced in the enforcement of a higher interest rate. But the borrowing of our own government would not in itself prevent investments in real estate mortgages. In this connection it is important to call attention to the fact that savings banks cannot invest funds in the financial obligation of foreign governments nor can they participate in the financing of the reconstruction work of the devastated region of Europe. All these operations will be effected by other agencies and savings banks funds will not and cannot be drawn upon. Naturally the carrying out of these great capital issues, whether by our own or other



governments, or by private parties, will affect the money market to the extent of fixing higher interest rates. But we need not fear this because, as I have already said, we have come into a new era in which money is certain to command a greater return for its use.

What, then, gives us reason to feel hopeful for the future and enables us to say to real estate men that they may expect a return to "normal times"—not forgetting that "normal times," as I make use of this term, means not so much a return to pre-war conditions in all respects as to a period in which the investment in and improvement of real estate may be carried on without fear of violent reactions nor destructive upheavals—in a word, on a safe basis.

The first thing to call attention to is the fact, hitherto kept in the back ground, that since the war began there has been withdrawn from circulation a vast sum of money that formerly was available for use in the mortgage market, which will return gradually for investment in the security with which its owners are most familiar and which has always been and always will be considered the most conservative and safest investment—New York real estate.

I shall speak now of the situation here, because it is that with which we are most vitally interested. Because of the Liberty Loan campaigns and for other good and sufficient reasons the fact that somewhere between \$300,000,000 and \$400,000,000 had been withdrawn from circulation and hoarded away was kept from the knowledge of the general public. In the year 1917 alone over \$50,000,000 disappeared and when I say this I mean that no trace of this large sum of money could be found by banking institutions. The money was not used to buy Liberty bonds nor for any other purpose that was within the knowledge of financiers. So that it is a fair presumption that it went into the old stockings and under the mattresses of the owners of it.

This hoarding of money was the principal reason why there have been no funds available in the last two or three years for investment in real estate mortgages. German propaganda, inspiring a fear that the Hun would triumph and exact a great tribute from this country, undoubtedly was influential in bringing about this extensive sequestration of loanable funds. But now that Germany has been thoroughly and effectively defeated this immense sum of money will come out from its hiding place and be procurable for purposes of legitimate real estate business.

It is inevitable that investors will compare conditions as to material and labor with those which prevailed three or four years ago. It will not do to take a pessimistic view of the outlook so far as these elements of the situation are concerned. In my opinion there will not be a return to pre-war prices of material nor to the former scale of wages for a number of years. Every known fact points to a continuance of high wages and high cost of building materials for a long time. There will naturally be some shading of wages and of prices of material. But that there will be a return to the old figures seems to me to be very unlikely. What is more probable is that a mean will be reached both as to labor and materials—somewhere between the old low figure and the high ones of today.

Cost of materials will naturally be considerably affected by the world wide demand for replacements in the area where destruction has been enormous and the great demand for new buildings owing to the universal restriction of buildings for the last few years in this country is certain to have the usual effect of in-

creasing the price at which materials for construction can be obtained.

The eight hour day has come to stay and it is well to take into consideration such facts as the domestic reconstruction policy for which British workmen have secured political recognition and which has been endorsed by our own labor unions. Lloyd George, since the armistice was declared, outlined the principal issues of the forthcoming general election in England. After emphasizing the necessity of a league of nations to guarantee peace, reduce armaments and abolish conscription, he declared that there was value in the prevailing revolutionary spirit, if wisely directed. He feared neither revolution nor Bolshevism which could be combatted by national unity, co-operation and sacrifice. Then he added, in recognition of the commanding position secured by labor since the war began, that a great rehousing program was necessary. The hours of labor must be reduced, a minimum wage introduced and production increased through land reform. It is this program to which labor in this country has given its approval and for the accomplishment of which it will exert its full strength. Labor throughout the world is becoming closely associated in the enforcement of its demands through governmental channels and it is undeniable that its position has been improved and strengthened since the war started. I believe there should be and there will be a wider and more equable distribution of the world's wealth. But the men who receive higher wages will save and invest, and one of their chief investments will be the acquiring of their own homes. It is the American way and with the education of millions of new money savers which has been brought about by the Liberty Loan and the War Saving Stamps campaigns, this class of real estate investors is sure to increase.

During the period through which we have just passed there has been a great deal of criticism of real estate mortgages because this form of investment was not as liquid as some others. This criticism merits attention because investors generally are timid about putting their money into an investment on which they cannot realize quickly in an emergency. While we believe that there is no other form of investment so generally safe and satisfactory as the real estate mortgage we have come to a realization that in our own interests, as well as those of investors generally, we should take action to rectify the conditions which have prevailed in the real estate field up to the present time.

What has been decided on is to put into effect a general provision for the amortization of mortgages on some basis that will bring about a partial liquefaction of this form of investment. Local loaning institutions are very generally agreed upon the plan to demand the reduction of mortgages on a basis of about two per cent annually. This means that in all new or overdue mortgages such provisions will be included in the contract and the mortgages will be allowed to run at the option of either party. The loaning institutions will be in better shape because these annual payments will place in our hands millions of dollars for reinvestment in the same class of securities; the owner of the property will be constantly increasing his equity and will have additional interest for keeping his property in good condition instead of allowing it to run down to the point where it is better for him to default and force us to take it over in a depreciated condition to our loss. If at any time under circumstances prevailing generally

(Continued on page 573)

**Let Optimism Be the Spirit of the Hour.**



# Building Plans Total Hundreds of Millions

Reports from 400 Architects and Engineers in the Principal Cities  
Show \$450,000,000 of Projected Construction

**A**LL doubt is dispelled as to immediate resumption of an extensive scale in all sections of the country. This fact is apparent as the result of a personal canvass and survey now being made by the reporters of The F. W. Dodge Company, publishers of Dodge Reports.

Interviews with hundreds of architects and engineers in the leading industrial and commercial centres throughout the country, as to the amount of construction pending and contemplated, demonstrate that the material and labor demands for the several hundred million dollars worth of construction, for which plans and specifications are already being made, will force the building industries to exert themselves to the utmost to accommodate the immediate needs and near future demands.

The action of the War Industries Board in removing very many of the restrictions against construction together with the prompt action of the Fuel Administration in entirely removing all restrictions as to the use of fuel for the manufacture of building materials have brought this enormous activity within a few days.

A digest and summary of reports received to date from 400 architects' and engineers' offices shows a grand total of over \$450,000,000 of projected construction, distributed as follows:

**NEW YORK CITY.**—Total proposed construction—from 91 offices—\$70,575,000, exclusive of \$9,000,000 for city schools, divided approximately as follows:

Industrial and office buildings, \$22,420,000.

Apartment houses, hotels and residences, \$11,065,000.

Institutional, church and municipal buildings, \$23,305,000.

Still unclassified, but divided among foregoing classes, \$13,785,000.

**BUFFALO, N. Y.**—Total proposed construction—from 14 offices—\$3,693,000, divided approximately as follows:

Industrial and office buildings, \$970,000.

Apartment houses, hotels and residences, \$1,648,000.

Institutional, church and municipal buildings, \$1,075,000.

**NEWARK, N. J.**—Total proposed construction—from 8 offices—\$4,255,000, divided approximately as follows:

Industrial and office buildings, \$3,080,000.

Apartment houses, hotels and residences, \$655,000.

Institutional, church and municipal buildings, \$520,000.

**BOSTON, MASS.**—Total proposed construction—from 12 offices—\$20,816,000, divided approximately as follows:

Industrial and office buildings, \$175,000.

Apartment houses, hotels and residences, \$395,000.

Institutional, church and municipal buildings, \$3,860,000.

Still unclassified, but divided among foregoing classes, \$15,386,000.

**WORCESTER, MASS.**—Total proposed construction—from 7 offices—\$1,920,000, divided approximately as follows:

Industrial and office buildings, \$805,000.

Apartment houses, hotels and residences, \$210,000.

Institutional, church and municipal buildings, \$905,000.

**EASTERN MASSACHUSETTS CITIES (Outside Boston).**—Total proposed construction—from 17 offices—\$3,885,000, divided approximately as follows:

Industrial and office buildings, \$770,000.

Apartment houses, hotels and residences, \$1,515,000.

Institutional, church and municipal buildings, \$1,570,000.

**MAINE and NEW HAMPSHIRE.**—Total proposed construction—from 8 offices—\$1,350,000, divided approximately as follows:

Industrial and office buildings, \$175,000.

Apartment houses, hotels and residences, \$375,000.

Institutional, church and municipal buildings, \$850,000.

**CONNECTICUT and MASSACHUSETTS.**—Total proposed construction—from 9 offices—\$6,089,000, divided approximately as follows:

Industrial and office buildings, \$1,845,000.

Apartment houses, hotels and residences, \$782,000.

Institutional, church and municipal buildings, \$3,462,000.

**PHILADELPHIA, PA.**—Total proposed construction—from 42 offices—\$43,740,000, divided approximately as follows:

Industrial and office buildings, \$14,968,000.

Apartment houses, hotels and residences, \$13,724,000.

Institutional, church and municipal buildings, \$15,032,000.

**TRENTON and CAMDEN, N. J.**—Total proposed construction—from 11 offices—\$3,955,000, divided approximately as follows:

Industrial and office buildings, \$675,000.

Apartment houses, hotels and residences, \$145,000.

Institutional, church and municipal buildings, \$3,135,000.

**EASTEN PENNSYLVANIA CITIES (Outside Philadelphia).**—Total proposed construction—from 15 offices—\$4,250,000, divided approximately as follows:

Industrial and office buildings, \$1,195,000.

Apartment houses, hotels and residences, \$400,000.

Institutional, church and municipal buildings, \$2,620,000.

**BALTIMORE, MD.**—Total proposed construction—from 18 offices \$4,160,000—divided approximately as follows:

Industrial and office buildings, \$615,000.

Apartment houses, hotels and residences, \$1,105,000.

Institutional, church and municipal buildings, \$2,480,000.

**PITTSBURGH, PA.**—Proposed construction—from 42 offices \$15,575,000—divided approximately as follows:

Industrial and office buildings, \$3,675,000.

Apartment houses, hotels and residences, \$5,860,000.

Institutional, church and municipal buildings, \$5,875,000.

**CLEVELAND, OHIO.**—Total proposed construction—from 19 offices, \$34,450,000—divided approximately as follows:

Industrial and office buildings, \$7,500,000.

Apartment houses, hotels and residences, \$2,250,000.

Institutional, church and municipal building, \$24,700,000.

**COLUMBUS, OHIO.**—Total proposed construction—from 2 offices, \$3,535,000—divided approximately as follows:

Industrial and office buildings, \$2,525,000.

Apartment houses, hotels and residences, \$250,000.

Institutional, church and municipal buildings, \$760,000.

**CINCINNATI, OHIO.**—Total proposed construction—from 6 offices, \$2,005,000—divided approximately as follows:

Industrial and office buildings, \$525,000.

Apartment houses, hotels and residences, \$100,000.

Institutional, church and municipal buildings, \$1,380,000.

**CHICAGO, ILL.**—Total proposed construction—from 42 offices, \$144,047,000—divided approximately as follows:

Industrial and office buildings, \$128,033,000.

(Continued on page 569.)

**Let Optimism Be the Spirit of the Hour.**



# Building Material Prices Will Continue High

Federal Authorities May Place Additional Restrictions on Them So That All Interests Will Be Protected

By ROY W. WINGATE,  
of Cauldwell-Wingate Co.

THE momentous international developments of the past week carry with them a mighty message to the building fraternity of the United States; so vast in its scope and limitless in volume that it must engage the most earnest and profound thought in the best minds of the industry. The tremendous national and international problems during the reconstruction period that now is being ushered in must be met and solved, and in this work building and its allied interests must play a leading part, not only because of its pre-eminent position in the economic structure of the nation, but also because it has suffered greatly during the war period through a restriction of its normal activities.

For more than two years the volume of building activity throughout the country, with the exception of the Government work that was confined largely to certain restricted areas, has dropped off to a point where business in the ordinary lines of construction was almost negligible. The possibility of an early peace has brought with it a revised viewpoint to the building industry and a confidence that the coming months will witness a marked resumption of activity that will more than make up for the lean years just passed.

Although during the coming months the prospects for a greatly increased volume of business are exceptionally bright it does not follow that building costs are going to recede to the point of pre-war levels. The tide of structural activity will set so strongly that there cannot, for a long time at least, be a downward trend to commodity prices for those materials that enter into the construction of modern buildings. The intense demand that will be prevalent for both raw and finished products entering into buildings will operate to maintain the existing price levels until such a time as the general economic problems of the nation have been successfully solved and the business of the country again enters upon the plane of normal times. There will probably continue to be a scarcity of raw products entering into the manufacture of building materials as well as a dearth of finished materials and supplies. The removal of restrictions governing the construction of non-war buildings has already brought about a remarkable change in the attitude of the building fraternity and numerous entirely new projects have been conceived during the past weeks as the war horizon cleared and in addition a considerable volume of construction that was planned before this country actually entered the conflict, but which was sidetracked to permit full sway to the requirements of

the gigantic Federal program of structural operations, have been revived and from all appearances, a goodly percentage of this contemplated work will be started as soon as plans can be revised to meet the new requirements and contracts awarded for their erection.

During the emergency of the past year the Governmental authorities wisely regulated the prices of those commodities which were most in demand. All lines of raw and finished products were included in the list of materials requisitioned for Federal use and no small group in the list of materials and supplies for which price control was established was that involving building materials and the raw products entering into their manufacture. There is but little doubt but that the Government will maintain its hold upon the price situation of these, or a large part of these materials, until the economic situation is again stabilized upon a peace basis. As a matter of fact it is even within the range of possibility that further Governmental regulation of prices may be necessary to offset the immensity of the immediate demand for materials to be used in the construction of new buildings to meet the current industrial and housing requirements of the country. It is not impossible that the call for building materials and supplies will shortly reach such monumental proportions that the manufacturers and dealers will be unable to supply the demand and that would undoubtedly be responsible for a great amount of speculation in structural materials, or buying ahead and hoarding by contractors, thus cause prices to jump skyward unless continued regulation was a part of the program. With this fact in mind it is possible that additional restrictions upon the prices of materials may be placed by Federal authorities in order that all interests may be served without permitting special factions or units to dominate any situation.

Prices for certain materials may within the coming months show a gradual falling off from their present high levels but the movement will not be general and will by no means apply to those commodities generally used in modern construction work. The raw material situation may possibly be relieved of some of its pressure but in the lines of manufactured materials and supplies, where the labor element is an important factor in the cost of the finished product, there is no immediate probability of a price recession, because of the fact that high wages will be maintained for some time and any reduction in manufacturing costs will be a most gradual one spread over a period of years.

## Real Estate and Its Ramifications

By C. B. MOLESPHINI, Real Estate Editor The Evening Post.

REAL ESTATE is irresistible. To know and understand it thoroughly is an education in itself, for it brings forth the latent talent in many a man who has failed to find his true capacity and ability in other pursuits. Countless thousands have laid the foundation of their fortunes upon it. Everything that breathes has need of it and therefore it is the most indispensable commodity in the world.

It is the ultimate source of wealth, for the seas pay tribute to the land. Gold, silver, copper, all metals, come from it.

Foodstuffs are extracted in unending yields, keeping mankind in existence to produce wealth in other directions, coming back at some time or other to its source, investment in land, either as tenant or owner.

Real estate business is really the biggest industry in any city, from the viewpoint of accomplishments for the common weal and in revenue production. In New York City real estate is an \$8,000,000,000 corporation, that being the aggregate of assessed valuation.

The big department stores, bankers and banks, and industrial corporations combined are outdistanced in point of employees by those who in some manner are dependent

for their livelihood upon real estate.

Every one of the many large real estate agencies and brokerage offices has from a few dozen to several hundred employes. There are thousands of widows and children who look to executors and trustees for the incomes from real estate. Title company and fire and mortgage department forces run up well into the thousands. Then there are lawyers, newspaper men, builders, architects, draughtsmen, engineers, material men of all descriptions, those who produce the components of buildings, men who deal in them, and so on and on, real estate ramifications run the entire gamut of production and consumption, all together making the greatest of all business.

These are a few of the reasons why real estate as a source of investment will never depreciate in interest. They also indicate why so many hard-headed, careful thinkers place their savings in land. It fluctuates like all things that have value according to the requirements of a community and the demand for it. But its price changes are in no manner quite so readily influenced as most other commodities.

In the last analysis, it is the most stable of all investment securities. Everybody needs it, whether rich or poor.



# Real Estate at Last to Have Profitable Time

Will Now Respond to Abnormal Increases in Values in Other Things—No Danger in Investments at Prevailing Prices

By ROBERT E. SIMON,  
President Henry Morgenthau Company.

**N**OW that the stress of the war is over and peace is in sight, there will be a gradual relaxation of the tension which has held people. While it is true that a large number of our men will still remain abroad for many years, and while it is true that we will have to go through a reconstruction period in which prices of labor and commodities will have to come down, I think it will be admitted by most that the day will never come when, in normal conditions, prices will have receded to what they were prior to the war.

It has been the history of this country that while we have had ups and downs, the net result has always been a gradual and steady increase, and we have never returned to the original low figures. It has also been invariably the history of these waves that real estate was the first to feel a coming depression and the last to enjoy the benefit of the rise which other things have had.

Unless all laws of economics are going to be cast to the winds, the time is rapidly approaching when real estate should respond to the abnormal increases in values which have taken place in the last four years. The buying public, who are in the majority, are followers and not leaders; it is therefore that we find that the man with vision buys when most people are selling and sells when most people are buying.

The time has undoubtedly arrived when the man who can read the future should buy real estate. Vacant land can be purchased at less than it sold for seven years ago, notwithstanding the fact that new subways and transit facilities have been provided and that the wealth of the community has increased; that we have changed from a debtor to a creditor nation; that the lesson of economy and saving has been brought home to a very large part of our population.



ROBERT E. SIMON

Improved properties can be purchased for less than they could have been purchased prior to the war on the old schedule of prices for building materials and labor. Rents have increased substantially and buildings are profitable, because they are now 100 per cent. rented and the item of losses in rent through vacancies, which was an important factor heretofore, can be now and for some time to come safely eliminated. It therefore only remains for the mortgage market to ease up and mortgage money to become more plentiful for the real active real estate market to be on.

The life insurance companies who have been large leaders of mortgages have been out of the market, as the Government has required them to purchase to their limit of Liberty Bonds. Savings banks also have refrained from investing in long term securities because

of the unsettled conditions, and have carried larger reserves than usual in order to be prepared for the demands of their depositors. The title and mortgage companies have been unable to finance new loans, as they have been busy complying with the calls of the holders of their guaranteed mortgages, who have demanded payment to put their money into Liberty Loans.

We can see the end of Liberty Bond drives in sight; we can see the cashing in of war profits. The wealth of the country is here and will seek investment, and real estate mortgages which have held their own so much better than bonds and other forms of first lien securities will attract capital; we can therefore look forward to easy mortgage money. There does not seem therefore to be any angle of danger for real estate, and not having had its inning thus far, it is logical and safe to conclude that the demand is here and should continue, and as the demand continues, the prices will naturally increase.

## Proposes That Tenants Shall Pay Taxes

New York, November 9, 1918

Editor of the Record & Guide:

Your editorial of Nov. 9, calling for an "enactment of fair tax laws to replace our present vicious statutes," is timely and no doubt expresses the sentiment of all realty owners. However the realty owners should know by this time that "looking to Albany" is like looking at the Sphinx, no answer will come from that direction. The realty owners can accomplish much more by looking to themselves.

It is plain to all of us that the legislators are only interested in getting votes and in order to get votes they must cater to the 95% non-landowning voters rather than the 5% realty owners. No measures which place any part of taxation upon the non-landowning class will be fathered by the legislature.

Now is the opportune time for the land owners to form a strong organization which shall make its own laws and transfer a part of the unjust burden of taxation to the rent payers. The terms of all leases should provide that the tenant pays a certain proportion of the tax. This proportion to be a fair and equitable

share based either upon the space occupied in the building or the amount of rent paid. The landlord is to pay a fair share of the tax but not all of it. The balance to be divided among the tenants.

Under present renting conditions the landlords are in a position to enforce such demands but it can only be done by concerted action. The lease is a contract and an agreement to pay a certain share of the tax is lawful and all the courts in the land could not nullify a private contract provided its terms are not against public policy. What policy indeed is more for the welfare of the country than placing the burden of taxation upon those who spend the money, namely, the voters.

Under our present system of taxation 95% voters dictate how public money should be expended and a helpless 5% minority (the Real Estate owners) has to pay the bill. This violates the very principle upon which our republic was conceived, that there should be "no taxation without representation" and the 5% representation which the tax payer has is as bad as none at all.

FREDERICK C. ZOBEL.

Let Optimism Be the Spirit of the Hour.



# Government Removes Building Restrictions

Permits Necessary on Operations Costing Over \$25,000—Coal May Now Be Used in Manufacture of Materials

WASHINGTON, Nov. 14.—The War Industries Board has removed many of the restrictions upon building activities and there is promise of further action of similar importance to the building industries in a telegram sent by Chairman Baruch to Mayor Hylan. The Fuel Administration has removed all restrictions upon the use of fuel in the production of the principal building materials.

In making the new ruling the War Industries Board issued the following comment on its official action:

"The War Industries Board began today a modification of the restrictions whereby it has controlled American industry in the interest of the nation's war program. As laid down by Chairman Baruch in a published announcement Nov. 8, it will be the policy of the board gradually to lift various restrictions and curtailments, with the view of bringing about as promptly as possible a return to normal conditions.

"In the modification of the curtailments imposed on the manufacture of certain commodities, the board has adopted the method of reversing the processes of the Priorities Committee, and there is announced today a list of commodities in respect to which the curtailment is modified.

"Hearty approval has been given by the Council of National Defense to modifications of the regulations governing non-war construction, and the council requested that immediate and widespread publicity be given them so that, to the extent now permitted, building operations might be speedily resumed."

Following is the text of the orders of the War Industries Board:

All of the rules, regulations, restrictions, and directions embodied in orders and circulars issued by the Priorities Division of the War Industries Board are continued in effect subject to the following modifications:

## Section 1.

Section 5 of revised Circular 21, issued by this division as of date Oct. 15, 1918, dealing with non-war construction is hereby amended so as hereafter to read as follows:

Section 5—Construction projects not requiring permits or licenses from non-war construction section. Construction projects falling within the following classifications are hereby approved, and no permits or licenses will be required therefor from the non-war construction section.

1—Construction projects approved in writing by the Facilities Division of the War Industries Board.

2—All farm and ranch buildings, structures, or improvements.

3—All buildings, structures, roadways, plant facilities, or other construction projects of every nature whatsoever, undertaken by the United States Railroad Administration, or by any rail or water transportation company, organization, or utility, (whether or not under the direction of such administration,) or by the American Railway Express Company, or by the owner or operator of any telegraph or telephone line.

4—The construction, maintenance, improvement or development by Federal, State or municipal authorities of highways, roads, boulevards, bridges, streets, parks, and playgrounds.

5—The construction, extension, improvement, maintenance or repair of any public utility, including water supply systems, sewer systems, light and power facilities, and street and interurban railways.

6—Construction, extension or repair of all irrigation and drainage projects.

7—Construction projects connected with the extension, expansion or development of mines of every character whatsoever or connected with the production and refining of mineral oils and of natural gas.

8—The construction, alteration or extension, or repairs or additions to plants engaged principally in producing, milling, refining, preserving, refrigerating or storing foods and feeds.

9—The construction of new or the alteration or extension of existing schoolhouses, churches, hospitals,

and Federal, State, or municipal buildings involving in the aggregate a cost not exceeding \$25,000.

10—The construction of new buildings or structures not embraced in any of the foregoing classifications, or the repairs or additions to, or alterations or extensions of, existing buildings or structures, in either case involving in the aggregate a cost not exceeding \$10,000.

11—The construction of new buildings or structures not embraced in any of the foregoing classifications, or the repairs or additions to, or alterations or extensions of existing buildings or structures, in either case involving in the aggregate a cost not exceeding \$25,000; when approved in writing by the State Council of Defense or its duly authorized representatives.

12—Buildings begun prior to Sept. 3, 1918, where a substantial portion of the building has already been constructed.

## Section 2.

All limitations on the production of building materials, including brick, cement, lime, hollow tile, and lumber are hereby removed, and the materials so produced may be sold and delivered for use in connection with any building project for which no permit or license is required under Revised Priority Circular 21, as further revised by Section 1 hereof, or to any project authorized by permits or licenses issued in pursuance of said circular. All limitations upon the production or use of lime or crushed or pulverized limestone in any form for agricultural uses are hereby removed.

## Section 3.

Restrictions upon industries and manufacturers in their production, or in their consumption of materials for commodities hereafter in this section enumerated, as such restrictions are expressed in orders and circulars issued by this division are hereby so modified that such restrictions for the respective periods provided for in such several orders and circulars shall be less than the restrictions to the extent of 50 per cent. of such restrictions. The commodities referred to are as follows:

Agricultural implements and farm operating equipment, including tractors; road machinery; coal, coke, and wood-burning, cooking and heating stoves and ranges; gas ranges, water heaters, room heaters, hot plates, and appliances; oil and gasoline heating and cooking devices; electrical heating and cooking devices and appliances; black, galvanized and enameled ware and tin plate household utensils; refrigerators; ice cream freezers; washing machines; clothes wringers; family sewing machines; electric vacuum cleaners; metal beds, cots, couches, bunks, and metal springs for same; boilers and radiators; baby carriages; corsets; bicycles; electric fans, (including motors); builders' hardware; padlocks; stepladders; scales and balances; rat and animal traps; talking machines, (including motors and accessories); talking machine needles; clock-watches and clocks; watch movements and watch cases; hand stamping and marking devices; safes and vaults; lawn mowers; pottery; pocket knives and similar products; linoleum; rag felt floor covering; sporting goods; glass bottles and glass jars; tin plate; pianos, including piano players; automatic pianos, and parts; pneumatic automobile tires; passenger automobiles; cash registers.

Nothing herein contained shall be construed to release any industry or manufacturer from the strict observance of the rules and regulations of the Conservation Division of the War Industries Board as applicable to such industry or manufacturer.

## Section 4.

Dealers (wholesale and retail) in raw materials, semi-finished and finished products are hereby relieved from the obligation to give and require pledges relating to such commodities, notwithstanding any provision for pledges in and order or circular heretofore issued by the Priorities Division, and notwithstanding any stipulation in any pledge that they will require pledges from those who buy from

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**Let Optimism Be the Spirit of the Hour.**



# Revival Will Come First in Business Centres

Big Operators Will Be the Leaders in the Building Boom That Will Start When Money Is Plentiful

BY J. CLARENCE DAVIES.

A STUDY of existing real estate conditions reveals a striking similarity to those that existed after the Civil War. Then, as now, there were vast supplies of money in this country. My confidence in the future of New York real estate is based, therefore, not alone upon the precedent established during similar periods in history, but also upon an examination of existing factors which substantiates my belief that New York City will soon witness a revival of both real estate and building activity unprecedented in scope.

In the history of the United States there has never been such tremendous amounts of money in circulation as at the present time. This statement is borne out by statistics. The diminution in war work and in the production of materials having a direct connection with the prosecution of the war has already become evident. This will release a great amount of capital which has been steadily flowing into this branch of national endeavor. The easing of restrictions against the production of commodities which the Government has deemed non-essential must be reflected in a corresponding revival of interest in commercial plants and buildings and real estate necessary for the renewal of activity along this line.

Students of general business conditions anticipate, and with good reasons, a decline in the production of munitions and other supplies. In my opinion this situation should at first cause a reaction in the existing high prices for commodities in general and for wages. But it will not be long before there will come a period when there will be a quickened demand, if this time has not already come, for materials of various descriptions whose production has been held in abeyance or altogether checked on account of the war. This demand will be heavy and insistent, and I would not be surprised if the prices of all materials should continue to advance.

Money will again become plentiful and there will be large amounts available for the mortgage and building loan fields. Just as soon as the money situation becomes easier building activity will begin and the demand for real estate which can be improved and for vacant land which can be



J. CLARENCE DAVIES

built upon will become a conspicuous feature in the market. Then we will see the price on real estate advance on a parity with the value of other commodities.

This must, in my opinion, be the logical course of events, and real estate interests can look forward with real confidence for a revival after the period of depression which has lasted since 1917. The possibilities of the future have already manifested themselves in the incipient demand for apartment houses, tenements and business properties, all of which are now well filled and on a good paying investment basis. This demand will increase as people who desire to make investments in real estate realize its possibilities as compared with other investments.

The question naturally arises as to what section of the city will first feel the effects of this real estate revival. It is my opinion that the initial activity will be directed at the

established business centers. Past real estate history has demonstrated conclusively that such sections are the first to feel the effects of newly created demands. People always want the best, first. Conservative investors in real estate, if precedent means anything, will be interested in those districts which have become recognized as established centers. The number of investors who are financially able to concentrate on real estate holdings in such choice sections is limited. It naturally follows that those who cannot afford investments in such neighborhoods will seek the next best, which will be the adjacent neighborhoods. The same process will be followed all the way down the line until the small investor and home builder with small amounts of capital is reached, and this class of purchaser will be the one interested in the great outlying areas which will be transformed into new residential communities.

An analysis of the entire situation based not alone upon my personal experience in practically all phases of real estate activity covering a period of many years, but also based upon a comparison of present conditions with conditions that existed in similar periods in New York real estate history, leads me to regard the immediate future of real estate with real optimism.

**Let Optimism Be the Spirit of the Hour.**

## Building Plans Total Hundreds of Millions

(Continued from page 565.)

Apartment houses, hotels and residences, \$1,929,000. Institutional, church and municipal buildings, \$14,085,000.

DETROIT, MICH.—Telegram November 13: "Estimate 1,064 projects, total valuation \$46,000,000, ready to mature in eastern Michigan within year if ban is lifted. Small private plan projects will probably add 1,000 with valuation \$4,000,000 within year. Total over \$50,000,000."

ST. LOUIS, MO.—Telegram November 13: "Following work held up account of war: 4 factories, \$1,800,000; theatre, \$160,000; 2 hotels, \$235,000; 3 stores, \$65,000; 3 colleges, \$130,000; 2 boiler houses, \$65,000; 1 church, \$30,000; 3 lofts, \$109,000; 5 schools, \$1,040,000; 1 convent, \$200,000; 1 garage, \$60,000; 1 club, \$35,000; 8 apartments \$540,000; 16 residences, \$404,000; 3 flats, \$25,000; total, 55 projects, to cost \$4,898,000."

KANSAS CITY, MO.—Telegram November 14: "Local architects have and are preparing plans for approximately 50 new buildings, cost aggregating \$20,000,000; majority of projects awaits only the lifting of the Government ban on materials; hundreds of houses and homes will be added as soon as materials, men and transportation can be depended on."

MINNEAPOLIS, MINN.—Telegram November 14: "Office and store building, \$400,000; church, \$20,000; office warehouse, etc., \$1,000,000; industrial enterprises, offices, etc., \$1,000,000; about \$10,000,000 of school work throughout northwest will go ahead."



# Many Experts Investigating Tax Problems

## Advisory Council of Real Estate Interests Increases Membership of Executive Committee—Congress and Rights of Owners

THE Advisory Council of Real Estate Interests issues the following statement:

In the tendencies which might be diverted into State socialism are some proposals which may be developed and adopted for the common good. But their cost should be so distributed that the total of taxpaying ability shall be conserved. This requires a long look ahead lest new and excessive tax burdens be thrown back upon real property through the usual extension of the activities or the inadequacy of the revenues for their support.

In the proposal of the War Department to reduce to four months the right of owners to contest administrative awards for commandeered property, is seen another effort to reduce the rights and remedies of persons having any interest in real property. Objections to this special rule are obvious and fatal. But the number of new restrictions placed upon real property by law is increasing and has a direct effect upon building and the improvement of housing facilities. Every new proposal should be examined most carefully.

In rent regulation, Congressional differences will doubtless result leaving the matter to the more effective law of supply and demand. Pricefixing by legislators and politicians of necessity must fail and will defeat its own purpose.

In the great increases of costs for State and local government, problems serious before the war now become far more important. The State Comptroller has asserted that State service has been maintained without substantial increase in the budget in spite of the well known increases in salaries and prices. It is impossible. However, it may be difficult to disprove it in the absence of a State budget prepared on scientific principles. The coming session of the legislature may throw much light on ways and means for conducting government with more efficiency at less cost. But unnecessary political jobs are hard to abolish, as the present city administration has discovered.

Mr. Albert G. Milbank, chairman of the committee which is completing some of the investigations begun by

the Mills' Joint Legislative Committee on Taxation, reports marked progress under the personal supervision of Prof. H. A. E. Chandler. City and State and private offices and agents have presented a great mass of data for the statistical compilations by Prof. Robert E. Chaddock. The advantages and disadvantages of various plans for taxing persons, property and business are being investigated in the light of actual experience, their yields accurately estimated for New York, and the size of future tax levies estimated. This committee of business men has demanded facts rather than theory, which explains why they will withhold conclusions until they have more definite information than now exists. The large expense of such thorough work is justified by the progress already made and the benefits which it should confer.

Mr. Milbank's committee is authorized to expand its membership so as to be representative of all real estate, banking and commercial interests, although it is even now widely representative. Such action will be taken before the investigation concludes and while its staff is available for additional work.

Mr. William E. Harmon, chairman of committee on taxpayer organizations, reports great success in obtaining the support of taxpayers and tenants who are not now actively associated in existing bodies. Mr. Henry King Hannah, executive secretary of that committee, reports a prompt response from those who will unite in demanding a more equitable plan for taxing realty.

Mr. Alfred E. Marling, chairman of the Council and acting chairman of the executive committee while Mr. Cyrus C. Miller is engaged in war work, announces that Mr. August Heckscher, well known owner and operator in the Grand Central zone and on Fifth avenue, has been elected to fill the vacancy in the Council's membership of twenty-five. Also that the executive committee has been increased from five to seven and the election to said committee of Mr. Robert E. Simon, president of the Henry Morganthau Company, and recognized for his activity in all real estate movements.

## Government Removes Building Restrictions

(Continued from page 568)

them for resale; provided, however, building materials and other products shall not be sold and delivered for use in connection with any non-war construction projects save those for which no permit or license is required under priority circular No. 2, as revised by Section 1 hereof, or with the terms of orders and circulars heretofore issued, and comply with all pledges heretofore or hereafter given, save that they are hereby relieved from the provisions in such pledges as require manufacturers to exact pledges from those who buy them for resale.

### Section 5.

The Priorities Division of the War Industries Board will, as far as practicable, assist industries in procuring materials, fuel, transportation and labor to enable them to increase their operations to normal limits as rapidly as conditions may warrant. Precedence must, however, be given to stimulate and increase the production of cargo ships and supply the requirements of the army and navy of the United States, as well as to provide for this nation's proper proportion of the enormous volume of materials, equipment, and supplies as have been required for the reconstruction and rehabilitation of the devastated territories of Europe. Precedence must also be given to such activities as will tend to stimulate the production of foods and feeds, of coal, of natural gas, of oil and its products, of textiles and clothing, and of minerals; and to provide for deferred maintenance, additions, betterments, and extensions of railroads, telegraph and telephone lines, and other public utilities, and to permit and stimulate the intensive development of inland waterways.

The Fuel Administration made the following announcement:

The first revision of the curtailments upon the use of

coal pursuant to the halting of the nation's war program was announced today by the United States Fuel Administration.

All limitations on the use of fuel in the production of building materials, including brick, cement, lime, hollow tile, and lumber were ordered removed by Fuel Administrator Harry A. Garfield. This action was co-ordinate with the decision of the War Industries Board, announced today in removing restrictions on the production of building materials.

Mayor Hylan has received a telegram from Chairman Baruch, of the War Industries Board, in which he says:

"The drastic curtailment of all building operations, due to drain caused upon the very heart of our war enterprise, is to be gradually reduced under a formula adopted by the non-war construction section of the War Industries Board. Having in mind the representation of New York's urgent need of new school buildings, set forth in your letter of September 6 and again on September 21, I regard it as a pleasing duty to inform you that the obstacles in the way of school project have been removed to the extent that it gives me the right to say to you that this Board will be glad to have New York city's application placed before it, so that consideration may be given the release of the materials necessary to the construction.

"To that end I suggest that the School Board, or such other agency as is charged with the responsibility, submit to the Mayor's Committee on National Defence of New York City, which is the representative of the non-war construction section, the detailed plans of the operation. They will then be forwarded to this board for final action, which, I hope, and see no reason to doubt, will be favorable."

**Let Optimism Be the Spirit of the Hour.**



# Fixed Tax Rate on Real and Personal Property

## Budget Committee of Real Estate Board Outlines Its Program for Legislative Action This Year

THE Budget Committee of the Real Estate Board in elaborating its proposal for a fixed rate on real estate and personal property, says:

The City of New York is a great business corporation and should be managed on business principles. It really makes no difference to the ordinary citizen whether its officials are democrats or republicans, but it does make a difference to everybody whether the business of the city is economically conducted or not.

Waste and extravagance are reflected in increased rents and the increased cost of commodities and it is idle for the tenant to think that he escapes because he is not a taxpayer.

The Real Estate Board's proposal is this:

The assessment rolls of the city for both real estate and personal property to be complete by November 1 and the totals to be then handed to the Budget Committee of the Board of Estimate.

All estimates of city and county departments to be in the hands of the Mayor by September 1. They should be submitted to the close scrutiny and examination of the Budget Committee of the Board of Estimate between that time and November 1.

If, as the Real Estate Board believes, and the estimates of the best tax experts are correct, there will then be available for purposes of taxation \$8,000,000,000 of real estate and at least \$10,000,000,000 of personal property.

The budget committee can then estimate that the city's income will be approximately:

From real estate—2% tax.....	\$160,000,000
From personal property— $\frac{1}{4}$ % tax.	25,000,000
From excess revenues of the general fund .....	50,000,000

In all ..... \$235,000,000

As the committee has the estimates of the city and county departments and knows the amount of money it can raise, there will then be no difficulty in making the proper appropriations. The various city and county departments can be told: there is just so much money and you are getting all we can give you.

This is a proper way to make a budget.

It is absurd to do business otherwise. The owner of property, both real and personal, will know the exact limit his property can be taxed. The tax on personal property should be fixed at  $2\frac{1}{2}$  mills or  $\frac{1}{4}$  of 1 per cent., and there should be no other tax on personal property. This tax should be levied and collected before March 1 of each year. The tax on real estate can then be levied.

If, as many people believe, there is more than \$10,000,000,000 of personal property available for purposes of taxation, the tax on real estate could be made at a rate less than 2 per cent. and be payable on May 1. In no case, however, should the tax on real estate exceed 2 per cent.

There is nothing revolutionary in a fixed tax on real estate and personal property. The constitution of the State of New York limits the tax on real and personal property in counties containing cities of over 100,000 population to 2 per cent. exclusive of the debt service, and this limitation was fixed at a time when real estate even in the City of New York was only assessed at one-half its real value. Now the assessment is admitted by the State Board of Equalization to be at least 94 per cent. of the real value and the average is really nearer 100 per cent.

Almost all forms of personal property have now fixed tax rates.

One per cent. per annum on bank stock,  $\frac{1}{2}$  of 1 per cent. on mortgages when filed, 3 per cent. on the net income of mercantile and manufacturing corporations and many states have a fixed rate on secured debt.

The Real Estate Board claims therefore that a fixed rate on real estate and personal property will bring about the following:

First—provide sufficient income to carry on government honestly and economically administered.

Second—stimulate every form of industry by taking away uncertainty as to taxation and especially aid real

estate by making it a most attractive investment.

Third—make taxation simple and easily understood, as all other forms of taxation would be abolished except for Federal purposes.

Fourth—it will limit the municipal government to legitimate function of administration for which there will be money enough for all reasonable city activities and the fullest extension of the city's charities. There must be a check on those forms of community grafting which have ruined every civilization since history began.

Coupled with its tax program, the Real Estate Board has prepared legislation to aid the city administration in its plan to give the community an economical government, practical and efficient, but with no fads or frills.

Bills will be introduced to abolish all commissions or boards spending city money without city control:

To give the Board of Aldermen and the Board of Estimate power to consolidate departments of city government having functions in common or with duplicate jurisdiction and to abolish unnecessary bureaus and departments:

To give the Board of Estimate power to regulate salaries of county employees.

The Real Estate Board of New York, whose membership includes tenants and owners, brokers and operators, lawyers, engineers and architects has to the fullest extent the confidence of the members-elect of the legislature. Its consistent course in interesting itself only in measures of importance to real estate with broad views on all legislation of value to the community, has given it a standing and influence that is of the greatest value.

This was shown by its success in passing the Lockwood-Ellebogen bill creating the Board of Standards and Appeals and in the passage last year by the conservative State Senate of the bill to limit the tax rate on real estate, but which failed of passage in the Assembly as you will see by the proposal of the Real Estate Board will again have a bill introduced at the coming session of the Legislature.

The record of its legislative committee last year is interesting: 13 bills approved by the committee became laws; 58 bills disapproved by the committee were defeated.

The closest co-operation of other real estate and business organizations will be sought and the program will at once be submitted for their approval.

## United War Work Campaign

REAL ESTATE men made a late start in the drive to raise their share of the \$35,000,000 which the United War Work Campaign is collecting from New Yorkers this week for army and navy welfare work. Twenty-four teams, under the direction of Frederick P. Fox, who is chairman of the real estate division, made a beginning Monday only to find that the town had given itself over to the now-historic celebration that swept everybody off their feet and transformed the most staid inhabitant into a frantic hat waver and hand shaker. It took all day Tuesday for New York to regain its composure, so that the industries divisions in the campaign really did not get into action until Wednesday.

Among the larger contributions reported were \$2,000 from the Chesebrough Building Company; \$1,000 from Horace S. Ely & Co., and \$500 from Charles Kaye.

Frederick Fox & Company, firm and employes, gave \$500; William A. White & Sons, firm and employes, \$657; the Robert Hoe Estate \$250 and the South Ferry Realty Company \$250.

In an effort to stimulate subscriptions the war work division has prepared a graduating scale for contributions to the war fund based upon the capitalization of real estate corporations. Firms capitalized at \$10,000 will be asked to subscribe 2 per cent. of that sum; \$10,000 to \$25,000,  $1\frac{1}{2}$  per cent.; \$25,000 to \$50,000, 1 per cent., and above \$50,000, one-half of 1 per cent. This plan was adopted at a special meeting held yesterday in the rooms of the Real Estate Board, which was attended by all the team captains.

**Let Optimism Be the Spirit of the Hour.**



REAL ESTATEBUILDERS

RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Let Optimism Be the Spirit of the Hour

President Wilson is authority for the statement that to all intents and purposes the great war has ended. True it is that final peace has not yet come to the warring countries, but the President's view is that the signing of the armistice itself, in effect, signifies the close of the war.

Grave problems naturally remain to be solved by the Peace Commissioners representing the various countries, but the President made clear to Congress his convictions that defeated Germany is no longer in a position to resume hostilities.

Under the circumstances, and regardless of the happy demonstrations with which the success of the Allied armies has been acclaimed, it seems especially appropriate that the people of the United States from now on should let optimism be the spirit of the hour.

In this issue the Record and Guide provides its real estate and building friends with many concrete reasons why the future should be faced with optimism. The prompt action of the War Industries Board in removing some of the restrictions against building made necessary by war conditions is a most significant augury. Reports reaching the F. W. Dodge Company from all parts of the United States indicate that building on a vast scale has been awaiting only this word from Washington. The tracks are rapidly being cleared for the handling of many enterprises, each perhaps small in itself, but altogether making a very large aggregate. The pursuits of war will shortly give way to the pursuits of peace.

New York, the great metropolis of the United States, has been hit hardest of any of the great American cities by the war. Real estate and building operations prac-

tically have been at a standstill for many, many months. It has not been possible to get money for real estate developments, nor has it been possible to get either money or materials for building operations.

Of all the good news which appears elsewhere in this issue of the Record and Guide none, perhaps, is more significant to New Yorkers than that contained in the timely statement of Mr. John J. Pulleyn, President of the Emigrant Industrial Savings Bank. Mr. Pulleyn takes the view that money in large amounts will soon be available for real estate and building operations, and he is a recognized authority on that subject.

Why, therefore, should not optimism be the spirit of the hour when Mr. Pulleyn asserts: "Since the war began there has been withdrawn from circulation a vast sum of money that formerly was available for use in the mortgage market, which will return gradually for investment in the security with which its owners are most familiar and which has always been and always will be considered the most conservative and safest investment—New York real estate."

Mr. Pulleyn calls attention to the fact that because of the Liberty Loan campaigns and for other good and sufficient reasons somewhere between \$300,000,000 and \$400,000,000 has been withdrawn from circulation and hoarded. During 1917 alone, he adds, more than \$50,000,000 thus disappeared of which the banking institutions could find no trace. This hoarded money and other larger amounts must soon return to normal channels for normal usage. Mr. Pulleyn refers to the fact that two or three hotels in this city have been pushed to completion and that the new subway has been put into partial operation despite almost unsurmountable impediments. "But," he adds, "otherwise the improvement of the city has been at a standstill awaiting the day. That day has come and the man combining the courage of his convictions with the exercise of business discretion will most certainly find profit in the work of providing for the pressing needs of the city for more homes, more offices, more warehouses and more buildings of every description."

What is true of New York must, though on a smaller scale be true of every large city in the United States.

Labor and Reconstruction

Those who are anticipating difficulty in getting back to a normal basis in the business world through fear of labor troubles will do well to take into consideration certain facts that have become known since the armistice was declared.

At a conference this week at Washington between officials of the War Industries Board and representatives of the State Councils of National Defense, Mr. D. R. McLellan, Chairman of the non-war Construction Section of the War Industries Board, said that at present there was a shortage of more than a million men, skilled and unskilled, on munition and war construction and that this was the chief reason why non-war construction had been called upon to devote itself to war work. The corollary of this statement is that the moment men are released from war work there is non-war work awaiting them that would have been going on even before peace came if there had been workers enough to go around.

Proof of this already has been demonstrated in Long Island city where 10,000 gas mask workers were let out when contracts for this class of war supplies were cancelled. One thousand men have already found their places, and hundreds of requests to divert these men to other manufactures of peace goods have been filed with the former employers of the gas mask workers.

The shipping program is to keep up, which alone



means the employment for a long time of many thousands of men, including a great many carpenters and iron workers who were formerly engaged in building. The locomotive and car builders are swamped with orders and there are many other lines of manufacturing that will employ as many or more men on peace work than they did on munition work. The automobile industry is likely to have to work overtime to catch up with the schedule with which the war seriously interfered.

The Federal government has taken steps to cancel war contracts in such a way that materials, labor and manufacturing facilities may be diverted from war to civilian needs in orderly fashion.

Lloyd George in England and Samuel Gompers in this country are working to bring about relations between the wage earners and the employers, through political channels, so that there shall be no occasion for the antagonism that has existed in the past. Premier Lloyd George, in addressing English labor representatives in anticipation of the election next month, said that it would be the policy of the government during

the transition period to maintain the present level of wages, and he has favored a minimum wage, the eight hour day and other reforms advocated by the English Labor party, which has been approved by the Federation of Labor, Samuel Gompers, at the Pan American Labor conference, now in session at Laredo, took active part in promoting the trades union movement as opposed to Socialism and Bolshevism.

Judge Gary, in his statement issued since peace came, emphasized the idea that in the future "both capital and labor will be protected and rewarded. Employers will lead in the effort to promote the welfare of their workmen."

These are only straws. The indications are growing that there will be a huge amount of peace work for this country to do, and it is more likely that there will be a scramble to get workmen than an oversupply of labor, which breeds trouble.

Bolshevism thrives on hunger and want, not on savings bank accounts and ownership of bonds and the American workmen, happily, is very well fixed in these matters.

## Good Supply of Money for R. E. Mortgage Loans

(Continued from page 564)

throughout the country money should become tight, and investment money should be scarce, we could depend on the income from amortization of these mortgages to supply at least a part of the demands upon us. The movement to enforce this provision for amortization of mortgages has passed from the theoretical to the phase of actuality. The Emigrant Industrial Savings Bank, which is the largest lender of money on real estate mortgages, has been one of the first of the Savings Banks to put this provision into effect. We called in all our clients and put the matter up to them and 85 percent said: "Why didn't you do it before?"

It does not seem right when a bank loans sixty percent of the value of a piece of property that it should allow the "owner" with an equity of only forty percent in it to manage the property just as he likes without taking the predominating interest of the bank into consideration. The enforcement of amortization will compel careful management of mortgaged property to the benefit of all concerned. This subject has been discussed in the Savings Bank Section of the American Bankers' Association and a committee was appointed at the recent convention held in Chicago to prepare a plan whereby the principles of amortization might be applied by every savings bank throughout the United States.

The speculative builder feels that he is likely to lose out if this practice becomes general. But the speculative builder can and will secure money for his operations from other sources. If we did not believe this we should go slow in bringing about a program that would eliminate the speculative builders from the real estate field. New York today is an illustration of what the speculative builder can do. Without him this would not be the wonderful city it is.

It is then apparent that there is good reason for hopefulness in the future. Property is held now at comparatively low figures and any investment is likely to show fair returns as the world regains equilibrium. It will again be valued on the basis of its income return.

Money will be in good supply, due to the return to regular investment channels of hundreds of millions of hoarded money and to other causes, at a rate not so low as formerly but not so high as to be prohibitive. In this connection it must be remembered that there is a limit to the interest rate in this state above which we cannot go. But I should say that the majority of loans

for some time will be made at a rate between five and five and one half percent.

There is nor will be no change in the policy of the group of loaning institutions of which this bank is representative towards investments in real estate mortgages. That the savings banks have always considered these mortgages as a sound investment is shown by the fact that 55.9% of the total assets of the Savings Banks of New York State is invested in this class of security and a similar state of affairs exists in nearby states, New Jersey banks having invested 42.5% of their total assets in real estate mortgage, Connecticut 39.3% and Massachusetts 51.9%. The savings banks must continue to put the larger share of their funds into real estate mortgages.

The labor and material situation is such that building operations effected in the near future will not be endangered by a recurrence to the low wage scale and the former cheap cost price materials which prevailed before the war.

Rentals are high and will continue so until such time as building operations catch up with the increase in population. In this connection it is well to bear in mind that it is always harder to catch up than it is to keep ahead.

It is not the hour for timidity but for the exercise of that sound business judgment that usually has characterized the men who are interested in New York real estate. These years of warfare, so disastrous to many other portions of the world, have certainly enriched this city and increased its prosperity from almost every point of view. But while its financial strength has been growing by leaps and bounds and its domestic and foreign commerce has exceeded the wildest dreams of its most sanguine citizen, making New York the foremost city in the world, and its population has been constantly augmented, its building progress has been held in almost complete abeyance; its streets and avenues have ceased to spread out into new territory; its harbor is still inadequately provided with docks and warehouses.

Two or three new hotels have been heroically pushed to completion and the dual subway has been put into partial operation despite almost insurmountable impediments. But otherwise the improvement of the city has been at a standstill awaiting the day. That day has come and the man combining the courage of his convictions with the exercise of business discretion will most certainly find profit in the work of providing for the pressing needs of the city for more homes, more offices, more warehouses, and more buildings of every description.



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## RANDOM NOTES IN THE REALTY FIELD

Landlord Issues Bulletin for Tenants—Unique  
Prophecy Fulfilled—A New Three-Family House Bill

**P**ROPERTY owners interested in the "model tenant" movement will find food for thought after an examination of the four-page Le Roy Hall Bulletin, which is being published by John A. Thulman, who owns the apartment house at 2493 Valentine avenue, in the Fordham section of the Bronx.

The following are excerpts from the November issue just published:

"There are many people, who live in apartment houses, who do not seem to know that it requires a certain amount of intelligence and tact to be a model tenant, and there are, also, some people who do not care to become model tenants.

"The latter seem to prefer to just live in an apartment house because it is convenient and anyway they have to live somewhere and it might as well be in an apartment house as any other old place.

"The latter people never take care of the place, they just wear it out and let the landlord worry.

"In the forthcoming issues we plan a course of instructive articles which we think will be highly appreciated.

"Among the features will be:

"Instructions as to how to take care of radiators, so they will not leak and stain the ceilings of the flat below, and how to get the most heat and yet conserve the coal.

"How to take care of refrigerators to prevent similar damage to the ceilings below.

"How to preserve cobwebs and make them serve a useful purpose.

"Suggestions will be offered on the raising of a large and healthy family in a five or six room apartment. The conduct of the children when they are small and mischievous.

"In fact, the forthcoming issues will be a complete compendium for flat dwellers, and it is suggested that each issue be carefully preserved for future reference.

"The editions will be limited and no back numbers will be obtainable and their value to future generations will be priceless.

"It is planned to have a full page illustration accompany each of the forthcoming numbers. These pictures will be printed by a new process and will be well worthy of a handsome frame.

"This number will, appropriately, contain a full length portrait of the landlord, drawn by himself.

"Local, State and National politics will also be tersely discussed, and it is not impossible, now that the ladies can vote, that the destinies of the nation may be swayed by the vote of Le Roy Hall."

### A Prophecy Fulfilled.

In view of the collapse of German power and the spectacular events of the week, it is interesting to recall the unique advertisement which J. Clarence Davies prepared for publication on November 22, 1917, in connection with the large real estate auction sale of the Godwin estate lots. It read as follows:

"I, Wilhelm II, German Emperor, King of Prussia, realizing that man is entitled to life, liberty and the pursuit of happiness; that a Government should be with the consent of the governed; a Government should be of the people, by the people, for the people.

"I, Wilhelm II, realize the fact that if the war continues the flower of the youth, not alone of Germany but of the entire world, will be destroyed. I do not desire to stand in the way of the peace of the world, nor to be responsible for any further destruction of human life, nor of liberty, nor civilization.

"I, therefore, in behalf of myself, my successor, and my family, hereby abdicate as German Emperor, King of Prussia."

"Should the German Emperor make

Let Optimism Be the Spirit of the Hour.

this announcement, peace would follow in a day."

### For the Conversion of Dwellings.

Tenement House Commissioner Frank Mann, made an interesting address on Tuesday night, at the dinner of the New York Building Managers' Association. Among other things, he declared that he had prepared a bill to be presented at the session of the next Legislature which would make it possible for owners of old dwellings to convert them profitably in flats. Commissioner Mann declared that the measure now on the statutes, resulting from the Lawson bill, intending to permit the use of dwellings by three families, was so emasculated as to make its application impossible from the viewpoint of cost, and because of that feature but seventeen applications had been filed since its enactment, and only one completed.

Under his proposed bill, said Commissioner Mann, conditions would be such that private dwellings could be profitably converted, and that it would afford relief from the present shortage of housing accommodations as well as to benefit property values.

### H. H. Trice Is Overseas.

Overseas service has claimed another realty man. H. H. Trice, of Fred'k Southack & Alwyn Ball, Jr., has left for France where he will be engaged as Divisional Business Secretary in the interest of the Y. M. C. A., working with the American and French army. Mr. Trice is the son of W. H. H. Trice, of Virginia, one of the oldest and most successful real estate men in the Old Dominion. Shortly after his arrival in New York he connected himself with Messrs. Southack & Ball and by hard work, aided by a knowledge of the real estate business gained from his past experience as partner of his father, has met with gratifying success. In the Fourth Liberty Loan, Mr. Trice was Captain of Team 2, of the real estate division. He has also taken a great interest in the Red Cross and was leader of a team in the Second Red Cross Drive and has given much time to the home service section of that organization.

### The East Bronx Subway.

The announcement that the Lexington avenue subway route would be opened up to Hunt's Point about mid-December, was the most gratifying news that the residents and business men of that fast-growing territory of The Bronx have received in many a month, marking as it did the culmination of a long period of waiting for the transit relief that it will afford.

The new route, already in operation to 138th street Third and Alexander avenues, has materially cut down the congestion on the Third Avenue and Second Avenue Elevated Lines' stations at 138th street, making traveling conditions on those lines south of that point more comfortable than they were in the past, especially during the "rush" hours, and there is not the slightest doubt but that the opening of this new transit artery to the temporary terminal at Hunt's Point will have a most excellent reflection in easing traveling conditions on the old subway.

### Bronx Owners Meet.

The Federation of Bronx Real Estate Owners held a meeting on Wednesday night, at Hunt's Point Palace, which was well attended. Stewart Browne, president of the United Real Estate Owners Association, addressed the meeting. The Federation went on record as favoring the enactment of a bill limiting the tax rate on real estate, and also voted to co-operate with the Mayor's Committee on Taxation, in helping owners who are faced with foreclosure proceedings. Morris Morganstern, chairman of the Federation, presided.



# Real Estate Review for the Current Week

## Victory Celebration, the United War Fund Drive and Resultant Slackening of Activity Make Market Quiet

THE tremendous wave of enthusiasm which swept over the city during the early days of the week coincident with the announcement of German surrender; the resultant relaxation in the activities of so many business men, including real estate brokers; and the launching of the United War Fund Drive seeking to raise \$170,500,000 for the benefit of soldiers and sailors over seas, all combined towards restricting the volume of real estate business during the week. Business in the main followed along the same channels as previous weeks, the demand centering upon small residential properties in various sections of the city.

It is conceded on every side that the renewal of real estate activity depends principally upon the availability of money in both the mortgage and building loan fields and in a measure renewed activity will depend upon the easing of the financial situation with respect to real estate.

It is too early for any of the effects of the cessation of hostilities to become noticeable and the immediate outlook with respect to real estate becomes more or less conjecture, although the best minds in the business are agreed that the city is on the edge of the greatest buying and building movement in its history. When this movement will begin depends largely, as has been stated, upon the availability of financial backing. It will probably also keep pace with the easing of Federal restrictions on building. The announcement during the week that the War Industries Board would permit the undertaking of building projects involving not more than \$25,000 will, according to prevailing opinion, be reflected

in a tremendous increase in the demand for building sites in the outlying districts to be utilized for the erection of small residential properties.

The auction room took on a semblance of old time activity this week, several of the transactions involving quite spirited bidding and reflecting an excellent demand for moderate priced residential properties such as have been figuring prominently within recent weeks in the private sales market. Considerable interest centered upon the sale of a row of eight three-family houses in the Bronx which were knocked down to various bidders at prices which were conceded to be low but which nevertheless showed that there was plenty of capital available for real estate at this time. Another interesting transaction in the auction room involved a row of nine frame dwellings on the upper West Side which was knocked down after fifty-one bids were registered. A well-known authority once said that the auction room business was the barometer of the real estate market. This week in the auction room the barometer registered a distinct upward trend.

Owners and brokers interested in business properties in the downtown sections are discussing the future of the tremendous amount of space which has been taken over in this city for the use of the Government in the prosecution of war activities. While no Government announcement has been made with reference to the future of this space real estate men believe that no appreciable amount of floor area will be added to the market from this source because the Government is expected to utilize a good deal of it for post-war work.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 25, as against 25 last week and 19 a year ago.

The number of sales south of 59th street, was 11, as compared with 6 last week and 5 a year ago.

The number of sales north of 59th street was 14, as compared with 19 last week and 14 a year ago.

From the Bronx 7 sales at private contract were reported, as against 9 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 580 of this issue.

#### Lessee Buys Flats.

The "Ronda" and the "Chateau d'Armes," apartment houses at 47 and 46 Fort Washington avenue, at the southwest and southeast corners of 161st street, respectively, have been sold by the Breim Realty Company (Leonard, Lawrence and Bartholomew Jacob) to Louis Schlechter, who has held the buildings under lease for the past two years. They are six-story structures, each on plot 150 by 100, having accommodations for 96 families, and have been held at \$500,000. The selling company acquired the houses early in 1915 from the builder, the Friedman Construction Company, which had purchased the land, part of the large Loyal L. Smith holdings, from Harris and Maurice Mandelbaum. Mr. Schlechter controls a number of apartment properties in the Heights section.

#### Deal in Coffee District.

The Charles F. Noyes Company and Douglas Robinson, Chas. S. Brown Company, sold to an investor for Mary B. Caswell, Colonel Howard C. Smith and Forrest J. Raynor, individually and representing the estate of Henrietta Smith, 96 Front street, corner of Gouverneur lane, a five-story loft building with electric elevator, covering lot 23.4x76. The property was valued at \$50,000. P. C. Meehan & Co., one of the largest coffee firms on the street has occupied the

ground floor for over thirty years and have arranged through the Noyes Company for a long extension of their lease. The property just sold is in the heart of the coffee district.

#### Publisher Buys on Lenox Hill.

Leon Kamaiky, publisher of the Jewish Daily News, has purchased for occupancy, from Archibald Ferguson, of R. G. Dun & Co., his home at 61 East 80th street. The property, valued at \$55,000, is a four-story and basement house on a lot 20 by 100, between Madison and Park avenues, and was sold through Pease & Elliman, who sold the house in March, 1916, for Henrietta Obermeyer to Mr. Ferguson. Through the same brokers the latter has secured for his new home a ten-room suite in the apartment house at 471 Park avenue, corner 58th street. Mr. Kamaiky's former home at 9 West 120th street was sold through Shaw & Company to Mrs. Ida Rubin early in the week.

#### \$200,000 Bronx Block Sold.

An important deal in the Port Morris section of the Bronx, has been closed by Eugene A. Walsh and the Cross & Brown Company, who sold for the Port Morris Land and Improvement Company the block bounded by 135th and 136th streets, Walnut avenue and the New Haven Railroad tracks, also the half block bounded by 135th to 136th streets, Walnut to Locust avenues, owned by the J. H. Young Stores Company. The buyer is Robert Grant, an iron and steel dealer of Manhattan. On the half block there is a one-story building, 101 by 350. The two parcels were held at \$200,000.

#### Douglaston Estate Buyer.

The Seven-Forty Superior Avenue Company, J. G. Russell, president, acting for a syndicate of capitalists of Cleveland, Ohio, bought a tract of 175 lots at Douglaston Park, Douglaston, L. I. The syndicate gave in part payment the seven-story Perry-Payne building in Cleveland, which is fully occupied and yields an annual rental of \$78,000. The syndicate intends to improve the Douglaston Park lots with dwellings as soon as conditions permit. J. W. Doolittle, who negotiated the transaction and de-

veloped Douglaston Park, retains an interest in the property. The Perry-Payne building is located at 730-734 Superior avenue.

#### Y. W. C. A. Purchase in Brooklyn.

The Young Women's Christian Association purchased a plot 100 by 200, at 42d street and 4th avenue, Brooklyn, as a site for a recreation center. The organization has been doing its work under the name of the War Service Club of the Bush Terminal, with quarters at 39th street and 2d avenue. Its membership at present numbers more than 1,000, composed mostly of young women employed in war work.

#### Bronx-Manhattan Trade.

Frederick Brown has sold to a client of J. J. Meehan, Inc., 941, 945 and 949 Faile street, three five-story apartment houses, having accommodations for sixty families, on a plot 144 by 100. The houses are rented for over \$21,000 and are held at \$165,000. In part payment the buyer gave 35 West 88th street, near Columbus avenue, a four-story dwelling, with a three-story and basement extension on a lot 21 by 100.8½.

#### Buys L. I. Block.

Wallace J. Hardgrove, of the Queensboro Corporation, reports the sale to an investor of a block of sixty lots located between Anable and Nott avenues and between Mount and Manley streets, Long Island City. Details regarding the immediate plans of the purchaser were not available yesterday.

#### Resell Brooklyn Houses.

Meister Builders, Inc., resold the fifteen two-family houses 491 to 525 Alabama avenue, on a plot 300 by 100. These houses were taken in trade a few weeks ago from the Progressive Realty Company.

#### Manhattan.

##### South of 59th Street.

MADISON ST. Bond & Mortgage Guarantee Co. sold 263 Madison st. a 5-story tenement, to Margaret O'Keefe, through Julius Wiener and Sigmund Levin.

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**162 REMSEN ST. BROOKLYN**  
Telephone 6480 Main**WATER ST.**—Daniel S. Brassil sold to the 95 Wall Street Realty Co., Jacob Aron, president, 113 Water st, a 5-sty building, 22x91, adjoining the Federal Building, at the southeast corner of Wall st. The buyers own adjoining property.**WATER ST.**—Charles F. Noyes Company sold for all cash for Mrs. H. M. Warren and Mrs. W. Thompson, 236 Water st, a 6-sty loft building with electric elevator, covering lot 25x85, and containing about 15,000 square feet. The purchaser is Max B. Kaesche. It was valued at \$45,000.**9TH ST.**—Nathan Bernknopf bought through Joseph G. Abramson, as attorney, from Rachel Shorr the two 6-sty new-law houses at 812-816 East 9th st, each occupying a plot 41x100. The property is fully rented and brings in an income of \$12,000. It was held at \$80,000. In part payment the purchaser gave the 5-sty tenement on plot 50x100 at 935-937 DeKalb av, Brooklyn, held at \$35,000 and having a rental of \$6,500. Paul Friedland was the broker in the transaction.**25TH ST.**—J. Franklin Maroney sold for the Weehawken Dry Dock Co., 11 West 25th st, a 12-sty loft building, 25x98.9, subject to mortgages aggregating \$150,000, to Anthony McOwen and Josiah A. Briggs, who gave in exchange the Prevost estate of 42 acres, east side of Boston rd, and facing on the Hutchinson river, Pelham Bay Park, subject to a \$53,000 mortgage.**34TH ST.**—The 4-sty dwelling at 107 East 34th st, on lot 20.6x98.9, adjoining the northeast corner of Park av, and facing the Seventy-first Regiment Armory, has been sold to a speculator first Regiment Armory, has been sold to Frederick J. Sterner. Title stands in the name of Emily T. Braine, of Morristown.**53D ST.**—Realty Supervision Co. purchased from James Dick 430 West 53d st, a 5-sty tenement, 25x100.**52D ST.**—Douglas L. Elliman & Co. sold for Edmund S. Twining, his 5-sty American basement residence at 54 East 52d st, between Madison and Park avs, on a lot 17x100.5, to Miss Margaret Hawkesworth for occupancy. This property was held at \$52,000.**53D ST.**—Elizabeth H. Stanton is reported to have sold the 4-sty dwelling at 52 East 53d st, on a lot 16x100.5, between Park and Madison avs.**7TH AV.**—The Markham Realty Corp., Clarence W. Eckardt, president, resold 236 7th av, a 4-sty store building, between 23d and 24th sts, 20x80, to Mrs. Ida Seligman, who will occupy part of the premises.**North of 59th Street.****70TH ST.**—Former Supreme Court Justice Morgan J. O'Brien has purchased the 4-sty dwelling at 36 East 70th st from Frederick Brown, who acquired the property last Monday in a trade in which the dwelling was given with cash for the 12-sty loft building at 19 and 21 West 36th st. The dwelling covers a site 16x100. Justice O'Brien bought the dwelling for a member of his family. The Douglas Robinson, Charles S. Brown Co. negotiated the deal.**74TH ST.**—Daniel Casey sold for the Central Savings Bank 244 and 246 East 74th st, two 4-sty flats, 30.4x102, to Kathryn F. Schlefer.**85TH ST.**—Henry Feder sold 119 West 85th st, a 4-sty dwelling, 18x97.6, for the Lawyers' Mortgage Co.**89TH ST.**—A. Rothkrug sold to an investor 104 and 106 West 89th st, two 5-sty tenements, on a plot 50x100.8.**101ST ST.**—James H. Cruikshank has resold 343 and 345 East 101st street, a 6-sty new law tenement house, on a plot 40x100, assessed at \$37,000, which he acquired several weeks ago from the Circle Concrete Corporation. The buyer gave in part payment the 4-sty dwelling, on a lot 16.8x100, at 212 East 45th st. Title to the later property is held by Frederick Brockman.**108TH ST.**—The Teets estate sold the 6-sty apartment house, on plot 50x100, at 3 and 5 West 108th st.**131ST ST.**—Harry Sugarman sold 2 East 131st st, a 3-sty dwelling, 17.6x100, for Charles M. Cauldwell to the Merit Realty Co., Marcus L. Osk, president.**139TH ST.**—The R. S. Morgan Realty Co. sold for Selma Stern to Robert W. Willis 205 West 139th st, a 4-sty dwelling, on lot 19.2x100. It is one of the row of King model houses.**140TH ST.**—The Metropolitan Trust Co. sold to William M. Hands 544 West 140th st, a 3-sty dwelling, on a lot 16.8x100.**Bronx.****BEACH ST.**—Frederick Brown sold to M. Susskind, 1471 and 1473 Beach st, two 2-fam houses, each on a lot 25x100.**184TH ST.**—Byrne & Baumann sold the 5-sty flat in the south side of East 184th st, from the Concourse to Ryer av, 73x102x102.8, for S. M. Goldsmith to Frederick Brown.**JACKSON AV.**—Samuel Cuperman resold for Ennis & Sennott the northeast corner of Jackson av and Home st, a 5-sty flat, 40x100, to the Iscar Realty Co.

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**SOUTHERN BOULEVARD.**—The Henry Morgenthau Company sold to a client of Louis Epstein, 883 Southern Boulevard, a 5-sty tenement, 50x100, held at \$60,000.

#### Brooklyn.

**BEACH PL.**—The waterfront comprising 57,000 sq ft and extending almost to Beach pl, between Sackett and Degraw sts, has been bought by George L. Lesegang from John S. Ward. The property is near the Hamilton av ferry slip, and is improved with a 3-sty building containing 91,000 sq ft and connected to the wharf by a conveyor.

**BRISTOL ST, ETC.**—Realty Associates sold 308 Bristol st, a 3-sty flat, to Isidore Cohen; 306 Bristol st, to Samuel Rumerman; 9823 4th av, at the northeast corner of 96th st, a frame dwelling, 50x100, to Norman Anderson; 418, 422 and 424 Bay Ridge av, three flats, to Antonio Perpetua; 598 Union st, a 4-sty flat, to Antonio Acquarello; 314 29th st, a 4-sty flat, to Antonio Iorio, and 342 29th st, a 4-sty flat, to Rocco Fazio.

**ELLERY ST.**—Levy Brothers sold to Nettie Mendel the two 6-sty tenements at 193-199 Ellery st, on a plot 75x100. I. Weinbach was the broker.

**HALESEY ST, ETC.**—Oscar W. Fulcher sold for Dr. F. E. Limbarth to Rev. J. W. Rankin, a 10-fam brick apartment house at 689 Halsey st; also for the executors of the Croal Estate to John and Russel Bailey, a house at 328 Greene av; and for Jas. Chichoki, to Fredk. G. Warner, a 2-fam house at 989 Atlantic av; and for Chas. H. Lansing, one of his houses to John C. Robinson, at 51 St. Felix st.

**PRESIDENT ST.**—J. G. Bassman, of the S. H. Raphael Co., sold for the Martin estate, 230-232 President st and 413 Clinton st, southeast corner, 75x100, comprising three 5-sty apartment houses, rented for \$8,200 and held at \$75,000.

**UNION ST.**—The John Pullman Real Estate Co. sold for Mrs. Marie Kane, to a client for occupancy, the 3-sty dwelling at 740-a Union st.

**EAST 29TH ST.**—Joseph G. Abramson, attorney, sold for the Pygmalion Realty Company, 1130 East 29th st, a building, 40x100, held at \$8,500, to Sol Berman, who gave in trade an Ellenville farm and dwelling.

**43D ST, ETC.**—Frank A. Seaver & Co. sold the 1-fam. house at 328 43d st for a client to J. P. Little, the seller taking in part payment a plot 30x120 on East 95th st, near Church av.

**50TH ST.**—Tutino & Cerny sold for the Readyhough estate to a client for occupancy the 2-sty dwelling at 737 50th st, on a lot 20x100.

**54TH ST, ETC.**—O. E. Larson sold the following dwellings: for A. Thompson 763 54th st; for William Sexton 620 49th st; for Michael Hussnatter 660 49th st; for L. & J., Inc., 836 54th st; for F. Koehler 662 49th st; for Emma Joyce 5309 7th av; for William Wharton 5418 7th av; for Lauretz B. Thyrted 850 55th st; for the Joras Construction Co. 746 57th st; for Emma Koehler 651 50th st; for L. & J., Inc., 838 54th st; for Alfred B. Holst 1368 78th st, and for Edward B. Kerrigan 6804 10th av.

**60TH ST.**—Realty Trust has sold for the Alco Building Co. the 1-fam, semi-detached brick dwelling, with garage, at 2012 60th st, Mapleton Park, to Harry Greenman, and the brick attached dwelling 707 New Jersey av, East New York, to Esther Ginsberg.

**66TH ST.**—Realty Trust sold for the Lorraine Realty Trust Co. the 1-fam. dwelling 1909 66th st, Mapleton Park, to Jacques Bigion for a residence.

**73D ST.**—Frank A. Seaver & Co. sold for A. B. Tremper the 3-fam. flat at 274 73d st, near 3d av, Bay Ridge.

**88TH ST.**—Bulkley & Horton Co. sold 258 88th st, between Ridge blvd and 3d av, a 2-sty 2-fam. brick house, lot 20x100, for Diana Kennedy to an investor.

**BEDFORD AV.**—Meister Builders, Inc., sold 1441 Bedford av, a 4-sty apartment house, on plot 33x100, and took 1816 Gravesend av, a business building, in part payment.

**CLASSON AV, ETC.**—H. A. Crosby sold the 3-sty dwelling at 433 Classon av for Mary A. Elwood to Harry A. Crosby; the lot on the south side of Lexington av, 100 ft. east of Classon av, for Michael Schaffner to George Wunschel; and the two 2-sty dwellings at 315 and 317 40th st for Mary E Campbell to Charles Jarvis.

**FLATBUSH AV.**—The McInerney-Kilvick Realty Co sold the 3-sty store and apartment building on the west side of Flatbush av, 203 ft south of Woodruff av, for John Doyle.

**FLUSHING AV.**—Charles Buermann & Co. sold for L. C. Wills and J. W. Schomake the plot on Flushing av, bounded by Flushing av, Wyckoff av and Jefferson st and then by the railroad, which will be improved as soon as material can be had with a 1 or 2-sty building.

**OCEAN AV.**—Samuel Galitzka sold for the Manver Realty Corp., the 3-sty house with garage, at 2408 Ocean av, on a plot 34x125, in Flatbush.

**14TH AV.**—The Bulkley & Horton Co. sold the 2-sty dwelling at the northeast corner of 14th av and 79th st, on a lot 20x100, for A. Blum.

#### RECENT LEASES.

##### Costly Dwellings Leased.

John Sandford, of Amsterdam, N. Y., has leased the residence of the late James Stillman, at 9 East 72d street, a five-story American basement structure, on a plot 60 by 100, for occupancy. Mrs. Esther J. Schultz leased for a term of years the Paul D. Cravath residence, at 107 East 39th street, a six-story American basement structure, on a plot 25

by 98.9. The owner is in Europe on a diplomatic mission. The Douglas Robinson, Charles S. Brown Company negotiated both leases.

#### \$100,000 East Side Lease.

G. P. Butterly leased to the City Packing Box Company for John J. Radley for fifteen years, commencing December 1, the Radley Iron Works, covering a plot 175 by 100 feet, at 612 to 626 East 19th street, facing the East River. The rental is more than \$100,000 for the term, including taxes.

#### Manhattan.

GEORGE W. BRETTELL leased for Annie Cooper to the Good Laboratory Co. the building at 2356 3d av; to James Polycranos building at 2380 3d av, and for Grace M. Lane to Engel & Sax the building at 2036 3d av.

THE BRETT & GOODE CO. rented, in conjunction with Montgomery P. Crook, the entire 8th floor in 62-70 West 14th st, running through

to 65-7 West 13th st, containing over 10,000 sq ft, to the Goldwyn Distributing Corp., and the entire 10th floor in the same building to the Century Doll Co., both leases being for a term of years.

GEORGE N. BRUNO & CO. have leased for John A. Sonntag to A. Serra, 2 and 4 Carmine st, a 6-sty tenement house, with stores.

DUROSS COMPANY leased the 3d loft at 242 West 14th st to Robert Worden; the 5th loft at 412 13th st to the All-Styles Hanger Co.; the 1-sty building at 142 West 15th st for J. M. Lowden, Inc., to Street & Smith; the store, 290 West 11th st, to William J. Kennedy, Inc., and the 2d loft at 152 West 14th st to Walt Kuhn.

DOUGLAS L. ELLIMAN & CO. leased the large duplex apartment at 270 Park av for J. R. Bradley to R. J. Cuddihy, furnished for the season; an apartment in 471 Park av for the .11 Park Avenue Co. to M. Parish-Watson; in 416 Madison av for Walter Ogden to Chance M. Vought, furnished for the season, and the parlor floor at 112 East 57th st for John R. Rebarer to Mrs. Martha Burnett, and the dwelling at 152 East 74th st for Dr. J. P. Hoguet to Channing P. Wiley of Gladstone, N. J., furnished.

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DOUGLAS L. ELLIMAN & CO. have leased a large furnished apartment in 383 Park av for Capt. Shepherd Kreech to Clavert Brewer for the season; also 471 Park av for the 471 Park Avenue Co., an apartment and doctor's office to Dr. Charles H. Jaeger; at 125 East 72d st, a large apartment for J. R. Wickwire to General Samuel McRoberts, furnished for the season.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 840 Park av, northwest corner 76th st, for C. E. Railing to Frank Thorp of J. H. Thorp & Co., furnished for the season; an apartment at 471 Park av for the 471 Park Avenue Co. to Dr. Samuel Gant; in 777 Madison av for the Barney Estate Co. for Mrs. H. O. Armour; in 103 East 84th st for Mrs. H. G. Meyers to Mrs. Matthew Batters, furnished for the season, and in 26 East 49th st for Miss Rosina Henley to Miss Stella Owsley, furnished for the season.

DOUGLAS L. ELLIMAN & CO., in conjunction with R. C. Voth, leased a large apartment in 375 Park av to Joseph Mercadante; an apartment in 471 Park av to Mrs. C. D. Simpson; in 777 Madison av for Mrs. L. S. McKee to Theodore Pomeroy, furnished, for the season; and in 112 East 74th st for Henry L. Lee his apartment, furnished, for the season to Paris R. Russell, vice-president of the Bank of Commerce.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 471 Park av, southeast corner 58th st, for the 471 Park Av. Co. to Mrs. J. R. Tutwiler; also in 876 Park av, southwest corner 78th st, an apartment to Mrs. E. T. H. Tammago, Jr.; in 26 East 49th st an apartment to Mrs. K. Harbeson. Douglas L. Elliman & Co. also leased an entire floor in the Higgins & Seiter Building, at 9-11 East 37th st, for the Bearfort Corporation to the Elite Styles Co.

J. B. ENGLISH leased for the Jones-Wood Realty Co., the entire upper part of 830 8th av to E. H. Seibert.

J. B. ENGLISH leased for Florence S. Martin the basement store in 231 West 45th st to L. J. Maekler.

FROMAN & TAUBERT leased the two private dwellings at 1196 and 1198 Lexington av for Max and Louis Strauss.

GOODWIN & GOODWIN rented apartments in the San Souci 31 West 124th st, to Simon Lesser, in the St. Regis, 830 East 163 st, to Abraham Lieben, Max Shtatman, Annie Solomon; in the Talladega, 61 Hamilton pl, to Harry K. Smith, Sophie Seidner, J. Tiers Reardon; in the Stratford, 773 West 116th st, to Rosalie Tuch, L. Wertheim and Michael Byrne; in the Sarasota 512 West 122d st, to Anthony Kelly, Ida Sakolski, Mrs. Wm. S. Evans, Victor M. Graves, Mrs. M. K. Cummings, James M. Leven and Carrie Gates; in 1975 7th av to A. Shane and R. Cohen; in 116 West 189th st to Nathan Zivitz.

GOODWIN & GOODWIN have rented for the S. E. & M. E. Bernheimer & Co. to Israel Abzuk the store at 830 East 163d st, and for the Wingood Realty Co. to Morris Gorchick the store at 870 Broadway.

HEIL & STERN leased in 123 31 West 19th st 25,000 ft. of space to Robbin & Prokesch, manufacturers of leather goods. The lease is for a long term of years at a rental aggregating about \$75,000.

M. & L. HESS, INC., leased the 6th floor at 34 West 15th st to Richmond & Hartman, and in conjunction with M. Rosenthal the 5th floor at 34-8 West 27th st to J. M. Finkelstein.

M. & L. HESS, INC., leased the store and basement at 148 5th av to Sende, Dukoff & Schorr, ribbons and trimmings; the store and basement at 133 West 30th st to Hotchner Bros. furriers; the store at 239 7th av to C. F. Hanscom.

M. & L. HESS, INC., leased the 2d floor at 55 East 11th st to March-Wells Letter Service, Inc., and a portion of the 13th floor in 27-29 the Illustrated Postal Card & Novelty Co.

M. & L. HESS, INC., leased the 2d floor at 102-4 5th av to Rosenzweig Bros.; also the east half of the 7th floor at 28-32 West 36th st to John H. Rosenstein, ostrich feathers, the tenant being represented by Ogden & Clarkson.

HENRY HOF leased for Wortmann Bros. the store and basement at 797 2d av to Theodore Mastres; also space in 585 3d av to National Graphic Arts Co., and the store at 645 2d av to M. Druckman.

HENRY HOF leased for John Cattnach space in 212 East 37th st to McDonald & Wise, and

the entire building at 719 1st av for Peter A. H. Jackson Sons to George F. Ohmstede.

THE HOUGHTON COMPANY leased for Eugene Vallens the 4-sty dwelling at 17 West 89th st to Harry J. Choucherie.

A. KANE CO. rented for Fannie P Markwell the 3-sty dwelling at 27 West 90th st to Francis Ritter.

A. KANE CO. rented for August M. MacManus the 3-sty dwelling 15 West 120th st to Samuel Diamond.

SAMUEL H. MARTIN has leased for A. M. Levinsohn the 4-sty dwelling at 237 West End av to Agnes D. Cooke.

CHARLES F. NOYES CO. leased offices in 30-306 Wall st to Irwin, Harrisons & Crosfield,

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Inc., and a portion of the 13th floor in 27-29 Pine st for the Andrews Co. to Horch, Rosenthal & Co.

PEASE & ELLIMAN leased for Mrs. Charles G. Dobbs to Dr. F. Homer Curtiss the 3-sty dwelling at 298 West End av, the southeast corner of 74th st; also apartments in 25 Park av to Larry Oakes; in 338 Madison av to Sherburn N. Becker; in 21 West 58th st to H. N. Slater, Dr. Esther L. Jeffries and Miss A. O. Kenyon; in 49 West 57th st to Edward J. Taylor; in 150 West 80th st to James L. Kinlen; in 112 East 17th st to Mrs. Helen Degnan; and in 370 Manhattan av to Mrs. M. J. Lawrence and to Mrs. B. Sexton; and for Mrs. Schuyler Leggett her apartment, furnished, in 129 East 69th st to George Walcott; and for Mrs. Evelyn S. Pierce her apartment, furnished, in 412 West End av to Walter Lyon.

PEASE & ELLIMAN leased, furnished, for Mrs. M. Smith to Mrs. Edward Pickman the 5-sty dwelling at 169 East 70th st, between Lexington and 3d avs; for Charles B. Squier, who was represented by Loton H. Slawson & Co., as agent, to the Junior Plattsburg, Inc., a loft in 9 East 45th st; for the Horn & Hardart Co. to Max Borak a store in 723 6th av, at 42d st; for Douglas L. Elliman & Co., as agents, a large apartment in 270 Park av, which covers the block from 47th to 48th sts, Madison to Park avs, to George Fuss; for Mrs. C. E. Railing her apartment in 787 5th av, at 60th st, to W. H. Day; and made the following leases of furnished apartments: in 56 West 58th st for Mrs. Van Cort Homans to Lieutenant Colonel M. C. Wyeth; in 57 West 58th st for Mrs. J. C. Money Penny to T. F. Savage; in 562 West End av for Kurt Lehman to Bernard H. Ridder, of the Staats Zeitung; and in 260 Riverside dr for Mrs. Grace Petosky to R. A. Walsh.

THE MARCY DEMOCRATIC CLUB of the 22d Assembly District has rented the dwelling at 533 West 148th st, near Broadway. The club is now on West 145th st.

PEASE & ELLIMAN leased for Dr. D. H. M. Gillespie to Mrs. Asta Marshall the 4-sty dwelling at 28 West 83d st, between Central Park W and Columbus av; also, furnished, in 30 West 70th st, the apartment of Mrs. R. A. Dorman to Kurt Moebius; and that of Mrs. Mary S. Berry to Henry Atterbury.

L. J. PHILLIPS & CO leased an apartment at 385 Edgecombe av to E. B. Hemmer; to Leon Platky an apartment in the Cortez, 625 West 156 st; also for John T. Dooling, the dwelling at 624 West 138th st, to Evelyn W. Powers.

THE ROWANTREE-SCHLEY CO. leased for Max Wolf the 2d loft at 542-544 Broadway to Abraham S. Kronstadt, and the top loft in the same building to Joseph Silverstein; also for William J. Smith & Co. the parlor store at 56 East 34th st to Ludwig Sabatino, ladies' tailor; for Daniel Birdsall & Co., as agents, the 2d loft at 30 West 22d st to Michael N. Arida as an annex to his present quarters at 118-124 West 22d st; and for Charles F. Noyes & Co., as agents, the 1st loft at 413 Broadway, southwest corner of Lispenard st, to the Murray Hosiery Co.

SPEAR & CO. rented for the Rexton Realty Co. the 9th loft in 132-134 West 21st st to Ohrlinger & Co.; with Daniel Birdsall & Co. the store, basement and sub-basement in 31 West 4th st to the Feldman Machine Works; with Julius Friend the store and basement in 147 Wooster st to the Independent Paper Box Co; for the Carlisle Construction Co. the store, basement and 1st loft in 17 East 24th st to Frank F. Pels Co.

CHARLES B. VAN VALEN, INC., has leased offices in 95 William st to Theodore Faber and Bergan Tollman, insurance agents.

WM. A. WHITE & SONS leased space in 325-331 Lafayette st to Independent Talking Machine Co., and, in conjunction with White-Goodman, Inc., space in 208-210 Wooster st to Benjamin Joseph Son; also rented for the estate of Amos F. Eno to the World Warehouses, Inc., the building at 5 and 7 Mercer st.

WM. A. WHITE & SONS have leased an apartment in 5 and 7 East 54th st to Clarence A. Handyside.

### REAL ESTATE NOTES.

HENRY HOF has been appointed agent for 238 East 40th st.

J. B. ENGLISH has been appointed agent of 491 to 495 West 207th st and 3873 to 3883 10th av.

SAMUEL H. MARTIN has been appointed agent of the two 4-sty buildings at 122-4 West 66th st.

WM. A. WHITE & SONS have been appointed agents of the properties at 213 Henry st and 81 Hudson st.

THE ROWANTREE-SCHLEY CO. was the broker in the lease of 100,000 sq. ft. of space in 111 to 119 West 19th st to the American Railway Express Co. announced recently.

HENRY BRADY was appointed receiver of rents for 247 East 35th st, pending an action brought by the Society for the Relief of Orphan and Destitute Children to foreclose a \$7,000 mortgage.

BROOKS & MOMAND placed a first mortgage of \$203,000 for the Remlu Realty Co., covering the block front on the north side of Fordham rd extending from Jerome av to Morris av, comprising 2 and 3-sty business and apartment buildings.

L. WARD PRINCE and Chauncey B. Griffen, of the firm of Griffen, Prince & Ripley, are back to business after having spent several months purchasing land for the United States Government. Five other members of the firm are in the army.

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REAL ESTATE STATISTICS			
The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.			
(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)			
MANHATTAN.			
Conveyances.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
Total No.	90	105	
Assessed Value.	\$4,399,300	\$6,936,600	
No. with consideration.	14	10	
Consideration.	\$327,300	\$143,100	
Assessed Value.	\$382,000	\$183,600	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
Total No.	5164	6486	
Assessed Value.	\$295,167,480	\$436,333,223	
No. with consideration.	790	899	
Consideration.	\$32,829,912	\$36,470,461	
Assessed Value.	\$36,420,400	\$46,422,256	
Mortgages.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
Total No.	35	42	
Amount.	\$198,343	\$1,002,274	
To Banks & Ins. Cos.	8	5	
Amount.	\$120,500	\$68,000	
No. at 6%.	18	22	
Amount.	\$177,450	\$155,850	
No. at 5½%.	4	1	
Amount.	\$52,000	\$3,000	
No. at 5%.	5	10	
Amount.	\$63,500	\$753,100	
No. at 4½%.	1	1	
Amount.	1	1	
Unusual Rates.	1	1	
Amount.	\$111,000	7	
Interest not given.	7	9	
Amount.	\$94,393	\$90,324	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
Total No.	2085	2881	
Amount.	\$47,744,241	\$109,201,843	
To Banks & Ins. Cos.	347	568	
Amount.	\$21,891,147	\$61,972,340	
Mortgage Extensions.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
Total No.	9	25	
Amount.	\$456,500	\$1,669,150	
To Banks & Ins. Co.	2	12	
Amount.	\$156,250	\$1,471,500	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
Total No.	1,061	1,590	
Amount.	\$68,883,597	\$104,885,675	
To Banks & Ins. Co.	461	783	
Amount.	\$42,404,457	\$79,733,650	
Building Permits.			
	1918 Nov. 9 to 15	1917 Nov. 10 to 16	
New Buildings.	5	4	
Cost.	\$132,450	\$626,400	
Alterations.	\$339,800	\$143,040	
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16	
New Buildings.	158	289	
Cost.	\$8,100,800	\$27,384,200	
Alterations.	\$3,489,414	\$11,618,331	
BRONX.			
Conveyances.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
Total No.	75	112	
No. with consideration.	12	16	
Consideration.	\$94,800	\$355,020	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
Total No.	3,938	5,133	
No. with consideration.	454	900	
Consideration.	\$4,309,574	\$7,054,202	
Mortgages.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
Total No.	25	29	
Amount.	\$193,167	\$115,632	
To Banks & Ins. Cos.	1	4	
Amount.	\$12,000	\$18,500	
No. at 6%.	17	12	
Amount.	\$59,167	\$43,350	
No. at 5½%.	2	1	
Amount.	\$22,500	\$1,500	
No. at 5%.	4	1	
Amount.	\$39,500	1	
No. at 4½%.	1	1	
Amount.	1	1	
Unusual rates.	1	7	
Amount.	1	\$19,567	
Interest not given.	1	9	
Amount.	\$72,000	\$51,015	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
Total No.	1,633	2,466	
Amount.	\$9,995,165	\$14,911,326	
To Banks & Ins. Cos.	87	161	
Amount.	\$1,258,042	\$2,295,115	

Mortgage Extensions.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
Total No.	7	7	
Amount.	\$83,000	\$222,000	
To Banks & Ins. Cos.	3	4	
Amount.	\$27,000	\$185,500	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
Total No.	102	559	
Amount.	\$5,913,007	\$10,756,174	
To Banks & Ins. Cos.	77	149	
Amount.	\$2,024,700	\$3,887,800	
Building Permits.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
New Buildings.	5	5	
Cost.	1	\$35,725	
Alterations.	\$1,900	\$29,831	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
New Building.	399	578	
Cost.	\$7,064,375	\$8,165,775	
Alterations.	\$1,271,350	\$1,060,625	
BROOKLYN.			
Conveyances.			
	1918 Nov. 7 to 13	1917 Nov. 8 to 14	
Total No.	399	440	
No. with consideration.	37	27	
Consideration.	\$328,605	\$145,117	
	Jan. 1 to Nov. 13	Jan. 1 to Nov. 14	
Total No.	20,821	19,602	
No. with consideration.	1,416	1,641	
Consideration.	\$12,031,329	\$16,430,534	
Mortgages.			
	1918 Nov. 7 to 13	1917 Nov. 8 to 14	
Total No.	269	231	
Amount.	\$788,736	\$1,279,104	
To Banks & Ins. Cos.	18	28	
Amount.	\$64,900	\$387,850	
No. at 6%.	185	149	
Amount.	\$489,311	\$728,180	
No. at 5½%.	52	39	
Amount.	\$203,350	\$243,194	
No. at 5%.	6	23	
Amount.	\$36,250	\$114,395	
Unusual rates.	8	4	
Amount.	\$26,650	\$145,625	
Interest not given.	18	16	
Amount.	\$33,175	\$47,710	
	Jan. 1 to Nov. 13	Jan. 1 to Nov. 14	
Total No.	12,037	12,390	
Amount.	\$39,069,402	\$49,886,496	
To Banks & Ins. Cos.	1,139	2,136	
Amount.	\$6,214,740	\$17,135,749	
Building Permits.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
New Buildings.	16	55	
Cost.	\$41,950	\$477,100	
Alterations.	\$26,855	\$71,520	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
New Buildings.	2,629	2,589	
Cost.	\$16,056,131	\$22,446,015	
Alterations.	\$3,551,778	\$4,324,327	
QUEENS.			
Building Permits.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
New Buildings.	34	74	
Cost.	\$25,995	\$161,175	
Alterations.	\$49,750	\$29,519	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
New Buildings.	1,989	3,153	
Cost.	\$6,939,974	\$10,443,639	
Alterations.	\$1,358,860	\$1,458,693	
RICHMOND.			
Building Permits.			
	1918 Nov. 8 to 14	1917 Nov. 9 to 15	
New Buildings.	93	17	
Cost.	\$316,630	\$30,205	
Alterations.	\$8,945	\$2,425	
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15	
New Buildings.	664	528	
Cost.	\$1,731,162	\$1,424,460	
Alterations.	\$347,466	\$295,384	

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# Proposes Six Track Freight Underground Road

Comptroller Craig Presents Plan to Relieve Congestion Along the Hudson River Front from Canal Street North

CONTROLLER CHARLES L. CRAIG submitted to the Board of Estimate yesterday a plan for the improvement of freight terminal transportation and waterfront conditions on the west side of Manhattan. The plan provides for a six-track underground freight railroad, to be owned and controlled by the city, extending from Fifty-ninth Street to a point near Canal Street, with unit terminals of various locations, transfer bridges for car floats and providing means of access to the New Jersey railroads.

The plan, the Controller said, contemplates an extensive improvement and development of the entire west side of Manhattan, the release of many piers along the North River, now used for the railroads as freight stations, and permanent relief from traffic congestion along West Street and the marginal way. The Controller estimates that the increase of taxable values through the improvement may exceed \$100,000,000. One of the features of the plan is a viaduct from Fifty-seventh Street to Seventy-second Street and Riverside Drive, designed to divert a great amount of vehicle traffic from Broadway and Fifth Avenue. The Controller believes that the use of the water front between Fifty-seventh and Seventy-second streets would be increased at least fourfold. The plan also provides for the construction of several terminals consisting of one or more units, each unit covering an ordinary city block and accommodating below the street level about 150 freight cars at one time. In his report to the Board of Estimate the Controller said:

"The construction and operation of such a railroad and terminal system will free the North River waterfront from its present use for railroad station purposes and leave it available for modern pier development for the purposes of navigation; it will end the traffic congestion that for years has disgraced West Street and the marginal way, and greatly reduce traffic congestion in other localities; it will effect far-reaching economies in the carrying of merchandise traffic to and from the Borough of Manhattan; it will give an impetus to the improvement of private property; an increase in the taxable values, which may easily exceed \$100,000,000; it will end Death Avenue; and as one of its consequences will bring about the completion of Riverside Park and the opening of that great waterfront for the enjoyment of the people.

"The plan involves no serious physical or transportation difficulty, and it can be financed and operated to the material advantage of the City of New York."

After detailing the present freight situation on the lower west side and the need of improvement, the Controller in his report states that under his plan the six-track underground railroad would run from Fifty-ninth Street down Eleventh Avenue to Twenty-seventh Street; thence partially through private property between Twenty-sixth and Twenty-seventh Street to Tenth Avenue; down Tenth Avenue to Fifteenth Street; partly through private property to and under Ninth

Avenue at Fourteenth Street into Hudson Street, and down Hudson Street to North Moore Street. A two-track line across town under West Houston and East Houston streets to the east side is to provide for a local terminal there, with two or more tracks running southward across Fourteenth Street between Ninth and Tenth avenues, curving to West Washington Market.

Union unit terminals are proposed to be located between Fifty-fifth and Fifty-seventh streets east of Eleventh Avenue, between Twenty-sixth and Thirtieth streets east of Eleventh avenue, and if necessary, extending through to Ninth avenue; between Twenty-fifth and Twenty-ninth streets; between Sixteenth and Twentieth streets east of Tenth Avenue; at Spring Street, east or west of Hudson Street, and in the blocks bounded by Laight, Varick, North Moore, and Hudson streets. Union transfer bridges are proposed to be located between Twenty-sixth and Thirtieth streets and at Leroy and Morton streets, or at a point further south not yet definitely determined. As to the practical operation of the plan the Controller says:

"During the night all inbound business consigned to Manhattan would be brought into the various terminals and placed in their different units ready for unloading early the next morning. The contents of these cars are placed on the hand trucks (except the cars on the two outer tracks of each unit) and immediately raised to the street level. These trucks are there taken to the truck or wagon of the consignee or some transfer company and the contents delivered to it. The empty hand truck is quickly dropped to the track level again for another load. The expedition with which cars can be emptied by this system can best be understood only by those familiar with this operation. It involves no new or untried practice. All incoming shipments which the trucks of merchants are not ready immediately to remove are assembled on the street level platform and held for removal during the day. Any goods remaining unremoved at the end of the day must be taken to an upper floor of the building and there stored. The terminal building should be erected to a height of say ten stories, the upper eight floors of which should be used for such storage, but this should be for brief periods not exceeding fifteen days or a month at most. For longer storage than this other provision would have to be made by the shippers.

"The cars that have been emptied by the unloading process are then available for outgoing business. This business is received on the street level from merchants in substantially the same manner that it is now received at the waterfront stations, except with much greater flexibility of movement. A merchant's truck may deliver shipments to go out over three or more railroads, but only one delivery is necessitated, the shipments for the different roads being placed on separate hand trucks with the appropriate shipping instructions. The outgoing business would be for the most part in less than carload lots. It is important in handling such business to place it in the cars in 'station order,' i. e., to assemble the merchandise to be shipped over, say the Erie, and place it in cars so that the goods for the last station to which the cars are to travel is placed in the car first, and the goods for the first station at which the car is to stop are placed in the car last."

## Construction of New Schools to Proceed

FOLLOWING the presentation of facts by Arthur Somers, president of the Board of Education, showing the urgent need for priority in school construction, the special committee of construction and building of the Mayor's Committee on National Defence, this morning, agreed to recommend to the War Industries Board, the immediate construction of new schools and alterations entailing expenditures aggregating more than \$2,000,000.

President Somers told the Committee of the absolute necessity for new schools and improvement of existing accommodations in certain sections of the city for which plans and money are in hand and require solely a certificate of the War Board as to precedence of construction.

As a result of this conference three large schools will soon be given to Brooklyn and to The Bronx, the early construc-

tion of which will largely depend upon the available labor supply as it is generally anticipated that the War Board will take immediate and favorable action upon the recommendation of the Mayor's Committee' forwarded to Washington today.

Schools for Brooklyn, will be No. 29 at Henry, Harrison and Butler streets, the cost of which has been estimated at \$43,474; No. 8, at 19th street, near Neptune avenue, Coney Island, costing \$310,000, and No. 182 at Dumont avenue, Wyona and Vermont streets, planned to cost \$543,000. The largest school project for The Bronx is Public School No. 57, at Crotona avenue and 181st street, plans for which call for an estimated outlay of \$560,000.

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# CURRENT BUILDING OPERATIONS

**A** LREADY the prospects of an early peace have made themselves felt in building circles by the increased number of structural projects of a distinctly peace-time character that are being planned by the architects of the city. The list includes a number of apartment houses, private dwellings, garages and general community buildings. The War Industries Board has made considerably less drastic its ruling upon non-war construction, and during the week announced that structures of a specific type may proceed without hindrance by the local or national authorities. This announcement has materially changed the attitude of all phases of the building industry as almost immediately following the word that an armistice had been signed new structural projects and others planned nearly a year ago were brought to life, and according to present prospects these operations should be commenced without further delay.

From all accounts the construction of dwellings and apartment houses by speculative builders will be resumed at once. Plans have already been perfected for quite a number of representative speculative projects. The demand for small dwellings and modern multi-family houses has been intense during the past year or more and the builders that lead in the erection and completion of projects of these types will reap large benefits from their energy in starting work. Both in the cities and in suburban districts there is an intense demand for additional buildings, and what will be erected during the forthcoming months will be eagerly snatched up by investors and private homeseekers.

Although the building material markets are experiencing a slight improvement upon the conditions recently current in these lines they have not as yet fully responded to the general feeling of increased business prospects. Sufficient time has not elapsed to permit these interests to feel the full force of the present conditions, as some time is required to prepare plans and award contracts for new construction. Just as soon as the projects that have been released by the War Industries Board are ready to start the building markets will again come into their own, and they will immediately feel the full effects of the resumption of structural activity throughout the country. Prices at present

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ent are firm in all branches of trade, and with a renewed demand for structural materials and supplies price increases may be expected.

**Common Brick.**—Conditions in the wholesale market for Hudson River Common brick have brightened up somewhat during the past week and although the sales of the period were relatively light as compared with past years at this season, they show an improvement over the past two or three weeks. Prices are firming up with current quotations ranging between \$13.50 and \$14.00 a thousand with slight recessions from the lower figure for off-loads. Prospects for a renewal of buying activity in this market are brighter today than they have been for many months. The brick situation has responded to the glad tidings of the week that surely will usher in better times for all building interests.

**SUMMARY.** Transactions in the North River brick market for the week ending Friday, November 15, 1918. Condition of market: Demand light. Prices firmer. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 9; sales, 8. Distribution: Manhattan, 3; Brooklyn, 3; New Jersey points, 2.

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common, \$13.50@ \$14.00  
Raritan common, No quotation  
Second hand common, per load of 1,500 \$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot, \$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers, wood or duck bags, @ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) \$2.00@ —  
¾ in. No quotation  
Paving gravel, No quotation  
P. S. C. gravel, No quotation  
Paving stone, No quotation

**Face Brick.**—Already plans for a general resumption of building activities have been manifest in the building material and supply markets. Architects have announced a number of entirely new projects and others for which plans were started more than a year ago have been revised and will shortly be presented to contractors for estimates. According to dealers in face brick the outlook is exceptionally bright. Prices are at present high, and no doubt will advance somewhat, but the demand for materials of all kinds to fulfill the demand for additional buildings of every classification will be keen and for a while it is almost fair to assume that the matter of prices will be of no object. Buildings are needed at once and the cost of construction will be a secondary consideration.

**Lumber.**—The status of the lumber industry is now more clearly understood in regard to the effect of the armistice with Germany and the probability of a final peace. During a period that will be required in concluding difficulties that may confront the nations involved in a treaty of peace, the present war pro-

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal) \$1.85@ —  
Trap rock, ¾ in. (Nominal) 2.00@ —  
Crushed limestone, 1½ in. 1.80@ \$1.85  
Crushed limestone, ¾ in. 1.90@ 2.00

**Building Stone.**  
Indiana limestone, per cu. ft. \$1.28  
Kentucky limestone, per cu. ft. 1.50  
Brier Hill sandstone, per cu. ft. 1.50  
Gray Canyon sandstone, per cu. ft. .95  
Buff Wakeman, per cu. ft. 1.50  
Buff Mountain, per cu. ft. 1.50  
North River bluestone, per cu. ft. 1.05  
Seam face granite, per sq. ft. 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft. 2.25  
White Vermont marble (sawed), New York, per cu. ft. 3.00

**Linseed Oil.**  
City brands, oiled, 5 bbl. lots \$1.60@ —  
Less than 5 bbls. 1.61@ —


**Turpentine:**  
Spot in yard, N. Y., per gal. \$0.65½ @ \$0.66

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905, f. o. b. N. Y.):  
8 to 12 ins., 16 to 28 ft. \$44.50@ \$55.00  
14 to 16 ft. 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M. @ —  
Hemlock, W. Va., base price per M. @ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered) 38.00@ 42.00

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REPUTATION



MATERIALS AND SUPPLIES

gram of the United States with the possible exception of such industrial work as involves the manufacturer of munitions, will undoubtedly continue at its existing rate. Present lumber rules and regulations, therefore, such as curtailed production, fixed prices and embargoes, although modified, will undoubtedly remain in effect during that period. Priority and preference regulations must be maintained in order to prevent unnecessary discrimination against the war program. The Government's program of building construction will eventually end, but the anticipated boom in general structural work and including a large volume of residential building in all parts of the country should more than offset the stoppage of federal building. Materials for building purposes, for which there will be a tremendous post-war demand, will undoubtedly gather momentum in both demand and price during the next few months, and it is thought that price levels somewhat in excess of those prevailing at the present time will maintain. In the Metropolitan district both wholesale and retail lumber markets are firm. The demand as maintained in good shape and

orders from manufacturing consumers are somewhat greater than they have been recently, reflecting, no doubt, a resumption of the activities of peace times. Prices are steady and with a marked tendency toward advances in those lines indicating the heaviest demand.

**Window Glass.**—Although the domestic demand at the present time, aside from purely repair work, is practically at a standstill, the impression is general that a revival in building is imminent and that jobbers will have considerably more business than they are in a position to take care of owing to their depleted stocks and the low reserves at manufacturing points. There is no reason at the present time to believe that the blasts that will inaugurate the current season's manufacturing will be started before the first of the coming year, and until new glass is available there will be a scarcity almost amounting to a famine in this product.

**Linseed Oil.**—Market conditions are exceedingly quiet with the demand slackened off perceptibly and inquiries practically negligible. Crushers are now

working on the 1918 domestic crop, and it is confidently expected that before long supplies will be available for all demands within reason. Prices are practically stable with quotations for raw, city brands at \$1.60 per gallon for five or more barrels and \$1.61 for lots of less than five barrels.

**Granite.**—The total value of the granite sold for building purposes in 1917 was \$2,881,128, a decrease of \$1,083,305, or 27 per cent., compared with 1916. The rough stone sold was valued at \$590,310, which was \$312,736, or 35 per cent. less than in 1916. The dressed or manufactured stone was valued at \$2,290,818, which was \$770,569, or about 25 per cent. less than in 1916. Accurate figures showing quantities are not yet available but owing to a general increase in the price the decrease in the percentage of output was considerably more than that in value. These statistics were compiled under the direction of G. F. Loughlin of the United States Geological Survey in co-operation with the National Building Granite Quarries' Association. Throughout the year the demand for building granite was relatively light, owing to the curtailment in the erection of both Government and private buildings of the type for which granite is generally used.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab .....	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in. ....	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts .....	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime .....	8.50@ —
Quartered oak .....	95.00@ 107.50
Plain oak .....	@ 75.50
Flooring:	
White oak, quartered, select. ....	@ \$67.00
Red oak, quartered, select. ....	@ 67.00
Maple No. 1. ....	\$66.50@ —
Yellow pine, No. 1, common	
flat .....	43.00@ —
N. C. Pine, flooring, Norfolk. ....	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale. ....	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price .....	\$2.50@ —
Eastern finishing, wholesale	
price .....	\$2.70@ —
Hydrated common (per ton) ....	15.20@ —
Hydrated finishing (per ton) ....	17.20@ —
Window Glass, Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets .....	77%

B grade, single strength, first three brackets .....	77%
Grades A and B, larger than the first three brackets, single thick. ....	77%
Double strength, A quality. ....	79%
Double strength, B quality. ....	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs.	
bags, per ton. ....	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton. ....	
Block, 2 in. (solid), per sq. ft. ....	\$0.11
Block, 3 in. (hollow), per sq. ft. ....	0.11
Boards, 3/4 in. x 8 ft. ....	.12 1/2
Boards, 1/2 in. x 8 ft. ....	.16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in. ....	\$3.245@ —
Beams & channels over 14 in. ....	\$3.245@ —
Angles, 3x2 up to 6x8. ....	\$3.245@ —
Zees and tees. ....	\$3.245@ —
Steel bars, half extras. ....	\$3.245@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—
10x12x12 in., per 1,000. ....	—
12x12x12 in., per 1,000. ....	—
Interior—	
3x12x12 in., per 1,000. ....	—
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—

**Cast Iron Pipe.**—At the recent conference between the cast iron pipe manufacturers and the authorities at Washington the latter stated that they did not contemplate the stopping of operations in any shops. It was evident that no policy beyond this had been decided upon and until something of a more positive character is known the market for cast iron pipe will continue its dullness. Demands are light and, although there are plans for a large volume of municipal work, this will not be started until the general situation is stabilized and both the Government and private interests are fully assured of a final peace. Federal control prices continue in effect.

**Cut Nails.**—The demand for cut nails is exceptionally heavy and manufacturers, restricted as they are by the scarcity of steel are unable to comply with the requirements of the jobbers. The outlook for an improved rate of production is not of the best at the present time, although it is hoped that a lessening in the demand for steel for war munitions will replace this product.

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## PERSONAL AND TRADE NOTES.

**Frank Heitzner Contracting Co., Inc.**, announces that it has moved its offices to 101 West 42d street, where it has increased its facilities for doing a general contracting business.

**Lakewood Engineering Company, Cleveland, O.**, announces that it has opened a New York office in the Trinity Building, 111 Broadway, in charge of George H. Hedge as district manager. The company's specialties are construction plant and industrial haulage.

**Patterson-Kelley Co.**, manufacturers of feed-water heaters and hot-water heaters, announces the removal of its Philadelphia office to the Harrison Building, 15th and Market Streets. It is in charge of F. E. Glenn.

**E. E. Seelye**, consulting engineer, who has been connected with the Government in charge of the engineering work in one of the large Southern camps has resumed his practice at his old office, 103 Park avenue.

**Jules R. Breuchaud**, secretary of the Underpinning & Foundation Co., New York City, has been commissioned in the Construction Division with the rank of captain, and temporarily assigned to duty in Washington, D. C.

## GOVERNMENT WORK.

Advance information relative to  
operations for Federal Authorities.

**NORTH BROTHERS ISLAND**—Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., will direct the preparation of plans and specifications for the hospital to be constructed at North Brothers Island, for the U. S. Government. This project will provide for 1,500 beds. Further details will be available later.

**NEW BRUNSWICK, N. J.**—The United States Housing Corporation, Otto M. Eidlitz, director, Washington, D. C., contemplates the erection of a number of dwellings for workmen at New Brunswick, N. J., for which the name of the architect and other details will be announced in a later issue.

**BROOKLYN, N. Y.**—Peter Guthy, Inc., 926 Broadway, Brooklyn, has the general contract for the construction of a 1-sty reinforced concrete garage, 80x165 ft., at the Naval Supply Base, Brooklyn, for the U. S. Government, Navy Department. Plans were prepared privately. Cost, about \$35,000.

**PHILLIPSBURG, N. J.**—Plans are being prepared privately for a concrete, hollow tile and timber naval supply base, including a number of warehouses, 200x500 ft each, at Phillipsburg, N. J., for the U. S. Government, Navy Department, C. W. Parks, chief of the Bureau of Yards and Docks, Washington, D. C. Cost, approximately \$10,000,000.

**ERNSTON, N. J.**—Plans were prepared privately and a general contract awarded to the Huntington Lumber & Supply Co., Huntington Harbor, L. I., for the erection of twenty-five bungalows at Ernston, N. J., for the U. S. Housing Corporation, Otto M. Eidlitz, director, Washington, D. C.

**PERTH AMBOY, N. J.**—Plans are being prepared by J. B. Hemme, architect, Washington, D. C., J. L. Fray, town planner, Cambridge, Mass., and G. L. Robertson, engineer, 37 East 28th st, New York City, for a large housing project, including 1 and 2-sty dwellings and bungalows, 35 dormitories, stores, sewage disposal plant, sewers, water mains, cement sidewalks and gutters and other municipal improvements at Perth Amboy, for the U. S. Housing Corporation, Otto M. Eidlitz, director, Washington, D. C.

**DOVER, N. J.**—Col. F. B. Wheaton, Advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., will prepare plans for the magazine building to be erected at Dover, N. J., for the U. S. Government, Genl. R. C. Marshall, Washington, D. C., in charge. Appropriation, \$36,000.

**DOVER, N. J.**—Col. F. B. Wheaton, Advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., will prepare plans for 1 residences for employees at the Dover Arsenal for the U. S. Government. Genl. R. C. Marshall, Wash-

ington, D. C., in charge. Appropriation, \$40,000. Details will be available later.

**BROOKLYN.**—Plans have been prepared privately for alterations to the marine barracks at Bensonhurst for the U. S. Government, Navy Dept., C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C.

**MANHATTAN.**—The Rangely Construction Co., 405 Lexington av, has the general contract for the construction of a 3-sty hollow tile and stucco barracks, 75x200 ft, on the campus, St. Nicholas terrace and 139th st, for the U. S. Government. Plans were prepared privately. Cost, \$100,000.

**WESTCHESTER, N. Y.**—F. N. Goble, 299 Madison av, Manhattan, has the general contract for alterations for the Westchester County Alms House for use as a military hospital, from plans by Col. F. B. Wheaton, advisory architect, and Col. F. N. Gunby, advisory engineer, Washington, D. C.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS & TENEMENTS.

**66TH ST.**—Arthur J. Stever, Jr., 55 Broadway, has been retained to prepare the plans for a 5-sty brick and stone apartment house on a plot 25x100 ft at 111 East 66th st, for Ernest N. Adler, 110 West 40th st, owner. Details will be announced later.

**82D ST.** J. E. R. Carpenter, 681 5th av, will prepare plans and specifications for a 9-sty brick and terra cotta apartment house, to occupy a plot 75x102 ft, at 115-117 East 82d st, for the U. S. Holding Corp., J. E. R. Carpenter, pres., 681 5th av, owner. Cost, approximately \$400,000. Details will be available later.

**COLUMBUS AV.**—Irving Margon, 355 East 149th st, is preparing plans for extensive alterations to two apartments at the northeast cor of Columbus av and 89th st. Project consists of remodeling large apartments into smaller units. Cost, approximately \$35,000.

**MANHATTAN AV.**—Irving Margon, 355 East 149th st, has completed plans for general alterations to the 5-sty brick tenement at 60 Manhattan av, for the Alted Corp., 215 Montague st, Brooklyn, owner and builder. Cost, \$6,000.

**COLUMBUS AV.**—Irving Margon, 355 East 149th st, has completed revised plans for extensive alterations to 7-sty brick apartment house at the northeast cor of Columbus av and 72d st for the 53 West 72d St Corp., Frank M. Soule, pres., 53 West 72d st, owner. Cost, about \$40,000. Architect will soon be ready for bids on general contract.

### BANKS.

**FIFTH AV.**—Oscar Lowinson, 366 5th av, has plans nearing completion for alterations to the banking building at 320 5th av, for the Bank of U. S., 77 Dalancey st, lessee. Cost, about \$30,000. Architect will soon be ready for estimates on general contract.

### CHURCHES.

**FIFTH AV.**—Samuel Hertz, c/o the Jewish Welfare Board, 149 5th av, has completed plans for alterations to the synagogue at 513-521 5th av, for the Emanuel Congregation of the City of New York, Louis Marshall, pres., 120 Broadway. Cost, about \$20,000. Owner will probably be ready for bids on general contract about Nov. 27.

### HOMES AND ASYLUMS.

**57TH ST.**—Wm. Whitehill, 32 Union sq, will prepare plans and specifications for alterations to the 5-sty brick and stone home, 20x55 ft, in East 57th st, between 2d and 3d avs, for the Roman Catholic Diocese of New York, 416 Madison av, owner. Cost, \$16,000.

### STORES, OFFICES AND LOFTS.

**208TH ST.**—DeRose & Cavalieri, 306 East 116th st, have completed plans for the 2-sty brick office building, 167x95 ft, at the northeast cor of 208th st and 10th av, for the Aporhor Co., Bennett Ellison, vice-pres., 165 Broadway, owner. Cost, \$25,000. Jeckel & Desel, 410 West 54th st, have obtained the general contract.

### Bronx.

FACTORIES AND WAREHOUSES.

**GERMAN PL.**—DeRosa & Pereira, 110 West 40th st, have completed plans for a 1-sty brick extension, 55x65 ft, and interior alterations to the storage building and garage in the east side of German pl, 200 ft south of Raë st, for the Westchester



Fish Co., 657 Brook av, owner. The owners will soon be ready for estimates on general contract.

#### SCHOOLS AND COLLEGES.

**CROTONA AV.**—C. B. J. Snyder, 500 Park av, has completed plans for a 5-sty brick, limestone and terra Cotta school building, 92x193 ft, to be erected on the blocks bounded by Crotona av, 180th st, Belmont av and 181st st, for P. S. No. 57, Board of Education of the City of N. Y., Arthur S. Somers, pres., 500 Park av. Cost, about \$450,000.

**TREMONT AV.**—C. B. J. Snyder, Municipal Building, has completed plans for a 5-sty brick extension, 142x60 ft, to P. S. No. 6, on the south side of Tremont av, Bryant to Vise av, for the Board of Education of the City of N. Y., Arthur S. Somers, pres., 500 Park av, owner. Cost, about \$200,000.

#### Brooklyn.

##### DWELLINGS.

**TROY AV.**—Cohn Brothers, 361 Stone av, have plans in progress for eight 2-sty brick dwellings, 20x60 ft, on the south side of Troy av, 160 ft east of New York av, for Pincus Glickman, 1422 Pitkin av, owner and builder. Total cost, \$48,000.

**HOWARD AV.**—E. M. Adelsohn, 1776 Pitkin av, has prepared plans for a 2-sty brick residence, 26x55 ft, with garage, on the east side of Howard av, 200 ft north of Dumont av, for Isadore Polivnick, 571 Powell st, owner and builder. Cost, \$8,000.

**WEST 27TH ST.**—Morris Perlstein, 47 Clinton av, Middle Village, L. I., has completed plans for a 1-sty frame and concrete block dwelling, 17x33 ft, in the east side of West 27th st, 140 ft south of Mermaid av, for A. Barnett, 2913 West 27th st, owner and builder. Cost, about \$2,000.

**MERMAID AV.**—George H. Suess, 2920 Railroad av, has prepared plans for twelve 3-sty brick dwellings, 24x60 ft, with stores, on the south side of Mermaid av, between 23d and 24th sts, for Jos. Balzarho and Wm. J. Avitable, 463 63d st, Brooklyn, owners and builders. Total cost, \$96,000.

#### FACTORIES AND WAREHOUSES.

**HURON ST.**—H. C. Fischer, 250 Huron st, has prepared plans for a 2-sty brick shop and garage, 75x100 ft, in the south side of Huron st, 350 ft west of Provost st, for the C. M. Lane Lifeboat Co., 250 Huron st, owner. Cost, about \$15,000.

#### STABLES AND GARAGES.

**BAY AV.**—Willard Parker, 463 Tompkins av, has completed plans for a 1-sty brick garage, 65x79 ft, on the west side of Bay av, 40 ft south of Cedar st, for John Schleezer, 1898 Bay av, owner. Cost, about \$8,000.

**HAMBURG AV.**—Walter B. Wills, 1181 Myrtle av, is preparing plans for three 1-sty brick garages, 29x20, at the north-west cor of Hamburg av and Cooper st, for E. J. Flanagan, 44 Cooper st, owner and builder. Total cost, \$1,800.

**BUTLER ST.**—Gabarini Brothers, grocers, 145 Butler st, contemplate the construction of a 1-sty brick garage at 147 Butler st, for which details of construction and name of the architect will be available later. Cost, approximately \$8,000.

**NAVY ST.**—B. W. Dalton, 26 Court st, has prepared plans for a 1-sty brick garage, 24x26 ft, to be erected at the south-west corner of Navy st and Old Bridge rd, for Peter Hamil, 10 Old Bridge rd, owner. Cost, \$2,000.

**UNION ST.**—John E. Eaton, 2549 Decatur av, N. Y. City, has finished plans for a 1-sty brick garage, 200x190 ft, in the south side of Union st, 80 ft east of Nevins st, for Rechnitz Brothers, Inc., 44 Court st, owners. Cost, approximately \$110,000. Owners will be ready to take bids on a general contract about Nov 15 to 20.

#### Queens.

##### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—Ballinger & Perrot, 1328 Broadway, Manhattan, have been retained to prepare the plans and specifications for a reinforced concrete factory building to occupy the block bounded by Mott av, Manly st, Anabel av and Mount st, for F. Bleckman, 190 Lafayette st, Manhattan, owner. Details will be announced later.

#### MISCELLANEOUS.

**CYPRESS HILLS, L. I.**—Alfred Freeman, 29 West 34th st, Manhattan, will prepare the plans and specifications for a granite and marble mausoleum to be erected at Cypress Hills, for Henry J. Gasmay, owner, care of architect. Cost, about \$12,000. Architect will take estimates on separate contracts.

#### DWELLINGS.

**EAST FOREST HILLS, L. I.**—Plans have been prepared privately for a 2½-sty brick dwelling at East Forest Hills, for Joseph F. Negreen, 8 East 23d st, Manhattan, owner and builder. Work will probably be started soon.

#### Richmond.

##### DWELLINGS.

**MIDLAND BEACH.**—L. C. Work, Midland Beach, S. I., contemplates the erection of a frame dwelling at 437 Midland av, from plans to be prepared privately. Details will be announced later.

#### HALLS AND CLUBS.

**STATEN ISLAND, N. Y.**—The Y. M. C. A. Construction Department, 2 West 43d st, Manhattan, is preparing revised plans for three huts, 1-sty frame, 40x110 ft, to be erected on Staten Island, at different locations, for the Y. M. C. A., P. F. Jerome, general purchasing agent, 347 Madison av, Manhattan. Cost, about \$20,000 each.

#### New Jersey.

##### DWELLINGS.

**LINCOLN, N. J.**—Arthur E. Ludovice, R. F. D. No. 2, New Brunswick, N. J., contemplates the erection of a 1½-sty frame farm

dwelling at Lincoln, for which details will be available later. Cost, about \$3,000.

**NEWMARKET, N. J.**—The Harris Structural Steel Co., 1480 Broadway, Manhattan, contemplates the erection of about thirty 2½-sty frame dwellings, varying in size, at Newmarket, N. J., for which definite details are not yet decided. Name of architect will be available later. Cost, \$4,000 each. Owners will build.

**NEWARK, N. J.**—J. B. Acocella, Union Bldg., Newark, N. J., has prepared plans for a 2-sty tapestry brick dwelling, 16x38 ft, at 142 Delancey st, for Raffele De Vive, 144 Delancey st, owner. Cost, about \$3,500.

#### FACTORIES AND WAREHOUSES.

**BLOOMFIELD, N. J.**—Plans have been prepared privately for a 1-sty brick power house, 38x40 ft, in Grove st, for the International Arms and Fuse Co., Inc., owner and builder, on premises. Cost, \$7,500. Work will be started at once.

**JERSEY CITY, N. J.**—Abram Davis, 13 Newark av, Jersey City, has completed plans for a 2-sty brick warehouse, 100x90 ft, at 54-56 Gregory st, for the Jefferson

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Warehouse Co., 32 Broadway, Manhattan, owner. Cost, \$15,000. Architect is ready for estimates on general contract.

GARWOOD, N. J.—Hooper & Co., 116 Market st, Newark, N. J., are preparing revised plans for a 1-sty reinforced concrete addition to foundry, 100x105 ft, on South av, for the National Boiler Co., owner, on premises. Engineers will soon be ready for estimates.

PATERSON, N. J.—Lee & Hewitt, 1123 Broadway, Manhattan, are preparing the preliminary sketches for a 3-sty reinforced concrete and brick silk mill to be erected at Paterson, N. J., for owners to be announced later. Cost, approximately \$100,000.

#### HOSPITALS AND ASYLUMS.

ORADELL, N. J.—Wm. E. Austin and George W. Conable, associate architects, 46 West 24th st, Manhattan, will prepare plans for a large hospital group to be erected at Oradell, N. J., for the Board of Chosen Freeholders of Bergen County. J. M. Harkness, Clerk, Courthouse, Hackensack, N. J. Cost, about \$265,000. Details will be available later.

#### Other Cities.

#### SCHOOLS AND COLLEGES.

ALBANY, N. Y.—Rt. Rev. Joseph A. Delaney, Administrator of the Diocese of Albany, contemplates the erection of a large Roman Catholic High School, to accommodate approximately 1,500 pupils, at Hudson av and Willett st, Albany, N. Y. Name of architect and details of construction will be announced later.

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### CONTRACTS AWARDED.

All items following refer to general  
contracts, except those marked "sub."

#### DWELLINGS.

LINDEN, N. J.—Julius Levine, Linden, N. J., has the general contract for a 2½-sty frame dwelling, 24x28 ft, on Wood av, Linden, for Jacob J. Lammart, 297 East 144th st, New York City, owner, from privately prepared plans. Cost, about \$4,000.

#### FACTORIES AND WAREHOUSES.

BROOKLYN.—Wm. Kennedy Const. Co., 215 Montague st, has the general contract for a 1-sty brick factory building, 30x60 ft, in the south side of 64th st, 120 ft east of 6th av, for J. Arthur Keesey, 719 54th st, owner, from plans by A. Kunzi, 209 Bleeker st, Middle Village, L. I., architect. Cost, about \$8,000.

NEWARK, N. J.—Haas & Kunz, 75 Wall st, Newark, have the general contract for a 1-sty brick and timber factory building, 117x117 ft and 15 ft high, to be erected in the rear of the present factory buildings at 318-320 Ferry st, for Arthur Rehberger & Son, owners, on premises. Cost, about \$20,000.

BROOKLYN, N. Y.—Warwick & Collins, 108 South 8th st, have the general contract for a 1-sty brick factory building, 32x90 ft, to be erected in the west side of Rutledge st, 80 ft west of Bedford av, for Samuel Stanfield, 666 Bedford av, owner, from plans prepared by Henry Holder, 242 Franklin av, architect. Cost, about \$8,000.

NEWBURGH, N. Y.—The Austin Co., 217 Broadway, Manhattan, has obtained a general contract to erect a 1-sty brick, steel and concrete coffee refining plant, 200 x400 ft, on a plot containing about 8 acres at the southwest corner of Mill and South William sts, for the G. Washington Coffee Refining Co., 147 41st st, Brooklyn, owner. Plans were prepared privately.

#### HALLS AND CLUBS.

MINEOLA, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for the hostess house, type D, to be erected at Camp Mills, L. I., for the American Red Cross. John Magee, in charge, 44 East 23d st, Manhattan. Plans were prepared privately. Cost, about \$60,000.

#### STABLES AND GARAGES.

BROOKLYN.—The Gibbons Co., 318 Columbia st, has general contract for a 1-sty brick garage, 49x47 ft, at the northwest cor of Columbia and King sts, for John McDonald, 106 Wall st, Manhattan, owner. Cost, \$2,500. Private plans.

LONG ISLAND CITY.—Peter Guthy, Inc., 926 Broadway, Brooklyn, has the general contract for a 1-sty brick extension, 67x60 ft, to the garage on the north side of Flushing st, 82 ft east of Front st, for the National Sugar Refining Co., owner, on premises. Plans were prepared privately. Cost, \$15,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HOUSING ASSOCIATION of 105 East 22d st, New York City, will hold its annual convention, November 25-27, in Boston.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1918. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

### STANDARDS AND APPEALS Calendar

#### HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

Special meetings as announced in the Calendar.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, November 19, 1918, at 10 A. M.

#### Petitions for Variations.

- 1535-18-S—505 West Broadway, Manhattan.
- 411-18-S—160 William st, Manhattan.
- 412-18-S—23 Park pl, Manhattan.
- 413-18-S—South st, Ocean and Chichester avs, Woodhaven, L. I.
- 414-18-S—174-176 East 104th st, Brooklyn.
- 415-18-S—310-320 East 75th st, Manhattan.
- 421-18-S—189-195 Greene st, Manhattan.
- 422-18-S—Review av & Thomas st, Blissville, L. I. City.
- 434-18-S—100-102 West st, Brooklyn.
- 435-18-S—58 Kent st, Brooklyn.
- 436-18-S—39-45 Greenpoint av, Brooklyn.
- 437-18-S—60-68 Kent st, Brooklyn.
- 438-18-S—37 Greenpoint av, Brooklyn.
- 439-18-S—51-57 Kent st, Brooklyn.
- 441-18-S—231-235 East 42d st, Manhattan.
- 444-18-S—449-451 West 53d st, Manhattan.
- 446-18-S—199-201 Wooster st, Manhattan.
- 447-18-S—61 East 11th st, Manhattan.
- 472-18-S—18-24 Washington pl, Manhattan.
- 528-18-S—163 Canal st, Stapleton, S. I.
- 529-18-S—143-147 East 23d st, Manhattan.
- 530-18-S—63 Bleeker st, Manhattan.
- 531-18-S—264 Spring st, Manhattan.
- 533-18-S—53-55 Prince st, Manhattan.
- 534-18-S—78 5th av, Manhattan.
- 535-18-S—37 Essex st, Manhattan.
- 538-18-S—22 West 47th st, Manhattan.
- 538-18-S—50 East 10th st, Manhattan.
- 539-18-S—41 East 4th st, Manhattan.
- 541-18-S—227 East 22d st, Manhattan.
- 542-18-S—120-124 West 14th st, Manhattan.
- 543-18-S—63 Barclay st, Manhattan.
- 544-18-S—14-16 Vandewater st, Manhattan.
- 545-18-S—39 West 4th st, Manhattan.
- 547-18-S—28 Elm st, Manhattan.
- 548-18-S—40-44 Melrose st, Brooklyn.
- 549-18-S—25 Coenties slip, Manhattan.

#### BOARD OF APPEALS.

Tuesday, November 19, 1918, at 1.30 P. M.

#### Appeals from Administrative Orders.

- 1519-18-A—953-965 Southern boulevard, The Bronx.
- 1500-18-A—3615 3d av, The Bronx.
- 1511-18-A—1143-1145 4th av, Long Island City, Queens.
- 1512-18-A—1190-1196 2d av, Manhattan.
- 1513-18-A—330 West 70th st, Manhattan.
- 1514-18-A—Northwest corner Broadway and West 181st st, Manhattan.
- 1559-18-A—127 Riverside drive, Manhattan.
- 1561-18-A—1892 Belmont av, The Bronx.
- Under Building Zone Resolution.
- 1508-18-BZ—(211-16-BZ)—East side Amsterdam av, 186th st & 187th st, Manhattan.
- 1510-18-BZ—1143-45 4th av, Long Island City, Queens.
- 1524-18-BZ—1233 42d st, Brooklyn.
- 1501-18-BZ—73-75 Carroll st, Brooklyn.

#### BOARD OF STANDARDS AND APPEALS.

Thursday, November 21, 1918, at 10 A. M.

#### Petitions for Variations.

- 1499-18-S—358 Broadway, Manhattan.
- 487-18-S—313-323 East 22d st, Manhattan.
- 521-18-S—207 Fulton st, Manhattan.
- 231-18-S—50 West 22d st, Manhattan.
- 527-18-S—28-30 West Houston st, Manhattan.
- 2242-17-S—40 East 12th st, Manhattan.
- 553-18-S—82 Bowery, Manhattan.
- 554-18-S—80 Bowery, Manhattan.
- 557-18-S—North side 33d st, 80 ft. west pf. 4th av, Brooklyn.
- 559-18-S—69 Cortlandt st, Manhattan.
- 560-18-S—25 West 42d st, Manhattan.
- 562-18-S—28-30 Burling Slip, Manhattan.
- 563-18-S—53 Wooster st, Manhattan.
- 565-18-S—187 Montague st, Brooklyn.
- 566-18-S—96-102 Reade st, Manhattan.
- 567-18-S—62 Fulton st, Manhattan.
- 568-18-S—352-354 Livingston st, Brooklyn.
- 571-18-S—85-87 Wallabout st, rear, Brooklyn.
- 572-18-S—344-346 Blake av, Brooklyn.
- 573-18-S—404-410 West 14th st, Manhattan.
- 586-18-S—196 Centre st, Manhattan.
- 590-18-S—180 East 118th st, Manhattan.
- 591-18-S—338 Broadway, Manhattan.
- 592-18-S—14 Bowery, Manhattan.
- 593-18-S—162 Greenwich st, Manhattan.
- 594-18-S—76 Bowery, Manhattan.
- 597-18-S—545 Broadway, Manhattan.
- 599-18-S—290-292 Fulton st, Brooklyn.
- 600-18-S—46 East Broadway, Manhattan.
- 602-18-S—80 Columbia st, Manhattan.
- 603-18-S—909-919 Faile st and 1164-1166 Garrison av, The Bronx.
- 604-18-S—102-104 Mulberry st, Manhattan.
- 607-18-S—49 West 20th st, Manhattan.
- 616-18-S—99 6th av, Manhattan.
- 620-18-S—530-536 Canal st, Manhattan.
- 621-18-S—901 3d av, Manhattan.
- 627-18-S—1085 Broadway, Brooklyn.
- 630-18-S—9 Vestry st, Manhattan.
- 631-18-S—435-445 Fulton st, Brooklyn.
- 632-18-S—699-701 East 135th st, The Bronx.
- 635-18-S—132 Prince st, Manhattan.
- 636-18-S—590 Liberty av, Brooklyn.
- 637-18-S—97-99 Hudson st, Manhattan.
- 639-18-S—204 Lafayette st, Manhattan.
- 643-18-S—216 Centre st, Manhattan.

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## All Restrictions to Building Are Now Removed

### Federal Government Opens Way to the Normal Resumption of Construction Work Throughout the Country

THE telegram received by the Mayor's Committee on National Defense Thursday from D. R. McLennan, chief of the non-war construction section of the War Industries Board requesting definite information as to the local conditions and asking for recommendations and news as to a continuance of the restrictions on building, foreshadowed a more generous policy on the part of the Washington authorities. George MacDonald, chairman of the special committee on building and construction of the Mayor's Committee on National Defense, after a meeting of his organization, wired the War Industries Board, in which he stated that the committee considered it most desirable to withdraw all restrictions as soon as possible and that the interests of New York City would best be served by prompt action.

This telegraphic correspondence has crystallized into immediate tangible results on the part of the War Industries Board which has now removed restrictions of every character from building construction and allows the industry every latitude in its attempt to return to its former pre-eminent position in the industrial economy of the nation.

The order removing all restrictions on building was received by the Mayor's Committee by telegraph Friday morning and is as follows:

Mayor's Committee on National Defense,  
Hall of Records, New York City.

In view of the favorable replies to our telegram of the eighteenth, received from practically all of the State Councils of Defense, the War Industries Board removes, effective today, all restrictions now in force on construction projects of every kind. This information will be released to the press for publication Friday morning the twenty-second instant, and we suggest the advisability of your giving this wide publicity throughout your State so that the public may quickly get this information. Please hurry forward reports on form forty-eight of projects deferred to cover period from September fourth to November twelfth.

D. R. McLENNAN,  
Chief Non-War Construction Section,  
War Industries Board,  
Washington, D. C.

The Mayor's Committee on National Defense received on Tuesday a telegram that was sent to all Councils of National Defense and to the heads of building material manufacturing companies, asking what in their judgment would be the effect of immediately dropping all bans on distribution or manufacture. A telegram also was sent to the heads of railway and lighterage companies inquiring what the supply of transportation facilities was and whether they could handle a general movement of building materials.

Immediately there was a flood of telegrams from

manufacturers who were anxious to have all the war restrictions removed immediately. There were also many telegrams of protest, especially from those who believed there was danger of a general stampede for the low supply of materials, with the result that prices would be forced to such levels as to make an uneven distribution of supplies.

The majority, however, according to Washington reports, were in favor of dropping restrictions at once. So insistent was the demand for relief from this part of the country that it was practically agreed that no action would be taken by the War Industries Board until the opinion of the Mayor's Committee on National Defense at New York was obtained. This was the telegram received by George MacDonald, the chairman, from the Washington authorities:

Mayor's Committee, National Defense,  
Hall of Records, New York.

From the best information available here, we believe that there is now available sufficient labor, fuel, transportation, and building materials to warrant the withdrawal of all restrictions on building projects. We feel it the duty of this board to aid the public and the industries to return to normal conditions as quickly as possible, and unless there be sound objections to this course by the State Councils of National Defense it is our purpose to take immediate action along this line. Will you kindly wire promptly your views and recommendations, having in mind particularly the conditions in your section of the country?

D. H. McLENNAN,  
Chief Non-War Construction Section,  
War Industries Board.

Here is the reply sent last evening after the regular meeting of the committee:

D. R. McLennan, Chief Non-War Construction Section,  
War Industries Board, Washington.

Our committee thinks it most desirable to withdraw all restrictions as soon as possible. In view of your statement as to the sufficiency of labor, fuel, transportation, and building material, we can see no sound reason for retaining restrictions further. All owners and builders here have cheerfully conformed to your orders regarding building construction. We feel, however, that their interests and those of the City of New York will be best served by promptly withdrawing all restrictions so that the development of the city may be resumed and the business producing such development may be transacted unrestricted.

GEORGE MACDONALD,  
Chairman, Committee on Building and Construction,  
Mayor's Committee on National Defense.

A speedy return to normal conditions was predicted following the exchange of the telegrams.



# Brooklyn Realty Brokers Elect New Officers

William P. Rae, Re-elected President, Takes Optimistic View of the Future of Real Estate in the Borough

WILLIAM P. RAE was re-elected president of the Brooklyn Board of Real Estate Brokers at the annual meeting of the Board on Tuesday. William Raymond Burling, who has been employed by the U. S. Shipping Board for the past six months, was elected vice president of the real estate organization, and Frederick B. Snow was elected treasurer. Isaac Cortelyou was re-elected secretary. The new directors for the term ending 1921 are: Joseph W. Catharine, C. B. Gwathmey, Harry A. Levine, Edward Lyons, H. E. Esterbrook. The auditing committee is A. J. Murphy, chairman; S. Noonan and H. E. Esterbrook.

A get-together dinner was served before the business program, as a substitute for the annual banquet, which was abandoned this year because of the war. Chairmen of the various committees submitted reports covering activities of the Board during the past year and outlined the program for the ensuing term.

The key-note of the meeting was unmistakable optimism regarding the future of Brooklyn real estate. Mr. Rae in the principal address of the evening not only reviewed the work of the Board for the past year, but emphasized the need for even greater extension of its activities for the coming year in view of the great problems which would come up during the reconstruction period. He said in part:

"We may feel proud in face of the depressed condition of the real estate market during the past year that our active membership increased and passed the 100 mark, the combined active and associated membership now numbering 172."

Speaking of the achievements of the various committees during the past year, he paid tribute to the Liberty Loan Committee, for its patriotic service, and congratulated Joseph M. May, its chairman, upon securing for the Real Estate Division of the drive subscriptions amounting to \$1,549,000.

"It may not be out of place at this time," continued Mr. Rae, "to think and act in preparation for the future in the reconstruction of general business and the restoration of the building industry, which is about to take place. The real estate interests in this borough should be alive, not only to the safeguarding of the immediate future, but in looking far ahead so as to bring about substantial and lasting foundations upon which to regulate our enterprises. We must do all that is possible, when renewed activities in building are under way, to promote sound business principles throughout the borough, regulating them on a basis of supply and demand and maintaining them within bounds of under, rather than over, speculation.

"Brooklyn is the largest borough in population of all boroughs within the Greater City, with land values the lowest. Its natural advantages are the greatest and, combined with the additional transit lines almost completed, the possibilities of future enhancement in value are greater than in any other part of the city.

"One fact should be apparent to every student of real estate values and that is, that now is the time to look for a realization of equalization of values in Brooklyn as compared with the past in Manhattan. Let the slogan be 'Boost Brooklyn for the merit of its value—present and future,' encourage every new factory and industry to locate within our borders, encourage the individual ownership of a home, and above all, dis-

courage the shoestring builder and the building of the 20-family cheaply constructed tenement.

"Values must be stable, and help up along conservative lines to secure the confidence of mortgage lenders, and real estate investors generally. The board should exert its influence to help in the very best development of the borough and to fight down any effort to destroy values, not only in the section in which each broker lives and does business, but in the borough generally so that we may have a lasting prosperity and a borough of wide importance."

Discussing the Board's past activities Mr. Rae said: "The business side of our organization adopted a new schedule of rates covering commission on sale and rental, and following the adoption on January 8th, rate cards with a pamphlet were prepared and distributed to the members and others engaged in the real estate trade.

"The Legislative Committee prepared a most comprehensive report with practical suggestions in a change of the laws, and in reduction of the tax budget, which was submitted on March 1 to the Mayor's Committee on Taxation.

"The Real Estate Board of New York attempted to pass an amendment to the Tenement House Law so as to include four-story and basement houses, but they apparently did not push the matter to a vote in the Legislature.

"It appeared, after consultation with the members of the Tenement House Committee of our board, that it was unwise and not an opportune time, by reason of war conditions, to offer any further amendment to the law this year.

"For your information, however, I will state that a new bill is now being prepared which will be presented at the opening of the incoming Legislature, and I trust we may meet with less opposition than experienced in the past, and be successful in passing a bill that will meet the approval of those affected.

"While the board, out of respect to the general request to conserve during the war, postponed the annual banquet, we did, however, enjoy in July an interesting tour of inspection of the Jamaica Bay Improvement, which also was instructive in viewing the improvements by the Government along the South Brooklyn waterfront, as well as the contemplated city improvement at and around Jamaica Bay."

Frank H. Tyler, chairman of the Municipal Affairs Committee, urged improvement in the present day method for inspecting buildings and urged the board to help his committee to correct some of the evils which have resulted from over-zealous activities of inspectors. James B. Fischer made his report as treasurer and Wm. R. Burling rendered a report as chairman of the Legislation and Taxation Committee. It was announced that the report of the Transit Committee, of which Howard C. Pyle is chairman, in relation to the demand of the traction companies of the Borough of Brooklyn for increase of fares, would be made on the board's next meeting on December 10.

The highest radio aerial in the world, the cables of a captive balloon, is in use at the New York Navy Yard. The yard has been in wireless communication with Arcadia, Cal.



# Tax Bill Has Good Chance in New Legislature

Many Senators and Members of Assembly Who Favored Boylan Bill Have Been Returned—Vigorous Campaign Necessary

(Special to the Record and Guide)

**A**LBANY, November 20.—The prospect of New York City real estate obtaining the relief it has sought for years brightens appreciably with examination and study of the personnel of the Legislature of 1919 elected on November 5.

This statement is predicated upon two facts: The presence in the new State Senate of practically all the senators who last year voted favorably upon the final New York City compromise tax bill introduced in the last days of the Legislature and the return to the Assembly of a large number of assemblymen who indicated a willingness to support any legislation designed to lighten the weight imposed upon New York City real estate by reason of the absence of suitable laws taxing personal property.

A poll of the Assembly made by The Record and Guide last year to ascertain sentiment generally upon the Boylan bill, No. 89 Int., which would limit the tax rate upon real and personal property in New York City to 17½ mills on the dollar of assessed valuation resulted in these observations. It will be remembered that the response of up-state assemblymen to interrogations as to their attitude upon relief legislation such as the Boylan bill, the first introduced, was gratifying, particularly in view of the fact that many of them up to that time were concerned with local legislation and had not given much consideration to this problem. A careful study of the names in the new Assembly discloses that many of these legislators has been returned. Another favorable development is the failure of eight of the 10 Socialists who opposed this legislation to hold their seats.

In the State Senate where sentiment was obtained by a vote upon a compromise tax bill which was something of a modification of the first Boylan bill the situation is such as to offer encouragement to real property owners in the Metropolitan territory. With three exceptions all the supporters of this bill which imposed a tax of 20 mills on the dollar of real estate and 11 mills on the dollar of personal property have been returned. The apparent disadvantage resulting from the absence of these three senators is offset by an increase in the senate representation in Democrats from New York City.

While there was some disappointment last year over the death in Rules Committee of the Boylan compromise bill after the Senate had passed it, it cannot be said that the effort to obtain relief for Metropolitan real estate was without avail. The campaign of education made in the State Legislature brought this important problem to the attention of legislators who otherwise would never have given it a thought. This is especially true in the Assembly. The agitation had the effect of opening the minds of legislators generally to the distress in which real estate in New York City finds itself because of years of failure on the part of the Legislature to enact an equitable personal property tax to meet the needs of Greater New York.

Observers of legislative activities see the necessity of prompt commencement of an agitation in the Legislature for remedial tax legislation. It might have been that the Boylan bill would have been passed last year were enough steam worked up to give the measure impetus in the last days of the Legislature. Until ad-

journment it seemed that the bill would be passed, but the Rules Committee was agitated too greatly by other problems of more or less political nature to give this bill the consideration it deserved. With a new Legislature about to convene the advantage lies with New York City. It must see to it that this legislation is considered the next time long before the Rules Committee takes over the custody of legislation. With three months in which to accomplish this it can be done. The real effort was made last year within two weeks of final adjournment. Briefly, the campaign for remedial tax legislation made before the 1918 Legislature was educational until 15 days before closing, or just five days before the Rules Committee took charge of all bills.

If the New York City tax commissioners, the Real Estate Board and allied property interests will duplicate the effort made last April as soon as the 1919 Legislature is convened and in working order there is every reason to believe that some tax measure providing for an equitable shift of the tax burden to personal property in New York City can be passed.

Irrespective of the outcome of the controversy over the election of a Governor New York City real estate has every incentive to press its claim before the Legislature for relief. Whether Whitman or Smith is in the executive chamber the city is assured of fair treatment. Neither would be inclined to question the judgment of the Legislature upon a matter of such vital importance to the city.

## Architects Hold Interesting Meeting

**T**HE New York Society of Architects held its regular monthly meeting Tuesday evening, November 19, at the United Engineering Societies building, 29 West 39th street, Manhattan; President J. Riely Gordon in the chair. There was a good attendance of representative members both from the Greater City and from the State.

After the transaction of routine business various topics of interest were discussed. Edward W. Loth, of Troy, in an interesting address laid stress upon the importance of architects broadening their sphere of active interests and becoming "good mixers," in the sense of identifying themselves with movements on foot in the various lines of industry, etc. As an instance, he mentioned the convention in Boston of the National Housing Association, which represents a movement for the amelioration of the home conditions of the people and which has long been in existence in England and other countries, but somewhat neglected here. A resolution was passed that the president appoint a committee to represent the society, and that the society join the national association.

It was also resolved that a committee be appointed to co-operate with the Real Estate Board and the Tenement House Commissioner in formulating a bill to facilitate the conversion of existing dwellings into three or four-family tenement houses. The question of sending a representative of the society to the convention of the Federation of Building Industries, to be held in Atlantic City the first week of December, was discussed and referred for action to the board of directors.



# Removal of Restrictions Will Start Building

No Boom Expected, But a Steady Increase in Real Estate Activity Is Now in Sight

By CHARLES F. NOYES

WITH peace assured, real estate will be in demand as an investment as never before in my time. I look, and hope, for a hesitating semi-inactive market for the next few months. I hope we will have no immediate "boom," but I do believe that once the upward swing of increased activity and higher prices commences, which it should within six months, it will gradually increase in volume and scope until we find the broker never as busy as he has been during the past twenty years in selling real estate to willing investors, operators, builders, and the many firms and corporations made wealthy during the past few years.

There has been more buying of real estate for occupancy in certain downtown sections during the past twenty months than in the previous twenty years, and this is a market factor of prime importance. A number of reasons why the real estate market is certain to improve and trading become active are:

First, an analysis of the balance sheet of almost any business or of our large corporations indicates a much stronger financial position than ever before. Large cash reserves are on hand in almost every instance.

Second, generally speaking, stocks are depleted, due to governmental control, or the heretofore uncertainty of the buying market.

Third, larger premises are now required to look out for these larger stocks, and as a result of the war new

markets have been thrown open for American trade; and besides, this country will have a tremendous business with every country on the face of the earth and be called upon for supplies, machinery and manufactured goods as never before.

Fourth, mortgage money, slowly at first but eventually in larger amounts, will seek investment in New York real estate.

Fifth, real estate is in a stronger position than ever before. Weak holders have been eliminated from the market, mortgages generally reduced, and property is now selling at a lower value than ever before. Incidentally, buildings are rented at higher rentals than heretofore, and it is one investment commodity that has stood up through the years of depression and for the past few years with practically no assistance from the Government in regard to mortgages or mortgage financing.

Sixth, the lifting of governmental restrictions on building will also be of incalculable value to business in general and real estate in particular.

Many other good reasons can be advanced that will lead to greatly increased trading in real estate at higher prices and so certain are most leaders in the real estate field that a much broader market is coming that many express hope that it will not come in a rush, but instead the advance will be gradual and spectacular.

## Real Estate Board's New Commission Rates

SEVERAL changes were made in the regulations as to real estate commissions by the Real Estate Board effective November 1, 1918. The Record and Guide prints below the entire scale as finally adopted:

### Private Sales.

- The commission for the sale or exchange of real estate in the Boroughs of Manhattan and the Bronx, 2½% of the selling price up to \$40,000 and 1% of the selling price about \$40,000.
- For selling acreage within the limits of the Borough of the Bronx..... 5%
- For selling improved property in the Borough of Richmond .....2½%
- For selling lots and acreage in the Borough of Richmond ..... 5%
- For selling real estate in the suburbs of Greater New York within a radius of 50 miles from City Hall ..... 5%
- For selling leaseholds within the limits of the Borough of Manhattan and the Bronx, on the assessed value of the land and improvements... 1%
- For selling leases in New York City, on the sum of the consideration to be paid for such lease together with the total rent to be paid for the unexpired term thereof..... 1%
- For selling furniture and fixtures..... 10%

### Water Front.

- For selling water front properties of New York harbor ..... 5%

### Mortgages.

- For procuring the acceptance of first mortgage loan applications (except by agreement)..... 1%

### Borough of Brooklyn.

For selling, leasing and managing real estate in the Borough of Brooklyn, commission charges as promulgated by the Brooklyn Board of Real Estate Brokers shall obtain. (Commission schedule can be obtained at the Real Estate Board).

### Special Rules.

For exchanging real estate a commission shall be paid on all properties mentioned in the contract by the respective sellers thereto.

No commission of less than \$100 shall be charged in making a sale of property.

Should the title of property prove to be imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be due and payable when the price and terms are arranged between buyer and seller.

### Leasing.

- Leasing for a term of one year or under on an amount equal to one year's rental.....3¾%
- Leases for a period of more than one year and less than 2½ years on the average of full year rentals .....3¾%
- Fractional parts of a year are not to be considered.
- Leasing for term of 2½ years or longer on aggregate gross rental of \$200,000 or less, on aggregate gross rental.....1½%
- On transactions involving an aggregate gross rental of over \$200,000 the 1½% rate will govern up to \$200,000 and 1% additional on the amount of the gross rental in excess of \$200,000.
- Leasing private dwellings or apartments furnished for a term of one year or under on the total rent to be paid..... 5%
- There shall be no additional charge for leases under 2½ years.
- Leasing private dwellings or apartments furnished for 2½ years or more, on the total amount of rent paid ..... 2%
- Leasing water front property of New York harbor on the gross amount of the rental..... 5%
- Leasing country property first year..... 5%
- Leasing each subsequent year to same party.....2½%

### Management of Property.

For management of property—by agreement.

### Special Rules.

Should there be a clause in a lease giving the lessee the option to purchase the property, and should he avail himself of such option, the owners shall pay the agent consummating the lease, at the time such option is exercised, the difference between the commission already paid and that to which the agent would be entitled had the original transaction been a sale.

No rental shall be made for a commission of less than \$25, except between members of the Real Estate Board of New York.



# New Building Will Be Resumed on Large Scale

First Activity Is Likely to Be in Suburban and Low-Priced City Operations on Account of Cost

By EDWARD CORNING,  
Of Edward Corning Co.

SINCE the signing of the armistice between the Allies and Germany the building situation has taken on an altogether different aspect than was current during the past year or more. News of the cessation of hostilities brought with it a renewed activity throughout all branches of the industry, and what has already occurred is but the forerunner of the materially better times for all that are sure to follow a final settlement of the terms of peace.

There is no doubt but that the close of the long period of warfare, during which building construction was reduced to a minimum, and recently practically prohibited by the ruling of the War Industries Board in favor of the preeminent demands of the Federal Government, should bring with it a period of marked activity for the building trades. This period of renewed structural activity is likely to maintain for some time, as there is great need for additional structures for all uses. In New York City at the present time there is not sufficient space in modern apartments, loft and office buildings to supply the demand. As one of the consequences of the conditions, higher rentals are being paid today than ever before in the city's history. Release from the war-time conditions will undoubtedly witness a resumption of activity along the lines of relieving the overcrowded conditions by the prompt construction of new buildings to offset the insistent demand for space.

Naturally a deterrent factor to an immediate start upon a large volume of construction work will be the extremely high cost of building at the present time. At the start it is doubtful if any great amount of large individual contracts will be placed because of the high prices of labor and materials. The reconstruction period will start with the erection of comparatively small projects, suburban dwellings and moderate priced operations in the city, but will certainly include a large amount of alteration and repair work to existing structures in all parts of the country. In my estimation it

would hardly be considered good business to plan for the immediate erection of great projects owing to present cost and the inability of the owners of these buildings to compete in rentals with buildings constructed and leased five or more years ago.

It may be safely figured that building costs are today from fifty to seventy-five per cent. higher than they were five years ago and that is altogether too great a handicap for present day investors to endeavor to overcome in competition with older structures.

There is a brighter side to the situation, however, in that commodity prices are bound to recede again to a point within reason. Already we have experienced a slight tendency along this line, of no great moment, it is true, but sufficient to indicate that a reduction of material prices will eventually come. The law of supply and demand will surely take care of this. There will no doubt be a gradual drop in the cost of construction to a point where owners will be justified in undertaking the start of projected operations.

On the other hand, there can be no possibility that the cost of construction will again recede to the levels of the pre-war period. Some years must elapse before material prices will begin to approach the relatively low levels of five years ago. They may never drop to former levels, as labor is sure to make every effort to hold to its gains of the past two years, and until wages are materially reduced commodity prices cannot be lowered to any great extent.

The building situation will not return to its normal plane of pre-war times until there is a complete readjustment of all the conditions that are factors in the industry. That may require years, but it will eventually come. Meanwhile there is a mighty task for the builders to perform. Their course is charted for them and the way now opening for the commencement of their effort. The country is underbuilt and it is up to the building interests to provide what is needed along these lines.

## Personal Property Tax to Relieve Real Estate

CONTINUING its explanation of their proposed bill to limit the tax rate on real and personal property, the Real Estate Board of New York says:

It is estimated by those best qualified to speak on the subject that the value of the personality of the residents of Greater New York is at least eight times the value of their real estate. In other words there is \$8,500,000,000 of real estate and at least \$60,000,000,000 of personal property.

This estimate is a rough one and more or less without basis in assured facts, but is an amount estimated after considering the income tax returns, the daily bank balances and the registration of secured debts, and the stocks of merchandise in stores and warehouses and many other tangible forms of personal property.

This enormous aggregate of personal property pays scarcely any tax for municipal purposes. In 1917 the amount collected was only \$350,000.

For state purposes, part of which is returned to the city, it pays from ten to fifteen millions of dollars. In all or a little over, at the most \$15,000,000,000, while \$8,500,000,000 of real property will pay for state and city purposes, in 1919 about \$212,000,000. Real estate, one-eighth of the value of personality, pays 14 times as much tax.

The Real Estate Board feels that this is a great injustice and it will ask the Legislature to limit the tax on real estate to \$170,000,000, at the present valuations, at the same time compelling personality to pay \$25,000,000 of the cost of government.

If all other forms of personal tax are abolished there should be at least \$10,000,000,000 of personality avail-

able out of the estimated \$60,000,000,000 for taxation and  $\frac{1}{4}$  of 1 per cent. tax on that with the real estate tax of 2 per cent., and the surplus revenues of the general fund would be ample for the expense of government honestly and economically administered.

As the personal tax would be but \$2.50 on \$1,000 and \$250 on \$100,000, it is doubtful if any man would refuse to pay it or try to evade being assessed.

The difficulty in the past has been that everybody felt that a tax on personal property, so large as to take half the income, was unjust and unjust laws cannot be properly enforced. Many men evaded what they believed to be unjust tariff laws and they evaded wrongful tax laws without losing self-respect.

The proposition of the Real Estate Board should appeal to everybody. There will be, if its legislative program is adopted, only two kinds of tax, real and personal, paid over one counter in the Receiver of Taxes office.

The city's expense will be limited to the estimated income from these two sources and no administration could be cajoled or frightened into spending any more money. Taxation should be simple, easily understood, just, impartially levied, and payable at one place.

State and municipal expense should be open, above board, not concealed by indirect taxation, and should be the amount the community is willing to give, not the amount the government feels it ought to spend.

If this program is adopted the prospective purchaser of real estate will know the exact amount he will have to pay for taxes, and the element of doubt and uncertainty so dispiriting a factor in the past will be eliminated.



# Co-operate To Get Better Harbor Facilities

Meeting of City Officials and Other Interested Parties Called For  
December 4—Various Plans Suggested

THE persistent agitation of many people for many years of the question of the improvement of the port facilities has had the effect recently of concentrating the attention of officials and other interested persons to the urgent necessity of concerted, rather than individual, action of all concerned if anything is to be accomplished. The result is that a meeting has been called for December 4 of the city officials, including Mayor Hylan, Comptroller Craig and Dock Commissioner Hulbert, the Board of Estimate, President Willcox and the members of the New York and New Jersey Port and Harbord Development Commission, the Sinking Fund Commission, A. H. Smith, Regional Director of Railroads; C. H. Markham and H. B. Walker, of the Federal railroad and steamship administration, representatives of the Merchants' Association and other interested parties to try to arrive at some method of bringing about immediate improvement in the harbor.

Commissioner Hulbert's proposals for new docks and other facilities have met with the approval of practically everyone who is well informed about conditions along the harbor front. Some criticism, however, has developed to his plan of removing the Sound River boats from their present docks to the East River. Commissioner Hulbert's report to the Board of Estimate, made last October, calls attention to the desirability of the straightening of the Harlem river, the removal of High Bridge, the widening and deepening of Bronx Kills and the improvement of Newtown Creek, Flushing Bay, Jamaica Bay, Coney Island Ship Canal and the proposed canal from Flushing Bay to Jamaica Bay, but says these all depend on co-operation of the Federal Government.

He then says any congestion of the port which has been claimed to exist by the United States Railroad Administration and the United States Shipping Board, is due to the use of 46 piers by railroads and he suggests that the work on these piers be co-ordinated so that some of the piers may be released for steamships, effecting greater efficiency and considerable saving.

The removal of Shell Reef, in the East River, so as to afford deep water approach to 16 piers between Grand and Thirtieth streets, already authorized by Act of Congress, is another of Commissioner Hulbert's suggestions. In calling attention to his plan for removing the Sound steamers from North to East Rivers the Commissioner says the companies now pay to the city aggregate yearly rentals of about \$200,000 for piers in the North River in addition to rental for one pier privately owned. The city now receives less than \$8,000 for the piers on East River which he proposes to lease to the Sound steamship lines. The North River could then be leased to other parties for much more than \$200,000, while the East River piers could be leased to the Sound Steamship lines for much less than they are now paying for their North River docks but for much more than the city is now getting for them. The city would profit on both deals, besides finding room for ocean going boats. The cost of remodeling the East River piers is placed at \$375,000.

In regard to the foreign trade the Commissioner says:

"In 1917 the value of the total imports of the United States was \$2,659,000,000, of which \$1,138,000,000, or 50.32 per cent., passed through the Port of New York. During the same period the value of the total exports of the United States was \$6,290,000,000, of which \$3,053,000,000, or 48.53 per cent., passed through the Port of New York.

"Statistics show that during the year 1917, the Port of New York made a gain of but 5 per cent. in its export trade, while Philadelphia increased over 50 per cent., Baltimore 30 per cent. and Boston 27 per cent., and the United States Shipping Board recommended that freight be diverted to South Atlantic and Gulf ports because of the inadequate facilities in the Port of New York.

"During the past year great difficulty was experi-

enced in providing accommodations for the 3,281 vessels of foreign registry, having a tonnage of about 9,200,000 tons, and 1,084 vessels of American registry, having a tonnage of about 3,100,000 tons, which entered this port.

"Anyone possessing even a superficial knowledge of port problems can readily appreciate how these difficulties will be increased during the coming year in providing facilities for New York's proportion of the 15,000,000 tons of shipping expected to be launched by the United States Shipping Board, which tonnage will be over and above the 13,000,000 tons taken care of in 1917."

The Commissioner gave details of the plans for the construction of one pier at Stapleton, at a cost of \$1,245,000 and three new piers to replace old Piers Nos. 1, 2, 3, 4 and 5, North River, at a cost of \$4,925,500; also for the construction of a pier at Twenty-seventh street, South Brooklyn, at a total cost of \$765,000 and four piers between Sixty-sixth street and Bay Ridge avenue at a total cost of \$400,000. He adds that if the money is provided for the building of the eleven piers he is sure that he can lease them to return 7½ per cent. on the investment. Two piers on East River at Twenty-fifth and Twenty-sixth streets, he advises, be transferred from use by the city to other purposes.

The Commissioner also recommends the construction during the coming year of the following piers:

One at East Twenty-third street, Manhattan, at a cost of \$200,000.

Two piers at Grand street, Manhattan, cost \$255,000.

One at East Sixth street, Manhattan, cost \$30,000.

One at East Eighth street, Manhattan, cost \$72,000.

Two half piers, Broadway, Brooklyn, cost \$180,000.

Three piers, Dock street, Stapleton, cost \$3,500,000.

One at Bay Ridge avenue, Brooklyn, cost \$100,000.

West Forty-eighth street, Manhattan, cost \$3,706,948.

West 136th street, Manhattan, cost \$250,000.

West 137th street, Manhattan, cost \$280,000.

Piers 45-46, East River, Manhattan, cost \$629,000.

Half pier, 207th street bridge, cost \$97,000.

One pier at 208th street, Manhattan, cost \$65,000.

In the Commissioner's program for 1920 and 1921 are eight piers to cost \$6,396,000. His whole program of improvements is to cost about \$20,000,000.

William R. Willcox, chairman of the New York and New Jersey Port and Harbor Development Commission, has announced that he had been informed of a ruling by the United States Government which will make Philadelphia instead of New York the port of sailing for steamships plying to Southern ports and the Gulf of Mexico. Mr. Willcox was told that the reason for this ruling, which, at one blow, would destroy the commercial supremacy that New York has maintained for generations, is that representatives of local steamship lines complained to the Government about excessive congestion in the railroad yards and steamship piers at this port.

The chairman of the joint board appointed by the Governors of New York and New Jersey to work out a permanent plan of port development protested strenuously against this ruling, and his protest was based mainly on the fact that congestion does not exist. Mr. Willcox agrees with Commissioner Hulbert that an economic employment of the yard and wharfage facilities now existing would correct the evil complained of by the steamship interests.

Figures covering the operations of four of the trunk lines coming to the New Jersey shore, opposite Manhattan, since the beginning of 1914 show that these roads are now receiving fewer loaded cars than in the slack year of 1914, and 20 per cent. fewer than in the heavy year of 1916—this in the face of a war traffic never before equaled.

As to steamship accommodations, while Mr. Willcox does not wish to discourage in any way the building of additional piers, which the growth of the metropolis will undoubtedly continually require, he calls attention



to the fact that the conditions of the past year, when so many of the facilities had been pressed into the war service, are not a true criterion; that in addition to the probable turning back of these facilities to normal uses in the near future, three mammoth piers under construction in South Brooklyn will soon be available, and that there is ample opportunity for more efficient use of existing facilities.

In connection with the figures, Mr. Willcox notes that much of the freight which passes through New York is due not to selfish desires on New York's part, but because the trade routes have been established through New York. For the year ended June 30, 1917, the New York district's share of the total foreign commerce of the United States, according to the 1917-18 report of the New York Chamber of Commerce was 44.68 per cent.

The corresponding proportion in 1916 was 52.76 per cent. and the 1917 percentage was lower than in any year since 1911 inclusive. This suggests diversion from the port of traffic that has hitherto come to it and for which accommodations have been provided.

One other point believed to be an argument against further diversion of traffic from New York is that New York is by far the largest manufacturing centre in the United States. According to the 1917-18 report of the New York Chamber of Commerce, New York City, with slightly less than 5 per cent. of the total population of the United States, contains more than 10 per cent. of the number of manufacturing establishments, and the products of these establishments embrace 9.46 per cent. of the value of all manufacturing establishments in the country. The total number of establishments in 1915 exceeded the combined number in Chicago, Philadelphia, St. Louis and Cleveland, and nearly equaled them in value of products, the values being \$2,292,832,000 for New York and \$2,980,896,000 for the other four cities.

Mr. Willcox insists that there is little basis for the charge that because of congestion traffic must be turned to other ports.

The Merchants' Association has approved Commissioner Hulbert's report as a whole, but reserves comment and approval of his recommendation for the removal of Sound Steamships lines to East River.

On the question E. P. Doyle, vice-president of the Realty Notice Corporation, has submitted a statement including the following:

"In the section of the city bounded by the North River, Broadway, Chambers and Canal streets are the wholesale dry goods people, the wholesale boot and shoe dealers, the wholesale produce men and the large grocery and provision houses. On the south side of this section and very near to Broadway are the wholesale paper dealers, the cordage men and the wholesale fish dealers. In all, there are about 1,400 large business houses located in this section that daily receive merchandise from or deliver merchandise to the Sound steamers.

"The merchandise received from or delivered to the Sound steamers last year by these people amounted to 838,985 tons. In addition, 15,000 tons of general merchandise were delivered to or received from the terminal railroads having piers in the immediate vicinity of the Sound steamships.

"No piers in the city except a few railroad piers are used as intensively as those used by the Sound steamers or are of greater importance to the commerce of New York. The dock commissioner says that the lines must be shifted to East Twenty-sixth street in order that room may be made for prospective foreign commerce. He says the cost of cartage will not be much greater and that the trade centre can be changed.

"As a matter of fact, cartage rates double above Fourteenth street, and it is estimated by competent and practical men that the additional cost of cartage will amount to more than \$1 a ton, or at least \$1,000,000 a year. If the trade centre is changed it will mean 1,400 vacant stores averaging \$1,500 rental a year, or a loss of \$2,100,000 annually in rents until new tenants can be found. A loss of \$1,000.00 a year to the merchants of the city or a loss of \$2,100,000 to property owners must be justified by a real gain to the community."

Comptroller Craig has presented to the Board of Estimate a plan for relieving the freight congestion on the

West Side. He does not pretend to solve the so-called West Side problem.

"In brief," says the Comptroller in his letter to the Board of Estimate, "the plan provides for a six-track underground freight railroad from Fifty-ninth street to a point near Canal street, with unit terminals in convenient locations and transfer bridges providing means of access for the New Jersey railroads, the underground railroad and its terminal facilities to provide for the business of railroads handling merchandise traffic.

"The plan involves no serious physical or transportation difficulty, and it can be financed and operated to the material advantage of the city of New York."

Regarding the waterfront north of Fifty-ninth street the Comptroller says:

"Your attention is directed to the proposed changes between Fifty-ninth and Seventy-second streets. This waterfront is now occupied by the New York Central. The leases for a considerable portion of this waterfront have expired and it is held now under temporary permits. The other leases have but a short time to run.

"In this area the New York Central now has five one-story piers that extend about half way to the pierhead line. The city of New York owns the thirteen streets that intersect the New York Central yards and run to the exterior grant line in the Hudson River. The city also owns Twelfth avenue, which runs through the railroad yard from Fifty-ninth street to Seventy-second street.

"The plan proposes that on at least ten of the street ends modern two-story piers should be erected extending to the pierhead line. This would increase at least fourfold the use now made of that waterfront."

The Comptroller says of the New York Central adjustment:

"While a part of the route proposed is under parts of Tenth avenue and Eleventh avenue, where the New York Central has surface rights, I do not apprehend that any great difficulty will arise from this in providing for the business of that railroad to be hereafter handled through the underground system. The surface facilities of the New York Central are already so obsolete and unprofitable and constitute such an obstruction to street traffic and the city's development that it is scarcely to be believed that that railroad, under Federal control or corporate management, would assume an obstructive attitude."

Not only would the Comptroller have this railroad and pier development owned by the city, but he would have it controlled by the city. The railroads should pay for the facilities on the basis of tonnage handled.

All these various proposals will come up for discussion at the meeting on December 4, and hope is expressed that substantial progress will be made in the co-ordination of the work of providing New York City with adequate port facilities.

## Real Estate Evening School

**R** EPORTS from the real estate and building management class of the Murray Hill Evening Trade School, 237 East 37th street, indicate that this course is even more interesting this year than last, when it was first instituted.

On Thursday evening, November 14, the class was entertained by the American Radiator Co., at their rooms, 110 West 42d street. The experts of this company demonstrated various apparatus, and a practical talk was given by Mr. A. B. Marshall covering modern heating and vacuum cleaning plants.

Last Tuesday the class took up the subject of suburban developments, while on Thursday evening of this week Mr. J. I. Waklee, president of the Sedgwick Machine Works, lectured before the class on elevators and dumb waiters. This talk was open to the public and a number of realty men interested in building management attended.

The class is just starting a new term and any employees of a real estate firm desiring to avail themselves of these lectures and study may register at the school Tuesday and Thursday evenings.

Uncle Sam owns navy yard property in New York City valued at \$13,081,000 and fortifications estimated to be worth \$15,137,000.



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Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

**Optimism and Action**

Developments since the armistice was signed confirm the earlier impression that this is not the time to regard the future with apprehension but rather to look forward to the reconstruction period as one that will assuredly be increasingly advantageous and prosperous. The greatest disturbing influence to well-ordered business and private enterprise in the world's history has been definitely throttled. The terms of the armistice are being fulfilled, if not in good spirit, at least without hesitation or curtailment. The Allied armies are within the German frontier fortifications where they can strangle in its inception any attempt to reopen the war; the German dreadnaughts and submarines are dismantled and interned in English harbors and the arbiters of Germany's future are gathering in Paris, with the dictum of outraged peoples that stern justice shall be dealt out to those responsible for the criminal inhumanity and wastage of war.

Of nearer interest is the demobilization of our home forces, releasing them for works of peace; the cancellation of contracts for enormous amounts of war supplies returning money into natural business channels; the abrogation of restrictions upon the usual business life of the country; the announcement of decreased taxation of the individual and the business corporation.

The relief from the growing restraints imposed by war upon the well ordered interests of the nation has come so suddenly that there is not yet time for conditions to have become normal. The gyroscope of war retains momentum for a considerable period. But the brakes have been put to it. In the course of time it will stop functioning.

In the meantime every development happily promises an orderly return to the resumption of business on the old basis. There is no undercurrent of pessimism, not-

withstanding the many and superlatively serious questions of reconstruction that await solution. These are not so great nor so momentous as those which had to be worked out at the beginning of the war.

And we are better schooled than we were. The man who threw down the tools of peace to take up the tasks of war behind the fighting men are turning with optimism from their desks in the Federal service to their old-time offices, confident in their new strength that they can tackle and solve the intricate and stupendous problems that confront this country and the peoples of the world. It is the hour for optimism and action.

**War Debts and Wages**

Figures on the direct cost of the war for all belligerent nations to the close of 1918, prepared by the Federal Reserve Board, ought to somewhat allay the fears of many that there will be serious trouble between labor and capital over the question of reduction of wages.

The relation between wages and the cost of living is so intimate that what affects one ultimately influences the other. The Federal Reserve Board estimates that the war will have cost all the nations engaged in it approximately \$200,000,000,000, the larger part of which is represented by bonded indebtedness while the ante-war debt of the seven principal belligerents did not exceed \$25,000,000,000. In other words, the debts have increased eight hundred per cent., and the burden of taxation, one of the chief items in the cost of living, has run up proportionately. Whereas it cost in pre-war days about \$1,000,000,000 annually for interest on national debts, it will now be necessary for the people to pay \$10,000,000,000 each year in interest and sinking fund allowances.

In whatever manner this huge amount is collected it will naturally materially affect values and inevitably prevent a return to the basis of prices before the war. Both the cost of living and wages will continue on a higher level than formerly, shaded somewhat from the extremes of the last few months but undoubtedly high as compared with five years ago.

What is of peculiar importance to the people of this country is that the United States is and will be relatively much better off than Germany, or even our allies, in respect to the burdens imposed by the war. Taking population, national wealth and war debt into consideration it is estimated that the per capita war burden will be three times greater in Germany than in the United States. Probably the French and English will have to shoulder twice as much in the way of taxation as our own people.

Another factor not to be lost sight of is the depleted man-power of England, France, Germany, Austria and Italy, while our own is only minutely lessened. Scarcity of men in Europe, with immense reconstruction going on, means that labor over there will be able to command higher wages than prevailed before the war.

What is apparent is that our own increased indebtedness will entail high living expenses for a long time and justify high wages, but the compensating fact will be that whereas in Europe before the war cost of living and wages were generally much lower than in this country it is now assured that the difference between the cost of living and wages in this country and in Europe will disappear entirely or become so nearly equalized as to make competition in business more nearly equal. Whatever inequality exists may reasonably be overcome by the improvements in methods, the greater banking facilities, the larger merchant



marine and the increased effectiveness of co-ordinated efforts in business generally which have been brought about during the last five years.

Wage increases are not the greatest gains made by labor during the war period. These have been only relative because the increases have been largely discounted by the diminished buying power of the dollar. Mr. Gompers knows this. When he says labor will fight to retain the advantages it has won, he is too good a political economist not to be able to agree to modifi-

cations of wage scales based on decreased cost of living. The part labor has played in the war has given it the right to retain its more fully recognized position as a co-partner in the business of the country. Like a new partner in a business concern, ambitious, looking for a chance to make good, anxious to exploit every advantage gained and saving of the increasing fruits of his work, labor should be slow to act in any way that will react to its disadvantage in the new era of co-operative enterprise.

## National Convention of Building Industries

**A**T the convention of the National Federation of Building Industries which will be held December 6 and 7 at Atlantic City the chief event of the first day will be the meeting of the War Emergency and Reconstruction Conference of the Chamber of Commerce of the United States.

On Saturday President Ernest T. Trigg will outline the program and policies of the Federation. Addresses will also be made by William B. King, counsel to the Federation; D. R. McLellan, chief of the Non-War Section, War Industries Board; E. B. Parker, chairman Priorities Division, War Industries Board, and U. S. Senator William M. Calder. Election of officers, appointment of committees and general business will follow.

The Federation wishes to emphasize the fact that this is not a conference for representatives to sit in, listen and report back to executives; but it is a congress of delegates, having authority to act for their respective associations in forming a permanent organization to deal with the unusual and as yet unknown problems involved in the readjustment period following the war.

Among the questions to be discussed will be the employment of returned soldiers; the "Own Your Own Home" program; the material, labor and transportation problems.

The following tentative suggestions for action are made by the committee:

The readaptation of business to new conditions will

require new methods in general of financing the needs of the building industry. Trade acceptances are being urged upon the building industry as an important addition to its liquid capital. Unjust lien laws in some states have discouraged investments in building. A committee on finance could look into all these and other subjects, co-operating with the National Credit Men's Association, the American Bar Association and the American Trade Acceptance Council.

Business men have long since recognized that lawsuits are unprofitable on account of delays and expenses. The prompt settlement of a dispute is often of greater value, even if wrong, than a right settlement obtained at the cost of delay and large outlay. Differences in the foreign trade are now adjusted by commercial arbitration under the auspices of the Chamber of Commerce of the United States. Differences in the building industry ought all to be adjusted in the same way. These should never go into court. A tribunal of arbitration should be selected in advance in every building center from among capable, experienced and fair-minded business men, by whom all disputes should be decided, without regard to technicality, with a view solely to substantial justice. A Committee on Commercial Arbitration might, under the auspices of this Federation, do much to secure the inauguration of such a system.

The suggestion is also made that provision shall be made for submission of questions by referendum during the year.

## For Amendment to Tenement House Law

**I**N response to a prevailing sentiment for legislation adequate enough to permit the profitable alteration of dwellings into tenement houses, Tenement House Commissioner Frank Mann has called a conference, to be held in his office on the nineteenth floor of the Municipal Building, next Tuesday afternoon, November 26, at two o'clock. Representatives of real estate, building and civic organizations interested in the matter have been invited, it being Commissioner Mann's plan to have a general discussion, interchange of views, and then a concentration of effort upon a bill, which will have the approval and support of all interests. Commissioner Mann's letter follows:

"There seems to be a general demand for an amendment to the Tenement House Law for the practical conversion at a minimum of expense, of a large number of the two, three and four-story and basement house originally constructed as a private dwelling, into three and four-family tenements.

"In 1916 the law was amended by what is known as the 'Lawson' bill, for the purpose of meeting the same problem. In practice this law has proven ineffective.

"There is a great number of this type of house that seems to have outlived its usefulness as a private dwelling and hence has no rental or market value. It is in-

variably of good construction, well lighted and ventilated. In my judgment, it would appear to be good business policy both for the real estate interests and the city to get remedial legislation that would enable this type of house to be used for tenement purposes under certain restrictions.

"The scarcity and high cost of material and labor at this time, and the prospect of a continuance of this condition for an indefinite period, as well as the need of additional housing facilities, should also be borne in mind in connection therewith.

"It has occurred to me that it might be well to get uniformity of action and instead of having the various diversified interests present a half dozen or more different bills to the Legislature, to concentrate upon one bill that might meet with the approval of all the interests concerned.

"To carry this out I would respectfully suggest that you send a committee of one or two persons to represent your organization at a conference to be held in the office of the Tenement House Department, on the 19th floor of the Municipal Building, Borough of Manhattan, on the 26th day of November, at 2 p. m., for the purpose of discussing and agreeing upon this and a few other matters which I deem of interest and importance."



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(This talk is No. 12 of a series)

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## RANDOM NOTES IN THE REALTY FIELD

### Real Estate Division Contributes to United War Fund—Philadelphian Interested in Bronx Lots

THE Real Estate Division's contribution to the United War Fund campaign was \$27,500, according to the latest figures available yesterday. The drive was to end on Monday last, but it lagged so all over the city that the time was extended to Wednesday and again later to next Monday, November 25.

Considering the various obstacles that had to be overcome, the results of the drive may be regarded with some satisfaction. The real estate division, in particular was handicapped by a late start, the depressed condition of the real estate market and the fact that it could solicit only real estate firms and corporations. The great celebration on Monday eliminated a whole day's work.

The largest individual subscription was \$10,000 from the Equitable Office Building Corporation. Other large donors were Charles Kay, \$1,000; Cammann, Voorhees & Floyd, \$500; Alfred R. Kirkus for various real estate corporation, \$500; Stephen H. Tyng, Jr., & Co., \$360; Mrs. Sylvia P. Hoe, \$350; Douglas L. Elliman & Company, \$250; Elias Kempner, \$250; Robert Hoe Estate, \$250; George E. Coleman, \$250; Goodale, Perry & Dwight, \$253, and Franklin Pettit, \$200.

### Blake on the Job.

Edward P. Blake, of William A. White & Sons, who as a member of the John N. Golding-Charles S. Brown team in the last Liberty Loan drive was responsible for the sale of \$1,600,000 in bonds, also performed yeoman service in the United War Fund Campaign. Mr. Blake, who assisted Frederick P. Fox, chairman of the real estate division, obtained the largest individual real estate contribution, \$10,000, from the Equitable Office Building Corporation.

### Raises \$3,479.

The team headed by T. W. Spear, of the Douglas Robinson, Charles S. Brown Company, turned in the greatest amount of contributions to the real estate division in the United War Fund campaign. Mr. Spear's team raised \$3,479.

### A Philadelphia Buyer.

The sale at auction of seventeen lots on Jerome and Cromwell avenues in the Bronx to Jacob H. Brodsky, a Philadelphia leather merchant, for \$38,000, came as more or less of a shock to the people frequenting the Vesey street salesroom, not so much because the lots were knocked down at obviously low figures but because they went to an out-of-town buyer. Mr. Brodsky is quoted to have remarked after the sale:

"I made my money in Philadelphia, but I see better opportunities in New York real estate, and intend to make many purchases. I will improve these lots, if somebody does not take them from me by paying a profit, with apartment houses, when the time is ripe."

His point of view is interesting because it shows that even out-of-town people are watching New York real estate and are waiting to seize opportunities.

### A House of Glass.

Lee M. Rumsey of New York is building a unique glass boat house at his winter home at Alton Beach, Miami, Florida. Glass has been widely used in the construction of conservatories and swimming pools; however, its application to boat houses comes as a distinct novelty, though, when its advantages for this purpose are considered, it is a wonder no one thought of it before. The structure is of pleasing lines, with curved eaves, and with the roof and sides constructed of glass there is little chance of mildew. It can be washed down with a hose from top to bottom.

The supporting framework is of cast iron and steel, heavily galvanized. The

glass used in glazing is ground, which softens the direct rays of the sun, while giving the maximum amount of light. The double doors are of wood, with an open lattice pattern that insures good air circulation. In designing the structure, the architects, Lord & Burnham, of New York City, aimed to secure conditions approaching a boat at anchor, with a suitable covering to shield it from the weather. The foundation is of concrete.

### Even as Far as Japan.

Mr. Hidaka, representative of Rockrise & Shiota, architects, 366 Fifth avenue, New York City, equipped with a copy of the 1918 issue of Sweet's Architectural Catalogue, is about to leave the United States, en route for the Far East. His destination is Tokio, Japan, all of which further indicates the far-reaching scope and steadily broadening influence of the Dodge publications.

### "Heatless" Landlord Fined.

What is said to be the first conviction under the sanitary code section relating to the maintenance of heat in apartments to a temperature of 68 degrees, was made this week. Richard W. Freedman, president of the B. F. and G. Realty Company, was arraigned before Magistrate Charles W. Appleton in municipal term court charged with a violation of the Code, and was fined \$100. The violation occurred at No. 106 East Nineteenth street, and the complaint stated that heat had not been provided on November 1 and many times prior thereto.

### Industrial Exhibition Planned.

The Brooklyn Engineer's Club is making elaborate plans for the Industrial Exposition which will be held in that borough next year. The plans being laid will mean the largest exposition of this kind that has ever been held in any city of the United States. The manufacturers who have already signed for spaces represent annual sales amounting to more than \$700,000, and these include firms of national importance who will demonstrate the actual production of their respective merchandise at the exhibition. It will take place in the Twenty-third Regiment Armory during the week beginning April 28.

### An Appeal to Landlords.

Isaac Hyman, who has been elected president of the Harlem Property Owners' Association, to succeed the late Dr. Abraham Korn, has issued an appeal to all members of the organization calling upon them to co-operate with him. He said:

"To enable me to make my office a success and accomplish results favorable to your interests, it will be necessary for every member to pledge his full and whole-hearted co-operation and support. Results can only be attained through unity of purpose and unity of action. Every man who is thrifty and intelligent enough to own real estate ought to be intelligent and energetic enough to protect it. Individual efforts are fruitless. Organization is the only safeguard. Present a strong front and solid resistance to antagonistic interests."

### New Issues of "Trust Companies."

The 1918 edition of "Trust Companies of the United States" which is the 16th annual publication of Trust Company statistics issued by the United States Mortgage & Trust Company, New York, is now being distributed. The figures show total resources of trust companies of the United States to be \$9,380,886,000, a gain of \$422,374,000 over last year. This useful manual consisting of about 600 pages, contains the statements of over 2,100 trust companies and in addition lists of officers and directors, stock quotations, dividend rates, etc.



# Real Estate Review for the Current Week

## Effect of Great Economic Changes Not Yet Apparent—Renewed Activity of Operators Foreshadows Revival

THE real estate market this week did not register any appreciable response to the tremendous national and international changes which ushered in the beginning of the reconstruction period and marked the first steps in the shaping of the post-war Government policy. Ultimately real estate, which is the source of all wealth, must begin to feel the effects of these tremendous changes in American economic life; in the week's developments its sturdiness and resistive power to changes even of such great significance was again demonstrated; its extreme conservatism as an investment medium again exemplified and its ability to come through unscathed during the most critical periods again proven.

The moderate amount of business reported is best explained by the uncertain state of mind with which the average purchaser of real estate is regarding the situation. The full significance of the present situation has not yet been fully impressed upon the great bulk of prospective real estate purchasers, although owners of property have begun to regard the immediate outlook with regard to real estate with considerable optimism. The most important real estate development of the week centered upon the decision of the Federal authorities to remove the ban on building operations. Although it is entirely too early for the effects of this announcement to become apparent, its effect on the real estate market is being commented upon and it is being taken as an opening wedge in the beginning of an extensive movement directed toward the buying of building sites.

The first concrete examples pointing in this direction were provided in the auction room where a Philadelphia investor acquired a parcel of 17 Bronx lots after keen competition with local bidders. The sale of a West 17th street loft building at auction to a speculator was another indication of the renewed interest which buyers are taking in auction room offerings.

Another important feature of the real estate business of the week was the activity of the professional trader in the market. This class of purchaser not only manifested in-

terest in loft buildings in the mid-town and down-town sections, but also figured as a principal in tenement house and private dwelling properties. His presence in the market at this time proves two things; first, that properties are now available for purchase at prices that enable him to buy with a hope of reselling at a profit, and second, that he is anticipating an increased demand for investment properties and is buying in order to receive the early benefits of the release of new capital into the real estate field.

The early resumption of building activity, the consequent increased demand for vacant land and the revival of interest in income producing properties is all predicated upon the improved condition of the mortgage situation and it is generally conceded that renewed real estate interest will keep pace with the flow of money into the real estate field.

An analysis of the present situation reveals the fact that many of the loaning institutions which have heretofore adopted extremely conservative policies with regard to loans on real estate are beginning to readjust these policies. The savings banks, large lenders on real estate, are anticipating the redeposit of huge sums which began to be drawn out as soon as the United States entered into the world war; the other loaning institutions, also large lenders on this class of security, also adopted at that time a conservative policy, and now as the situation begins to clear will probably also be in a position to make large loans on new building operations and improved properties. The title companies who have within recent years developed an extensive loaning business and inaugurated the guaranteed mortgage plan will be in an early position to reap the benefits of a generally improved real estate situation and be able to anticipate continued expansion in this phase of their business.

With the great lending institutions in line private lenders must also come back to the field. The entire outlook, therefore, from the mortgage standpoint, while still largely a matter of conjecture may nevertheless be regarded as encouraging and as a result the entire real estate outlook is imbued with greater possibilities than at any other period since 1907.

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 20, as against 25 last week and 20 a year ago.

The number of sales south of 59th street, was 6, as compared with 11 last week and 10 a year ago.

The number of sales north of 59th street was 14, as compared with 14 last week and 10 a year ago.

From the Bronx 9 sales at private contract were reported, as against 7 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 608 of this issue.

#### Operator Buys Loft.

The Land Map Realty Corporation, Max N. Natanson, president, has purchased from the East Forty-Sixth Street Corporation, through I. B. Wakeman the six-story store and loft building on the southeast corner of Sixth avenue and Eleventh street. The property, which is known as 102 to 108 West Eleventh street, was erected ten years ago by John Glass. It has a frontage of 60 feet on Eleventh street. Beginning at the immediate intersection of Sixth avenue, it extends back in a south-westerly direction for a distance of 161.6 feet. It is 51 feet wide at the rear, and faces Milligan Place, a small thoroughfare with an outlet on Sixth avenue. The selling company acquired it two years ago and held it at \$175,000.

#### Sale on Cooper Square.

The sale of a business building on Cooper square, in which real estate investors have displayed little interest within recent years, served to attract

attention to this locality. The Charles F. Noyes Company and the Douglas Robinson, Charles S. Brown Co. sold, for all cash, for Mrs. Frances A. Sands to James Wilkinson, 28 Cooper square, a three-story building covering a plot 28 by 130. The property was valued at \$30,000 and the purchaser will make extensive improvements at the expiration of the present leases. The property will be conveyed to the buyer free of mortgage.

#### Buy 29 Brooklyn Houses.

Speculative interest in the future of Brooklyn residential properties is reflected in the sale of a group of buildings near the Eighteenth avenue station of the West End subway in Brooklyn. The transaction, affecting twenty-three dwellings and six two-family houses, comprising the two blocks on 83d and 84th streets, between Sixteenth and Seventeenth avenues, was made by the Meister Builders, Inc., who purchased the properties from M. Van Veern. The houses are assessed at \$120,000.

#### Dwelling-Garage Trade.

The Dallas Holding Corporation (Charles L. Bernheimer) has sold 24 East 64th street, a four-story dwelling on a lot 21 by 100.5, to the 160 East 24th Street Corporation, which gave in exchange the five two-story garages at 156 to 164 East 24th street on a plot 150 by 99.9. William B. May & Co. negotiated the deal.

#### The "Brookfield" Resold.

The ten-story Brookfield apartment house at 450 Riverside Drive, on a plot 84 by 100, near 116th street, has been resold by Louis Schlechter to the G. & E. Realty Company. The property is assessed at \$340,000. In part payment the buyer gave the three-story dwelling

at 212 West 112th street, on lot 18 by 100. E. Francis Hillenbrand was the broker. The buying company has purchased several apartment houses on the upper west side in the last two years.

#### Mid-Town Loft Deal.

H. Z. Cohen, who bought the twelve-story loft building at 12-14 West 21st street, on a plot 50 by 100, at auction last week for \$206,000, has resold the property to the newly-organized Twenty-First Street Realty Corporation, L. Benson, S. Benson and H. Bloom, directors. It is assessed at \$195,000.

#### \$250,000 Heights Apartment Deal.

E. Bloom and A. Schechter sold for Mendo Brown to the Iscar Realty Company 510 to 518 West 151st street, two seven-story elevator flats, each on a plot 100 by 100, held at \$250,000.

#### Seven Brooklyn Dwellings Sold.

The estate of I. Sargant sold the seven three-story frame dwellings at 864 to 876 Driggs avenue, at the southeast corner of South Eighth street, to a client for investment. The Bulkeley & Horton Co. and M. Wolf were the brokers.

#### E. W. Browning a Buyer.

The Nobel Apartment, a six-story elevator structure at 54 and 56 East 129th street, has been sold by Shaw & Ebbitt to Edward W. Browning. The property has a frontage of 50 feet and a depth of 99.11. It is midway between Madison and Park avenues.

#### \$122,500 For School.

Justice Newberger of the Supreme Court has granted the Manhattan Trade School for Girls, permission to sell for \$122,500 its former home, a six-story and basement building on plot 73.2 by



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98.9, at 209 to 213 East 23d street, to the New York College of Dentistry, which contracted for its purchase in October.

## Manhattan.

## South of 59th Street.

11TH ST.—The Morard Realty Corporation, Clarence E. Gilmor and Robert Ward, Jr., have exchanged the property at 512 East 11th st for four 1-fam. houses, 169, 171, 173 Union av, Jamaica, and 207 Av T, Brooklyn, from the Marston Realty Corporation. Aaron Klein was the broker.

29TH ST.—Conversion of the 4-sty dwelling at 41 East 29th st into small apartments will probably result from a sale of the property by Gouverneur M. Cahnochan to the 41 East Twenty-ninth Street Co. (I. Koplik, F. Harms and D. A. Davies, directors), incorporated at Albany. The house is on a lot, 21x98.9, between 4th and Madison avs, and was acquired by the seller last January from James H. Cruikshank in a trade for acreage at Nyack. The new company is capitalized at \$20,000. The adjoining house at 39 East 29th st was purchased last September by a corporation in which I. Koplik, one of the directors in the company just formed, was also interested. It was announced at the time that the property would be altered into non-housekeeping apartments.

## North of 59th Street.

77TH ST.—The Houghton Co., acting for the late Hugh J. O'Kane, sold for Ellen R. and Annie R. Jones the 3-sty dwelling 149 West 77th st. The buyer will occupy.

119TH ST.—The Melrah Realty Co. is reported to have sold the 3-sty dwelling, on lot 25x100.11, at 417 East 119th st. Schindler & Liebler were the brokers.

119TH ST.—Goodwin & Goodwin sold for Ogden Davidson the 3-sty dwelling at 82 West 119th st, on lot 16x100.11.

119TH ST.—H. Meltzer sold to a Pike st congregation, for converting into a synagogue, 82 and 84 West 119th st, two 3-sty dwellings, 24x100.11, for Ogden Davidson and Martin Beck, respectively.

122D ST.—George W. Bretell sold for the Rogers estate 123 East 122d st, a 3-sty brownstone dwelling, 15x100.11, to the Hudwilt Corporation, Hudson P. Rose, president.

125TH ST.—S. Soraci sold for the Lawyers' Mortgage Co. the 4-sty house 315 East 125th st, on lot 20x100.

130TH ST.—A. Kane Co. sold for the Lawyers' Mortgage Co. 328 West 130th st, a 3-sty dwelling, 16.8x100.

153D ST.—Frederick Brown has sold to the Martin estate two 5-sty apartment houses, each on plot 37.6x100, at 530 and 534 West 153d st. In part payment the buyer gave three 5-sty apartments, on plot 75x100, at 230 and 232 President st and 413 Clinton st, Brooklyn, recently reported sold by J. G. Bassman of the S. H. Raphael Co., who was the broker in the transaction. The Brooklyn property has been resold by Mr. Brown to the Fern Realty Corporation through William Liss.

204TH ST.—A. D. Phelps & Damiane have sold for a client the Red Court, a 5-sty apartment house, at 677 West 204th st, on a plot 75x100, to the Benenson Realty Co. It adjoins the old Dyckman house property at the northwest corner of Broadway and was held at \$95,000.

AUDUBON AV.—The Lawyers Mortgage Co. sold to the College Holding Co., Joseph Shenk, president, the Rockville, a 6-sty elevator apartment, 107.11x100, at the northeast corner of Audubon av and 177th st, acquired in foreclosure proceedings. The apartment is known as 247 to 251 Audubon av, rents for \$24,000, and was held at \$165,000.

## Bronx.

FOX ST.—Benjamin Englander sold for the M. & B. Realty Co. to R. Joelson the 5-sty apartment house at 952 Fox st, on a plot 40x110.

ALDUS ST.—Louis Epstein sold for Abraham Wolff the 5-sty apartment house at 978 Aldus st, on a plot 42x107. The property was held at \$50,000.

HOFFMAN ST.—Roy Scherick sold for Samuel L. Maduro the 3-sty house 2470 Hoffman st to Theodore H. Fishel, who gave in trade large plotage at Mamaroneck, N. Y.

137TH ST.—James Montgomery & Son sold to an investor the 2-sty brick building, on lot 25x100, at 291 East 137th st.

CLINTON AV.—J. Clarence Davies sold for Charles J. Crowley 1822 Clinton av, a 3-sty brick 2-fam. house, on lot 19.4x90, near 175th st.

FORDHAM RD.—A. D. Phelps & Damiane have sold for a client 302 and 304 East Fordham rd, a 2-sty business building, on plot 37x67x irreg., to Oscar Sanders.

HOE AV.—M. L. & C. Ernest bought from H. Hitchcock 1640 Hoe av, a 3-sty frame dwelling, 25x100, and gave in exchange 61 Larch st, Bogota, N. J., a cottage, 100x200, and resold the Hoe av house to B. Koenig.

SENECA AV.—J. Clarence Davies, in conjunction with Samuel Cowan, sold for Francis P. Dunn the northeast corner of Seneca av and

Irvine st, a 4-sty apartment house, with store, on lot 25x100.

STEBBINS AV.—Schoen-Westchester Realty Co. sold for the Anthony Avenue Realty Co. to the Stebbins Avenue Realty and Construction Co. 1193 Stebbins av, running through to 858 Home st, for improvement.

## Brooklyn.

BERGEN ST, ETC.—The James R. Ross Co. sold for Herman Weingarten 1077 Bergen st, a store and flat building; for the D. & M. Chauncey Real Estate Co., Inc., the vacant northeast corner of Fulton st and Howard av, 100x171, running to the south side of McDougal st.

PIONEER ST, ETC.—A. Peace & Son have sold the block bounded by Pioneer, Columbia, King and Dwight sts, 400x200, in South Brooklyn, which the new owner intends to improve.

VANDERBILT ST.—Walter S. Ross and C. C. Gretsinger sold 523 Vanderbilt st, between Prospect av and 18th st, a 2-sty house, on a lot 20x100, for Frank D. Creamer & Co.

1ST ST.—The John Pullman Real Estate Co. sold 368 1st st, a 2-sty dwelling, on a lot 20x100, for Mrs. Fannie Sigal 40 Thomas Gerber for occupancy.

44TH ST.—Thierman & Gilbert sold for the Morgenstern Brothers' Syndicate to Schumer & Strauss 1470 44th st, a 4-sty flat, 44x100, held at \$5,000.

62D ST.—Frank A. Seaver & Co. sold for George Danforth the 1-fam. dwelling at 1945 62d st.

BATH AV.—Meister Builders, Inc., sold 1735 Bath av, a 2-sty business building, completing the resale of the five houses held by this company for several years.

CARLTON AV.—A. Peace & Son has sold 160-164 Carlton av, 2-sty brick buildings, which the owner will demolish. The plot will be re-improved with a 3-sty concrete building.

COLUMBIA HEIGHTS.—J. H. Pennock & Co. sold to E. R. Squibb & Sons, Inc., the southeast corner of Columbia Heights and Doughty st and the northeast corner of Columbia Heights and Vine st, a plot 150x600, to be improved eventually with a large factory.

FLATBUSH AV, ETC.—J. D. O'Connell, Jr., has sold the 3-sty store and flat, on lot 20x100, on the east side of Flatbush av, 21 ft. north of Hawthorne st, for M. Huber; also sold 173 Rutland rd, a 2-sty dwelling, on lot 20x100, to M. Heitmann.

FLATBUSH AV.—William S. Baker sold for Johnston & Rapp to the Jules Realty Co., Archibald J. Shapiro, president, the vacant plot at the intersection of Flatbush and Rogers av, Brooklyn, measuring 80 ft. in each thoroughfare; also to the same buyer for Isidor H. Kramer the adjoining plot, 100x98.4.

GREENE AV, ETC.—Henry P. Cain sold 900A Greene av, a 3-sty dwelling, for John F. Garvey; also 935 Gates av, a 3-sty store building, for Josephine Mills, and 702 Schenck av, a 1-fam. dwelling, for Catherine Holmes.

LEWIS AV, ETC.—Everett Kuhn sold in Brooklyn 434 Lewis av, a 2½-sty dwelling, 20x 20, for E. L. Grimes; also 483 Putnam av, a 2-sty dwelling, for E. Tucker.

4TH AV, ETC.—Howard C. Pyle & Co. sold the vacant southeast corner of 4th av and 42d st, 105x200, for the W. A. Spies estate to the National Board of Young Women's Christian Association of the United States of America; 1427 41st st, a 2-sty brick 2-fam. house, for George Armstrong to Henrietta Steinberg; four-

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teen lots in the north side of 13th st, between 2d and 3d avs, for the G. H. G. Realty Co. to E. C. Maxwell; 14 College pl. a 3-sty garage, for George Cromwell to L. G. Wulwick; 1534, 1537, 1538, 1540, 1549 and 1557 44th st, 2-sty dwellings, each 20x100, to Ephraim Fleisher, S. L. Marks, M. Tomkin, Mrs. Dubinski and Julius Klemes; 119 Willoughby st, a 3-sty dwelling, 20x67, for the Metropolitan Associates to J. Petronella; 1259 and 1261 42d st, 2-sty dwellings, for M. Spier to John O'Dea; 281 Clinton st, a 4-sty flat, for Sophia Matfeld to A. De Simone; 1873 61st st, a 2-sty stucco dwelling, 18x100, for M. Schober to B. C. Clark; 625 Ditmas av, a 3-sty stucco dwelling, -0x100, for Emma Landolt to C. A. Brown.

#### Queens.

**CORONA.**—The Clinton Trading Corporation sold to Domenico Midiri and Anna Comunale a 2-sty 2-fam. frame dwelling at 32 47th st, Corona, L. I., for occupancy.

**FAR ROCKAWAY.**—Minerva Theatre Co. purchased from M. E. Crabbe a plot, 49x103, on the north side of the Rockaway Beach bldg, west of Pleasant av.

**FLUSHING.**—Nicholas Bozza of Manhattan has bought from Edna and Adelaide von Der Born the dwelling, on plot 75x100, at 51 15th st, Flushing, for a home. J. Albert Johntra was the broker.

**JAMAICA, ETC.**—Frank J. Magerle has sold the 1-fam. dwelling at 69 Middleton st, Jamaica, to Mrs. Cora Porter for occupancy; for Marie Raechel 640 Herald av, northwest corner of Fenhurst pl, Richmond Hill, a 6-room cottage, with garage, to Charles A. Stoever, and for Mrs. Nellie Atkinson 7 Oxford av, Richmond Hill, a cottage, with garage, on a plot 28x108.

**LONG ISLAND CITY.**—Wallace J. Hardgrove, of The Queensboro Corporation, resold for the Queens Operators Corporation to an investor four apartment houses on Potter av, near Steinway av, Long Island City.

**LONG ISLAND CITY.**—Wallace J. Hardgrove, of The Queensboro Corporation, sold to the Municipal Realty Co., Alfred M. Rau, president, the block of eight 4-sty tenement houses on the north side of Norman av, between Jewell and Moultrie sts. The seller, Henry Liebowitz, was represented by Irad T. Lane.

**LONG ISLAND CITY.**—John McLaughlin has sold the 3-sty frame building, on lot 25x100, at 346 Hopkins av, corner of Lincoln st, Long Island City. This property was taken in an exchange by the seller about twelve years ago. Mr. McLaughlin was a member of the firm of Moore & McLaughlin, which built over 200 houses in Yorkville.

**MIDDLE VILLAGE.**—J. Ritter purchased from the Cooper Heights Building Co. the improved plot, 50x100, on the east side of Hinman st, south of Pulaski st.

**RICHMOND HILL.**—H. R. Williams & Son have sold the 2½-sty stucco and shingle cottage on Hamilton av for Conrad Krieg to Miss McManus; also the adjoining property on the north for Mrs. Humphreys to M. Karson for occupancy.

**RIDGEWOOD.**—The Ridgewood Park Realty Co. has sold the plot, 108x200, on the southwest corner of Mount Olivet av and Elliott av to the United States Cremation Co.

**ROCKAWAY PARK.**—The Hatch-Gazan Co. sold for the Gehring Realty Corporation a 3-sty frame dwelling in Washington av to Dr. Frank P. Hatfield.

**ROCKAWAY PARK.**—H. Richter & Co. sold the Rhineland Hotel in Rockaway Park, on the west side of 5th av, running back to 6th av, for A. Verity to Mrs. A. Grimm; also for Charles F. Stadtmuller a dwelling on the east side of North 8th av, Rockaway Park, to Allen E. Davis of Brooklyn.

**WOODHAVEN.**—William P. Jones sold for Louise Wilson 25x100 west side of Norris av, 150 ft. north of Atlantic st, Jamaica, L. I., and 50x100 west side of Clinton pl, 100 ft. south of Grafton pl, Woodhaven.

#### Richmond.

**TOMPKINSVILLE.**—Moffatt & Schwab sold for Mrs. Meta Krentzel the house and large plot of land at 30 Brewster st to Rasch Olsen of Tompkinsville.

**WEST NEW BRIGHTON.**—W. S. E. Hall sold for Joseph Oakley of Philadelphia, Pa., 225 Taylor st, West New Brighton, to John Coyne for occupancy.

#### Out of Town.

**STAMFORD, CONN.**—Mrs. Sylvania Wall sold through Arthur W. Bell to Judge Charles D. Lockwood, property on Hubbard av, Stamford, Conn., consisting of six acres, house of fourteen rooms, outbuildings, etc., held at \$35,000. Leonard K. Prince sold to Fred E. Warren, of 25 Madison av, this city, property at Stamford, Conn., consisting of four acres, house of twelve rooms, barn, garage, etc., held at \$35,000. Griffin, Prince & Ripley and Arthur W. Bell were the brokers.

**GREAT NECK.**—I. G. Wolf sold to Frank Duffy the former Palmer estate of eleven acres on Kings Point rd, Great Neck, fronting 47 ft. on the rd and 470 ft. on Long Island Sound. The homestead on the property is 135 years old, and there are docks, garage, barns and outbuildings. It was held at \$200,000. The same broker sold the William G. Clark residence on Myrtle dr to Mrs. Sallie E. Byington; a residence on Maple st for Rosie Wolf to Edith M. O'Donnell, and a plot in the Kensington section for the Finlay Realty Co. to the Great Neck Building Co.

**ISLIP, L. I.**—The James E. Ross Co. sold for Jesse Bradford Whitman, a dwelling on plot of about two acres on the north side of the South Country rd, adjoining the land of F. Rosebush.

**PATCHOGUE, L. I.**—Edward N. Crosby & Co. sold for Charles Feymann and others the Patchogue Inn on Bay av. The property in-

cludes two large and two small buildings, with a plot 205x375.

**BOGOTA, N. J.**—M. L. & C. Ernst sold 61 Larch av, cottage, 100x200, to H. Hitchcock, of Hackensack, N. J., who gave in exchange 1540 Hoe av, a 3-sty frame house, which the brokers resold to B. Koenig for occupancy.

**DEAL BEACH, N. J.**—Edward P. Hamilton & Co. sold for Frederick Brown to Frederick Pring a stucco and tile roof residence and garage on Deal Esplanade.

**GLEN RIDGE, N. J.**—The Frank Hughes-Taylor Co. sold for cash the dwelling at 262 Ridgewood av for Martha E. Schultz.

**JERSEY CITY, N. J.**—The United New Jersey Railroad and Canal Co., subsidiary of the Pennsylvania Railroad Co, bought from the Isaac I. Van der Beck estate a large plot at the northwest corner of Steuben and Green sts. The price paid is reported to be \$215,000.

**MONTCLAIR, N. J.**—The Frank Hughes-Taylor Co., sold for J. Gerry Dobbins to A. B. Marvin, a New York lawyer, his colonial residence and garage on the mountainside.

**NEWARK, N. J.**—Feist & Feist sold for Frank Kaufman to George Sickle the dwelling at 152 Lexington av, on a plot 40x100.

**NEWARK, N. J.**—Louis Schlesinger, Inc, sold for Rudolph H. Molter to Arthur D. Crane the three 1-fam houses at 141, 143, 143½ Camden st, southwest corner of of 13th av. The new

owner contemplates alterations. The same broker sold for Rudolph H. Molter the 2-fam frame dwelling at 583 North 8th st, on a plot 35x125 to Jensen Jensen.

**NEWARK, N. J.**—The Gulf Refining Co. has purchased through Joseph L. Feibleman & Co. the plot at 92 to 110 Lentz av, Newark, N. J., near its plant. The company will erect on the site an automobile repair shop and garage to take care of its numerous trucks. The building will have a frontage of 130 ft. on Lentz av.

**NEWARK, N. J.**—Feist & Feist sold for the General Leather Co. the property at 125-129 Hoyt st to Nathan Schwartz; also for the estate of Gifford A. Plume the vacant plot, 100x250, at 279-285 Mt. Prospect av to Charles T. Shipman, who will improve with an apartment house.

**NEWARK, N. J.**—Jacob Rothbard of the firm of Rothbard & Brotman, commission merchants, has purchased from Sigmund Eckhouse through Louis Schlesinger, Inc., the 1-fam. frame residence, on a plot 50x115, at 57 Heden ter.

**NEWARK, N. J.**—Louis Schlesinger, Inc, sold for William I. Cooper, president of the National State Bank, his former residence at 118 Orchard st, 30x202, to P. Racca, who will alter it for the occupancy of two families. The same broker also sold for the estate of Henry Jones at 118 Arlington st, 35x100, adjoining the 6-sty building of William T. Jancovius' carpet cleaning

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establishment, which has acquired the same and will use it for storage and garage purposes, and after the war will begin building operations to extend its plant.

NEWARK, N. J.—Feist & Feist, Inc., sold five dwellings, 10 to 18 Crittendon st., 100x100, for Max Mendt to Joseph H. Swan; 238 Sherman av., a 3-fam. house, 25x100, for the Lincoln Building and Loan Association to Joseph Segal; 182 Clinton av., a frame and stucco dwelling, 100 ft. south of Gralton av., for the Henry Bugie estate to Susan Farlee, who will erect a garage on part of the plot.

RUTHERFORD, N. J.—L. N. Nicholson & Co. sold to Henry L. Dixon, house with  $\frac{1}{4}$  acre of land, for \$2,500; to Peter Helms, Jr., 6-room house, for \$2,200; to May Burckhardt, 6-room house, for \$2,000; to Edward Peitman, cottage, for \$2,200; to William A. Carroll, 8-room house, for \$4,500; also in Lyndhurst, to Titus J. Rogalski, 6-room house, for \$2,000; to John S. Thompson, 7-room house, for \$3,000; to Andrew H. Cipin, California bungalow, for \$4,800, and to Frederick Wanderer, 8-room house, for \$5,500.

SADDLE RIVER VALLEY, N. J.—S. S. Walstrum-Gordon & Porman sold Clarence Ewen's 50-acre farm in Saddle River Valley, Bergen County, N. J., to Alired Hazleton.

UPPER MONTCLAIR, N. J.—W. H. Parsons sold at Upper Montclair to Hugh R. Monroe for Mrs. Rose Connett two lots having a total frontage of 325 ft. at Park st. and Overlook rd., and for Mary S. O'Neill 60x150 ft. in Overlook rd.; for David G. Holmes 631 Grove st., a dwelling, 30x50; for the Jasper C. Osborne estate 130 Clarewill av., a dwelling, 100x150, to Henry G. Townsend.

WEEHAWKEN, N. J.—The J. G. Syms Land Co. sold to the H. E. Benjamin Co. the Royal Court, a 5-story apartment house, east side of Park av., near Jefferson st., for a price reported at \$102,500.

LARCHMONT, N. Y.—The residence of Thomas H. Hilliard on Pryer Court, Larchmont, has been sold through E. C. Griffin and P. H. Collins to a New Yorker for occupancy. It was held at \$65,000.

LARCHMONT, N. Y.—Edward C. Griffin & P. H. Collins sold Randolph Hurry's Monroe av. cottage, held at \$22,000, to William Knabe; and the Bulkley estate's half acre in Boston Post rd. and Manor pl., held at \$8,000, to Peter Zygmunt, who will build on it after the war.

MAMARONECK, N. Y.—Charles Field Griffin & Co. sold for the Darlington estate its country place on the Sound at Orienta Point, comprising 20 acres of shore front land, large mansion and outbuildings.

MT. VERNON, N. Y.—The Red Roof Realty Co. sold for Mrs. Clark 561 South 5th av., Mount Vernon, to J. J. Hassen; also for the same owner 605 South 5th av., and the 3-fam. house 558 South 7th av. for M. F. Reardon.

NEW ROCHELLE, N. Y.—The O'Connor Real Estate Agency sold for the Sternburg Estate 246 Winyah av., New Rochelle, N. Y., a 10-room frame residence, held at \$12,500, to J. W. Scoville.

PELHAMWOOD, N. Y.—Fish & Marvin sold for Louis D. Hudson his California bungalow at Pelhamwood, situated on a large plot on one of the highest knolls in Pelham, to Mrs. Selenia Wagner. The property was held at \$15,000. Fish & Marvin also sold for Nathan F. Vought his new brick residence at Pelhamwood to Mrs. Cornelia Scott. The property was held at \$12,000.

SCARSDALE, N. Y.—The Scarsdale Estates sold to James T. Dorgan a plot adjoining his house on Greenacres av., Greenacres, and to a client who has made several previous purchases in Greenacres an additional plot on Walworth av.

TARRYTOWN, N. Y.—The Robert E. Farley Organization sold for the Estates of Tappan Zee, Inc., an additional plot on Broadway in the Philipse Manor section to Powhatan Boiling.

WHITE PLAINS, N. Y.—The Robert E. Farley Organization sold for the Gedney Farm Co. a plot at Gedney Farm to Geo. P. Dalton.

YONKERS, N. Y.—The Robert E. Farley Organization sold for the Union & New Haven Trust Co., as trustees, two plots on Linden av., in the Nepperhan Heights section, to W. G. Duncan, of New York City.

## RECENT LEASES.

### Lease With Purchase Option.

The Charles F. Noyes Company and Cammann, Voorhees & Floyd have leased for George Richter to the Orbis Products Trading Co., the six-story and basement building, 215 Pearl street, covering plot 30 by 130, and containing 25,000 square feet of space, at an aggregate rental of about \$60,000. The lease carries with it an option to purchase the property. The building is located between Maiden Lane and John street. The leasing company is a new \$500,000 company, dealing in drugs, chemicals, essential oils, gums and egg products. C. J. A. Fitzsimmons, president, in commenting on the lease, stated: "We have rented 215 Pearl street for a long term of years with the option of purchasing, because we are convinced that this building is in the heart of the drug district. We will make extensive improvements from plans by John H. Knubel, and occupy the entire building exclusively for our business after the changes have been made."

### To Take Over Hotel.

J. E. Knott, J. P. Polson, and S. Naylor have formed the 871 Seventh Avenue Hotel Corporation for the purpose of taking under lease the thirteen-story Hotel Wellington at 869 to 873 Seventh avenue and 151 West Fifty-fifth street, forming an L around the northeast corner of these thoroughfares. The lease will be for twenty-one years, with renewal arranged on a net rental basis. Negotiations are reported to be well advanced. The Wellington has a frontage of 75 feet on Seventh avenue and a depth of 125 feet, with a 25-foot L to Fifty-fifth street. It is owned by the Wellington Hotel Corporation, controlled by Miss Mina E. Fritts, who also operates the Hotel Iroquois. Miss Fritts purchased the Wellington last April, but had operated it as lessee for four years prior to the purchase.

### Big Broadway Store Lease.

The Liggett, Riker-Hegeman Drug Stores leased from the Crosstown Realty Co. the entire corner store in the Marlborough Hotel, at the northwest corner of Broadway and Thirty-sixth street, for a term of ten years for the Crosstown Realty Company. Herbert Hecht & Co., Nathan J. Mitchell and Robert J. Coverdale were associated as brokers in the deal, the aggregate rental amounting to about \$250,000.

### East Side Rental Increase.

The lease of a Delancey street building this week reflected an increase of 150 per cent. Hiram Rinaldo leased for the Metropolitan Tobacco Company to the G. & G. Restaurant 138 Delancey street, a four-story structure, 25 by 100, between Norfolk and Suffolk streets, for about \$100,000 total rent. The new tenant will spend about \$20,000 in altering the building.

### 42-Year Apartment Lease.

An unusual apartment lease was made this week, which may set a new record for term durations. The Riverside Drive Apartments, Inc., recorded a twenty-one-year lease, with a renewal privilege for a similar term, made with Harrington Emerson, an engineer at 30 Church street, for the south apartment on the sixth floor of 125 Riverside Drive. Mr. Emerson will pay \$1,080 a year for the suite, or a total of \$45,360 during the term of the lease.

### Manhattan.

THE AIR NITRATES CORPORATION, which recently leased four floors in the Winfield Building, at the northeast corner of 5th av. and 40th st., subleased through Cross & Brown Co. to the Employment Department of the United States Government the 3d floor, containing 10,000 sq. ft.

ALBERT B. ASHFORTH, INC., leased space in 19 West 44th st. to the "Over There" Theatre League; in the Brokaw Building, Broadway and 42d st., to Louis Kaplan; at 229 East 41st st. to the Oliver Continuous Filter Co.; the 2d floor in 450 5th av. for the Farmers Loan & Trust Co. to the F. G. Smith Piano Co.; space in 16 East 23d st. to Kaufman Brothers & Co.; the three upper floors of 161 West 44th st. to the Picadilly Club, Inc.

BASTINE & CO., INC., have leased the store, basement and 1st loft at 31-3 West 21st st. to Fredk Hacker & Co.; the 7th and 11th floors at 31-3 West 21st st. to D. E. Sicher & Co.; the 9th floor at 15 West 26th st. to A. & B. Heimlich; the store and basement at 45 West 27th st. to Edgar Lehman; the 9th floor at 78 5th av. to the Gibraltar Dress Co.; and the 5th floor, rear, at 15 West 26th st. to J. M. Moos.

THE BRETT & GOODE CO. has leased to the United Mail Order House the store, basement and 14th floor of 6-8 West 32d st. for a term of years at an aggregate rental of about \$50,000.

CROSS & BROWN CO. leased for the New York Times Co. the entire 23d floor in the Times Building to John H. Eggers Co.; the estate of P. H. McNulty leased the 3d floor and office space on the 2d floor at 549-51 West 52d st., through the Cross & Brown Co.; and the Mecca Realty Corporation leased through Cross & Brown Co. additional space in 1600 Broadway to the Robertson Cole Co.

MRS. H. DINGLEMAN rented apartments in 124 West 55th st. to Dorothy Klewer, Charlotte Johnson; in 440 Riverside dr. to Anton F. Burkhardt; in 611 West 112th st. to Mazie Thompson; in 229 West 78th st. to Louis N. Kamber; in 5 West 82d st. to Louis A. Michaelson; in 310 West 99th st. to William S. Gordon; in 301 West 108th st. to J. Valensi; in 596 Riverside dr. to Mrs. M. A. Peene; in 666 West 162d st. to Francis A. Doggitt; in 629 West 115th st. to W. J. Moore; in the Apthorp to E. J. Young, Jr.; in 400 West End av. to Carlos Pfeister; in 549 West 113th st. to A. G. Miller; in 105 West 72d st. to Max Phillips, Marjorie Logan; in 294 West 92d st. to L. P. McCalla; in 230 West 79th st. to Ernest



F. Drew; in 645 West End av to Frank O. Evans; in 1070 Madison av to Mrs. F. F. Viale.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for Dr. Charles V. Paterno, president of the Vanderbilt Avenue Realty Corporation to Herman D. Kountze, president of the Atlantic National Bank; in the Montana, 375 Park av, a furnished apartment for Robert P. Staats to Lewis B. Stillwell for the season; an apartment at 471 Park av, southeast corner of 58th st, for the 471 Park Avenue Co. to Mrs. Emmet Densmore; in 125 East 72d st an apartment for Mrs. Cordelia C. Velie to Lucius Pond Ordway, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for Rudolph E. Schirmer to Edgar Park; in 471 Park av for the 471 Park Avenue Co. to Mrs. John Hannah; and an apartment in 40 Central Park South for Mrs. Jacob Gould Schurman to Harmon S. Graves, of Rye, N. Y.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment in 471 Park av, southeast corner of 58th st, for Charles S. Thorne to Frederick B. Galvin for the season; at 500 Madison av a furnished apartment for Walter G. Oakman to C. D. Smithers for the season; at 45 East 62d st an apartment for George H. Edwards to Louis E. Stoddard; and a loft, comprising an entire floor, in the Higgins & Seiter Building, at 9-11 East 37th st, for the Deartfort Corporation to Feltenstein & Joffe.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty dwelling at 776 Madison av, between 66th and 67th sts, for Dr. Stafford McLean to H. L. R. Emmet, of Tuxedo Park, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. have leased an apartment in 471 Park av, southeast corner 58th st, for the 471 Park Avenue Co. to Mrs. Evelyn Schley of Short Hills, N. J.; in conjunction with E. K. Van Winkle an apartment in 808 West End av to Charles Luke; in 45 East 62d st for George H. Edwards to Mrs. Harriet Edgerton; and in 28 East 49th st for the Advocate Realty Co. to E. K. Ball.

J. ARTHUR FISCHER leased to the Grand Rapids Furniture Co., Manges Brothers, the store in 34 West 37th st; also rented to Florence Vomburgh a studio apartment in 61 West 37th st.

JOHN R. & OSCAR L. FOLEY rented to Best & Co., for the estate of Charles F. Hoffman, the garage recently completed at 240 and 242 East 45th st for ten years at \$40,000, taxes, etc.

I. GROB & CO. leased for five years at a yearly rental of \$3,600 the 3-sty loft, 50x100, at 179 and 181 East 124th st from James Lucas.

HEIL & STERN leased 6-10 East 32d st, Rosenfeld & Co., leased for the 31st Madison Co. the 9th floor in 135-41 Madison av to Samuel Floersheimer & Co.

JULIA BEVERLEY HIGGINS leased the following apartments: for R. S. Wortley his apartment in 968 Park av to Newland Johnson; for Judge Edward Finch his apartment in 21 East 84th st to Mrs. E. du Pont Irving; for Henry W. Hardon his apartment in 144 East 40th st to Mr. McIlvaine Luquer, and for A. Duer Irving his apartment in 156 East 79th st to H. G. Newhall.

HEIL & STERN leased 6-10 East 32d st, running through to 31st st, the 9th floor to A. H. Vogel & Co.

M. & L. HESS, INC., leased, in conjunction with Spear & Co., the 7th floor at 16-18 West 22d st, running through to and including 15-17 West 21st st, to A. Dolgenos & Son.

M. & L. HESS, INC. leased for the 31st Madison Co. (Frederick Tench, Pres.), the 7th floor at 135-41 Madison av, corner 31st st, containing 13,500 sq ft, to Deitch Bros., Inc., makers of leather goods and one of the oldest firms in that business. The lease is for a term of years at an aggregate rental of \$75,000. The landlord was represented by the George Rosenfeld Co.

HENRY HOF leased for Samuel Riegler the 1st loft at 210 East 23d st to Crosley's Shoe Service, Inc., for a term of years; also for Robert E. Kelly the 2d loft at 241 East 41st st to Elizabeth N. Cushing, and for Francis J. Lentry, the dwelling at 335 East 42d st to John J. Kilcommins.

THE HOUGHTON COMPANY leased for Ellen I. Crosby the 4-sty dwelling 34 West 97th st to Joseph S. and Mary L. Kearney.

HUBERTH & HUBERTH leased offices in the American-Circle Building to the J. & D. Tire Co.

A. KANE CO. rented for the Farmers Loan & Trust Co. the 3-sty dwelling 268 West 130th st to Annie Robinson.

SAMUEL H. MARTIN leased for Marie Scott the 4-sty dwelling 250 West 70th st to Fannie Ward.

SAMUEL H. MARTIN leased the 4-sty dwelling 157 West 64th st for the Farmers Loan and Trust Co. to Julia Anderson.

WILLIAM B. MAY & CO. leased the furnished dwelling at 112 East 61st st for Mrs. Virginia K. Magee to Arthur Brisbane.

PAYSON McL. MERRILL CO., INC., leased apartments in 925 Park av to Louis du Pont Irving; in 135 West 56th st to Lieutenant William T. Cochran; in 9 East 44th st to Miss Marguerite Caldwell; in 112 West 47th st to Commander Clarence B. Fuller, Donald McLagan; in 133 West 56th st to William H. Draper, Jr.

JAMES C. MILLER rented an apartment furnished at 350 West 88th st for J. E. Sterrett to P. Grimaldo del Solar, and at 789 West End av to O. C. Bevin.

THE CHARLES F. NOYES CO. leased for Richmond Rochester the 5-sty building 42 South st, near Old Slip, for ten years at an aggregate rental of \$50,000.

THE CHARLES F. NOYES CO. has leased the ground floor and basement of 62 Stone st for J. Reuben Clark, Jr., to H. & S. Hansen;

for Leerburger the store 64 Ann st to James L. Theodore; a floor in 198 William st for the Garnet Realty Co. to Joseph Goldman; the 2d floor of 214 Fulton st to the United States Government for railroad purposes, and space in 72-74 Beaver st to William Gibbs.

THE CHARLES F. NOYES CO. leased for Charles S. Phillips, treasurer of the Reformed Dutch Church, the building 12 Dutch st for a term of years at an aggregate rental of about \$25,000. The tenant is the Takamine Laboratories, Inc. The building is to be extensively altered.

WALTER B. OLIVE leased for Ernest Flagg to the Standard Express & Trucking Co. for warehouse purposes the 5-sty buildings at 621, 623 and 625 West 46th st.

PEASE & ELLIMAN leased, furnished, for Ernest Warren to Beverly Robinson the 3-sty dwelling at 61 West 9th st, between 5th and 6th avs; also the rear half of the 6th floor in the Pease & Elliman Building, at 340 Madison av, to W. A. J. Gavin, an English promoter of boxing; and, furnished, for Mrs. Charles Presbrey, her apartment in 565 Park av, at 62d st, to James L. Watt.

PEASE & ELLIMAN leased, furnished, for Miss Alice Kauser to Mrs. Henry Luden the 4-sty dwelling at 146 East 37th st; also for Douglas L. Elliman & Co., as agents, an apartment in 471 Park av, the southeast corner of 58th st, to Archibald W. Ferguson; one in 570

Park av for Mrs. W. L. Green to Mrs. Harry B. Owsley; in 09 East 56th st for Mrs. Sanford Bissel to A. E. Norden; in 21 West 58th st to Mrs. J. F. Crosby; in 10 East 53d st to Mrs. E. T. Owen; and, furnished, in 8 West 47th st for Mrs. E. F. Chalmers to Leonard Jacob.

PEASE & ELLIMAN leased, furnished, for Miss G. E. Potter to Mrs. P. K. Hudson the 4-sty dwelling at 52 Park av, between 37th and 38th sts; for Dodd Mead & Co. to the Pennsylvania Textile Co. a loft in 445-449 4th av, the northeast corner of 30th st; apartments in 850 Park av, for Frederick Johnson to Ralph W. Bickel; in 122 East 31st st for the Douglas Robinson, Charles S. Brown Co as agents to Colonel Harris; in 305 Lexington av to Francis M. Brandon; in 911 Park av to Mrs. Myrtle W. Morson; in 137 East 35th st to Mrs. Olive May; in 144 West 57th st to Miss Kathleen Duggan; in 100 West 59th st to Miss Rosalie Thorpe; in 1070 Madison av to George J. Hamlin; in 170 West 59th st for the Title Guarantee & Trust Co to Mrs. M. E. Davis; in 118 East 54th st for Charles Scribner, Jr., who was represented

PEASE & ELLIMAN leased for A. L. Gosselin for a long term of years the entire 50th floor in the Woolworth Building to the United Exporting and Importing Co.; also offices at 2 Rector st for J. D. Huddell to I. R. Newton.

PEASE & ELLIMAN leased, furnished, for Mrs. Angela M. C. Worden to Mrs. Mary B. Channing the 4-sty dwelling at 114 East 76th st, between Park and Lexington avs.

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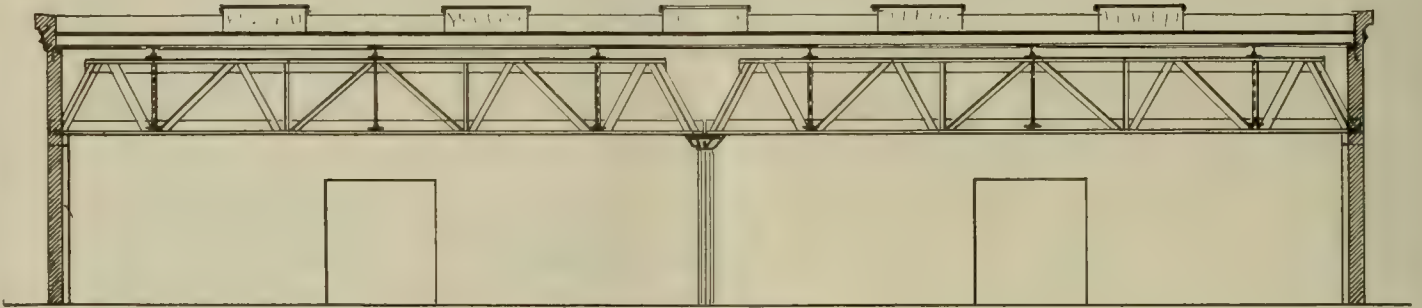
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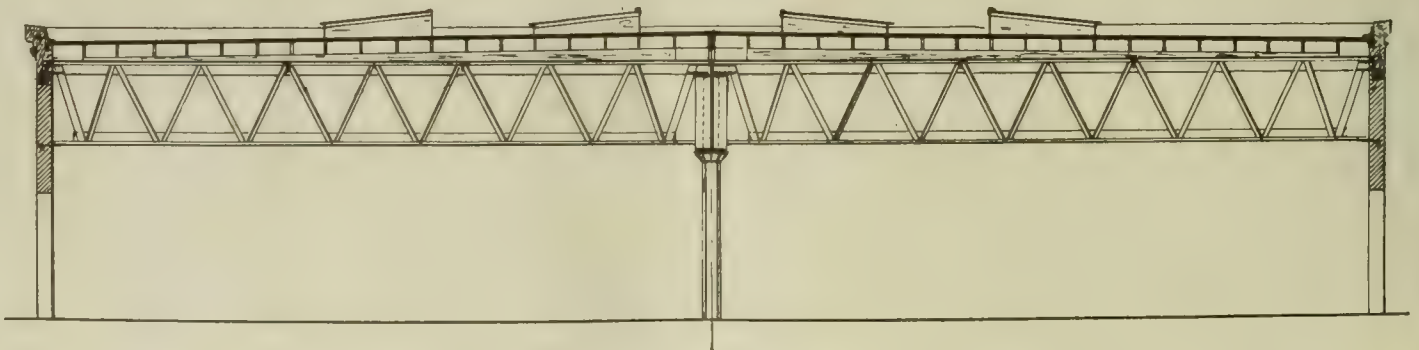
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PEASE & ELLIMAN have leased for Potter Brothers an apartment in the "Wyoming," at 55th st and 7th av, to Frank N. Hoffstot; for Kenneth Van Riper in the "Montana," at 375 Park av, to J. Mercadante; for Thomas N. Word in 454 Riverside dr to Frank N. Hegblade; in 2 West 67th st for W. N. Guterie to John H. Dale; in 39 West 76th st to Dimitri Golitzine; in 21 West 50th st to Mrs. Dorothy N. Clements; in 11 West 28th st to Mrs. Mary F. Lupton; in 115 East 56th st to Lewis B. Lindemuth; in 370 Manhattan av to Mrs. Jessie Robichon; in 11 East 41st st to Mrs. Samuel P. Warren; and in 1070 Madison av to Mrs. G. Hitchcock. Pease & Elliman also leased for the Ellay Realty Co. to Anne L. Langman the store in 29 West 46th st.

PEASE & ELLIMAN leased for Major James Imbrie to William C. Delaney, of Washington, the 5-sty dwelling at 21 East 79th st, between 5th and Madison avs; also furnished apartments in 570 Park av for Franklin M. Warner to F. L. Richold; in 829 Park av for Mrs. M. J. Bailey to Dallas Bache Pratt; in 925 Park av for Dr. Clement Cleveland to Miss Mary Olcott; in 33 East 30th st for the Nottingham Apartment Co. to Francis M. Clark; in 144 East 36th st for Miss A. L. Mayers to L. N. Babcock; in 21 West 58th st for Mrs. L. B. Harrison to Mrs. Joseph Helfman; and in 370 Central Park West for Mrs. A. N. Horton to Harry N. Hollenberg.

L. J. PHILLIPS & CO. leased apartments at 148 West 72d st for C. Barker to L. Stern; at 128 West 72d st for E. K. Van Winkle to B. B. Barr; at 148 West 72d st to Claude Bierce; at 1 West 64th st for H. R. Moore to Col. Prentice Strong; at 63 West 70th st to Ernest Grossman; also the store at 117 West 72d st for F. M. Soule to H. Wishnov; and the private dwelling 107 West 73d st to Ann Copeland for A. L. Mordecai & Son.

L. J. PHILLIPS & CO. leased the following furnished apartments: At 119 West 71st st for J. D. Heyman to R. M. Terry; at 725 Riverside dr for Ludwig Stern to L. Swan; at 124 West 72d st for A. E. Haller to A. H. Frazier; at 255 West End av for R. Casper to W. Newburger; at the Langham, 135 Central Park West, to Nathan Strauss; at 255 West End av for L. Barrie to A. Foggitt; at 540 West 112th st for L. Fletcher to T. Schaffner; at 131 Riverside dr for J. Wilson to W. Hecht.

JAMES PURDY leased to I. Stenzler the 3-sty store, 24x100, at 2189 3d av for three years, at an annual rental of \$2,400.

ROWANTREE-SCHLEY CO. subleased for the Bijou Waist Co. (Samuel and Louis Krohnberg) the 4th loft at 121-131 West 19th st, containing 12,000 sq. ft., to H. Manheim & Co., manufacturers of trimmings, tassels, etc., who were compelled to vacate their space in the Cluett Building at 22-28 West 19th st, as it was required by the War Department for nurses' quarters in connection with the former Greenhut Building. The lease is for a term of years, at a total rental of \$35,000.

SHAW & CO. leased for Mrs. Sarah D. Simon a 3-sty house, 16 East 127th st, to Edwin Akerman; also for Miss Thompson, 55 West 119th st, a 3-sty house, to Joseph D. Adelman.

WHITE-GOODMAN leased to Herman Terr the 3d and 10th lofts in 736 Broadway; space on the 7th loft at 136-40 West 21st st to Benjamin Bush; and the store and basement at 4-6 West 15th st to the Loyal Sponging Waist Works.

REAL ESTATE NOTES.

BASTINE & CO. have been appointed agents for 280 Madison st.

A. Q. ORZA has been appointed agent for 298 Blecker st, 266 Blecker st, 116 Madison st and 207 East 105th st.

GOODWIN & GOODWIN have been appointed managers of 2593, 2597, 2601 and 2609 8th av and 15 and 17 Drydock st.

JAMES G. LEVINS, formerly connected with the F. R. Wood, W. H. Dolson Co., and Vasa K. Bracher, is now associated with the Houghton Company.

ALLEN BOND is the buyer of 31 West 47th st, sold through Albert B. Ashforth, Inc., and Frederick Fox & Co. Ultimately he will convert the property, a 4-sty dwelling, into flats and store.

Z. D. BERRY, real estate broker, of 188 Montague st, Brooklyn, has been commissioned a first lieutenant in the Motor Transport Corps and assigned to Camp J. E. Johnston, Jacksonville, Fla. Lieut. Berry is widely known in real estate circles in the borough, having been active for years in the Brooklyn Board of Real Estate Brokers.

WILLIAM HENRY BARNUM, William Everdell, Jr., and Weld M. Stevens have formed a partnership under the firm name of William Henry Barnum & Co., with offices at 111 Broadway, for the purpose of making building loans, funding and refunding existing loans and rendering other services in connection with real estate operations.

WILLIAM H. WHELOCK, manager of the ralty holdings of the Trinity Corporation, announced that the corporation has decided to place the site of St. John's Chapel on Varick st on the market for sale. Old St. John's, which has been a noted landmark of the city for many years, was taken down recently to make room for the widening of Varick st, in connection with the extension of 7th av.

THE NEW JERSEY STATE LEAGUE of Building and Loan Association will hold its tenth annual meeting today at 2 P. M. in the auditorium of the Newark Board of Trade. With the election of officers and members of the governing committee for the ensuing year, the afternoon session will close with a dinner, when addresses will be made by State Senator William N. Runyon, of Plainfield, and ex-Gov. David I. Walsh, of Massachusetts.

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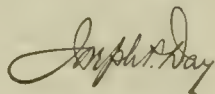
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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

#### MANHATTAN.

##### Conveyances.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
Total No.	105	157
Assessed Value	\$4,358,900	\$10,854,600
No. with consideration	14	24
Consideration	\$442,500	\$440,745
Assessed Value	\$320,700	\$440,500

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
Total No.	5,269	6,643
Assessed Value	\$299,526,380	\$447,217,823
No. with consideration	804	923
Consideration	\$33,272,412	\$36,911,206
Assessed Value	\$36,741,100	\$46,862,756

##### Mortgages.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
Total No.	39	39
Amount	\$750,200	\$804,545
To Banks & Ins. Cos.	9	13
Amount	\$414,500	\$365,000
No. at 6%	16	15
Amount	\$129,200	\$125,449
No. at 5½%	4	2
Amount	\$55,000	\$15,500
No. at 5%	13	15
Amount	\$502,000	\$345,000
No. at 4½%	1	1
Amount	.....	.....
No. at 4%	1	1
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	6	5
Amount	\$64,000	\$46,000

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
Total No.	2,124	2,920
Amount	\$48,494,441	\$110,006,338
To Banks & Ins. Cos.	356	581
Amount	\$22,305,647	\$62,337,340

##### Mortgage Extensions.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
Total No.	31	23
Amount	\$650,000	\$3,559,500
To Banks & Ins. Cos.	22	14
Amount	\$468,000	\$3,337,000

Jan. 1 to Nov. 21 Jan. 1 to Nov. 22

	1918 Nov. 16 to 23	1917 Nov. 17 to 23
New Buildings	1	2
Cost	\$3,500	\$1,050,000
Alterations	\$38,875	\$129,610

	Jan. 1 to Nov. 23	Jan. 1 to Nov. 23
New Buildings	159	291
Cost	\$8,104,300	\$28,434,200
Alterations	\$8,528,289	\$11,747,941

#### BRONX.

##### Conveyances.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
Total No.	54	110
No. with consideration	4	25
Consideration	\$13,100	\$105,100

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
Total No.	3,992	5,243
No. with consideration	458	925
Consideration	\$4,322,674	\$7,159,302

##### Mortgages.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
Total No.	33	35
Amount	\$157,643	\$425,139
To Banks & Ins. Cos.	5	3
Amount	\$67,000	\$228,500
No. at 6%	15	10
Amount	\$35,500	\$261,350
No. at 5½%	1	2
Amount	\$18,000	\$4,800
No. at 5%	3	8
Amount	\$13,000	\$13,268
No. at 4½%	1	1
Amount	.....	.....
Unusual rates	1	6
Amount	\$1,996	\$76,621
Interest not given	10	8
Amount	\$59,147	\$35,100

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
Total No.	1,666	2,501
Amount	\$10,152,808	\$15,336,465
To Banks & Ins. Cos.	92	164
Amount	\$1,325,042	\$2,523,615

#### Mortgage Extensions.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
Total No.	5	5
Amount	\$50,500	\$69,500
To Banks & Ins. Cos.	.....	.....
Amount	.....	.....

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
Total No.	107	565
Amount	\$5,963,507	\$10,825,674
To Banks & Ins. Cos.	77	149
Amount	\$2,024,700	\$3,887,800

#### Building Permits.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
New Buildings	1	6
Cost	\$4,000	\$18,600
Alterations	\$2,300	\$22,950

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
New Building	400	584
Cost	\$7,068,375	\$8,184,375
Alterations	\$1,273,650	\$1,083,575

#### BROOKLYN.

##### Conveyances

	1918 Nov. 14 to 20	1917 Nov. 15 to 21
Total No.	444	500
No. with consideration	25	28
Consideration	\$258,400	\$228,375

Jan. 1 to Nov. 20 Jan. 1 to Nov. 21

	1918 Nov. 14 to 20	1917 Nov. 15 to 21
Total No.	21,265	20,102
No. with consideration	1,441	1,669
Consideration	\$12,289,729	\$16,658,909

##### Mortgages

	1918 Nov. 14 to 20	1917 Nov. 15 to 21
Total No.	280	265
Amount	\$842,285	\$1,855,085
To Banks & Ins. Cos.	23	44
Amount	\$117,100	\$215,050
No. at 6%	192	157
Amount	\$501,565	\$419,174
No. at 5½%	52	43
Amount	\$232,700	\$206,950
No. at 5%	20	31
Amount	\$68,450	\$110,561
Unusual rates	1	1
Amount	\$2,500	\$1,000
Interest not given	15	33
Amount	\$37,070	\$117,400

	Jan. 1 to Nov. 20	Jan. 1 to Nov. 21
Total No.	12,317	12,655
Amount	\$39,911,687	\$51,741,581
To Banks & Ins. Cos.	1,162	2,180
Amount	\$6,331,840	\$17,350,790

#### Building Permits.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
New Buildings	26	79
Cost	\$142,050	\$470,000
Alterations	\$36,775	\$78,200

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
New Buildings	2,655	2,668
Cost	\$16,198,181	\$22,916,015
Alterations	\$3,588,553	\$4,402,327

#### QUEENS.

##### Building Permits.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
New Buildings	15	65
Cost	\$12,000	\$254,735
Alterations	\$11,510	\$33,087

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
New Buildings	2,004	3,218
Cost	\$6,951,974	\$10,698,374
Alterations	\$1,370,370	\$1,491,780

#### RICHMOND.

##### Building Permits.

	1918 Nov. 15 to 21	1917 Nov. 16 to 22
New Buildings	1	18
Cost	\$3,000	\$344,400
Alterations	\$14,760	\$3,035

	Jan. 1 to Nov. 21	Jan. 1 to Nov. 22
New Buildings	665	546
Cost	\$1,734,162	\$1,768,860
Alterations	\$362,226	\$298,419

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# Outlook Brightens for Building Interests

## Complete Removal of Ban on Construction and an Assured Fuel Supply for Manufacturing Materials Changes Conditions

**R**ECENT action by the War Industries Board in revising its ruling in regard to non-war construction, and making immediately possible the erection of structures without any further restrictions, has created an altogether changed attitude on the part of the building fraternity. Where but a short time ago there was nothing but doubt and gloom, is now hope for the future through materially increased opportunities to do business. Already most beneficent results of the removal of a part of the ban on private and semi-private construction has resulted and much more is sure to follow with all restrictions removed.

Reports not only from the local territory but from practically all sections of the United States indicate that only a limited period will be required for the building industry to take advantage of the possibilities now offered. Architects and engineers are at work upon the plans for new construction that will total hundreds of millions, and there is every likelihood that contracts for a large proportion of this contemplated work will be awarded soon.

Recent restrictions on the production of building materials, including common and face brick, cement, lime, hollow tile and lumber have been removed and the materials so produced may now be sold and delivered for use in connection with any building project for which no permit or license is required under the revised priority circular, or to any project authorized by permits or licenses issued in pursuance with the said circular.

A relieved fuel situation was the prime factor responsible for the removal of a part of the restrictions upon the production of building materials. United States Fuel Administrator Garfield issued an order recently modifying the fuel restrictions placed upon the manufacture of different clay products by the order issued April 13, and also the restrictions on the resumption of fuel in the manufacture of cement, by an order dated August 8. The text of the modifying order of November 13 is as follows:

Washington, D. C., November 13, 1918.—The United States Fuel Administrator having heretofore, after consultation with the chairman of the War Industries Board, by orders dated April 13, 1918, relating to manufacturers of the different clay-products hereinafter specified, and by order dated August 8, 1918, relating to manufacturers of cement, placed certain restrictions on the consumption of fuel during the calendar year 1918 by such manufacturers, and it appearing to said Administrator that in view of the increased supply of bituminous coal at present available such restrictions may be relaxed without prejudice to the maintenance of an adequate supply of fuel and the equitable distribution and apportionment thereof, and it further appearing to said Administrator from representations made by the chairman of said War Industries Board, that such restrictions should in part be maintained, the United States Fuel Administrator, acting under authority of an executive order of the President of the United States, dated August 23, 1917, appointing said Administrator, and of subsequent executive orders, and in furtherance of the purpose of said orders and of the Act of Congress therein referred to and approved August 10, 1917, hereby orders and directs (1) that every manufacturer of common building brick, paving brick or block, face brick, sanitary ware, enameled sanitary ware, roofing tile, floor and wall tile, or terra cotta, as such terms are defined in the orders of said Administrator dated April 13, 1918, restricting the consumption of fuel in connection with the manufacture of such products, may at any of his plants engaged in the manufacture of any such product, use and consume, during the calendar year 1918, fuel or power derived from fuel for and in connection with the manufacture of such product to an amount not exceeding 75 per cent. of the average annual amount of fuel or power derived from fuel consumed at such plant for or in connection with the manufacture of such product during the period from January 31, 1917.

(2) That every manufacturer of hollow tile or drain tile and sewer pipe may, at any of his plants engaged in the manufacture of either of said products, use and consume,

during the calendar year 1918, for and in connection with the manufacture of such product, fuel or power derived from fuel to an amount not to exceed 87½ per cent. of the average annual amount of fuel consumed at such plant for or in connection with the manufacture of such product during the period from January 1, 1915, to December 31, 1917.

(3) That every manufacturer of stone-ware, as the same is defined in the order of said Administrator dated April 13, 1918, restricting the consumption of fuel in connection with the manufacture of stone-ware may, at any of his plants engaged in the manufacture of such stone ware, use and consume, during the calendar year 1918 for and in connection with the manufacture of such stone-ware, fuel or power derived from fuel, to an amount not exceeding 92½ per cent. of the average annual amount of fuel consumed at such plant for and in connection with the manufacture of such stone-ware during the period from January 1, 1915, to December 31, 1917.

(4) That every manufacturer of cement, as the same is defined in the order of said Administrator, dated August 8, 1918, restricting the consumption of fuel in connection with the manufacture of cement, may, at any of his plants engaged in the manufacture of such cement use and consume, during the calendar year 1918, fuel or power derived from fuel, for and in connection with the manufacture of such cement, to an amount sufficient to manufacture not exceeding 87½ per cent. of the average annual amount of such cement produced at such plant during the period from January 1, 1915, to December 31, 1917, and said Administrator further orders and directs that the orders of said Administrator dated April 13, 1918, establishing regulations relating to the manufacture of the various products above referred to in paragraphs (1), (2) and (3) of this order, and the order of said Administrator dated August 8, 1918 establishing a regulation relating to the manufacture of cement, be and each of said orders hereby is, modified in accordance with the provisions of this order.

This order shall be effective at 7 a. m. November 14, 1918.

(Signed) H. A. GARFIELD,

United States Fuel Administrator.

As an indication of the manner in which the news of the armistice was received by structural interests, a prominent New York dealer in building stone stated that upon the day of the announcement a well-known builder entered his office and made inquiry about prices and delivery for more than 4,000 cubic feet of stone for a contemplated structure. This was the first bona-fide inquiry that this dealer had received for more than four months, and it has been followed during the past two weeks by a number of others. This same dealer made the statement that during a conversation with a leading architect of the city he remarked that he had in his office at the present time the plans for new construction work of a private character that would total in cost approximately \$30,000,000, and that there were excellent prospects of starting work just as soon as the labor and material conditions would warrant. This large amount of work to proceed without calling upon the large loaning institutions for building loans. The money involved has already been procured from private interests and the progress of the buildings is assured just as soon as the plans are finished and approved.

The Federal Government has taken a decided step in its action ordering the resumption of construction work on post offices and other public buildings. Secretary McAdoo has ordered work again started, thus rescinding the orders of last December suspending all public building on account of war conditions. In the statement of Secretary McAdoo he said:

"The changed conditions brought about by the conclusion of the armistice and the manifest inability of Germany to renew the conflict emphasizes the importance of resuming with as little delay as possible the normal industrial activities of peace. The resumption of construction work by the Government will contribute toward facilitating the industrial transition of the country from a war to a peace basis and should serve to encourage others to undertake without delay the fulfilment of the many and varied industrial peace needs of the country."



# CURRENT BUILDING OPERATIONS

EACH passing day brings with it some new indication of better times ahead for the building interests of the country and a steadily improving mental attitude on the part of the trades affiliated with the industry. For more than two years the building trades have suffered through a lack of outlet brought on by the war conditions and now that the horizon has brightened the building fraternity is ready for what is in store.

Already new activity has been commenced in certain directions and as far as the limits of the revised ruling of the War Industries Board permitted, and plans are rapidly being developed for the new projects that will be started very soon as the restrictions are now wholly lifted and structural activity is able to proceed as in normal times.

The situation as applied to the markets for building materials and supplies varies according to the line. Some have already responded to the general feeling of optimism as witnessed by definite orders for materials, and inquiries for commodities to be required in projected work. Other lines have not as yet experienced the stimulating effect of tangible orders but nevertheless are planning ahead for the materially increased volume of business that is sure to come during next year.

Building material prices are for the most part steady and there are no prospects of great flexibility to the situation at present. One thing seems almost assured and that is that commodity prices will not recede from the existing high levels for some years to come, and a greatly increased volume of building activity would have a marked tendency to stiffen the price situation to a great extent. In a canvass of the various material markets none are in anticipation of a recession in prices, but there are many who predict that as the demand for materials intensifies, prices will advance, and will hold to the new high levels until labor, transportation, and all other items entering into production costs are considerably lowered, and the demand again slacks off to normal.

**Common Brick.**—Although business in the Hudson River common brick market has been anything but brisk during the past week, with both sales and new arrivals light, there is a feeling of hope and confidence in the future, and both manufacturers and dealers are looking forward to a materially increased vol-

ume of activity in the near future. Prices are unchanged and are ranging from \$13.50 to \$14 a thousand, with recessions from the lower figure for off-grades. There is considerable activity in the up-river yards. Producers have recently been able to obtain a sufficient amount of coal to burn a part of their brick, and although there is no large volume of brick at present for sale in the local wholesale market, there are indications that within the next few weeks brick enough to supply all but extraordinary demands will be shipped to the city and covered against the demands of the winter months.

**SUMMARY.**—Transactions in the North River Brick market for the week ending Friday, November 22, 1918. Condition of market: Demand light, prices steady. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 9. Distribution: Manhattan, 5; Brooklyn, 2; New Jersey points, 2.

**Face Brick.**—Both manufacturers and dealers report that the demand for their product has steadily improved since the signing of the armistice and the removal of the restrictions on building construction work. The outlook is bet-

ter today than it has been for more than a year and the prospects for a greatly increased business in 1919 are especially bright. The high production costs including the advanced rate of wages being paid to workmen will operate to keep prices high and there is no anticipated recession from the existing schedule of face brick prices.

**Portland Cement.**—The cement interests are practically marking time with current business sufficient to maintain a strong aspect to the market. Government demand has slacked off considerably during the past month owing to the completion of a number of large projects and the withdrawal of contemplated construction as the result of the armistice. Although there is a bright outlook for next year the feeling is quite general that no marked revival of buying interest will occur until next spring, and the manufacturers are now preparing their plans for the expected activity that will follow the long months of structural activity of a private nature. Cement prices are firm and unchanged and according to the present outlook no revision is expected.

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

**Note.**—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)...2.00@ —  
Crushed limestone, 1½ in. ....1.80@ \$1.85  
Crushed limestone, ¾ in. ....1.90@ 2.00

**Building Stone.**  
Indiana limestone, per cu. ft. ....\$1.23  
Kentucky limestone per cu. ft. ....1.50  
Brier Hill sandstone, per cu. ft. ....1.50  
Gray Canyon sandstone, per cu. ft. ....95  
Buff Wakeman, per cu. ft. ....1.50  
Buff Mountain, per cu. ft. ....1.50  
North River bluestone, per cu. ft. ....1.05  
Seam face granite, per sq. ft. ....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft. ....2.25  
White Vermont marble (sawed), New York, per cu. ft. ....3.00

**Linseed Oil.**  
City brands, oiled, 5 bbl. lots. \$1.60@ —  
Less than 5 bbls. ....1.61@ —


**Turpentine:**  
Spot in yard, N. Y., per gal. ....\$0.84@ —

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905 f. o. b. N. Y.):  
3x4 to 5x12, 10 to 20 ft. ....\$48.00@ \$52.00  
6x12 to 14x14. ....51.00@ 56.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M. ....@ —  
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(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random car-  
goes, narrow (delivered)... 38.00@ 42.00

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# MATERIALS AND SUPPLIES

**Crushed Limestone.**—Market conditions are more quiet today than they have been for some months past. There has been a gradual letting down in the demand for material for Government construction and there is no large private or public building operations being started to take the place of Federal projects. There is practically no current demand and inquiries are exceptionally light. Prices are unchanged, but there would be a strong tendency to shade considerably from the present levels on definite orders at this time. Although there is talk of a large volume of projected construction it is too late this year to commence important structural and engineering operations, and the producers of crushed limestone will probably not experience the effects of the improved building situation until next spring.

**Trap-Rock.**—The Government requirements continue as the dominating factor of the market and there is a considerable volume of current business upon old contracts. New demand is light and from all accounts not much additional business is anticipated until next spring. Prices are unchanged and firm, and in-

stead of a recession from the existing levels, as has been confidently expected, there is likely to be an increase in the near future owing to the advanced production and transportation costs.

**Structural Steel.**—One of the prime essentials for a rapid renewal of structural activity is a relieved steel situation. Building construction cannot proceed to any material extent unless the required steel is forthcoming. At the present writing there are hopes that the lessening of war needs will operate to release a considerable portion for the requirements of the building interests. Records of the Bridge Builders and Structural Society for the month of October show that forty-three per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. Although local contractors for steel are heavily loaded with Government work they are of the opinion that before long the general building situation will improve and gain in force.

**Building Stone.**—Prospects for the near future are brighter today than they have been for a year and dealers are in receipt of inquiries for building

stone that indicate a marked revival of building activity within the next few months. Plans are now being prepared for a large volume of construction work involving a total expenditure of many millions, and it cannot be long before a considerable percentage of this work is placed under contract and active building commenced. Stone prices are firm and no material reduction is anticipated at the present writing.

**Lumber.**—The action of the War Industries Board in partially removing the restrictions upon the construction of buildings throughout the country is reflected in the renewed activity of metropolitan lumber market. Conditions in both the wholesale and retail departments of trade are radically improved and the outlook for the coming months is quite different from what it was only a few weeks ago. Already the demand for lumber supplies designed for construction work have picked up notably for material to be used in the erection of moderate priced dwellings in suburban sections. Manufacturing interests have become a more important factor in the market than they have been recently owing to the curtailment of non-war manufacturing. Prices, however, are strong and there is not likely to be a let-down for the existing levels for some time at least. During the next five or six months there are anticipation of an exceptionally heavy demand for lumber products for reconstruction purposes, and while this lasts there cannot be a recession in price levels. As a matter of fact it would not be surprising if there was a marked upward trend to the market for those lines of lumber that have been heavily called upon during the recent cessation of structural activity and a tightening in the price situation as applied generally to the lumber market. Within the past two or three weeks the transportation conditions have materially improved and the embargo order of mid-September has been modified to an extent that it is possible to ship lumber from points other than places of origin.

**Window Glass.**—The manufacturers of plate and window glass met the Government officials yesterday in Washington and discussed the basis of operations for the coming year. No definite details of this conference are yet available. The National Glass Distributors' Association and the glass producers will hold a joint meeting in Pittsburgh, December 11 and 12.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab ..... \$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. .... \$70.00@ —  
Cypress shingles, 6x18, No. 1  
Hearts ..... 10.00@ —  
Cypress shingles, 6x18, No. 1  
Prime ..... 8.50@ —

Quartered oak ..... \$100.00@ \$105.00  
Plain oak ..... @ 50.00

Flooring:

White oak, quartered, select. .... @ \$67.00  
Red oak, quartered, select. .... @ 67.00  
Maple No. 1. .... \$56.50@ —  
Yellow pine, No. 1, common  
flat ..... 43.00@ —  
N. C. Pine, flooring, Norfolk.. 43.00@ —

Sand—

Screened and washed Cow Bay.  
500 cu. yds. lots, wholesale.. \$1.25@ —

Lime (standard 300-lb. bbls.):

Eastern common, wholesale  
price ..... \$2.50@ —  
Eastern finishing, wholesale  
price ..... \$2.70@ —  
Hydrated common (per ton).. 15.20@ —  
Hydrated finishing (per ton).. 17.20@ —

**Window Glass.** Official discounts from manufacturers' lists:

Single strength, A quality, first three  
brackets ..... 77%

B grade, single strength, first three  
brackets ..... 77%  
Grades A and B, larger than the first  
three brackets, single thick. .... 77%  
Double strength, A quality. .... 79%  
Double strength, B quality. .... 81%

**Plaster.**—(Basic prices to dealers at yard, Manhattan):

Mason's finishing in 100 lbs.  
bags, per ton. .... \$23.00@ —

Dry Mortar, in bags, return-  
able at 30c. each per ton.. 14.05@ —

Block, 2 in. (solid), per sq. ft. .... \$0.11

Block, 3 in. (hollow), per sq. ft. .... 0.11

Boards, ¾ in. x 8 ft. .... 12½

Boards, ¾ in. x 8 ft. .... 15½

**Structural Steel** (Plain material at tide-  
water, cents per lb.):

Beams & channels up to 14 in. 3.245@ —

Beams & channels over 14 in. 3.245@ —

Angles, 3x2 up to 6x8. .... 3.245@ —

Zees and tees. .... 3.245@ —

Steel bars, half extras. .... 3.245@ —

**Hollow Tile** (fireproofing. Prices f. o. b.  
factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in., per 1,000. .... —

6x12x12 in., per 1,000. .... —

8x12x12 in., per 1,000. .... —

10x12x12 in., per 1,000. .... —

12x12x12 in., per 1,000. .... —

Interior—

3x12x12 in., per 1,000. .... —

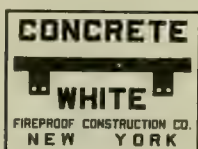
4x12x12 in., per 1,000. .... —

6x12x12 in., per 1,000. .... —

8x12x12 in., per 1,000. .... —



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for Industrial Operations

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Fireproof Building Materials OF EVERY  
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Fire Brick, Etc.  
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### Zinc in the Building Trades.

Many people associate the word zinc with a cast iron commonly used in electrical batteries. This product is brittle and crystalline and can be readily broken. They do not know that zinc is rolled and that in this shape it is remarkably ductile and tough. It is extremely resistant to atmospheric corrosion and in view of these qualities has found a tremendous application in the building trades in Europe. It displaces the more expensive metals, such as copper and lead, for roofing, flashing, spouting and guttering, with no sacrifice of durability and at considerable saving in first cost. Tin and terneplate and galvanized iron, which we so commonly use for exterior work, are usually cheaper in first cost, but when length of life, cost of painting and replacement are taken into account, they are more expensive for permanent construction.

Rolled zinc is now largely used in this country in the manufacture of so-called "leaded" glass where rolled zinc sections of any desired shape support the glass. This zinc often is given the lead finish desired for architectural effect, and is much stiffer and more durable than the metal it has replaced. It is also made in the shape of shingles or tile, which can be treated to give most artistic effects, possessing the great advantages of permanence and unbreakability. Spouting and guttering of zinc have artistic possibilities, and in addition the owner will not be able to poke his finger through the leaders on his house at the end of three or four years, nor will he have to continually paint them.

Rolled zinc is used largely in this country for weather-strips where permanency and ultimate cost are a consideration. It has, of course, been used for years in fastening glass in wooden frames in the shape of the familiar glaziers' "points."

The use of zinc demands a certain familiarity with the metal which can be had with a little practice, and the selection of the proper quality of material for any given application. Zinc can be hard, medium hard and soft rolled. Hard rolled zinc would not stand bending for seam work, while soft metal can be drawn, bent and spun into the greatest variety of shapes.

### PERSONAL AND TRADE NOTES.

**David F. Atkins** recently became associated with the Lord Electric and Lord Construction Co., New York, as mechanical engineer.

**Patterson-Kelley Company**, 26 Cortlandt street, manufacturers of feed water heaters and hot water heaters, announces the removal of its Philadelphia office to the Harrison Building, 15th and Market streets, where their Frank F. Glenn, district sales manager, will be in charge.

**William C. Reid** was re-elected president of the New York Lumber Trade Association at its thirty-second annual meeting, November 13. Other officers elected included Charles V. Bossert, first vice-president, Edwin D. MacMurray, second vice-president, and Charles F. Fischer, treasurer.

**H. L. Treeman**, industrial engineer, J. G. White Management Corporation, has been promoted to the position of manager of the electric department of the Eastern Pennsylvania Railways Co. and the Eastern Pennsylvania Light, Heat & Power Co., of Pottsville, Pa., both of which are operated by the White corporation.

**Major George A. Johnson**, officer in charge of the water and sewer section of the maintenance and repair division of the Construction Division of the Army, formerly a consulting engineer of New York City, has been promoted to the rank of lieutenant-colonel, becoming ranking officer under Col. C. D. Hartman, officer in charge of the Maintenance and Repair Division.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**BROOKLYN, N. Y.**—Peter Guthy, 926 Broadway, Brooklyn, has obtained the general contract for an addition to Building No. 221 at the New York Navy Yard, for the U. S. Government, Navy Department, Lieut. J. T. Mathews, in charge. Cost, about \$8,000.

**MADISON BARRACKS, N. Y.**—Col. F. B. Wheaton, advisory architect, and Col. F. M. Gunby, advisory engineer, Washington, D. C., have supervised the preparation of plans for two 1-sty frame hospital buildings, 170x24 ft each, to be erected at the Reserve Officers' camps, Madison Barracks, N. Y., for the U. S. Government, Gen. R. C. Marshall, Washington. Cost, about \$119,000.

### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

#### DWELLINGS.

**72D ST.**—Samuel Cohen, 32 Union sq., has completed plans and is taking estimates on construction for extensive alterations to the 4-sty brick dwelling, 20x160 ft, at 125 West 72d st, for the Inwood Realty Co., Benj. Weiss, pres., 271 Broadway, owner. Project consists of new brick extension, new elevator, changing partitions and stairs and new heating and plumbing installations. Cost, about \$20,000.

#### HOSPITALS AND ASYLUMS.

**BROOKLYN, N. Y.**—The Bushwick Maternity Hospital, Dr. A. M. Duckman, pres., 761 Bushwick av, is taking estimates on general contract for the erection of a 4-sty brick and limestone hospital, 80x80 ft, at the northeast cor of Bushwick av and Cedar st, from plans prepared by Carlson & Wiseman, 226 Henry st, architects. Cost, approximately \$70,000.

**VERONA, N. J.**—The Board of Managers of the Essex County Tuberculosis Hospital, W. C. Pennington, president, Court House, Newark, N. J., is taking estimates on general contract, to close 2 p. m., December 4, for the construction of a group of 1-sty frame and stucco hospital buildings at Essex Mountain Hospital, Verona, from plans by Jordan Green, Essex Building, Newark, architect, Runyon & Carey, 845 Broad st, Newark, consulting, heating and ventilating engineers. Cost, about \$120,000.

#### MUNICIPAL.

**KEARNY, N. J.**—The Town Council of Kearny, N. J., Wm. B. Ross, Town Clerk, Town Hall, is taking estimates on general contract, to close Nov. 27, for the construction of a 1 and 2-sty brick and limestone fire house and police station, 46 x100 ft, including a hose tower, 36 ft in height, in the north side of Lincoln Highway, 120 ft east of Central av, from plans by George E. Jones, architect, Union Building, Newark, N. J.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### FACTORIES AND WAREHOUSES.

**61ST ST.**—Wm. M. Farrar, 105 West 40th st, has completed plans for a 1-sty brick machine shop, 100x225 ft, in the north side of West 61st st, west of Amsterdam av, for the Standard Concrete Steel Co., 105 West 40th st, owner. Lessee to be announced later. Cost, about \$100,000.

#### HOSPITALS AND ASYLUMS.

**15TH ST.**—Wm. E. Austin, 46 West 24th st, has prepared plans for alterations to the brick hospital in the north side of East 15th st, 485 ft east of Av C, for the Department of Health of the City of New York, Dr. Royal S. Copeland, Commissioner, 149 Center st. Cost, about \$13,000. Owner will soon advertise for estimates on general contract.

#### HOTELS.

**BROADWAY**—Lawrence L. Barnard, 46 Lawton st, New Rochelle, N. Y., has finished plans for alterations to the 7-sty brick apartment house, 94x112 ft, at the southeast corner of Broadway and 70th st, into a hotel, for James Butler, Broadway and 69th st, owner.

#### STABLES AND GARAGES.

**51ST ST.**—M. Joseph Harrison, 63 Park Row, has prepared plans for alterations to



the 3-sty brick garage, 31x200 ft, at 167-169 East 51st st, for Charles Hyman and Max Rosenfeld, 16 West 19th st, owners. Cost, \$2,500.

**JONES ST.**—Samuel Cohen, 32 Union sq, is revising plans for a 1-sty brick garage, 23x100 ft, at 16-20 Jones st, for Michael Maresco, 114 MacDougal st, owner. Cost, \$10,000.

**128TH ST.**—Plans will be prepared privately for a 1-sty brick garage, 40x100 ft, in the north side of 128th st, 25 ft west of Lexington av, for Theo. Klein, 603 West 131st st, owner and builder. Cost, about \$6,000. Details will be available later.

#### STORES, OFFICES AND LOFTS.

**MAIDEN LA.**—John B. Snook Sons, 261 Broadway, have completed plans for alterations to the store and offices at 3 Maiden la, for the Estate of Byam K. Stevens, U. S. Trust Co., trustee, 45 Wall st, to cost about \$3,000. Work involves the erection of new fire escapes and stair enclosure.

**31ST ST.**—Wm. Whitehill, 32 Union Sq, has completed plans for alterations to the 5-sty brick mercantile building, 20x80 ft, at 106 West 31st st, for the Emigrant Industrial Savings Bank, 51 Chambers st, owner. Cost, about \$2,500.

#### Bronx.

##### SCHOOLS AND COLLEGES.

**BROWN PL.**—C. B. J. Snyder, 500 Park av, has completed plans for a 2-sty brick addition to Public School No. 43, 59x100 ft, at the southeast corner of Brown pl and 136th st, for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av. Cost, about \$90,000. Owners will shortly advertise for bids on general contract.

**TREMONT AV.**—C. B. J. Snyder, 500 Park av, has prepared plans for a 4-sty brick extension, 82x88 ft, to Public School No. 6, in the south side of Tremont av, Bryant to Vyse avs, for the Board of Education of the City of New York, Arthur S. Somers, president. Cost, about \$200,000.

#### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

**SUNNYSIDE AV.**—Henry Holder, 242 Franklin av, has plans in progress for four 3-sty brick and limestone apartments, 20x60 ft, on Sunnyside av, for owner to be announced later. Total cost, about \$80,000.

##### CHURCHES.

**BELMONT AV.**—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 3-sty brick and limestone synagogue and school, 45x75 ft, containing auditorium and nine classrooms, on the north side of Belmont av, 25 ft west of Jerome av, for the Hebrew School of East New York, Abraham Drapkin, president, 501 Ashford st, owner. Cost, about \$40,000.

##### DWELLINGS.

**EAST 9TH ST.**—Slee & Bryson, 154 Montague st, have prepared plans for two 2½-sty frame dwellings, 24x53 ft, in the west side of East 9th st, 100 ft south of Av J, for the Kensington Homes Co., 614 West st, owner and builder. Total cost, \$16,000.

**49TH ST.**—Louis Levine, 1334 48th st, has completed plans for a 2-sty frame dwelling, 26x56 ft, in the north side of 49th st, 310 ft east of 12th av, for the Armor Construction Co., 1334 48th st, owner and builder. Cost, \$10,000.

**49TH ST.**—F. W. Eisenla, 650 68th st, has finished plans for a 2-sty brick dwelling, 20x56 ft, in the south side of 49th st, 420 ft east of 8th av, for Thomas Williams, 615 75th st, owner and builder. Cost, \$6,000.

**EAST 26TH ST.**—Slee & Bryson, 154 Montague st, have completed plans for six 2-sty frame dwellings, 18x50 ft, in the east side of East 26th st, 100 ft south of Av J, for John Reis, 805 Flatbush av, owner and builder. Total cost, \$52,000.

##### FACTORIES AND WAREHOUSES.

**FOURTH AV.**—C. Thaulon, 180 Garfield pl, has prepared plans for two 1-sty brick storage buildings, 20x60 ft, at the southeast corner of Fourth av and 52d st, for A. C. Cosgrove, owner. Cost, \$3,000 each.

##### HALLS AND CLUBS.

**FOURTH AV.**—The Y. W. C. A., National War Work Council, Miss Edith Austin, in charge, 600 Lexington av, Manhattan, has acquired a plot 100x200 ft at the corner of Fourth av and 42d st, Brooklyn, and contemplates the erection of a new building. Name of architect and details of construction will be available later.

##### SCHOOLS AND COLLEGES.

**NEPTUNE AV.**—C. B. J. Snyder, 500 Park av, Manhattan, has prepared plans for alterations and extensions to the 3-sty brick and limestone school building at Neptune av and West 17th st, for the Board of Education of the City of New

York, Arthur S. Somers, president, 500 Park av, Manhattan. Cost, about \$5,500.

**ROEBLING ST.**—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 5-sty brick and limestone public school building, 92x193 ft, in the west side of Roebling st, North 4th to North 5th sts, for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, Manhattan, owner. Cost, approximately \$550,000. Owner will soon advertise for bids on general contract.

**BELMONT AV.**—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 1-sty frame addition, 24x139 ft, to the public school at Belmont av and Ashford st, for the Board of Education of the City of New York, Arthur S. Somers, pres., 500 Park av, Manhattan. Cost, \$15,000.

##### STABLES AND GARAGES.

**36TH ST.**—W. J. Conway, 400 Union st, has prepared plans for a 1-sty brick garage, 34x100 ft, in the north side of 36th st, 175 ft east of 3d av, for Frances S. Castellano, 937 3d av, owner. Cost, about \$4,000.

**VANDERVOORT AV.**—C. C. Thain, 1036 6th av, Manhattan, has completed plans for a 1-sty brick garage and storage building, 50x201 ft, on the east side of Vandervoort av, 40 ft south of Newtown Creek, for the Chapman Dock Co., 1105 Metropolitan av, owner. Lessee, Sugar Products Co., 69 Wall st, Manhattan. Cost, \$8,500. Lessee will build.

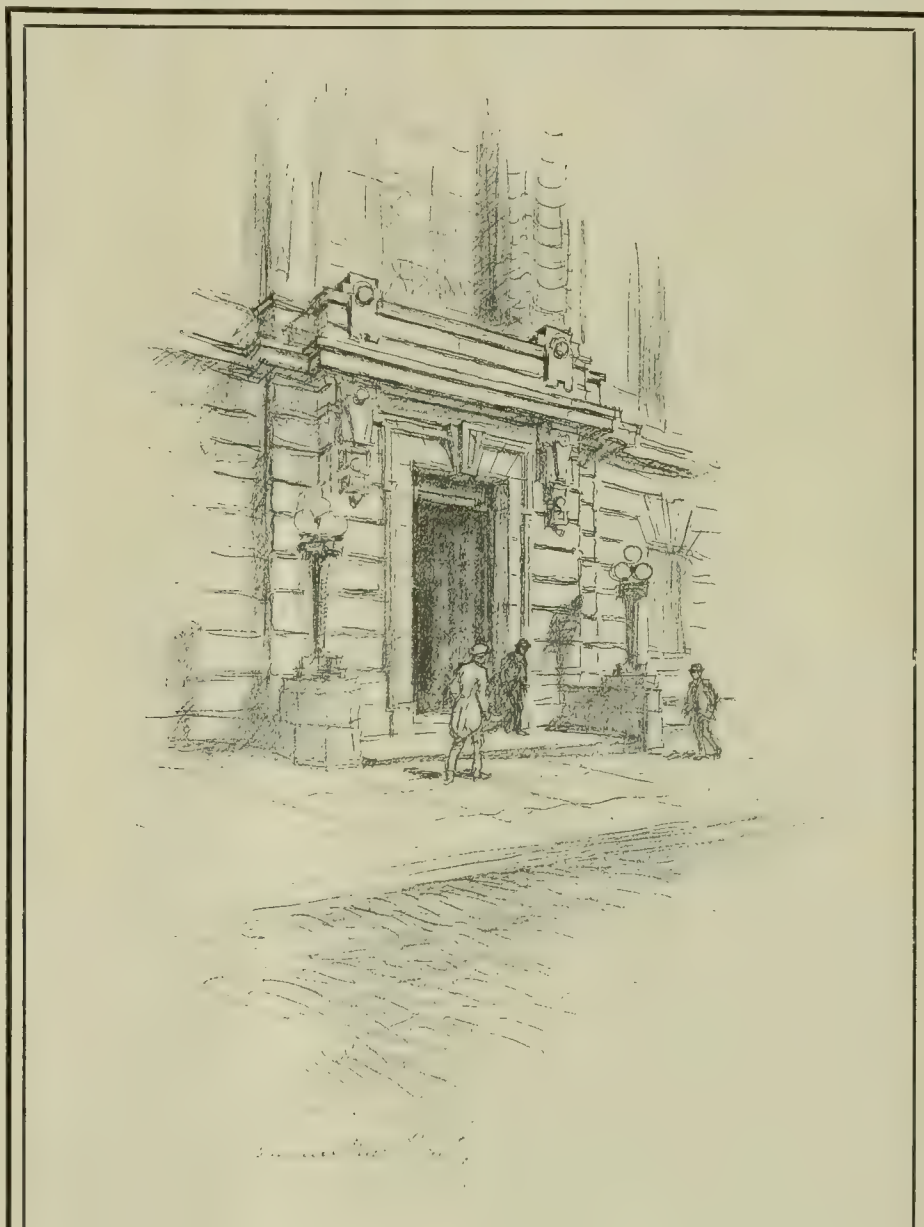
#### Queens.

##### DWELLINGS.

**HOWARD BEACH, L. I.**—A. K. Vollmer, Howard Beach, has prepared plans for a 1½-sty frame dwelling, 28x36 ft, at the northwest corner of Hawtree av and Nollins av, for J. C. McCulloch, Howard Beach, owner and builder. Cost, \$3,000.

**HOLLIS, L. I.**—Milton Anthony, Woodhaven, L. I., has completed plans for a 2-sty frame dwelling, 20x30 ft, on the west side of Hollis av, 139 ft south of Farmers av, for the Anthony Building Co., 1218 McCormick av, Woodhaven, L. I., owner and builder. Cost, \$3,500.

**DOUGLSTON, L. I.**—The Seven-Forty Superior Av. Co., Cleveland, O., care of



Wat'side Number Two was placed in commission in 1906. Its entrance is on First Avenue at Fortieth Street.

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J. W. Doolittle, Woolworth Building, 233 Broadway, Manhattan, contemplates the erection of a number of dwellings in Douglaston Park during the coming spring. Name of architect and further details will be available later.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, N. Y.—H. B. Balcom, 10 East 47th st, Manhattan, is preparing plans for a 2-sty brick and reinforced concrete factory building, 100x100 ft, on Nott av and Manley st, for S. Blickman, 199 Lafayette st, Manhattan, owner. Architect will soon be ready for estimates on general contract.

#### SCHOOLS AND COLLEGES.

HOLLIS, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for two 1-sty frame portable schools, 22x63 ft each, to be erected at Hollis, L. I., for the Board of Education of the City of New York, Arthur S. Somers, pres., 500 Park av, Manhattan. Cost, \$9,000. Owner will soon advertise for bids.

#### STABLES AND GARAGES.

JAMAICA, L. I.—A. P. Sorice, Jr., 126 South st, Jamaica, L. I., has completed plans for a 1-sty private garage, 25x75 ft, on the east side of Phraner av, 150 ft south of Atlantic st, for Frank Alf, on premises, owner.

#### New Jersey.

#### DWELLINGS.

MONTCLAIR, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 30x30 ft, in Christopher st, for the Montclair Realty Co., 188 Park st, Montclair, owner and builder. Cost, \$8,000 each.

#### FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, architect, and Frank Sutton, 60 Broadway, Manhattan, engineer, are preparing plans for a 2-sty brick and concrete factory addition, 75x150 ft, on Baldwin av, for the C. F. Muller Co. (macaroni), 180 Baldwin av, owner. This project will probably not be started until next spring.

NEWARK, N. J.—The F. W. DeVoe & C. T. Reynolds Co., Inc., 223 New Jersey Railroad av, contemplates the erection of a large manufacturing plant on a plot 105 x150 ft, on New Jersey Railroad av, for which details are not yet decided. Name of architect and engineer will be announced later.

JERSEY CITY, N. J.—Plans have been prepared privately for a 1-sty frame pent

house, 23x189 ft, to be erected on the roof of the factory building at Washington and Essex sts for the American Sugar Refining Co., on premises, owner and builder. Cost, about \$4,000.

#### HOSPITALS AND ASYLUMS.

BOUND BROOK, N. J.—The New Jersey State Presbytery Synod, Rev. Joseph E. Curry, chairman, Cranbury, N. J., contemplates the erection of a home for the aged, probably at Bound Brook, for which no details have been decided. Name of architect will be available later.

#### STABLES AND GARAGES.

EAST ORANGE, N. J.—Henry Becker & Sons, 128 East Park st, East Orange and Roseland, N. J., contemplates the erection of a 2-sty frame dairy barn in East Park st, for which name of architect and details will be available later. Cost, approximately \$5,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, N. J., has prepared plans for a 1-sty brick garage and repair shop, 28x75 ft, at Av L and St. Charles st, for the Union Smelting & Refining Co., St. Charles st, Newark, owner. Cost, about \$4,500.

ENGLEWOOD, N. J.—Plans have been prepared privately for a 2-sty brick private garage at Englewood, N. J., for Mrs. W. F. Powers, 34 Chestnut st, owner. C. A. Bogart, Depot sq, Englewood, has the general contract. Work will not be started for some time. Cost, \$3,000.

NEWARK, N. J.—M. J. Nadel, Union Building, Newark, N. J., has plans in progress for a 1-sty brick and frame garage, 63x50 ft, to cost about \$8,000. Name of owner and exact location will be announced later.

#### MISCELLANEOUS.

KEARNY, N. J.—Plans have been prepared privately for a flat slab reinforced concrete viaduct, 52x783 ft, on the Newark Turnpike, for the Delaware, Lackawanna & Western Railroad Co., 90 West st, Manhattan, owner. Cost, about \$150,000. Estimates will probably be called for about December 15.

#### Other Cities.

#### HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—Lewis F. Pilcher, State Architect, Albany, N. Y., is directing the preparation of preliminary sketches for a chronic patients' building at the State Hospital for the State Hospital Commission, Albany, N. Y. Details will be available later.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—James Mitchell, Inc., 76 Montgomery st, Jersey City, has the general contract for the erection of a 1-sty common brick shed, 13x18, 15 ft high, at 177 Pacific av, for the Air Reduction Sales Co., owner, on premises. Cost, \$2,000.

MARINERS HARBOR, S. I.—Fred T. Ley & Co., 19 West 44th st, Manhattan, have the general contract for a 2-sty reinforced concrete machine shop, 50x150 ft, in the west side of Richmond terrace, 630 ft west of Harbor rd, for the Staten Island

Shipbuilding Co., Mariners Harbor, owner. Cost, about \$40,000.

LONG ISLAND CITY, L. I.—Wm. Kennedy Construction Co., 215 Montague st, Brooklyn, has the general contract for a 2-sty brick storage building, 51x131 ft, on the north side of Borden av, 300 ft east of Homewood st, for the American Chickie Co., Darwin R. James, pres., 19 West 44th st, Manhattan, owner, from plans prepared by Louis Allen Abramson, 220 5th av, Manhattan, architect.

#### HALLS AND CLUBS.

BRONX.—Lythic Building Co., Inc., 103 Park av, has the general contract for a 1-sty frame hut, 96x38 ft, to be erected on the east side of Convent av, between 138th and 140th sts, for the National War Work Council, Y. M. C. A., 2 West 43d st, owner. Plans were prepared privately. Cost, \$10,000.

BRONX.—Lythic Building Co., Inc., 103 Park av, has the general contract for the construction of a 1-sty frame hut, 96x38 ft, at 181st st and University av, for the National War Work Council, Y. M. C. A., 2 West 43d st, owner. Private plans. Cost, about \$10,000.

#### STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—The Flynt Co., Palmer, Mass., has obtained a general contract to erect a 1-sty reinforced concrete, brick and frame garage and workshop, 40x201 ft, on Review av, for the Texas Oil Co., 17 Battery pl, Manhattan, owner. Plans were prepared privately. Cost, about \$40,000.

IRVINGTON, N. J.—The D. W. McGee Construction Co., 142 1st st, Newark, has the general contract for a 1-sty brick garage, 40x70 ft, on Chancellor av, for Gould & Eberhardt, owners, on premises, from plans prepared by John T. Simpson, 31 Clinton st, Newark, architect.

BROOKLYN, N. Y.—The Gibbons Co., 318 Columbia st, has the general contract for a 1-sty brick garage, office, stable and shed, 49x24 ft, at the northwest corner of Columbia and King sts, for John McDonald, 106 Wall st, Manhattan, owner, from privately prepared plans.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—I. Dangner, 700 Trinity av, New York City, has the general contract for alterations to the department store at 31-43 West 14th st, for Rothenberg & Co., owner, on premises, from plans by C. B. Meyers, 1 Union sq, architect.

BROOKLYN.—Wm. Fishkind, 1217 41st st, has the general contract for 1-sty brick taxpayer at 762-766 3d av, for Mayer Pogada, 2168 66th st, from plans by E. N. Adelson, 1776 Pitkin av, architect. Cost, \$7,000.

MANHATTAN.—John I. Downey, 410 West 34th st, has the general contract for alterations to the 6-sty brick store and loft building, 100x200 ft, at 569-575 Broadway, for William Waldorf Astor, c/o Clarence W. Baldwin, 21 West 26th st, from privately prepared plans. Cost, \$6,000.

#### SCHOOLS AND COLLEGES.

HUDSON, N. Y.—A contract has been awarded to the Electric Engineering Corp., 340 W. 42d st, for the installation of a lighting system in cottages 5-7 and 10, N. Y. State Training Schools for Girls, the property of the Bd. of Managers of the N. Y. Training School for Girls, Mrs. Annie Winsor Allen (pres. in charge), Hudson, N. Y. Lewis F. Pilcher, Capitol, Albany, N. Y., is the state archt.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL HOUSING ASSOCIATION of 105 East 22d st, New York City, will hold its annual convention, November 25-27, in Boston.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1919. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 3 to 6. Calvin Rice, secretary, 29 West 39th street.

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# REAL ESTATE BUILDERS RECORD AND GUIDE

Vol. CII.

NEW YORK, NOVEMBER 29, 1918

No. 22

## Will Renew Labor Wage Scale at Existing Rates

### Building Trades Employers' Association Takes Action to Stabilize Labor Market so Construction Work May Proceed

SUFFICIENT time has not elapsed since the armistice was signed for the re-establishment of working conditions in the building industry. So many factors enter into the question of a resumption of building, now that all restrictions have been removed, that no contracts covering construction work have actually been placed in the Metropolitan District. Many projects are in shape to be pushed as soon as the labor and material markets have been stabilized. No great changes are expected in the immediate future in the prices of building materials. There is a tendency to a stiffening of prices in some lines and a softening of the market in others, but generally speaking few changes have been noticed up to the present time.

In labor circles there are several interesting features in the situation. One of the principle ones is the action of the Building Trades Employers' Association in ordering its members to adhere strictly to the rates of wages now being paid to labor employed in the building trades. This move was made for the purpose of bringing about as soon as possible stability in the labor market without which the industry would fail to recover from the depressing conditions of the last year and a half. Unless the contractors can figure on no upsets in wage scales building projects will be put aside until such time as labor adjusts itself to present day instead of war time conditions.

With this principle at issue members of the Building Trades Employers' Association will renew all trade agreements, especially at the end of 1918, for a period not exceeding one year, and trade associations have agreed not to pay wages in excess of those now being paid in any new agreement made for 1919.

The agreements, which expire at the end of 1918, and which may be renewed at the same scale, are as follows:

Schedule of Per Diem Rates of Wages: Carpenters, \$5.50, and in shops \$5 (in all boroughs); composition roofers and waterproofer, \$4.25 (January 1, 1919, \$4.75); concrete workers, laborers, 3.60 (January 1, 1919, \$4); elevator constructors, \$5.52; elevator constructors' helpers, \$3.52; house shorers, \$4.50; painters, \$5.50; plasterers, \$6.50; plasterers' laborers, \$4.50; stone cutters, \$6; woodworkers, \$22 per week.

Agreements which continue in force after the end of this year, together with the agreements which provide for increases over the present scale, are as follows:

Schedule of Per Diem Rates of Wages: Asbestos workers, \$5.50; asbestos workers' helpers, \$4; bricklayers, \$7; bricklayers' laborers, \$4; cement masons, \$5.60; dock builders, \$5; electricians, \$6; electricians' helpers, \$3; engineers, \$6.50; housesmiths (structural), \$7; housesmiths, finishers, \$6.40; marble cutters and setters, \$6; marble carvers, \$6.50; marble polishers, bed-rubbers and sawyers, \$5.30; marble workers' helpers, \$4;

metallic lathers, \$6; mosaic workers, \$5.50; mosaic workers' helpers, \$4; plumbers, \$6; slate and tile roofers, \$6.40 (Jan. 1, 1919, \$6.50); steamfitters, \$6; steamfitters' helpers, \$3.40 (\$4 when working eight hours or less); roofers and sheet metal workers, \$5.60 (July 1, 1919, \$5.80); stone setters, \$7; tile layers, \$6; tile layers' helpers, \$3.65.

There is now generally speaking a sufficient supply of labor to meet all demands. The shortage of labor exists only in those trades that are employed on interior work and on the completion of structures. This shortage will no doubt cease to exist long before a structure immediately commenced reaches the condition as to completion which necessitates the employment of those trades.

One of the curious features of the labor situation is that shortage, when it exists, is found in trades that it has been thought suffered most from war conditions. Carpenters can be secured without any difficulty. It was supposed that members of the carpenters trades had been drafted into shipbuilding, and that when building was resumed there would be difficulty in getting sufficient men. On the other hand, marble and stone workers are hard to find, although they have not been in demand for government work. Those who are interested in the question of the causes of this state of affairs have not as yet succeeded in satisfactorily analyzing the reasons for the inequality which exists in the supply of labor in different trades.

Carpenters, steamfitters, cement workers, plumbers and electrical workers on government contracts struck for higher pay, and their demands were refused by the government. At the present time these jobs are about two-thirds normal, the men having drifted back to that extent when their demands were turned down.

The carpenters on the Pennsylvania and Commonwealth Hotels jobs are on strike for an increase of from \$5.50 to \$6.50 per day, in violation of their agreement at the former figure which does not expire until Dec. 31, 1918.

These are some of the reasons why building has not yet started up and may be indications of a period of restricted construction work until matters are adjusted so that builders know where they stand.

All the building trades are looking forward to times of greater activity and prosperity than have ever been experienced in the past history of the country. The scope of the anticipated movement cannot rightly be estimated at this time as new demands for additional buildings are manifesting themselves daily and new lines opening for progress in both industrial and civil needs. The demand for materials and labor for building purposes will be tremendous and spread over a wide stretch of the country.



# Actual Cost of the War to the Building Industry

Statistics Show That \$121,987,000 Worth of Projected Construction Was Held in Abeyance—New Work Totals \$90,000,000

**M**ETROPOLITAN building interests have suffered severe losses during the past eighteen months as a direct result of the war. Resources of previous years have been expended in the maintenance of the organizations of the building industry, while the development of the country has been properly sacrificed to war needs. The almost complete shutdown of civil construction has staggered the industry, notwithstanding the considerable volume of military construction. While the latter represents millions of dollars, it did not offset the value of the contemplated civil building. Because of the lack of time the cost-plus form of contract was necessarily used with the inevitable result of increasing the wages of labor and causing higher prices of materials.

According to statistics compiled by the F. W. Dodge Company for New York State and Northern New Jersey, approximately \$121,987,000 worth of civil construction has been held in abeyance by the war conditions, and, according to a recent survey, there is some \$90,000,000 worth of new work in contemplation. The sum of these figures indicates that there is a demand for some \$200,000,000 worth of construction in this territory, and this figure approximates the amount of building construction in this section in normal times.

The total of \$121,987,000 is for operations planned before the entry of the United States in the war. Operations for which plans were completed and in many instances for projects that had already been presented to the building trades for estimates. There were even a substantial number for which contracts were drawn, but all had to be recalled and held in abeyance since the need of the Government was most urgent, and building costs had jumped to a level that would not make construction feasible at that time.

There were 1,629 separate structural projects inclu-

ded in the list of operations withheld as a direct result of the war. They were scattered over a relatively large territory, but the major portion of this proposed work was scheduled for the Metropolitan district or the territory immediately adjacent. In the list were numbered 495 residential projects representing an approximate valuation of \$15,981,000. Industrial plants and manufacturing buildings plan numbered 151, and would have cost about \$16,886,000. Public buildings and contemplated public works such as sewers, waterworks, bridges and similar, municipal, county and state improvements, meant 282 separate operations withheld, and a loss to the building industry of \$42,544,000. The list of halted construction included 92 religious edifices valued at approximately \$4,367,000, and business buildings numbering 431 that would have cost in the neighborhood of \$43,671,000.

There were 38 amusement enterprises included in the list, theatres, moving picture houses and similar jobs, and this work represented a total of \$1,758,000 that was not distributed to builders on account of the war conditions. Miscellaneous projects, not subject to classification in any of the above mentioned groups amounted to a total of 135, and represented a proposed expenditure of \$5,780,000.

There is no doubt but that a large percentage of this work will ultimately go ahead just as soon as the conditions warrant, but before contracts can be placed and work actually started it will in a great many instances be necessary to revise the plans and specifications in order to offset the high cost of construction and to meet the conditions of the current demand.

If the normal growth of the country is to continue, then deferred construction must be caught up. It is in fact a deferred charge against the war, a part of the war debt, which must inevitably be paid.

## Realty Men's Work for Loan Appreciated

By JOHN PRICE JONES.

Assistant Director of Publicity, Fourth Liberty Loan.

**N**O business was harder hit by war conditions than was real estate. To be sure there was an occasional sale or lease of a site for a war factory. But there was no considerable profit in this. Uncle Sam had asked in each case for a service, and there was every disposition on the part of real estate men to display the spirit which President Wilson voiced when he observed that small honor would come to the man who grew rich out of the war.

At the beginning of the war there was some activity in farms. This nation and the Entente Allies needed food, so larger and larger acreages were used to produce it. But gradually this condition, too, became stabilized and farm trading ceased. There was comparatively little exchange of residence properties in the city or suburbs or even in the rural districts. Families were disposed to await the fortunes of war in the dwellings they already possessed. The needs of the war prohibited building operations on any considerable scale. Hence the fact that the Committee of Real Estate of the Rainbow Division, Liberty Loan Committee, obtained from real estate men subscriptions to the Fourth Liberty Loan of \$9,250,000, is of more than surface significance. Real estate men were not earning their ordinary incomes—far from it—yet they felt that

Uncle Sam must have their support and they gave it.

Possibly it was because of a real understanding of how hard real estate was hit by the war that the quota of the real estate men was set at only \$5,000,000. And the real estate business subscribed \$9,250,000, or 185 per cent. of their quota. In other words, they nearly doubled the amount expected from them.

The testimony of Liberty Loan workers is not needed, though it exists abundantly, to prove that the men and women of the real estate business acted from pure motives of patriotism. Many of their sons were in the service, their country was in danger—the country which had permitted them to build up a useful and valuable calling in freedom and without any restriction of the independence for which the Americans have always fought.

Now that the victory has been won—through their efforts, just as through the efforts of all loyal Americans—they are beginning to realize that as becomes every American in all emergencies they acted capably and efficiently.

For what would American real estate be worth to Americans under Hunnish domination of the world?

There is no rent, no sales income, no commissions from No Man's Land.



# Expect Great Activity In Grand Central Zone

## Real Estate Around Times Square Will Also Be First to Feel After-the-War Boom

By ALBERT B. ASHFORTH.

WITH more optimism permeating the real estate outlook than at any other time since 1906 and with a slow but steady change in the attitude of the investing public toward real estate, much interest is being concentrated upon those important centers of the city which it is anticipated will be the first to receive the benefits of an improved sales market.

It seems to me both in the light of past growth and present development that the centrally located business sections of New York City, of which 42d street is the heart, will be one of the first to attract the attention of the largest investment interests.

To account for the remarkable development of the 42d street neighborhood, it is only necessary to contemplate the tremendous changes that have taken place there in the last ten years.

Preliminary plans to develop the Grand Central Terminal were formulated many years ago, and as the acquiring of blocks and blocks of property by the New York Central and Hudson River Railroad, was gradually accomplished, the realization came to property owners and speculators as to what this acquiring of property really meant, and a gradual absorption of those properties that were in the market followed.

The New York Times purchased and developed a large block at Broadway and 42d street. Plans were shown of an express station of the new subway at 42d street and Fourth avenue. Announcement was made that the Pennsylvania Railroad would run through trains to Herald Square—later changed to Seventh avenue and 33d street. It was also at this time contemplated to carry on the development of the Hudson and Manhattan subways and through-service from 33d street and Broadway to the Grand Central Terminal.

Every day brought news of further development that promised to make the ten streets from 33d to 43d the most active business section of Manhattan Island.

Then followed the purchase and erection of the Aeolian Building on 42d street by the Aeolian Company, the erection of numerous twelve-story commercial buildings, a few twenty-story office buildings which readily found responsible tenants, and it was but a very short time before the dry goods interests realized the importance of locating in this section. One after another of the well-known department stores followed the lead set by Macy at Broadway and 34th street and Altman at Fifth avenue and 34th street, and in the short space of a few years practically every representative dry goods concern of importance located in this section.

The development of the comprehensive transit facil-



ALBERT B. ASHFORTH

ities of Greater New York, all lines of which pass through this section was and has continued to be no small factor in the remarkable development of this thriving business center, and primarily the cause for the unprecedented demand by all lines of business for space in this section.

There probably is no other district in any city in the world that will compare in future activity with the 42d street district, where is located not only the largest representative financial institutions, life insurance companies, department stores, sporting goods concerns, fifty or more theatres, ten or twelve of the largest clubs in America with their magnificent buildings, but practically every commercial line as well as a dozen or more

of the highest class hotels in the United States. I venture to predict without fear of contradiction that this section of Manhattan Island ranks first in importance in the business world.

What is going to be the result of this intensive development?

Concentration for years to come of the business activities of this great community. Eventually, increasing values to figures that probably we do not contemplate today. Where there is such a congestion of business there are always concerns, both commercial and financial, who are keen to acquire locations close to their competitors, and this is proven by the constant inquiry for space centered in the 42d street neighborhood.

We must not forget that Manhattan Island is the center of the Western World. While Wall Street will always be the financial center, the neighborhood we are discussing will not only be a second Wall Street, but will also be the greatest commercial center of the Western Hemisphere as there is more money spent for merchandise at retail within a certain radius of 42d street than in any other similar radius on the face of the globe.

Its future, therefore, is certainly assured and it would be foolish to prognosticate to what extent land values and rental space will increase.

IN the article on the new commission rates on real estate transactions, adopted by the Real Estate Board, printed in the Record and Guide last week, a typographical error made the commission on the sale or exchange of real estate in the Borough of Manhattan and the Bronx read "and 1% of the selling price about \$40,000." The correct reading should be "1% of the selling price above \$40,000."



# Business Men to Lay Plans for Reconstruction

Convention of 373 War Service Committees Called at Atlantic City  
Next Week to Discuss Peace Problems

WASHINGTON, November 27.—In order to obtain the best thought on the problems of industrial readjustment the Chamber of Commerce of the United States has called group meetings for the reconstruction congress of War Service Committees at Atlantic City, next week.

The program for the congress calls for separate meetings on December 3 of three hundred and seventy-three war service committees, representing as many crafts. At these meetings there will be taken up problems, not only of the individual industries but those of common interest to all. These common problems will be discussed again on the following day when the War Service Committees meet in thirty-five related groups and later when the committees meet in 10 major groups. All of the questions of general interest will be headed in a general session of the conference.

The subject of proper stabilization of business conditions during the period of industrial readjustment following the termination of the war will be one of the most important topics taken up at the congress of War Service Committees, to be held at Atlantic City December 3, 4, 5 and 6 under direction of the Chamber of Commerce of the United States. Officers of the Chamber believe that the conference in itself will serve as a stabilizing influence.

The question of stabilization of prices will be one of the first considered in relation to the following questions:

Inventories on hand; orders placed at war prices but not delivered; labor costs and conditions; increased taxes; increased rates of interest.

An estimated increased demand for non-war materials restricted during the war period. Will an increased production increase the price of material or labor, or will a controlled redistribution of material and labor from war industries prevent an increase?

Discussion of the practice of the sale of commodities at a price less than the cost of production. Its injury and disturbance on the industries and the ultimate consumer. What methods will remedy this evil?

If the Government sees fit to dispose of used materials and products in the open market, what effect will it have on production and the sale of new goods? At home? Abroad?

If it is not advisable for the Government to sell these goods on hand, either home or abroad, what shall it do with them?

In this connection, what point of contact could business interests have with the Government departments in the sale or disposition of these various commodities?

Questions will be discussed under the following heads: food, heat, light and power, steel, other metals, textiles, wool and wool products, chemicals, leather, earthen products, industrial professions.

W. H. Manss, Director of the War Service Executive Committee of the Chamber of Commerce of the United States, which has called this congress, points out that the program of the convention provides for the most open discussion of all of the questions that today confront business men.

"We are not urging," said he, "that Government bodies be continued in control of industry, but we hope at this meeting to bring about a composite view of business men's ideas and judgment as to what should be done.

"When this conference was called the armistice had not been signed. Now, however, fighting has stopped and we face the fact that the psychology of war and the psychology of peace are entirely different. In time of war men sink their differences and join in mutual sacrifice for the furtherance of their country's interests. What business men must realize is that the importance of close co-operation and mutual sacrifice is just as important during the period that is to come. We face a chaotic conditions in business due to the fact that the situation has changed so suddenly. Everyone is asking what will happen? Will prices go down? Will wages

be reduced? What will happen to war industries and to labor employed by them? There are a thousand other questions unanswered.

"This conference is called by the Chamber of Commerce of the United States to take up vigorously and wisely, with an appeal to the American public, these questions, which are of as much importance to the nation as a whole as they are to business interests. We waged this war for justice and for humanity and in the readjustment period we must cling to the ideals and make the sacrifices that business accepted during the war period. This attitude of the units of industry toward the Government, toward each other and toward labor must be maintained."

On December 6 and 7 the National Federation of Building Industries will hold its convention at the Hotel Traymore.

This Federation was organized primarily as a War Service Committee. It is the opinion of the Executive Board and a large number of members that it should be continued to take a part in the readjustments required after the war. It is believed that before the conclusion of that work it will have shown the need for its continuance as a national body.

Valuable suggestions have been made by many persons in the building industries in all parts of the country. These led to the conclusion that the future work of the Federation should be divided among committees under a specially qualified chairman all correlated through the president and aided by the executive staff.

The convention will be presided over by the President, Ernest T. Trigg, of Philadelphia.

## Endorse Realty Board's Program

THE first meeting of the allied business and real estate organizations to consider the legislative program of the Real Estate Board of New York was held at the Board Rooms, 217 Broadway. Sixteen organizations were invited and nine sent representatives. Written endorsements of the Board's program was also received from three other organizations. The only item on the list of contemplated reforms considered was the one fixing the tax rate on real estate at two per cent. This was unanimously approved, Mr. J. Sherlock Davis, President of the Brooklyn Chamber of Commerce, not voting, as his organization had not yet considered the matter.

The following organizations were represented:

1. Greater New York Taxpayers' Association—Represented by Messrs. S. S. Isaacs, Ignaaz Reich and Isidor Berger.
2. Brooklyn Chamber of Commerce—Represented by Mr. J. Sherlock Davis.
3. Real Estate Owners of the 12th and 19th Wards—Represented by Mr. Henry Bloch.
4. West Side Taxpayers' Association—Represented by Mr. John J. Pheelan.
5. Bronx Taxpayers' Alliance—Represented by Max Just.
6. Real Estate Exchange of Long Island—Represented by Messrs. J. W. Doolittle and John W. Paris.
7. Taxpayers' Alliance, North Shore, Richmond Borough—Represented by Mr. Edward P. Doyle.
8. Chamber of Commerce of the Borough of Queens—Represented by Mr. William B. Parsons.
9. Taxpayers' Association of 18th and 21st Wards—Represented by Mr. Charles F. Leining.

The next meeting will be held Thursday, December 5, 1918, at the same place at 3 p. m., when many additional organizations will be represented. It is hoped that the fullest cooperation will be had and the program approved and enacted by the Legislature.

Mr. Stephen H. Tyng, Mr. Robert E. Dowling, Mr. Laurence McGuire, Mr. A. C. MacNulty, and Mr. Edward P. Doyle will address the members of the various organizations at their regular meetings and a full explanation of the program will be sent out.



# Limitation of Tax Levy Upon Realty Approved

## Question of How to Provide Other Funds Discussed—Tax on Personal Property and a State Income Tax Suggested

A STATEMENT issued by the Advisory Council of Real Estate Interests says:

"There are three phases to every discussion of the proposed tax bills: (1) stabilizing the rate on real estate; (2) providing new revenues to supply deficiency; (3) allowing for necessary increases in future budgets.

"The form of the present agitation has been shaped by the suggestions of the Real Estate Board of New York for a fixed tax rate on real property of \$1.75. The agitation, however, dates back to the 1915 proposals for the taxation of tangible and intangible personalty at low rates, which was followed by a general swing during the legislative investigation of 1916 to a general income tax upon persons and corporations. The net result to date has been a small net income tax for most corporations, to be paid in lieu of local taxes on personalty, which now includes machinery.

"1. The limitation of the tax levy upon real property has indisputable merit. It will improve the investment and mortgage markets, it will provide better and cheaper housing for the people, it will conserve the city's credit and revenues. Sound taxation and the public welfare alike demand a wide tax base and direct payment of taxes by every citizen according to his ability, rather than the single tax base which now places upon real estate in New York a burden which is heavier than anywhere else in Europe or America or perhaps in the world.

"The constitutional tax limit of 2 per cent. plus debt service requirements, is so high and is being approached so rapidly that further depreciation in values and decrease in mortgage loans are believed to be certain—they can only be avoided by general rise in values and a larger volume of speculative holding than can reasonably be expected.

"The rate usually mentioned as a proper limit for realty is no lower than the rates of two or three years ago. It is the recent increases which are adding confiscation to injury. The rate suggested indicates a general willingness by real property interests to pay about two-thirds of the amount collected annually by the city in taxes. This is generally admitted to be an equitable proportion.

"2. New sources of revenue have been sought for many years. Some have been added from time to time, usually for state government. Under the nefarious but skilful influence of the New York Tax Reform Association and other singletaxers, practically every such new source of revenue has proved to be an exemption law which in the end increased the tax burden upon real estate.

"Taxation of personal property is at first glance an obvious remedy. The present rate on taxable personalty is obviously unjust. The other extreme of a tax at two or three mills savors more of exemption than of taxation. There are two other flaws in the present argument for classified taxation at low rates:

"(a) The amount of taxable personalty is a matter of pure guesswork. There is no basis upon which to make a dependable estimate. Also, practically every such tax carries its corresponding exemption and it was frankly stated last winter by the man who drew the secured debts and other exemption laws that there is now as large amount of taxable personalty which can be reached. Those in favor of this low rate tax should indicate the types and amounts of personalty which would be reached. There is a growing belief that such taxes are a snare and delusion.

"(b) The tax on personalty does not greatly extend the number of taxpayers who contribute directly to the Government. It does not reach persons who obtain benefits from government in this city and State, but who spend their money elsewhere. Taxable personalty is not distributed according to the wealth of taxpayers, but nearly the reverse, and therefore is not a measure of taxable ability.

"Finally, taxes on personal property have been a fail-

ure wherever tried and no scheme has been proposed for New York which has not been tried and abandoned elsewhere.

"The trend of informed discussion is to recognize that all taxes are either on persons, on property or on business. Ability to pay, or taxable ability, is deemed the best measure for the personal and the business taxes. The educational effect of the Mills legislative investigation was to crystallize sentiment of the entire state in favor of the income tax principle. New proof as to the value of the principle is found even in the imperfect system for obtaining war revenues.

"Persons, property and business each receive distinct benefits from the government. To recognize this distinction avoids double taxation and results in proper payments whenever the three are distributed among three different states, as is not uncommon. If a person owns property, conducts business and resides in one state it is quite proper that he should pay for his three-fold benefits, whereas he may be taxed in another locality in which he may own property, or have a business, or a domicile.

"The exact application of these principles to New York cannot be determined until the completion of studies by persons who are familiar with the experiences of other cities and states and nations, and who are now estimating the probable yield of the various plans when applied to New York. Furthermore, any new law will affect the revenues being received under existing laws. Finally, to reduce any plan to the form of a bill ready for introduction is no easy task, as an imperfect bill leads to needless and unprofitable if not destructive discussion in the legislature.

"3. Increases in the cost of government must be expected under our present system of pork-barrel politics. New revenues will be needed until a definite movement is established for realizing that principal source which can be realized only by the application of business methods in government, the dropping of outgrown functions and the general avoidance of waste.

"Our new tax law must conserve public finance as well as property values. The cost of government must be paid sooner or later. Merely to reduce the tax yield does not result in reducing the cost of government. This is the bitter experience of Ohio which adopted a tax limit law without a limitation of expenditure law.

"Flexibility in the tax law might be provided by providing that two-thirds of the tax levy should be borne by real property and the balance made up from the other revenues. Such a feature is eminently fair. It would prevent the confiscatory increases with which New York is now suffering. By way of comparison, the percentage raised by the direct tax on property in practically every other city is lower than that now existing in New York. Some percentages are as follows: Birmingham, 41 per cent.; St. Louis 56 per cent.; Chicago, 56 per cent.; Berlin, 36 per cent.

"The problem therefore appears as a question of the community. Every person who works, resides or owns property in New York, is interested in making it possible to provide new port and other facilities, new conveniences for commerce and finance, new accommodations for industry and a great increase in the quantity and quality of housing for its increasing population. The solution must be in the hands of all classes in the population, and based upon the most competent advice obtainable."

ALL storage restrictions on bituminous coal have been removed by the United States Fuel Administration in conformity to the action of the War Industries Board in cancelling its preferential industries list. Anthracite coal is not affected, however.

All industries located farthest from distribution points, particularly those in New England and in the northwest, are found not only to be well stocked, in accordance with Fuel Administration specifications, but in many cases have surpluses above those amounts.



# Amendment of Tenement House Law Proposed

## Commissioner Mann Outlines Changes to Enable Conversion of One-Family Houses into Three and Four Apartments

TENEMENT House Commissioner Frank Mann presented his proposed amendments to the so-called "Three-Family House Law," on Tuesday afternoon, to representatives of a number of real estate and building organizations. The amendments were prepared by Commissioner Mann in an effort to place on the statute books a law which will permit owners of three and four-story private dwellings to alter them into three and four-family tenements at a cost that will not be prohibitive and in a manner which will yet conform with the law and the spirit of present-day tenement house reform.

After opening the meeting, Commissioner Mann gave an explanation of his reasons for calling the conference, and he declared that the contemplated alterations of these buildings will not only benefit the real estate interests but the city as well, by virtue of increased rentals, increased market values and the resultant increased taxable values.

Commissioner Mann went on to say:

"The amendment for the four-family house is practically the same as for the three-family house, except that it is based, more or less, upon extending the law to take in the four-story and basement house. We demand all of the things that are in the present law, on the theory that you will find, particularly in Manhattan more than in any other borough, these valuable properties upon valuable ground in neighborhoods where high substantial rentals may be charged and that to make these improvements in compliance with the requirements of the law is not of necessity a hardship but, on the contrary, a real substantial benefit."

Commissioner Mann's recommendations refer to Section 2, of chapter 99 of the laws of 1909, entitled "An Act in relation to tenement houses, constituting chapter 61 of the Consolidated Laws," as amended by Chapter 13 and 454 of the laws of 1912 and by chapter 806 of the laws of 1917, which he seeks to further amend. Only those sections of the law are published which are affected by the amendments, the new matter being printed in italics.

13. A "three-family converted dwelling" is any dwelling (of brick or stone erected in a city of 1,000,000 population prior to April 10, 1901, not over three stories and basement in height, and not over forty-seven feet in depth, exclusive of bay windows and existing extensions, provided one side of such extension is separated for its entire length from side line of lot by an outer court of not less than six feet in width at all points, and the rear wall of said extension is separated from the rear lot line by a yard not less than ten feet in depth, and with no other building on the lot, converted or altered under the provisions of this chapter into a tenement house for not more than three families and not more than one family on any floor. Such converted dwellings shall be subject to the provisions of this chapter) *in a city of 1,000,000 or more population which conforms to the following requirements:*

- a. *If made to comply with all the provisions of this chapter applicable thereto.*
- b. *If erected prior to April 10, 1901.*
- c. *If not exceeding three stories and basement in height.*
- d. *If not exceeding fifty feet in depth plus existing bay windows, or an existing extension, the side wall of which is at least six feet distant from the side lot line at all points and the rear wall of which is at least ten feet distant from the rear lot line.*
- e. *If there be no other building on the same lot.*
- f. *If not altered or converted for more than three families in all nor more than one family on any floor.*

14. A "four-family converted dwelling" is any dwelling *in a city of 1,000,000 or more population which conforms to the following requirements:*

- a. *If made to comply with all the provisions of this chapter applicable thereto.*
- b. *If erected prior to April 10, 1901.*
- c. *If of brick or stone and not exceeding four stories and basement in height.*

- d. *If not exceeding fifty-five feet in depth plus existing bay windows, or an extension, the side wall of which is at least six feet distant from the side lot line at all points and the rear wall of which is at least ten feet distant from the rear lot line.*
- e. *If there is no other building on the same lot.*
- f. *If not altered or converted to a tenement house for more than four families in all nor more than one family on any floor.*

In Paragraph 17, relating to bulkheads the proposed change reads, and in *three-family converted dwellings*, no bulkhead nor stairs leading to the same shall be required, provided such tenement houses and *three-family converted dwelling are* (is) equipped with a suitable ladder and with a scuttle constructed as provided in section 32 so as to be readily opened and in a manner subject to the approval of the department charged with the enforcement of this chapter.

18. Stairs and public halls. In every tenement house hereafter erected all stair halls shall extend from the entrance floor to the roof, and the stairs and public halls therein shall each be at least three feet wide in the clear; except that in *four-family converted dwellings and in tenement houses hereafter erected, etc., and except also that in three-family converted dwellings the stairs and the public halls may be not less than two feet six inches wide in the clear.*

21. "Stairways and stairs. Each flight of stairs mentioned in the last three sections shall have an entrance on the entrance floor from the street or street court, or from an inner court which connects directly with the street. All stairs shall be constructed with a rise of not more than eight inches and with treads not less than ten inches wide and not less than three feet long in the clear; except that in three-family and four-family converted dwellings in cities of 1,000,000 or more population existing winding stairs may be permitted, etc., and in four-family converted dwellings the stair halls shall either be constructed of iron beams and fireproof filling, or of reinforced concrete as above provided, or shall be filled in between the floor beams with at least five inches of cement deafening."

Relative to Paragraph 23, concerning entrance halls, introductory matter is retained, but the following changes are suggested on the last few sentences. "*The foregoing provisions of this section shall not apply to three-family converted dwellings.* In every tenement house hereafter erected, access shall be had from the street to the yard, either in a direct line or through a court *except that in three-family converted dwellings a gate may be provided in the fence to the adjoining property in lieu of such access.*"

In subsequent paragraphs relative to first tier of beams, partitions and plastering behind wainscoting, the phrase "four-family converted dwelling" is inserted as being affected under the plan.

In the section affecting the lighting and ventilation of rooms, the following changes are suggested: "In every tenement house hereafter erected every room, including water-closet compartments and bathrooms, shall have at least one window opening directly upon the street or upon a yard or court of the dimensions specified in sections fifty-two to sixty of this chapter, and such window shall be so located as to properly light all portions of such rooms; except that in three-family and four-family converted dwellings *one existing interior room may be permitted on each floor above the basement, provided, however, such room is made to conform to the requirements of section seventy-three of this chapter and except also that one interior water-closet compartment or bathroom on the story below the top story may be lighted and ventilated by an unpierced shaft of the dimensions prescribed in section seventy-five of this chapter.* In addition to the above requirement, in tenement houses hereafter erected no apartment of three rooms or less shall extend in depth from the street or yard, as the case may be, for a greater distance than eighteen feet without the intervention of

(Continued on page 627)



# Harlem's Business Centre Has Held Its Own

## Store Rentals and Tenancies on 125th Street Improved During War Period—New Transit Benefits

By B. WALTER BARNETT

**D**URING the entire war period no street in Greater New York has held its own better than 125th street. I am able to substantiate this opinion by the fact that for nearly three years past there has scarcely been a vacancy on West 125th street and the fact that at the present time there is not one store to be had either on the north or south side of the thoroughfare between Lenox and Morningside avenue, a total distance of about two miles.

The real estate strength of the street is reflected in the stability of the store rents, which range from \$3,500 to \$15,000 a year, and which have held their own to a wonderful degree. Their tendencies comprise well-known and reputable business firms, including branches of large corporations with main offices in the downtown business and financial centers. The thoroughfare's continued popularity as an amusement center is exemplified in the success of the Victoria Theatre, one of the largest playhouses in the city, which was recently opened on the north side of 125th street between 7th and 8th avenues. The Victoria is playing to crowded houses, as are all of the remaining theatres in the immediate vicinity. The management of the Hotel Theresa, the modern thirteen-story structure covering the entire block front on the West Side of 7th avenue from 124th street to 125th street, reports that it is so crowded for space that people are being steadily turned away.

On the east side of the street renting has also improved since the opening of the new Lexington Avenue subway station at 125th street and Lexington avenue and it is generally believed that this end of the thoroughfare will eventually become a firmly established business section of the city. The Jerome Avenue and Pelham Bay subway lines covering what is destined to be the finest and largest residential section of the Borough of the Bronx do not lead to 149th street and Third avenue as did the old subway system, and 125th street is the first business center reached directly by these new rapid transit mediums.

At the present time there are only five or six stores vacant in the eastrly section of 125th street, which also covers about two miles of store space, and under the circumstances we may consider this an exception-

ally small percentage of vacancies. In this section there are several theatres which are being excellently patronized, and one also finds additional branches of large downtown concerns.

One hundred and twenty-fifth street has been particularly blessed with transportation facilities, it being one of three points in Greater New York containing main trunk line express stations for the large railroads, the other two being the Grand Central Terminal and the Pennsylvania Station. It is the only street north of 59th street, extending from river to river, which has the benefit of an express station on every subway and elevated line in addition to having the additional facilities of a great number of surface lines and bus services.

All the Bronx trolley lines have transfer connections enabling passengers to reach 125th street for one fare. At the west end by way of Fort Lee Ferry a large number of shoppers is attracted from Englewood, Leonia, Hackensack, Morsemere and other Jersey residential communities; at the east end of the street we find the terminal of the Harlem River branch of New York, New Haven and Hartford R. R. and the Boston and Westchester Railroad which is responsible for bringing hundreds of shoppers to 125th street.

As a result Harlem, today, does not entirely depend upon its local population to support 125th street. On the contrary, I believe that this business center, in common with other similar retail centers of the city, is drawing upon the outlying sections and the suburbs for patronage.

The steady growth of Harlem is perhaps best emphasized by the growth of business of the two post office branches on 125th street. It is rumored that the U. S. Post Office Dept. has just leased for a long term a large plot at Lexington avenue and 126th street on which a large new building will be erected to take the place of the present quarters at the corner of 125th street and Lexington avenue which has become inadequate to handle the increased demands. Business of the west side branch has increased to such a large extent within the past year that the Government has been required to take large abutting space on 126th street for the present extension of the building now housing Station J.

## Calls Conference on Tax Questions

**A**S the initial move in its program to obtain relief for real estate owners this fall, the Mayor's Committee on Taxation, Nathan Hirsch, chairman, announced yesterday that an important public hearing would be called at an early date, at which time an opportunity will be afforded to representative real estate interests and city officials to discuss the general real estate and taxation situation. Mayor Hylan, Comptroller Craig, and President Cantor of the Department of Taxes and Assessments have signified their willingness to be present and participate in the discussion. It is expected that other members of the Board of Estimate will also attend.

Mr. Hirsch, discussing the plan said yesterday: "Everyone concedes that the New York City real estate situation has become serious enough, from the standpoint of over-taxation, to warrant effective measures of relief at the hands of the new State Legislature. The only way in which such relief can be obtained is by the presentation of a solid front at Albany through a delegation, which will not alone represent the sentiment of the best minds on the subject, but will also have the solid backing of the city administration, the real estate organizations and citizens at large. One of the great difficulties that has come up in past years in connection with legislative matters has been the lack of co-ordination with respect to the preparation, presentation and support of real estate bills at Albany. Dozens of bills have been presented by various interests, each seeking to offer its own solution. The result has

been unsatisfactory, as evidenced by the fact that New York City real estate situation, affording representative and qualified people an opportunity to present their ideas, and once having obtained the best informed opinion possible, to work out a solution in the form of one or more bills which will have the solid backing of the entire city. I do not think that such a program is impossible of fulfillment, and I believe that such a hearing can be productive of satisfactory results, especially since our aim is the analysis of the suggestions at the hearing and their embodiment in a bill or bills that will be prepared by the Corporation Counsel, for introduction to the legislature at the earliest possible time.

"All those who desire to be heard at the hearing will please communicate immediately with J. P. Lohman, secretary, the Mayor's Committee on Taxation, Room 823, Municipal Building, New York City."

**I**NCREASED activity in the transfer of landed property in the Province of Cape of Good Hope marked the year 1917, the number of transfers being the largest since 1913.

Further, while the number of transfers in 1917 (9,776) was less by 746 than in 1913, the value of the properties transferred was greater by \$2,635,794, the total value in 1917 being \$35,025,052, and \$32,389,258 in 1913. Although during the latter year many of the transfers were due to speculative trading, the purchases in 1917 were primarily for permanent investments. In the principal cities there has been a demand for homes.



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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

The Correct Solution of the Harbor Problem

Former Dock Commissioner R. A. C. Smith has made in an interview a suggestion which merits the earnest consideration of the port authorities when they meet next Wednesday to consider the development of New York harbor.

Former Commissioner Smith, whose views are given weight by his long experience and unquestioned knowledge of the situation, declares that the Port of New York will never attain its full usefulness until the administration of the port is raised to a position which is impossible so long as it continues simply an administrative department appointed by the Mayor. Mr. Smith takes the logical position that the Port of New York should be administrated by some body representing the Federal and State governments as well as the city government. His reason is the excellent one that until some such plan is adopted there can be no continuity in the administration of this great public facility.

"The four years of the war strained the Atlantic ports to the utmost," says Commodore Smith. "The port of New York particularly has been a vast clearing house through which men and supplies were poured to the battlefields of Europe. Of the 2,000,000 and more men and huge army supplies which our army and navy officers have sent abroad with such wonderful skill and success by far the greater part has passed through New York. Under Federal authority our port facilities have been temporarily moulded and smoothed out to make this possible. Government money has been spent here freely, and at many of the ports which, normally, are rivals for the country's import and export business. With the return of peace we have a twofold problem:

"First and foremost, it will be necessary to hold the gains in port efficiency which Federal control has made

possible and to build a lasting organization to work for the future;

"Second, we must see to it that the business which properly belongs to the port of New York be not diverted to other ports through lack of popular understanding of the facilities and capacity of the port of New York."

No one can fail to appreciate the force of Mr. Smith's point that it has been impossible in the past to carry out a consistent policy of port administration because the custom is for the Commissioner of Docks to retire with each change in city administration and for port plans to be passed upon by a frequently-changing Sinking Fund Commission.

It is highly desirable, of course, for the present constituted officials to consider earnestly the several important plans for harbor development which has been submitted to them, and the Record and Guide hopes they will make rapid progress toward bettering conditions. But it hardly seems reasonable to hope that the harbor of New York will attain its destined importance until such time as the entire subject is passed over to some such body as Mr. Smith suggests, representing not merely the City of New York but the State and Nation as well. While it is true that New York City is the fortunate possessor of this magnificent harbor, it is equally true that this greatest of American ports also is national.

Laying the Foundation

Construction work to make up the deficiency in buildings of all kinds due to war conditions has not been started yet but it would be too much to expect that within two weeks of the time when all the energies and the total resources of the country were being devoted to the prosecution of the war the financial and business machine could be made over so as to turn out offices and apartments and warehouses and suburban homes instead of munitions.

It takes time and money and new machinery to reconstruct a typewriter or automobile factory into a gun plant or submarine manufactory. It takes just as long and requires as much money and machinery to return an aeroplane factory to its original use of building street cars or office furniture.

With the impatience characteristic of Americans many are fretting and fuming because twenty and thirty story apartment houses and office buildings are not springing skyward on every vacant lot between the Battery and Spuyten Duyvil, or that big loft buildings are not already replacing the rows of old time residences in the sections once fashionable but now gradually becoming invaded by trade.

The kind of pessimism that finds little encouragement in conditions in the building and real estate field today is similar to that which was rampant for months after the United States entered the war. The grumblers then were sure that almost nothing was being done to put the country on a real war basis, and that if anything was being done it was not being done in the right way. Now these faint-hearted people are finding cause for complaint because there is no activity in real estate and if there is it is badly directed. The outcome of America's participation in the war shows that these pessimists were wrong then and now there is ample evidence that everything that can be done to get the country in shape for normal business is being planned and executed with all despatch possible.

Never before in the history of the country has there been such a gathering of its business men as will be held next week at Atlantic City under the auspices of



the U. S. Chamber of Commerce to discuss the many problems now pressing as never before for solution. Some of the foremost men in the country, including cabinet officials, will direct the activities of the hundreds of War Service Committees, now converted into Peace Service Committees, meeting for the first time to act together for the common good of every one in the country. Among those participating in this convention will be the National Federation of Building Industries. Many of the plans for the re-establishment of business, now vaguely outlined, can not fail of being practically defined and put into operation as the result of these conventions. The attitude of the Government in regard to many reconstruction problems will probably be made known early in December.

In the building line it is worth while calling attention to the fact that plans are being drawn for hundreds of operations involving many millions of dollars, held in abeyance until peace came. Stabilization of the labor question is being provided for by the action of the Building Trades Employers in agreeing to make no new contracts during 1919 except at existing scales of wages.

These are only a few of the things which are being accomplished before the actual work of construction can be begun. Imperfect and hasty action will not help matters. The boom will only come when basic conditions are such as to inspire confidence. The foundations for a return of confidence are being well laid but because of the tremendous importance of these rock-bottom conditions the work cannot be rushed.

Are We Downhearted? No!

Whether you believe in luck or not there are very few men who will not agree that it pays to keep up a good front even when things are not running so smoothly as

surface appearances indicate or underlying conditions warrant. The psychology of success depends largely in believing in success rather than in harboring fear of failure.

As applied to the present state of business in this country and the world generally, Mr. Thomas A. Edison, who is, besides being the greatest electrician of all times, a very successful business man, and unusually well informed on all the great questions of the day, with a mind of remarkable analytical powers, has expressed himself as follows:

"There are those who fear a business depression. The surest way to bring on a depression of business is to nurture fears and act hesitatingly. We now have a national financial system which is capable of meeting practically any situation that can arise, and we do not need to fear difficulties from that quarter.

"Our farmers have harvested an enormous crop, and the assurance of good prices, together with more plentiful labor, make certain a heavy planting next year. The only thing needed to insure a year of great prosperity is a determination on the part of every business man, big and little, to go ahead with absolute confidence in the future.

"The business men of this country must see to it that employment is provided for our war workers and returning soldiers. We have shown our service stars and worn our Liberty Loan buttons with pride. Let us take equal pride in doing our share to make employment for the men who have worked and fought to win the war."

It ought not to be a very hard matter, with so many reassuring things in the real estate and building fields to bank on, to keep very much alive the idea that good times are in prospect for every one who seizes upon the golden opportunity of the moment.

Amendment of Tenement House Law Proposed

(Continued from page 624)

an inner or outer court adjoining said room, constructed as required by this chapter and in three-family and four-family converted dwellings (in cities of 1,000,000 or more population) no room shall extend in depth for a greater distance than twenty-three feet."

Other suggested changes concern sections relating to windows, in rooms and sizes of rooms and public halls.

Paragraph 144, relative to indexing names recommends a fee for searches. Commissioner Mann's suggestion is that "*The commissioner shall have power to charge and collect fees for searches and to make rules governing such charges in all cases where application is made to the department for certification of pending violations.*"

Former Tenement House Commissioner John J. Murphy, as secretary of the Tenement House Committee of the Charity Organization Society, in a letter to Commissioner Mann stated that he believed the committee would approve section 2 to amend Section 17 of the law (this amendment refers to omission of the bulkheads); Section 3, amending Section 18, of the law (as to width of stairs and public halls); Section 4, amending Section 23 of the law (as to width of entrance halls and egress from street to yard or providing an exit by a gate in the fence of adjoining yard); Section 7, amending Section 67 of the law (reducing the size of the skylight to 15 square feet, or making it identical with the size required in the new law for three-family tenements).

He believes that the amendment proposed to Section 8 of the law to charge a fee for searches would probably not be opposed. Section 6, amending Section 66 of

the law (in reference to lighting public halls by omission of the stairwell and glass panels) has not yet been considered by the committee.

Secretary Murphy believes that his committee will probably oppose Sections 1 and 5. Section 1 amends subdivision 13 of Section 2 of the law. The objections will probably be against the omission of the words "of brick or stone" and also against the increase in depth. Objections to Section 5 amending Section 62 of the law are probably based upon the proposal to permit an interior room and the increase in depth of the room from 20 to 23.

AN increase of 50 per cent. to 55 per cent. in the cost of living for the family of the average wage-earner in the United States during the period from the outbreak of the war in July, 1914, up to the middle of June, 1918, is indicated in a report on War-time Changes in the Cost of Living issued by the National Industrial Conference Board. In a small number of communities where there have been exceptional increases in rent and in cost of fuel, this percentage of increase would have to be raised somewhat.

The increases for the different items were as follows:

Food .....	62%
Rent .....	15%
Clothing .....	77%
Fuel and light .....	45%
Sundries .....	50%
Average increase (depending on apportionment of these respective items in the family budget) .....	50% to 55%



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## RANDOM NOTES IN THE REALTY FIELD

### Lewis Phillips Makes a Suggestion for City Sources of Revenue—A New Assessment Ruling

**L**EWIS PHILLIPS in a letter to the Record and Guide, suggests a new source of income for the City of New York. Mr. Phillips believes that those people who make their living in New York City and carry off their earnings into other cities, counties or towns, should make their home localities pay something to New York City, which is the source of their wealth. His letter follows:

"Every individual who earns a living in this great Metropolis receives the protection of the city government, whether he resides here or not. In order to avoid the objection which may be raised that no government has a moral right to charge any man or woman for the privilege of earning a living, may I make a compromise suggestion, which is this:

"That each city, county, borough, village or hamlet which houses people earning their livelihood in the City of New York be compelled to make through its county treasurer (who is to keep a roster of such residents), a payment to this city because of the local value attaching to its land through an additional demand for residential and store space. In other words, these cities, counties, boroughs and villages are receiving the benefit of the purchasing power derived and earned in New York City. Of course, the amount to be furnished by the commuting zone territory would be predicated upon the prosperity and taxpaying capacity of the class of dwellers, and would be levied only in those cases where the earning power was derived in New York City."

### Assessing New Buildings.

Supreme Court Justice Lehman, in a recent decision in the suit by the Orinoco Realty Company against the Tax Department for a reduction of assessment establishes the fact that a new apartment building, still requiring a cleaning-up process and lacking a certificate of occupancy from the Tenement House Department on October 1, is assessable. The realty company brought suit against assessing the building on the ground that it was not complete on October 1, and under Section 889A of the charter should not have been assessed by the Tax Commissioner. The Court said:

"The status does not provide that the construction of a building must be absolutely completed before it can be assessed for taxation. It may be assessed even though it is still in course of construction where the construction has progressed so far that the building is ready for occupancy. No definite rule can, in my opinion, be laid down as to the stage a building must reach before it is ready for occupancy. Obviously, that depends to a great extent upon the purpose for which it is intended."

### Urges New Lien Law.

Magistrate Appleton, who has been hearing all the testimony in the tax lien investigation conducted by the Mayor's Committee on Taxation, in an address delivered from the bench in the Municipal Term Court, urged the passage by the Legislature of a law that will regulate the operations of certain classes of suburban land developers and will protect buyers of small means whose knowledge of real estate transactions is limited and whose natures are trusting. Magistrate Appleton, who has just resigned from the bench to become associated with the legal department of the General Electric Department, said in part:

"A provision should be made whereby every person when he files a deed should be required to have his name and address attached to that deed, and the tax assessors in making a transcript should be compelled to take the name and address of the owner of record, and all the records of the tax assessors

and tax collectors should show the name and address of the owner.

"The tax collector should be compelled to send a notice to the owner of record, to the address he gave when the deed was filed. In that way we would do away with so many persons having their property sold without knowledge of it on their part.

"The second phase of the John Doe proceedings concerns the activities of those real estate development companies. I do not think there can be any possible question in the mind of anybody but that the system now followed is an absolutely wrong one.

"It seems to me it is the province of the State to enact laws that would protect these poor investors. When I advocate such a law as that it would seem to me a proper province of the Banking Department to take charge of such developments, and that the money paid by investors should be held by the companies, if not the whole, at least a part of it, in trust for the benefit of those persons who pay."

### Realty Division Raises \$28,235.

The total contribution made by the real estate division to the United War Fund was \$28,235. This amount represented contributions from 275 individuals and firms. Donations which should have been credited to the real estate division were made to other collectors, and if it were possible to obtain these figures the real estate division's total would have probably easily passed the \$100,000 mark.

### Changes in Realty Firm.

At a meeting of the Board of Directors of the Douglas Robinson, Charles S. Brown Company, Charles S. Brown, who has been vice-president of the company since its organization, was made chairman of the board of directors. William H. Wheelock was elected president to succeed the late Douglas Robinson, who died last September. Arthur W. Francis, William R. Buchanan and Simon Newman were elected vice-presidents; Charles P. Donnelly, Jr., treasurer and secretary, and Charles S. Carson, assistant treasurer. All of these men have been connected with the company since its formation, and prior to that time were associated with its predecessors, Douglas Robinson & Company, and Charles S. Brown.

### United Elects Officers.

Stewart Browne was re-elected president of the United Real Estate Owners Association at its recent meeting. Victor Weil was elected first vice-president; Walter J. Salmon, second vice-president; Bernard Goodman, third vice-president, and I. Hyman, secretary.

### Newark Real Estate Board.

Final organization of the Newark Real Estate Board has been effected. A constitution and by-laws has been adopted, a board of governors elected, and committees appointed. The governors named are:

Louis Schlesinger, Henry Reiss, Philip J. Bowers, Arthur J. Hardt, and Abe Feist, for three years; Louis Kamm, Bertram A. Ham, Robert A. Osborne, Myron W. Morse and Rocco Tortoriello, for two years, and Alfred Popik, Robert B. Stoutenburgh, George F. King, Charles W. Beardsley and Clifton Baldwin, for one year.

### Charles A. Miller Elected.

The Advisory Council of Real Estate Interests, announces the election to membership therein of Charles A. Miller, counsel of the Savings Bank Association of the State of New York. Mr. Miller is president of the Savings Bank of Utica, one of the largest institutions with loans throughout the State.



# Real Estate Review for the Current Week

## Holiday Does Not Restrict Business—Increased Demand for Residential Holdings an Encouraging Development

**I**N spite of the fact that practically two whole business days were eliminated this week on account of Thanksgiving Day (most of the activity on Friday being also limited), the market made favorable progress along well defined lines. The business of the week covered a wide range and concerned itself with diversified classes of properties, in many sections of the city. The well sustained buying movement directed toward the acquisition of downtown business properties, continued to be a permanent feature of the market, although the particular favorable development of the week was a volume of business which reflected a steadily growing interest in residential properties.

The most interesting transaction of the week by virtue of its real estate significance was the sale of a costly Fifth avenue residence to a speculator and its immediate resale for occupancy as a school for boys. Not since the first invasion of Fifth avenue's exclusive residential colony by apartment houses has any transaction been commented upon more than this one. "Millionaire's" row on Fifth avenue which has for so many years held its peculiar position as probably the best known and most exclusive residential community in the world and whose glory has not even been dimmed by the towering multi-family houses which have been erected within its confines, is now being confronted by an entirely new kind of neighbor, namely, a school. Whether the residential strength of the street will be affected by this new class of occupancy is problematical and there has been as yet no intimation as to how the Bovee School for Boys will be received. From a real estate standpoint the sale is important as possibly indicating the beginning of a new trend directed toward the transformation of the character of Fifth avenue.

It will be recalled that some months ago, action was initiated seeking to amend the existing zoning law with regard to heights of buildings on Fifth avenue, and at that time it was said that this movement had for its purpose the beginning of the extensive building campaign which would transform Fifth avenue north of 59th street into a new apartment house center. Vigorous objection developed at that time from

the Fifth Avenue Association and other neighborhood interests, and the matter has since been held in abeyance by the Committee of the City Plan of the Board of Estimate.

The increased demand for private dwellings was especially gratifying, in view of the fact that this class of property has for a long time been practically a drug on the market. Coincidentally, came the announcement that effort would be made in the next session of the legislature for the amendment of the tenement house law which would permit the alteration of three and four-story houses which had outlived their usefulness for one-family occupancy and which would be available for alteration into three and four-family tenement houses.

Although this announcement and the increased demand for dwellings of this type was purely coincidental, the fact remains, nevertheless, that if such legislation is enacted an unusual demand should be immediately created for this type of property because it would provide an excellent opportunity for small builders who might not be able to undertake apartment house construction to be put in a position where they would be able to capitalize the existing shortage of residential space in so many parts of the city.

Further analysis of the business of the week reveals another rather encouraging result—the comparatively small number of exchange transactions. The great weakness of the local real estate market within recent years has been the comparative lack of cash transactions, the bulk of the business concerning itself with the exchange of equities which have released little or no new capital into the real estate field. Other elements of more than passing interest in the business of the week reflected the continued presence of the operator and an improved demand for properties of various descriptions in Brooklyn and the Bronx. In the latter borough where the shortage of residential space has resulted in the placing of so many apartment and tenement houses on a profitable basis, a number of investment transactions were made, indicating that confidence in this investment medium is also being steadily restored.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 23, as against 20 last week and 18 a year ago.

The number of sales south of 59th street, was 11, as compared with 6 last week and 8 a year ago.

The number of sales north of 59th street was 12, as compared with 14 last week and 10 a year ago.

From the Bronx, 15 sales at private contract were reported, as against 9 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 636 of this issue.

#### "School in Millionaire's Row."

Fifth avenue's residential section, popularly described as "Millionaire's Row," which contains the homes of some of New York's wealthiest and best-known citizens, is to have a new neighbor, a school for boys, as the result of a deal just closed. Pease & Elliman sold for Mrs. Julia Seligman, the four-story and basement house, No. 836 Fifth avenue, situated 50.5 south of the corner of 65th street, and being between the house owned and occupied by W. Watt Sherman and Frederick Lewisohn. Other owners on this block are Frank Gould, whose house is at present rented to Clarence Mackay; William Guggenheim and Mrs. James B. Haggin. The house was purchased by Mrs. Seligman's father, Isador Wormser, in 1872, and the property has not been transferred since that date, making it one of the oldest holdings on Fifth avenue.

The buyer, C. Grayson Martin, the real estate operator, has resold the prop-

erty to the Bovee School for Boys for occupancy. The property is assessed at \$200,000 and the transaction is a cash one. This property was formerly a part of the common lands of the City of New York, and was originally leased in 1800 under a perpetual lease, for which the tenant paid 4 bushels of marketable wheat per annum to the city, at which time the plot involved included all of the property between Fifth and Fourth avenues, 64th and 65th streets. In 1816, the city sold the fee and the perpetual lease was canceled.

#### Mortimer Holdings Sold.

One of the most important deals in the Wall Street section has been closed involving long-held holdings. The Mortimer Building, a nine-story office structure at 9 and 11 Wall Street, corner of New Street, adjoining the Stock Exchange, and the five-story loft at 64 and 66 Nassau Street, between Maiden Lane and John Street, were sold to Robert E. Dowling, president of the City Investment Company, by Stanley Mortimer of Roslyn, L. I.; Eleanor Jay Mortimer, individually and as administrator of the estate of the late Richard Mortimer, and by Mary Eleanor Mortimer, Stanley G. Mortimer, and Wilfreida M. Rutherford, of Tuxedo Park.

The properties have been in possession of the Mortimer family for more than eighty years and have an assessed value of over \$1,000,000, the Mortimer Building being valued at \$750,000, and the Nassau Street parcel is assessed at \$330,000. Julius Friend was the broker.

#### Philadelphian Sells Lofts.

Isaac Clothier, of Philadelphia, has disposed of one of his properties, the Jefferson Building, at 119 and 121 West 23d street, extending through the block to 112-114 West 24th street. This prop-

erty, which was held at \$500,000, has been sold through Harold L. Lewis to a client of Stoddard & Mark. The property consists of an eleven-story loft and office structure, which is fully rented at rental aggregating about \$45,000. It covers a plot 50 by 197.6, and lies between the former Koster & Bial Music Hall property and the Catholic Church of St. Vincent De Paul.

#### Costly Dwelling Buyer.

The home of the late John M. Bowers, 45 East 65th street, a six-story English basement dwelling, 28 by 100.5, was sold for his estate by Douglas L. Elliman & Co. to Thomas Ewing. The house stands on part of the plots 41 to 45 East 65th street, 56 by 100, which Mr. Bowers and Benson B. Sloane bought in 1909 for the sites of their residences. The Bowers house is said to have cost about \$200,000. That property is assessed for \$130,000, of which \$62,000 represents the land. Adjoining the property to the east, at 47 and 49, are the handsome six-story twin English basement residences of Mrs. James Roosevelt and her son, Franklin D. Roosevelt, assistant secretary of the United States Navy. A feature of the present transaction is that the purchase price was paid entirely in cash, the property being taken free of mortgage encumbrance.

#### \$250,000 Bronx Sale.

Le Roy Hall, reputed to be the largest apartment house in the West Bronx, has been purchased by Frederick Brown. It is a six-story elevator structure, covering about six city lots at the southwest corner of Fordham road and Valentine avenue. The apartment is directly opposite property bought about a year ago by B. F. Keith as a site for a theatre, and was sold by L. C. Cowen for the 2493 Valentine Ave-



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nue Company, the builder. Mr. Brown contemplates installing stores in Fordham road frontage of the building, by which he expects to increase the rental by \$10,000 per annum. The property accommodates forty-seven families on an area 110 by 134 by irregular, at rentals aggregating about \$27,000, and was held at \$250,000.

**\$275,000 Heights Purchase.**

The Morganstern Brothers Syndicate, operators, made an important Washington Heights purchase in acquiring from the Heights Improvement Company, of which Harry Goodstein is president, the Harvard and Princeton, two high-class five-story apartment houses occupying a plot 175 by 115 on the northwest corner of Audubon avenue and 186th street. The structures, which were completed about two years ago, accommodate sixty families, have an annual rent roll of about \$32,000, and were held at \$275,000.

**Four Sales In Year.**

Harold C. Mathews has sold, through Douglas L. Elliman &amp; Company, 50 East 61st Street, a 4 story dwelling built on a lot 20x100, between Madison &amp; Park Avenues. This property was sold to a holding company, which will improve it with small apartments, which will be furnished and ready for occupancy by January 1. The sale of this property indicates the present activities in this field. It was sold by the original owner last January to a speculator, who resold it in May at a profit to another speculator, who in turn resold it in June to Mr. Mathews, who resold it to the present buyer for a permanent investment.

**Front Street Tenant a Buyer.**

The Milligan &amp; Higgins Gelatine Company, the tenant, has bought from the Rhineland estate the buildings which it has occupied for many years at 222 and 224 Front street, between Bee-man street and Peck slip. They are five stories on plot 50.2x70.8, a few hundred feet from the remodeled Fulton Market property. The seller has owned the realty for more than forty years.

**Adds to West Side Holdings.**

Anna F. Bookstaver has increased her west side holdings by the purchase of 130 West 84th street, a five-story apartment house, on a plot 33.4 by 102.2, from Dr. J. A. Anderson and Ella J. Alsehurst. The buyer holds title to 128, a similar property adjoining, and now controls a plot 66.8 by 102.2. E. H. Ludlow &amp; Co. and John D. Hibbard negotiated the sale. Title was recorded subject to a \$35,500 mortgage.

**New York Central Buys.**

The New York State Realty and Terminal Company (the New York Central and Hudson River Railroad) has added

the northwest corner of Twelfth avenue and 131st street to its realty holdings. The property acquired is a four-story cold storage building, formerly owned by Conron Bros., on an irregular plot extending back from Twelfth avenue to the tracks of the railroad.

**West Side Church Improvement.**

Trustees of the Seventh Church of Christ Scientist have bought from the McIntyre Estate the plot 150 by 100, at 512 to 520 West 112th street, between Amsterdam avenue and Broadway. The site will be utilized for the erection of a church.

**Operator Active In Bronx.**

Frederick Brown, the operator, who has been prominently identified with real estate activity in the West Bronx, has acquired in a cash transaction the two five-story apartment houses at 2850-2856 Grand Boulevard and Concourse and 198th street, free of mortgage indebtedness, from Charles Kaepfel. The properties have a frontage of 146.6 feet on the Concourse, and 89 feet on the street, now renting for \$20,000 and held at \$170,000. Philip Meyerowitz negotiated the sale.

**PROPOSAL****NOTICE TO CONTRACTORS:** Sealed proposals for Coal and Ash Handling Equipment, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Friday, December 6, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specification No. 3097. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 1715 Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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**Row of Bronx Dwellings Sold.**

Another purchase by Frederick Brown in the Bronx involved holdings of the Coulter Estate, comprising the block front on the north side of 194th street, from Bainbridge to Marion avenue, comprising about thirteen lots. There are seven detached houses on the property which has been owned by the estate for the last twenty-three years and was held at \$75,000. Marston & Co. negotiated the sale.

**Tenant Buyer on Beekman Street.**

Another firm established as a tenant in the downtown district has joined the ranks of property owners. H. R. Lathrop & Company, importers and exporters of drugs, who have occupied the six-story building at 110 to 116 Beekman street, near Water street, for a number of years, has purchased the property from the Estate of Benedict Stewart. The building covers a frontage of 66.8 feet. William H. Whiting & Company negotiated the sale.

**Purchase By Riverdale School.**

The Riverdale Country School has purchased from the Newton Land Association eighty lots along Fieldstone Road, Riverdale Lane, and the Albany Post Road. They constitute the outside edge of the estates formerly known as the Goodrich and Bicknell property. The school has been gradually acquiring this land since 1914, and the present transaction concludes the operation. The entire plot embraces a large plateau upon which has been erected a large school building upon the one-story plan. The new property will not be developed at once, but the plans are to erect eventually a number of buildings, including a dormitory, and cottages. Joseph P. Day was the broker in the transaction. The owners were represented by George H. Taylor, Jr., as attorney.

**Operators Active in Bronx.**

The Benenson Realty Company has made four important purchases from the Henry Morgenthau Company. In the Hunts Point section they bought 960 East 163d street, a five-story new-law apartment, 100 by 60, with seven stores, held at \$95,000; 938 East 163d street, a five-story new-law apartment on a plot 50 by 112, held at \$65,000; in the lower Bronx, 550 East 133d street, a five-story triple flat on a plot 35 by 100, held at \$15,000, and 1442 Boston Road, a four-story new-law apartment, 35 by 90, held at \$19,000. The buyers paid all cash.

**Concourse Corner in Deal.**

Elinor Lisson sold the southwest corner of the Grand Boulevard and Concourse, opposite Poe Park and located one block south of Kingsbridge Road. The property fronts 75 feet on the Concourse and 112.3 feet on 193d street. On the center of the plot is a two-and-a-half story frame residence. Last month plans were filed with the Building Department by the Absar Realty Company (Abraham Weisman) for erecting a five-story apartment house at the southwest corner of the Concourse and 192d street, 81.7 by 96, to cost \$70,000.

**\$300,000 Locust Valley Deal.**

Worthington Whitehouse, Inc., in conjunction with Kenneth Ives & Company, have sold for the estate of the late Sylvanus L. Schoonmaker, late chairman of the American Locomotive Company—a country estate at Locust Valley, L. I., comprising 15 acres—one of the show-places of that section. On the property is a new 3-story red brick Georgian Colonial house, designed by Hunt & Hunt, architects; and also a modern stable and garage. The property is west of and opposite the country estate of Mrs. Levi C. Weir and almost adjoins the properties of Paul D. Cravath and W. D. Guthrie, and nearby are the homes of Charles F. Cartledge, A. C. Bedford, Tillman C. Benson, and Walter L. Pate. The property was sold with the house fully and completely furnished and was held at \$300,000.

**\$500,000 Newark Factory Deal.**

Probably the largest factory sale on record in New Jersey since the transfer of the Beaver Leather plant, has just been completed through Louis Kamm, Inc. The property just sold is the heavy four-story brick building with two and three story wings at 820-850 Frelinghuysen Avenue, corner Evergreen Avenue, Newark. The purchasers, The Electrical Appliances Manufacturing Corporation will employ at least 2,500 skilled workers and have paid about \$500,000 for the plant. The buildings which have just been completed, were erected for the Diehl Manufacturing Company, manufacturers of Diehl Electric motors, now located in one of the buildings of the Singer Sewing Machine Company plant at Elizabeth. The property covers about six acres, having a frontage of 383 feet on Frelinghuysen Avenue and 800 feet on Evergreen Avenue. The buildings already erected contain about 110,000 square feet. There are two railroad sidings serving the property, one on the

side and one at the rear, directly connected with the main line of the Pennsylvania Railroad. This property is at the extreme south end of Newark, immediately adjoining the City of Elizabeth and is surrounded by many new modern plants.

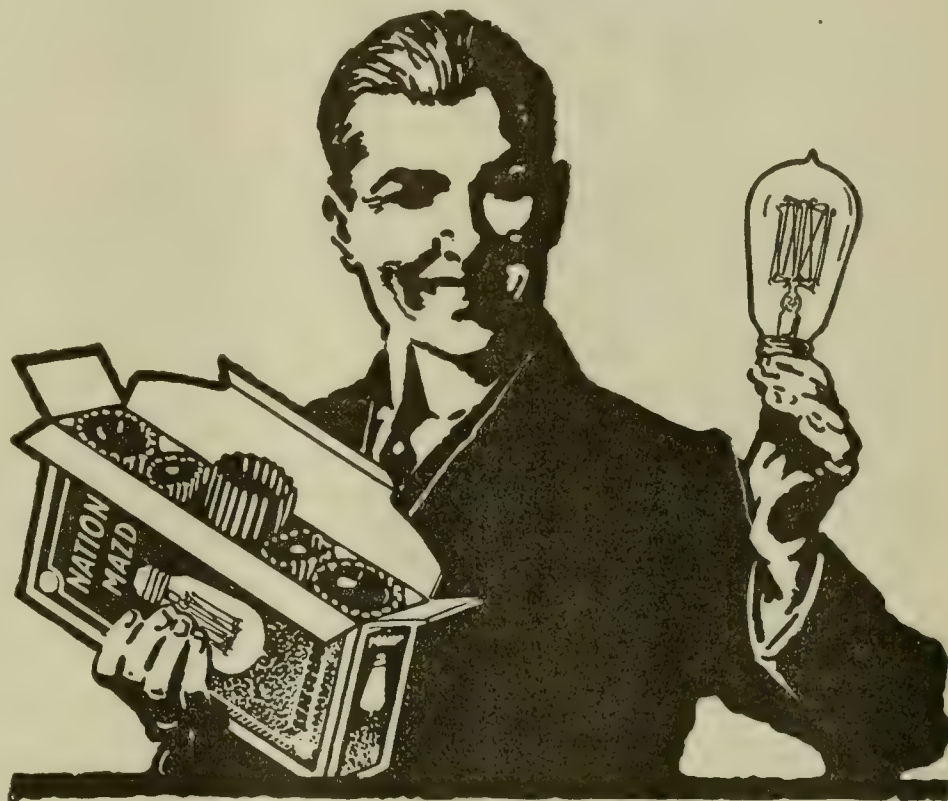
**Plan Edgemere Cottages.**

The Lewis H. May Co. has resold for J. G. Faron the Norton property consisting of thirty-five lots fronting on Beach 31st street, Beach 32d street and McKinley avenue, Edgemere, L. I., to Theresa King, who will immediately improve with thirty private houses.

**Manhattan.****South of 59th Street.**

GREENE ST.—The Etagloc Company has sold 135 Greene st, a 6-sty loft building, on a plot 36.9x100, between Prince and West Houston sts.

SOUTH ST.—The William F. Milton estate sold to a client of the Cruikshank Co. 90 South st, a 4-sty building, 19.4x69.9, between Burling slip and Fulton st.



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THOMPSON ST.—H. Nelson Flanagan reports that he has sold for Mary N., Lucy H. and Edith W. Allyne and St. Luke's Hospital the property at 221, 223 and 225 Thompson st. These are 2 1/2-story buildings, on a plot 114x100, between Bleecker and West 3d sts.

24TH ST.—A. W. Miller & Co. sold for Wilbur C. Goodale the three 3-story tenements, on a plot 10x112, at 243-249 West 24th st, between 7th and 8th avs.

EAST BROADWAY.—The Lawyers' Mortgage Co. sold the 3-story tenement at 204 East Broadway. The property covers a lot 29.6x64.9, between Jefferson and Clinton sts, and was recently acquired in foreclosure.

### North of 59th Street.

88D ST.—Horace S. Ely & Co. sold for the New York Trust Co. a 3-story dwelling, on lot 144x100, at 8 West 88d st to a client of H. J. Kern, who will occupy it.

88TH ST.—Frederick Brown resold through Pease & Elliman to an investor for occupancy the 4-story residence, 21x100, at 35 West 88th st, recently acquired by Mr. Brown from Daniel Greenman in a trade for the hats at 941-949 88th st.

118TH ST.—The Cyril Holding Co. (State Bank) has sold the three 6-story new law tenements, with stores, at 426 to 438 East 118th st, each on plot 41.8x100.11.

130TH ST.—Shaw & Co. sold for Mrs. D. Shougood 10 East 130th st, a 4-story dwelling, 18.8x100.

LEXINGTON AV.—A. H. Levy sold for Julius Stein 1000 Lexington av, a 3-story dwelling, 11.2x30, adjoining the southwest corner of 10th st, and resold the property, which the buyer will remodel.

LEXINGTON AV.—Pease & Elliman sold for the Manufacturing Trust Co. to Frederick Brown 662 Lexington av, a 4-story dwelling, on lot 20x80, adjoining the northwest corner of 70th st, held at \$89,000.

3D AV.—James H. Cruikshank purchased from the New York Life and Trust Co. the 5-story tenement at 1769 3d av, on plot 25x84, assessed by the city at \$20,000. J. Edgar Leaycraft & Co. were the brokers in the transaction.

### Bronx.

165TH ST.—Ennis & Sinnott purchased from William F. Bogert 502 East 165th st, a 4-story flat, 20x96. L. J. Phillips & Co. were the brokers.

BAILEY AV.—Cahn & Pittman bought from Patrick and Johanna Dillon 2816 Bailey av, a 2-story 2-fam. house, on a lot 25x100.

BOSTON RD.—John A. Stemmetz sold for the New York Trust Co. a plot, 11x156x irreg., on Boston rd, 65 ft. north of 180th st, to Peter G. Fulton.

CROTONA AV.—Frank Gantz bought the 5-story houses at 1879 to 1883 Crotona av, at 176th st, each 39x100, from Morris Fine, who held them at \$66,000.

MONTGOMERY AV.—Frederick Brown bought from the Atlantic Realty Co. the 5-story apartment house, 118x82x100x18, at the northwest corner of Montgomery and Popham avs.

TIFFANY ST.—Jacob Blustein bought from Osserman & Gottlieb the 5-story apartment building 911 Tiffany st, at the junction of Beck st, on a plot 181x148 ft., held at \$110,000.

### Brooklyn.

HEYWARD ST, ETC.—Morris Wolff reports the sale of the following properties: 170 Heyward st, 325 Marcy av, 320 Marcy av, 158 Penn st, 73 Penn st, 818 Lafayette av, 120 Lee av, 864-866 Driggs av, 96 Vernon av and 863 Park av.

MONTGOMERY PL.—A. Pease & Son sold for the Coles estate a 4-story dwelling at 24 Montgomery pl.

STERLING PL.—A. Pease & Son sold the northeast corner of Sterling pl and Flatbush av, known as 375, 377, 379 Flatbush av and 183 Sterling pl, 3-story and store properties, for Charles F. Holm to an investor.

EAST 9TH ST.—Samuel Gallitzka sold for Poretsky & Posner the new 2-story 1-fam. house, with garage, on a plot 40x100, on the east side of East 9th st, 180 ft. south of Av I, Flatbush. This house was sold from the plans. Construction is now going on and the house will be ready for occupancy on March 1, 1919.

18TH ST, ETC.—Howard C. Pyle & Co. sold the 3-story school building on the south side of 18th st, on a plot 75x100, between 3d and 4th avs; also 110-116 Classon av, a 3-story factory, for P. Costantino to S. B. Lawton; 5 President st, near Hamilton av, 4-story factory, for B. Schwab to N. Barbetta; the plot 85x100 on Gold st, southeasterly corner of Johnson st, with frame buildings, for the Metropolitan Associates to a client, who will erect a factory building; the plot 100x80 on Henry st, southwesterly corner of Poplar st, with 3-story brick factory building and three frame dwellings, for Lea Luquer, Nicholas Luquer and estate of Alexander E. Orr to the Mason, Au & Magenheimer Confectionery Co.; ten 3-story double brick 6-fam. apartment houses at 649 to 677 Sackman st for the estate of Owen Byrne to Isadore M. Kalb; and 127 Hicks st, near Clark st, a 4-story brick dwelling, for the American Missionary Society to a client.

88TH ST.—Bulkley & Horton Co. sold 256 88th st, between Ridge blvd and 3d av, a 2-story 2-fam. house, lot 20x100, for Frank K. Hoffman to a client for investment. The same brokers sold the adjoining house last week.

BATH AV.—Meister Builders, Inc., sold 1503 Bath av, a 2 1/2-story stucco 1-fam. house, adjoining the one recently sold to a client for occupancy.

NICHOLS AV.—Charles Buermann & Co. sold for the H. A. West Realty Co. three 2-fam. houses, 302, 304, 308 Nichols av, to a client for investment.

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**11TH AV.**—Clinton Trading Corporation sold to Nils H. Gulbransen three lots on the northwest corner of 11th av and 82d st, fronting 60 ft. on 11th av and running 100 ft. on 82d st, for the erection of a modern dwelling and garage, to be occupied by the purchaser. Rhinhard Hall was the broker in the transaction.

#### Queens.

**BELLE HARBOR.**—Meister Builders, Inc., purchased a cottage on a plot 60x100, with garage, on Beach 135th st, Belle Harbor, L. I.

**EDGEEMERE.**—The Lewis H. May Co. sold for the S. & Z. Realty Co. a plot of lots on the west side of Beach 32d st, adjoining the ocean, at Edgemere, L. I., to Philip Liberman, who will improve for his own occupancy. Louis H. Strouse acted as attorney for the seller.

#### Out of Town.

**GLEN ROCK, N. J.**—S. S. Walstrum-Gordon & Forman sold for the Smith-Singer Co. 348 Doremus av to Lizzie Herke, of Manhattan.

**JERSEY CITY, N. J.**—Edward P. Hamilton & Co. sold to Henry Stevens the frame dwellings 1966 Boulevard for Charles R. Piper and 29 Fulton av for John D. Piper.

**ORANGE, N. J.**—Edward P. Hamilton & Co. sold for the Granite Realty Co. the stucco residence, with one acre, at 170 Tremont av, Orange, N. J.

**UPPER MONTCLAIR, N. J.**—The Frank Hughes-Taylor Co. sold 20 Carteret st, Upper Montclair, a dwelling, 50x140, for Mary W. Dorrell for \$8,000 to Arthur L. Burroughs.

**VERONA, N. J.**—Carl Mau sold for George F. Gasser to Annin & Co., flag makers, 200x200 ft. in Bloomfield av, near Montclair, for the site of a 5-sty steel and concrete building, 60x114, to be erected immediately, for about \$150,000, from plans of F. S. & S. E. Sutton; for William H. Laning to Louis C. Miller several Hillside av lots.

**BRONXVILLE, N. Y.**—Gray Rocks, the property of Mrs. Lollie Goldman, in Aubyn Manor, has been sold to Samuel Moffit, of Larchmont. The place is valued at \$65,000 and consists of a 20-room residence and garage with two acres of land. The sale was arranged by David Stewart and R. K. MacLea as brokers. They have also sold to Mrs. F. H. Collins for Charles A. Holmes for \$11,500 cash his English stucco and timber residence on Ellison av, Bronxville.

**MT. VERNON, N. Y.**—Tichborne Realty Co. sold the Nils homestead and hotel, 140x100, 127 South Terrace av, held at \$11,000; also 142 North Terrace av, a cottage, to Mathilda Bengtson.

**ROCHELLE HEIGHTS, N. Y.**—Louis V. Enginger has sold his new Colonial house in Rochelle Heights to Kenneth B. Millet, of White Plains. The property was valued at \$19,000. James D. McCann was the broker.

**SCARSDALE, N. Y.**—Fish & Marvin sold for Mrs. Cora E. Northrup her property in the Overhill estate at Scarsdale, N. Y., to a New York client. The place was held at \$15,000, and it is the purchaser's intention to occupy the property in the spring as his residence. Fish & Marvin also sold for William Bagley his residence known as "Chester Cottage" to J. Howard Stannard, of this city. The place is located in Lawrence Park, Bronxville. It was held at \$20,000. The owner has purchased the place for a permanent residence.

**WHITE PLAINS, N. Y.**—The Robert E. Farley Organization sold for George Winne his property on Woodland pl to George Ashforth. Mr. Ashforth is a brother of Albert B. Ashforth, the New York real estate broker.

#### RECENT LEASES.

##### \$500,000 Fifth Avenue Lease.

Douglas L. Elliman & Company have just closed a large lease in the Central Fifth Avenue section. They have secured for the Louis K. Liggett Company, operating a chain of stores all over the country, including over one hundred stores in New York City, the large store and basement at 509 Fifth Avenue, now occupied by C. T. Silver, as an automobile salesroom, just above 42nd Street. The lease, which will run for a long term of years, aggregates close to \$500,000, and next to the lease recently made by the same brokers to the National City Company at 5th Avenue and 43rd Street, is one of the largest leases closed in this section. The new store of the Liggett Company adjoins the Fifth Avenue Branch of the Guaranty Trust Company in the Postal Life Building, and has been selected by the Liggett Company because of the strategic importance of this block. The building is owned by the Dyckman Building Corporation and stands on land leased from the Sturges family. The building recently figured in a large exchange of properties scattered throughout the United States. The Dyckman Building Corporation was represented by F. J. Guilfoyle.

##### Dairy Lessees May Buy.

The Sheffield Farms Company has taken an option to purchase the three-story dairy building at 91 to 99 Man-

hattan Street, fronting 100 feet by 100 deep, between Amsterdam Avenue and Old Broadway. The property has been leased by the Sheffield Farms Company from the McDermott Realty Corporation, with the purchase option, for five years from Nov. 1, 1918, at \$6,000 a year. The purchase price as mentioned in the lease recorded is \$120,000, subject to a mortgage for \$50,000.

#### Lease of Hotel Wentworth.

The Wentworth Hotel, 57 to 61 West 46th Street, has been leased for the West Forty-sixth Street Realty Company, Henry C. Bowley president, to the Hubbard Hotel Company, Eliza A. Hubbard, for fifteen years at a reported total rental of \$500,000. The broker, William H. McDonald, also sold the furniture of the building. The lessees have been operating the University Hotel for the last fifteen years.

#### Manhattan.

**BASTINE & CO.** rented apartments at 839 West End av to Frances Goodwin, Dr. Emily Lewi, Dr. Joel Greenbaum, Miss Gene Houston,

Dr. Alexander Smith, Alexander Well; and at 317 West 95th st to E. Stuffer, Miss Lila Ross, Miss Clara Lawrence, John B. Wells, Arthur Aylesworth, Tobias Keppler, E. F. Werring. The same brokers leased the following lofts: 2d floor 36 East 22d st to Leo Pumpian; 4th floor 36 East 22d st to Barnes Printing Co.; 10th floor 31 West 21st st to Herman Lakner; 8th floor 42 West 15th st to Anthony de Simone.

**FIRM OF LEONARD J. CARPENTER** rented dwellings at 204 East 68th st to Lawrence Fitzpatrick and 203 East 45th st to L. Migliani.

**FIRM OF LEONARD J. CARPENTER** leased to H. Fisher & Co. a loft at 113 University pl.

**L. C. COWEN** has leased 485 Park av, between 58th and 59th sts, a 3-sty garage building, 25x90, for the Princeton Club to the DeLuxe Motor Renting Co.; 4 East 41st st for the Guardian Holding Co. to the English Plum Pudding Shop for a term of years. This establishment has at the same time secured an extension of their lease on 6 East 41st st for a further period and is connecting the two structures.

**CUSHMAN & WAKEFIELD, INC.,** leased a store in 52 Vanderbilt av to "Gem Fountains, Inc."

**CUSHMAN & WAKEFIELD, INC.,** leased an entire floor in 50 East 42d st to the American Balsa Corporation for executive offices.

**DUFF & BROWN CO.** leased for the estate of Catharine Tone the northeast corner of 12th av and 130th st, a 3-sty loft building; for Marin Wallace the store 1710 Amsterdam av, and the

## FAIR PLAY—JUSTICE

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**SEE THAT JUSTICE IS DONE**



store 1712 Amsterdam av, and for Maggie Hesen the store 1804 Amsterdam av; also for Mrs. Haywood the 3-sty dwelling 511 West 149th st, to be used as a club house.

THE DUROSS CO. leased the 3-sty house at 26 Grove st for Charles E. Manierre to Bertha Rembaugh; the 3-sty house at 47 Barrow st for Evelyn Bollantine to Ruth Murchison; the 3-sty house 39 Barrow st for Hon. James D. McClelland to Mrs. Nellie Foote; and the 4-sty building at 8 Christopher st for John S. Kelly to William J. Kennedy, Inc.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the new building at 270 Park av for the Vanderbilt Av. Realty Co. to Mrs. Henry Allen Pecte; an apartment in 441 Park av for Hamilton H. Durand to Elias Wedell, furnished, for the season; an apartment in 471 Park av for the 471 Park Av. Corporation to J. N. V. Doer; and an apartment in 414 Madison av to John C. Sparks.

HORACE S. ELY & CO. leased the residence at 22 West 8th st to Richard Bennett, the actor, for a term of years. Mr. Bennett recently disposed of his home at Park Hill, Yonkers.

J. ARTHUR FISCHER leased for A. V. Barney the store in 40 West 38th st to R. Shapers, millinery supplies; also for Agnes W. Peck the 1st loft at 666 6th av to Peter Magas and others for a restaurant.

THOMAS FORD leased for the Phelan estate, for a term of years, the building at 133 East 10th st, near Irving pl, to the "Workman and Peasant," a Russian weekly publication.

HEIL & STERN have leased in conjunction with Bastine & Co. in 45-7 West 21th st the 9th floor to H. Rudinsky Cloak & Suit Co.; with Frederick Fox & Co. in 29-31 East 22d st the 4th floor to Chas. Neuhaus; and with O. D. & H. V. Luke in 135-1 West 24th st the 8th floor to Jacob A. Workman; the 9th floor to Mirsky & Lewis the 12th floor to I. & L. Chauser, Inc.

HEIL & STERN leased in 31-7 East 31st st the 9th floor to Mark Perlman; also in 22-6 West 32d st the 9th floor to Deanay Dress Co.; in 25-9 West 31st st the 11th floor to William Frank; in 31-3 East 32d st the 10th floor to Glasser & Knoppe.

HEIL & STERN have leased in the building 153-9 Madison av the 1th floor to Floersheimer Co.; also in 135-11 Madison av the 10th floor to Reiman Bros.; in 46-8 Madison av the 11th floor to Robbins Dress Co.; in 143 Madison av the 4th floor to Edward Kolbert & Co.

M. & L. HESS, INC., leased, in conjunction with M. Rosenthal & Co., the 11th floor at 151-5 West 30th st to Samuel L. Gellis, and the 10th floor at 138-40 West 14th st to the Amo Dress Co.

M. & L. HESS, INC., leased for the estate of Philip Lewisohn, represented by Frederick Fox & Co., the 4th and 5th floors at 243-5 West 17th st, running through to and including 232-4 West 18th st, containing about 20,000 sq. ft.

HENRY HOR leased the top loft at 210 East 23d st for Samuel Riegler to the Elite Dress Co., and for Arnold Levien the two lofts at 226 East 41st st to Albert & Karaus.

HUBERTH & HUBERTH have rented apartments at 61-71 East 59th st to Miss Camilla Donworth, Miss Dorothe Bigelow and Robert van; also rented the parlor floor store at 71 East 59th st for the sale and exhibition of objects of plastic art.

CHARLES G. KELLER leased for Wiesen & Gonsheim, Inc., lot in 151-55 West 25th st to Herbst & Kazanoff for a term of years. Spear & Co. were associate brokers.

CHARLES S. KOHLER leased 128 West 104th st, a dwelling, to Emanuel E. Anador.

A. W. MILLER & CO. leased for Ernest A. Hero 41 West 89th st, a 4-sty dwelling, on plot 20x100, for occupancy; also for Becker Bros. the double store 161 10th av; the store at 2202 8th av for Jacob Mertens to the Washington market, and the loft at 302-6 West 53d st to the German Aeroplane Manufacturing Co.

M. MOSESON leased from February, 1919, the 3d floor in 130 West 20th st to Zuckerman & Beltsey; the 5th floor in 510 6th av to A. Waterston; the 2d floor in 114 West 26th st to the Queen Manufacturing Co.; the 4th floor in 37 West 25th st to Wolf & Horn, and the 8th floor in 101 West 35th st to Joseph Lesser.

UGDEN & CLARKSON CORPORATION leased the 4th floor in 34 West 34th st to Edward M. Lang, ostrich and fancy feathers; also the 9th floor in 5 and 9 West 37th st to Lichenstein & Lieberman, manufacturers of flowers and feathers.

PEASE & ELLIMAN leased, furnished, for the estate of C. L. Collin to Mrs. E. H. Delafield, of Noroton, Conn., the 4-sty dwelling at 21 East 83d st, between 5th and Madison avs; also for Slawson & Hobbs as agents an apartment in 340 West 72d st to R. P. Seymour; for Mrs. C. E. Railing in 50 Central Park West to Frank P. Walsh; in 2025 Broadway for the Nevada Realty Corporation to G. J. Atwell; in 250 West 88th st for Alfred A. Herrman to Dr. Barnett Joseph; and in 24 West 59th st to Mrs. E. S. Kingman.

PEASE & ELLIMAN leased furnished for Paul Chalfin to George B. Sanford the 3-sty dwelling at 349 Lexington av, between 39th and 40th sts; also for the Northeastern Construction Co. the store at 34 West 36th st to W. J. Waldinger; and, furnished, for Mrs. E. L. Lindley her apartment in 145 East 49th st to Mrs. Schuyler Leggett; and for Robert S. Perry his apartment, furnished, in 194 Riverside dr to Frank T. May.

PEPE & BRO. rented for Dr. Victor C. Pedersen, now Major in the U. S. Medical Corps, his residence at 45 West 9th st, furnished, to Mrs. Darvell, of Bayonne, N. J.

A. PEUCHOT leased from the County Holding Co. the store and basement at 120 and 122 West 31st st for five years from February 1, 1919, at a graduated rental from \$2,700 to \$3,300 a year.

REAL ESTATE MANAGEMENT CO. leased a dwelling at 257 West 99th st to Mrs. Grace Huminston; apartments at 230 West 99th st to Gilbert Kuh; 255 West 97th st to Pauline Godson; 2647 Broadway to L. J. Ellis; 325 Central Park West for William F. Denison & Co.; at 548 Riverside dr to Miss M. Mudge; at 549 Riverside dr to Mrs. Perry, both for William P. Sheridan; 317 West 95th st to E. Stufes for Bastine & Co.; and at 244 West 104th st to Mrs. Pope; furnished apartments at 220 West 98th st to Dr. Landauer; 650 West End av to Mrs. F. K. Gardner; 804 West End av to Miss Mona De Nyse, and 600 West 105th st to R. G. Williams.

A. J. ROBERTSON leased for Ralph Ellis a duplex apartment furnished in 22 West 57th st to Mrs. Elisha Dyer, of Newport.

WILLIAM J. ROOME & CO., INC., leased the store and basement at 123-5 Bleeker st, at the northwest corner of Wooster st, to Moe Smith & Co., dealers in woolens; also the 2d loft in the same building to Morrison Bros. & Moskowitz.

WILLIAM J. ROOME & CO., INC., leased in 160 Madison av the basement store to Hedeji Katakawa, decorator and ivory carver, and the 2d floor to Helen Augusta Hayes as a vocal studio; also at 178 Madison av for Capt. Ernest B. Tracy his apartment, furnished, to Lieut. Henry J. Roussin; and at 177 Madison av an apartment to John L. French and Clarence Van Alstyne.

ROY SCHERICK leased for Edward W. Barnes the 3d loft in 140 5th av to Beck & Co., importers of laces; floor in 362-4 5th av to Max Spiegel & Co., leather goods; 6th floor in 874 Broadway, corner 18th st, to E. T. Eberhardt & Co., embroideries and white goods; 4th floor in 890 Broadway to Herbert Lederer & Co., nets, veilings; space in 334 4th av for Homer Foot, Jr., to Holzman Cohen Co., commission merchants; for Stephen H. Tyng, Jr., & Co., store and basement at 16 East 18th st to Henry Isaacs, Inc., exporters; and for Carstein & Linnekin space in 347 5th av to Carthew Weatherell Co., steel agents.

LOUIS SCHRAG has leased for the estate of Chas. Connor the 2d loft in building 120 West 20th st to Philip Markowitz; for the estate of William Brigham the 2d loft in building 54 West 22d st to Messrs. Cohen & Basha; for Amanda Heyman the top loft in building 158 West 23d st to Messrs. Glayser & Busch.

SHAW & CO. rented for Thomas J. O'Reilly one of the suites in the remodeled house 9 Mt. Morris Park West to James F. Hayes; also rented for A. Alexander store at the southwest corner of 115th st and 8th av to L. Davidow, for the dry goods business; and for the Nassau Mortgage Co. 156 East 128th st, a 3-sty house, 18x100, to M. McAleer.

MISS C. H. THOMAS and Slawson & Hobbs leased for Mrs. Richard Aldrich her furnished residence at 317 West 74th st to Mrs. Leslie C. Bruce, of Greenwich, Conn., winter; also leased to Mrs. Charles A. Zilker, of San Antonio, Texas, the furnished apartment of Mrs. C. B. Claire at 200 Central Park South.

### Brooklyn.

NATHAN J. MITCHELL and Robert J. Covendale leased the building at 512 Fulton st to I. Hohenstein for ten years at an aggregate rental of \$150,000, to be occupied as a millinery and waist house; also three floors in 400 Fulton st, comprising 30,000 sq. ft., to Rational Recreation for ten years at an aggregate rental of \$200,000; a store in same building to the Metropolitan Millinery for ten years at an aggregate rental of \$90,000; the Wechsler estate, building at Franklin av and Fulton st to A. Propper & Co.; three floors in 20-22 Smith st to John E. Souers; store in same building to Gerick & Schur, for a restaurant, and a loft in 30 Main st to the United States Government.

CHARLES E. RICKERSON has rented dwellings at 489 1st st for Mrs. Menan to A. Hendrickson; also for a client 594 2d st to Mrs. E. Buell, and 214 8th av to Bernard Bridges.

HOWARD C. PYLE & CO. leased dwellings at 210 Columbia Heights for L. E. Sutton to H. F. Rogge; 14 Pierrepont st for Emma C. Roche to M. P. Berglas; 190 State st for F. B. Mullen to S. Sallee; 84 Joralemon st for C. A. Young to F. G. Sherrill, and 116 Willow st for Thomas E. Judson to James H. Crary. The same brokers also leased the 5-sty factory at 147-149 Furman st for Stoffren & Co. to H. C. Wood & Co. the two 4-sty buildings at the northeast corner of 2d av and 49th st for the Ulmer Brewing Co. to U. S. Government for temporary barracks; the 3-sty factory at 16-20 Steuben st for B. Fisher to the Mutual Fur Dressing Co., and 140-2 Livingston st for Mary C. Keenan to the Special Material Co.

### Queens.

HERMAN FRANKFORT rented at Far Rockaway cottages at Gipson pl and Mott av for Fred Fitter to Dr. E. L. Foley; in Brinckerhoff av for G. Norton to L. Scheimhaus in Neilson av for F. R. Smith to Cecil B. Ruskay; at Central and McNeil avs for R. R. Mandelbaum to Kuno Heberlein, and 1217 Beach 9th st to J. Oshinsky.

### Richmond.

CORNELIUS G. KOLFF leased for J. H. Redding the dwelling on Havensplanade, Brighton Heights, S. I., to Larry C. Cheney of Manhattan.

CORNELIUS G. KOLFF rented the furnished residence of Thomas Garrett on Bard av to M. Brooks, of the Standard Shipbuilding Corporation.

### Out of Town.

THE FACTORY EXCHANGE leased for the Durlach estate to the O. J. Weeks Co., manufacturing chemists, the brick factory property at the corner of Williamson and Grove sts, Elizabeth, N. J., and known as the old Radcliff Chemical Works.

FEIST & FEIST (INC.) leased for Max Mendel to the General Lead Batteries Co. the 1-sty building at 226 Central av, Newark. The same firm also rented to the Commission for Relief in Belgium, for its clothing department, for T. Overton Paine the property at 50 Front st, having a frontage on Front st of about 250 ft. and a depth of about 400 ft., running to the Passaic River.

JULIA BEVERLEY HIGGENS has leased for Augustus Van Cortlandt "Guard Hill Farm," Mt. Kisco, N. Y., the estate of the late Robert B. Van Cortlandt, consisting of 355 acres of land, dwelling house, stable and garage, superintendent's house, three farm cottages and outbuildings, for a term of ten years to Miss Moyca Newell, whose estate adjoins "Guard Hill."

LOUIS KAMM leased for the Prudential Insurance Co., of Newark, N. J., the store and basement at 747 and 749 Broad st, 23x110, for five years, with option to purchase. The lease carries with it a cancellation clause, operative in the event that the Prudential Co. elects to improve the site with a new structure. The rental graduates from \$13,500 to \$16,500, and in case of renewal the lessee will assume the additional taxes and carrying charges, if any. The owners are making structural changes to the property. The Western Union Telegraph Co. has leased the 2d and 3d floors of the building and will connect the premises with its branch next door.



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REAL ESTATE NOTES.

THE FIRM OF LEONARD J. CARPENTER negotiated the sale of 113 Water st.

J. K. MOORS has been appointed managing agent of 327 West 55th st and 133 West 62d st.

JAMES A. DOWD was the broker in the recently recorded sale of the dwelling at 58 West 97th st for W. K. Post.

THERON L. CARMAN is the buyer of 149 West 77th st, sold by the Houghton Co., acting for the late Hugh J. O'Kane.

ELECTUS T. BACKUS, who has been active as a broker in the upper West Side district for the past ten years, has become associated with the firm of Wm. H. Whiting & Co.

THE HOUGHTON COMPANY has been appointed agent for 141 West 71st st, 118 West 80th st, 346 West 84th st, 54 West 87th st, 17 West 89th st and 17 West 91st st.

LOUIS J. EHRET has obtained from the New York Title and Mortgage Co. a mortgage of \$140,000 at 6 per cent. on the apartment house 2672 Broadway, southeast corner of 102d st.

SCHUYLER ARMS CORPORATION conveyed to Thomas M. Thompson, subject to a \$200,000 mortgage, the 8-sty Schuyler Arms apartments, 305 to 311 West 98th st, 120x100, assessed for \$270,000.

BARNETT BERGER has been named as receiver of the rents of 4 East 115th st, a 5-sty tenement, 20x100.11, pending a suit brought by Amelia M. Bauchle to foreclose a mortgage of \$17,000, made on December 22, 1908.

JUSTICE NEWBURGER has appointed the J. Romaine Brown Co. receiver of the rents of 69 East 91st st, a 3-sty and basement dwelling, 19x100.8, pending proceedings brought by Isabella D. Fowler to foreclose a mortgage of \$20,500.

HORACE S. ELY & CO. and E. A. Turner, Inc., were the brokers in the sale of the dwelling at 41 East 29th st for Gouverneur M. Carnochan to the 41 East Twenty-ninth St. Co. The new owner will alter the property into stores and apartments.

THE FACTORY EXCHANGE sold for the Standard Assets Corporation of this city for all cash the 4-sty brick wool-storage warehouse, having about 52,000 ft. of floor area, at Gerard and Kemble sts, Boston, Mass., to the Union Wool Co. of Boston.

WORK has been started under State contracts to repair and make extensions to the present sea wall which protects the beach of Long Island between Orient and East Marion. The work will cost in the neighborhood of \$10,000. The money was appropriated by the last Legislature.

THE OFFICES of the National Association of Real Estate Boards have been located in the Riggs Building, Washington, D. C. William Garland, the president, announces that they will be located there for an indefinite period, the aim being to combine the war service and association work in one office.

O. D. & H. V. DIKE, with offices in the Candler Building, 220 West 42d st, have been appointed agents for the estate of Jacob Appell. The estate owns 38 parcels, all located in the Chelsea district. The firm has retained the offices formerly occupied by the estate at 271 West 23d st, which will be used as a branch.

THE DUROSS CO. was the broker in the recent sale of the northwest corner of Varick and Vandam sts, four tenements, on a plot 50x100, for the Thompson estate to Lucia Ruggiero. The price paid for the property was \$36,500. The 1918 assessment was \$48,000; the 1917 assessment \$55,000. The property brings a rental of \$5,970.

JOSEPH P. DAY sold recently Stanley M. Seaman's estate, 17 Davenport dr, Southfield Point, Stamford, Conn., consisting of a 3-sty dwelling, a garage containing living quarters, a private bathing beach and a boat landing, for \$16,900 more than the first sale on the property to Willard Curtiss. The property has an extensive view of Long Island Sound.

THE SCHULTE CIGAR CO. leased to the Bedell Cloak & Suit Co. the 3-sty building, 41x90, at the corner of Main and Elm sts, Bridgeport, Conn., formerly occupied by the Aimwell Co., which was dissolved recently. The lease is for a long term at an approximate aggregate rental of \$160,000. Negotiations were handled by Charles C. Nicholls, Jr., and Kenneth T. Barnaby, of the Joseph P. Day Organization.

AUCTION of North Arlington lots on Friday evening at the New Auditorium, Newark, N. J., by Joseph P. Day resulted in the sale of 115 lots, for a total of about \$20,000. The lots are on Prospect, Melrose, Hendel, Ilford and Sunset avs. Lots located on Kearny av, on which the trolley runs from Newark, were sold at prices in the neighborhood of \$270 each, and on the interior streets at about \$200 each. Buyers included S. Schatzkin, F. J. Ensor, Charles M. Nielson, Anton Leshleiter, Samuel Lyttle, J. P. O'Connor, E. Sargent, Joseph A. Parker, John Densler, E. M. Cleveland and Louis J. Yorick.

THE COLUMBIA TRUST COMPANY, as trustee for the bondholders, has advanced to the Societies Realty Co. \$300,000 on the property at 113 to 123 West 43d st, acquired a year ago by the realty company to erect a 5-sty building to house the League for Political Education, the Civic Forum and the Economic Club, now quartered in 15 East 44th st. The mortgage is in the form of a building loan and the project will be started shortly. McKim, Mead & White prepared the plans for the new structure, which will be a model of that form of construction. The officers of the realty company are Frank A. Vanderlip, president; William R. Wilcox, treasurer, and E. H. Outerbridge, secretary.

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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN. Conveyances.

	1918 Nov. 23 to 27	1917 Nov. 23 to 28
Total No.	103	144
Assessed Value.	\$11,950,300	\$13,206,200
No. with consideration.	18	21
Consideration.	\$321,050	\$3,634,288
Assessed Value.	\$361,300	\$3,902,500

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
Total No.	5,372	6,787
Assessed Value.	\$311,476,680	\$460,424,023
No. with consideration	822	944
Consideration.	\$33,593,462	\$40,545,494
Assessed Value.	\$37,102,400	\$50,765,256

### Mortgages.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
Total No.	47	52
Amount.	\$938,683	\$2,555,980
To Banks & Ins. Cos.	12	12
Amount.	\$580,333	\$1,041,000
No. at 6%.	19	18
Amount.	\$561,983	\$873,130
No. at 5½%.	3	5
Amount.	\$8,800	\$99,300
No. at 5%.	12	18
Amount.	\$160,000	\$1,278,200
No. at 4½%.	1	2
Amount.	\$100,000	\$40,000
No. at 4%.	9	9
Amount.	.....	\$265,350
Unusual Rates.	.....	.....
Amount.	.....	.....
Interest not given.	12	.....
Amount.	\$107,900	.....

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
Total No.	2,171	2,972
Amount.	\$49,433,124	\$112,562,318
To Banks & Ins. Cos.	368	593
Amount.	\$22,885,980	\$63,378,340

### Mortgage Extensions.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
Total No.	17	25
Amount.	\$666,100	\$2,057,200
To Banks & Ins. Cos.	6	11
Amount.	\$431,000	\$1,781,500

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
Total No.	1,109	1,638
Amount.	\$70,199,697	\$110,502,375
To Banks & Ins. Cos.	489	808
Amount.	\$43,303,457	\$84,852,150

### Building Permits.

	1918 Nov. 23 to 29	1917 Nov. 24 to 30
New Buildings.	3	2
Cost.	\$12,500	\$136,000
Alterations.	\$59,025	\$148,314

	Jan. 1 to Nov. 29	Jan. 1 to Nov. 30
New Buildings.	162	293
Cost.	\$8,116,800	\$28,570,200
Alterations.	\$8,587,314	\$11,896,255

### BRONX.

#### Conveyances.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
Total No.	46	105
No. with consideration	8	11
Consideration.	\$103,302	\$111,942

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
Total No.	4,038	5,348
No. with consideration	466	936
Consideration.	\$4,425,976	\$7,271,244

#### Mortgages.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
Total No.	20	55
Amount.	\$261,800	\$318,278
To Banks & Ins. Cos.	3	1
Amount.	\$50,000	\$50,000
No. at 6%.	10	18
Amount.	\$156,500	\$91,840
No. at 5½%.	4	5
Amount.	\$21,750	\$22,500
No. at 5%.	3	5
Amount.	\$47,500	\$50,350
No. at 4½%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	16
Amount.	.....	\$13,088
Interest not given.	3	11
Amount.	\$36,050	\$140,500

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
Total No.	1,686	2,556
Amount.	\$10,414,608	\$15,654,743
To Banks & Ins. Cos.	95	165
Amount.	\$1,375,042	\$2,573,615

### Mortgage Extensions.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
Total No.	3	13
Amount.	\$71,450	\$215,200
To Banks & Ins. Cos.	1	4
Amount.	\$65,000	\$77,700

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
Total No.	110	578
Amount.	\$6,034,957	\$11,040,874
To Banks & Ins. Cos.	78	153
Amount.	\$2,089,700	\$3,965,500

### Building Permits.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
New Buildings.	3	5
Cost.	\$18,000	\$114,000
Alterations.	\$1,800	\$22,800

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
New Building.	403	589
Cost.	\$7,086,375	\$8,298,375
Alterations.	\$1,275,450	\$1,106,375

### BROOKLYN.

#### Conveyances

	1918 Nov. 21 to 26	1917 Nov. 22 to 27
Total No.	320	371
No. with consideration	20	30
Consideration.	\$111,108	\$191,225

	Jan. 1 to Nov. 26	Jan. 1 to Nov. 27
Total No.	21,585	20,473
No. with consideration	1,461	1,699
Consideration.	\$12,400,837	\$16,850,134

#### Mortgages.

	1918 Nov. 21 to 26	1917 Nov. 22 to 27
Total No.	208	213
Amount.	\$1,025,826	\$810,985
To Banks & Ins. Cos.	25	32
Amount.	\$515,782	\$154,850
No. at 6%.	142	139
Amount.	\$363,987	\$487,331
No. at 5½%.	30	36
Amount.	\$535,800	\$205,000
No. at 5%.	12	19
Amount.	\$48,700	\$61,039
Unusual rates.	6	1
Amount.	\$13,900	\$400
Interest not given.	18	18
Amount.	\$63,439	\$57,165

	Jan. 1 to Nov. 26	Jan. 1 to Nov. 27
Total No.	12,525	12,868
Amount.	\$40,937,513	\$52,552,566
To Banks & Ins. Cos.	1,187	2,212
Amount.	\$6,847,622	\$17,505,640

### Building Permits.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
New Buildings.	29	40
Cost.	\$72,465	\$267,100
Alterations.	\$69,000	\$64,375

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
New Buildings.	2,684	2,708
Cost.	\$16,270,646	\$23,183,115
Alterations.	\$3,657,553	\$4,466,902

### QUEENS.

#### Building Permits.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
New Buildings.	21	42
Cost.	\$11,055	\$78,300
Alterations.	\$28,285	\$46,510

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
New Buildings.	2,025	3,260
Cost.	\$6,963,029	\$10,776,674
Alterations.	\$1,398,655	\$1,538,290

### RICHMOND.

#### Building Permits.

	1918 Nov. 22 to 27	1917 Nov. 23 to 28
New Buildings.	10	23
Cost.	\$12,350	\$43,997
Alterations.	\$2,450	\$1,600

	Jan. 1 to Nov. 27	Jan. 1 to Nov. 28
New Buildings.	675	569
Cost.	\$1,746,512	\$1,812,857
Alterations.	\$364,676	\$300,019

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# Building Revival Denoted by Many New Plans

## Architects and Engineers Preparing for an Early Resumption of Structural Activity Throughout the Metropolitan District

**N**O more direct or tangible evidence of an early revival of building activity in New York and the sections tributary is possible than the important group of buildings that have been announced by architects as being planned and which will soon be presented for estimates. The list is well diversified and indicates that the movement will be general and not restricted to a limited classification of structures.

Some of the projects were originated before the entrance of the United States into the war and have been held in abeyance until the conditions improved. Others are entirely new and indicate a renewal of confidence upon the part of the investing public as well as the building interests.

Some time ago it was announced that a gigantic hotel project was scheduled to replace the antiquated Murray Hill Hotel building on the west side of Park avenue, 40th to 41st street. The working plans for the thirty-two story hotel that will be erected on this site are now being prepared in the offices of Warren & Wetmore, architects, who planned the Biltmore and Commodore in the same locality. The new Murray Hill Hotel will be operated by the B. L. M. Bates Corporation, John McE. Bowman, president, and will become one of the important chain of hostleries in which Mr. Bowman has a proprietary interest. Although it is not likely that actual construction can be started on this project for some time, it has been stated that the steel tonnage orders have been placed and other preliminary details arranged.

Another contemplated operation that was originated shortly after the war was started and which was unable to proceed on account of the adverse building conditions is the office building that will be erected at 13-27 Broadway, running through to Greenwich street. This operation is to be erected by the Seaboard Realty Company, 101 Park avenue, for the Cunard Steamship Company, Ltd., 21 State street, lessee. Preliminary plans for this structure were made some months ago by Benjamin W. Morris, 101 Park avenue, who recently stated that the final working drawings would be started immediately and work commenced as soon as possible.

That there will be a considerable volume of high class apartment house construction during the coming year is indicated by the plans for work of this nature already started and the preliminary negotiations for others soon to follow. Plans were prepared some time ago by the Fred. F. French Company for five eight-story apartment houses, to accommodate a total of forty-two families and scheduled for erection on Riverside Drive at 158th street. Arthur W. Hay is the owner. These plans are now being revised to meet the new conditions brought about by the war and it is probable that actual construction will be started as soon as materials can be arranged for and labor employed. J. E. R. Carpenter, architect and investor, is preparing the plans and specifications for a large

multi-family dwelling to be erected in the Park avenue section, and other important operators are preparing to again enter this field of activity.

The Board of Education of the City of New York has practically finished its plans for an immense amount of school house construction which will include both new building and additions and repairs to existing structures. It has been stated that the city will expend in the neighborhood of \$9,000,000 for new construction according to program of the Board of Education, and a considerable amount of this work will be started without delay. C. B. J. Snyder, architect for the board, is about ready to call for estimates on construction for a number of these projects, and the award of contracts will follow as soon as possible.

Reports from the sections adjacent to New York City also include a number of important educational projects. These include both those to be undertaken by the various boards of education and buildings for sectarian organizations with educational programs. One of the most important of the out of town public school operations soon to be commenced is the Industrial School for Boys to be erected in Newark at a cost in excess of \$500,000, and for which plans are being drawn by John H. and Wilson C. Ely, architects. At Union Hill, N. J., another large school is being planned, and it seems now as though this form of construction would be an important phase of the coming building movement.

One of the largest single operations scheduled for the Metropolitan district at the present time is the terminal development that is contemplated at Port Richmond, S. I., and for which plans are being prepared by H. McL. Harding, 52 Vanderbilt avenue. According to the preliminary plans this project will cost in the neighborhood of \$2,500,000, and will involve the construction of a number of twelve-story reinforced concrete warehouses, one-story concrete and steel sheds, power plant, etc., on a property containing approximately thirty-four acres. This work will probably be presented for estimate early in 1919.

Already the effect of the cessation of hostilities has been experienced by the building interests of the city through the marked improvement in the situation as applied to the erection of small houses, for one and two families. There has been a considerable amount of this type of building brought out during the past week and architects report that the outlook is particularly bright. The demand for housing accommodations is realized by almost everyone and need not be commented upon other than to the effect that it is likely to exist for some time to come, and that all of the building that can be accomplished during the coming year is not going to supply the lack of dwelling space. There is ample opportunity for a great volume of dwelling and apartment house construction in all boroughs of New York City.

## How the Tenement House Law Is Being Evaded

**S**O CALLED three-family houses in Brooklyn have been erected to the number of three thousand or more for the purpose of evading the tenement house law, according to the Tenement House Commissioner, Frank Mann, who at the conference held on Tuesday in connection with his proposed new amendment to the so-called three-family house bill, diverged from his subject in order to register a vigorous objection to the practices of architects and speculative builders who have been willing to erect structures of this type. Commissioner Mann said:

"You have known the tendency in the last fifteen years, or practically since the Tenement House Law has been in existence, of architects and speculative builders who are ready and willing to erect the alleged three-story two-family house, particularly with a store on the ground floor, ostensibly for the use of two families. So far three thousand or more of these houses have been erected since the law went into effect. I do not believe I am exaggerating when I say that 99 per cent. of those that have been erected were erected with a view of evading the Tenement House Law. I am not exaggerating when I tell you that 75 per cent. of them demonstrate the truth of it. About 75 per cent. of those houses were immediately after erection occupied by three families. If there was a store on the first floor, a partition in the rear divided off two or three rooms and gave them not only an

opportunity but an incentive to put in another family. This has been due to the fact that the people who erected that class of house tried to get away with \$1,200 or \$1,500 that would be entailed if they built real three-family houses in accordance with the Tenement House Law, which would be a benefit to all of the community.

"The man who built the house was the only one who derived benefit from it, the victim was the purchaser, because when he put three families in the house he found violations filed against it. This has been a real source of annoyance here in the Department. In some cases people had to be brought to court; tenants were required to move out, and sometimes the house was vacated. The owners complained that they could not rent the stores unless they could rent the rear for living purposes. Of course there are few of these houses bought to-day. The effect of it has been not only a source of worry and annoyance to owners but it has also affected real estate and real estate values, for the houses were built promiscuously throughout Brooklyn and Queens on the highways and byways and out of the ways where stores were no more necessary than a zoological garden is necessary in this Department. They have depreciated store rentals; they have taken business from business centers where it was formerly located. They have depreciated the value of property and rentals; something must be done to stop a continuation of it."



# CURRENT BUILDING OPERATIONS

CURRENT interest in the building situation chiefly concerns the number of important operations for which plans are now being prepared and which will within a short time be presented to the contractors for estimates. Quite a number are projects that were planned before the war and held over owing to the adverse building conditions, lack of labor and the urgency of the Federal building program. In a number of respects the building conditions have improved since the signing of the armistice and the removal of restrictions on construction, and prospective builders are making haste to get their work started with as little delay as possible. Construction costs are unchanged, and according to the consensus of building opinion they will not be lowered to any great extent within the next five years or more. Material prices are expected to remain substantially at their present high levels and the wages of labor, both skilled and unskilled, will not be decreased materially.

Notwithstanding the existing high building costs, owners will go ahead with their operations wherever possible because of the great demand for space in buildings of almost every description. The demand is considerably greater than the supply for small dwellings, apartment house accommodations and manufacturing and commercial space. Rentals for all kinds of space are higher today than ever before and will remain at the present levels for some time to come. The high rentals now obtainable are the prime reasons for the anxiety of owners to construct their proposed buildings, as these make a profit on an investment possible despite the initial high cost of the structure.

The building material markets have been almost uniformly quiet during the past week. The week of the Thanksgiving holiday is generally a dull one and this year was no exception. Throughout the local market there is, however, a better feeling, influenced by the fact that a revival of construction is certain. Inquiries for materials and supplies have been received with greater frequency than for many months past and a number of important orders have already been placed for materials desired for new and important operations.

Building commodity prices are uniformly firm and unchanged.

Material producers report a considerable improvement in the labor situation that is gratifying news to the industry, as one of the prime factors in the existing high price levels has been the scarcity of labor and the extremely high rate of wages demanded, which resulted in the advanced production costs and increases to the consumer. Although an improved labor situation will not immediately cause a drop in the prices of building materials, it will make increased production possible which will carry with it a reduction in overhead.

**Common Brick.**—The market was quiet owing to the interruption by the holiday, but there were a number of inquiries that denote a materially increased volume of business within a short time. Nine cargoes of common brick arrived from up-river during the week and eight were disposed of. Prices are firm and unchanged, ranging from \$13.50 to \$14 a thousand, in cargo lots, alongside dock. There is no pros-

pect of a drop in brick prices and the current level is likely to hold until building activity improves and brings with it an increased demand. Then a slight increase is looked for, but it will probably not materially affect the market. Brick manufacturers have recently been able to obtain a sufficient amount of fuel for their purposes and have commenced burning the brick made last summer and stacked pending the arrival of coal.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, November 29, 1918. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$13.50 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 9; sales, 8. Distribution: Manhattan, 4; Brooklyn, 4.

**Structural Steel.**—Quite a number of important building operations are being planned for the Metropolitan district and their progress will depend largely upon the steel situation and the ability of the prospective builders to obtain tonnage requirements without delay. There has been a feeling that with the

## BUILDING COMMODITY PRICES

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load of 1,500.....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers, —@ —  
wood or duck bags.....@ —  
Rebate on bags, returned, 10c. bag

**Gravel** (500 cu. yd lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel.....No quotation  
P. S. C. gravel.....No quotation  
Paving stone.....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal).....\$1.85@ —  
Trap rock, ¾ in. (Nominal).....2.00@ —  
Crushed limestone, 1½ in.....1.80@ \$1.85  
Crushed limestone, ¾ in.....1.90@ 2.00

**Building Stone.**  
Indiana limestone, per cu. ft.....\$1.23  
Kentucky limestone per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft.... .95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New York, per cu. ft.....3.00

**Linseed Oil.**  
City brands, oiled, 5 bbl. lots.....\$1.63@ —  
Less than 5 bbls.....1.64@ —


**Turpentine:**  
Spot in yard, N. Y., per gal.....\$0.86@ —

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905 f. o. b. N. Y.):  
3x4 to 5x12, 16 to 20 ft.....\$48.00@ \$52.00  
6x12 to 14x14.....51.00@ 56.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —  
Hemlock, W. Va., base price.....@ —  
per M.....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).....38.00@ 42.00

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MATERIALS AND SUPPLIES

war orders completed or canceled that steel for building purposes will be available in any reasonable quantity.

**Lumber.**—The lumber situation locally has not changed during the past week. The demand has been active in both wholesale and retail departments of trade. The prospects for a great revival of structural activity during the coming spring and summer has changed the attitude of the industry, and preparations are now being made to handle the immense volume of business that will come as a direct result of increased building. For more than a year the lumber markets have had little demand from building sources owing to the many conditions that made construction on anything but a limited scale almost impossible. At the present time, however, it appears as though the next few months would see a marked change in the building situation, not only locally but throughout the entire country, with a consequent speeding up of activity in the markets for materials and supplies. Already inquiries for the requirements of a number of important contemplated projects have reached the market and plans for others are in progress and likely to be out for estimates within a short time. Lumber prices are generally firm, and there seems to be no indication of a recession from the present levels for a long time. A marked increase in the demand would have a tendency to stiffen prices all along the line.

**Window Glass.**—Glass production has been curtailed to such a serious extent during the last manufacturing season that prices have advanced to inflated levels as the result of the scarcity. Local jobbers have but an extremely limited amount of stock on hand and the factories practically no reserve. The resultant condition was forecasted some time ago when the first announcement of the curtailment was issued. Recent developments have brought no change, and at the present time there is only a limited probability for better conditions during the coming producing season. Labor continues to be a source of anxiety to the glass producers and the fuel problem is a most serious one. Unrestricted markets and an unprecedented demand for glass, brought about by a strong revival of building construction, would naturally cause glass prices to increase further and might even be responsible for a famine in this commodity.

**Electrical Supplies.**—The Government recently announced that it was not disposed to cancel its contracts with producers as long as there remains a supply of raw materials accumulated for the carrying out of these contracts. Restrictions on the production of electrical supplies and appliances are being gradually removed and better shipments to the trade may be anticipated soon. The labor situation is steadily improving, as the munition plants are releasing a considerable number of employes who are seeking their former occupations. Prices for electrical apparatus remain steady and there is no present indication of a material change.

**Wire Products.**—The slackening of Government orders has changed the outlook for the consumers of wire and wire nails. Factories that but recently were engaged to one hundred per cent. of their capacity on direct Government work are now in a position to accept other business. While there has not been sufficient time as yet to make predictions for the future, there is every reason to anticipate better deliveries and more generous stocks than were obtainable for many months in the past. The demand for wire nails has been heavy and will increase materially with a revival of building operations throughout the country.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00	B grade, single strength, first three brackets .....	77%
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		Grades A and B, larger than the first three brackets, single thick.....	77%
Lath (Eastern spruce f. o. b. N. Y.):		Double strength, A quality.....	79%
Standard slab .....	\$5.00@ \$5.25	Double strength, B quality.....	81%
Cypress lumber (by car, f. o. b. N. Y.):		Plaster—(Basic prices to dealers at yard, Manhattan):	
First and seconds, 1-in.....	\$70.00@ —	Mason's finishing in 100 lbs. bags, per ton.....	\$23.00@ —
Cypress shingles, 6x1½, No. 1		Dry Mortar, in bags, returnable at 30s. each per ton..	14.05@ —
Hearts .....	10.00@ —	Block, 2 in. (solid), per sq. ft.....	\$0.11
Cypress shingles, 6x1½, No. 1		Block, 3 in. (hollow), per sq. ft.....	0.11
Prime .....	8.50@ —	Boards, ¾ in. x 8 ft.....	.12½
Quartered oak .....	\$100.00@ \$105.00	Boards, ¾ in. x 8 ft.....	.15½
Plain oak .....	@ 80.00	Structural Steel (Plain material at tide-water, cents per lb.):	
Flooring:		Beams & channels up to 14 in.3.245@ —	
White oak, quartered, select.....	@ \$67.00	Beams & channels over 14 in..3.245@ —	
Red oak, quartered, select.....	@ 67.00	Angles, 3x2 up to 6x8.....	3.245@ —
Maple No. 1.....	\$56.50@ —	Zees and tees.....	3.245@ —
Yellow pine, No. 1, common		Steel bars, half extras.....	3.245@ —
flat .....	43.00@ —	Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
N. C. Pine, flooring, Norfolk..	43.00@ —	Exterior—	
Sand—		4x12x12 in., per 1,000.....	—
Screened and washed Cow Bay.		6x12x12 in., per 1,000.....	—
500 cu. yds. lots, wholesale..	\$1.25@ —	8x12x12 in., per 1,000.....	—
Lime (standard 300-lb. bbls.):		10x12x12 in., per 1,000.....	—
Eastern common, wholesale		12x12x12 in., per 1,000.....	—
price .....	\$2.50@ —	Interior—	
Eastern finishing, wholesale		3x12x12 in., per 1,000.....	—
price .....	\$2.70@ —	4x12x12 in., per 1,000.....	—
Hydrated common (per ton)...	15.20@ —	6x12x12 in., per 1,000.....	—
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### Analysis of City Buildings.

A study of building operations in the larger cities of the country for 1917 was undertaken by the United States Geological Survey, as a part of the chapter on clay-working industries in the report of the mineral resources of the United States. The study was restricted to cities that had at the last Federal census a population of 35,000 or more. Efforts were made to obtain detailed information from 150 cities. From five cities no satisfactory data were obtained. From sixteen cities only totals for building permits could be obtained. But from 129 cities sufficient detail was received, from which to prepare a table, showing the classes of buildings.

The grand total shows that in the 129 cities 240,936 building permits were issued in 1917 at a total cost of \$632,694,952. Of these, 166,909 buildings, costing \$168,290,958, or 26.59 per cent., were wooden buildings. Of these wooden buildings, 69,881 permits, with cost of \$13,915,630, or 20.85 per cent. of the grand total, were for new buildings. There were 67,534 permits with costs of \$25,961,725, or 4.10 per cent., representing additions, alterations and repairs. Miscellaneous wooden buildings included 28,690 permits, with cost of \$8,487,593, or 1.34 per cent.

Fire-resisting buildings were divided as follows: Brick or hollow tile, new, 28,219 permits, costing \$271,683,008, or 42.94 per cent.; brick or hollow tile additions, alterations and repairs, 26,294 permits, with cost of \$50,464,669, or 7.98 per cent.

Stone buildings included the following: New, 119 permits, cost \$2,718,391, or 0.43 per cent.; additions, alterations and repairs, 279 permits, cost \$1,870,777, or 0.30 per cent.

Concrete buildings, new, 2,685, cost \$61,218,165, or 9.67 per cent.; additions, alterations and repairs, 2,736 permits, cost \$5,293,135, or 0.84 per cent.

Steel skeleton, new, 552 permits, cost \$51,246,332, or 8.10 per cent.; additions, alterations and repairs, 791 permits, cost \$7,194,029, or 1.14 per cent.

Miscellaneous fire-resisting buildings, 12,352 permits, cost \$12,715,488, or 2.01 per cent.

The fire-resisting buildings total 74,027 permits, with cost of \$464,403,994, or 73.41 per cent.

### PERSONAL AND TRADE NOTES.

**Major General Goethals** has been placed in charge of adjusting cancellation of War Department contracts. These adjustments and cancellations will be made in accordance with the views of the War Industries Board, and only orders given since October 1, or those regarding which the contractor states in writing that no disturbance of labor will be caused may be cancelled without reference to General Goethals, it is stated. Contractors are cautioned, however, that no new labor may be employed on pending war work, and that no new subcontracts shall be let without the approval of General Goethals.

**Arthur R. Calvo**, for about five years manager of sales for the Permutit Company, has resigned to become an officer and director of the Hercules Engineering Corporation and its affiliated interests, the Electrolytic Engineering Corporation and the Technical Products Company.

**E. L. Williamson** has lately become assistant engineer for the Degnon Contracting Company in connection with its contracts with the Board of Water Supply of the City of New York.

**Nicholas Serracino**, architect, recently moved his offices from 1170 Broadway to 507 Fifth avenue. Mr. Serracino graduated in civil engineering from the Royal University of Naples, and announces that in addition to the execution of architectural work he will also enter actively in the field of structural engineering.

**A. E. Nast**, architect, who closed his offices at 546 Fifth avenue some time

ago in order to devote his entire time to Federal duties as engineer on Government construction work, announces that he has reopened his office and resumed his practice.

**Sarco Company, Inc.**, 233 Broadway, manufacturer of thermostatic radiator traps, steam traps, etc., recently announced the establishment of a branch office in the Healey Building, Atlanta, Ga. The new branch office will be under the management of C. R. Dunwoody.

**Hoffman Specialty Company** has established its headquarters at 512 Fifth avenue, New York, where it has maintained its Eastern branch office for some time past. George D. Hoffman, president and treasurer, and E. S. Storms, vice president, will be active in the Eastern field and located in the New York office.

**Milliken Brothers Manufacturing Company**, Woolworth Building, New York, recently organized to succeed Milliken Brothers, Inc., has purchased the plant of the James H. Young Stone Co., 136th street and East River, for its proposed new works. The structure, which is of mill building type, with about 40,000 sq. ft. of manufacturing area, will be equipped as a fabricating works for building construction and the manufacture of transmission and radio towers, steel poles and other all-steel specialties of the company. It is equipped with an overhead electric traveling crane. An adjoining plot has also been secured, making a total of about two acres of property, with water and rail facilities. A galvanizing plant is projected for steel transmission towers and other products. In connection with its operations the company will manufacture its standardized truss unit buildings, designed by J. E. Jennings, vice-president and secretary, for general industrial service, structures of this type having been heretofore largely devoted to Government work. C. T. Clack is president and Robert Grant treasurer of the company.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**RIVERSIDE DR.**—Fred. F. French Co., 299 Madison av., are preparing revised plans for five 8-sty brick and stone apartment houses of various dimensions at Riverside dr and 155th st for Arthur W. Hay, 830 West 179th st, owner. Cost, about \$300,000.

#### BANKS.

**125TH ST.**—Mowbray & Uffinger, 56 Liberty st, have been retained to prepare plans for extensive repairs and alterations to the banking quarters at 67 West 125th st for the Chatham & Phoenix Bank, on premises. Details will be announced later.

#### STORES, OFFICES AND LOFTS.

**BROAD ST.**—Dodge & Morrison, 135 Front st, have plans nearing completion for alterations to the 16-sty office building, consisting of fireproof stairways outside of building and fireproof floors and windows, at 30 Broad st, for the DeForest Estate, 30 Broad st, owner. Cost, about \$12,000. Architects will soon call for bids.

**MADISON AV.**—Theodore C. Visscher, 299 Madison av., has prepared plans for alterations to the 7-sty brick and stone loft and office building, 29x90 ft, at 127 Madison av, for Woodbury Langdon, care of H. O. Moxley, 320 Broadway, owner. Cost, about \$5,000.

#### Bronx.

#### DWELLINGS.

**217TH ST.**—Frank S. Parker, 897 East 176th st, has completed plans for two 2-sty brick dwellings, 22x34 ft, with garages, in the north side of 217th st, 136 ft east of Barnes av, for the Spardo Construction Co., Jos. Spardo, president, owner and builder, on premises. Total cost, \$8,000.

#### Brooklyn.

#### DWELLINGS.

**WEST 32D ST.**—H. A. Weinstein, 32 Court st, has finished plans for alterations to the 3-sty brick dwelling, including small addition, in the west side of West



32d st, 240 ft south of Mermaid av, for Joseph Briss, 2727 West 32d st, owner and builder. Cost, \$3,500.

WEST 6TH ST.—H. A. Weinstein, 32 Court st, has prepared plans for two 2-sty frame dwellings, 16x41 ft, in the east side of West 6th st, 220 ft south of Av P, for the B. C. Realty Co., 1563 58th st, owner and builder. Total cost, \$9,000.

BLAKE AV.—Charles H. Pfaff, 673 Elderts la, has finished plans for a 1-sty frame dwelling, 20x42 ft, on the south side of Blake av, 30 ft east of Autumn av, for Vito Como, 308 Sheridan av, owner and builder. Cost, \$2,500.

AV N.—M. Joseph Harrison, 63 Park Row, Manhattan, has completed plans for a 2-sty frame dwelling, 20x36 ft, at the southeast cor of Av N and East 15th st, for George V. McPherson, 1409 Av J, owner and builder. Cost, about \$4,500.

WEST 36TH ST.—George H. Suess, 2920 Railroad av, has prepared plans for a 1-sty frame dwelling, 14x37 ft, in the east side of West 36th st, 366 ft north of Canal av, for Henry Fredericks, 634 West 42d st, Manhattan, owner. Cost, about \$1,500.

#### Factories and Warehouses.

GOLD ST.—The Fred Goat Co., 8-12 Reade st, Manhattan, contemplates the construction of a 4-sty brick factory building about 85x100 ft, at the southeast corner of Gold and Johnson sts, for which name of architect and details will be announced later. Project will not go ahead until late next spring.

FLUSHING AV.—Henry J. Nurick, 957 Broadway, has plans in progress for a 2-sty brick and concrete factory building, 165x160 ft, along the L. I. R. R. tracks, near Flushing av, for owner, to be announced later. Cost, \$75,000.

#### Schools and Colleges.

SUMPTER ST.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 4-sty brick and stone addition, 59x100 ft, to Public School No. 73, at Sumpter st and Rockaway av, for the Board of Education of the City of New York, Arthur S. Somers pres., 500 Park av, Manhattan. Cost, approximately \$210,000.

WEST 1ST ST.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 3-sty brick and limestone school building to be erected in the west side of West 1st st, south of Sheephead Bay rd, for Public School No. 100, Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, Manhattan. Cost, \$300,000.

#### Stables and Garages.

NOSTRAND AV.—Henry Holder, Jr., 242 Franklin av, has prepared plans for alterations to the brick garage at the northeast cor of Nostrand av and Clifton pl for Alfred Weeks, 279 Nostrand av, owner and builder. Cost, about \$1,200.

LITTLE NASSAU ST.—Cohn Brothers, 361 Stone av, have plans in progress for alterations to the 1-sty brick garage, 25x70 ft, in Little Nassau st, for David Sachter, 777 Kent av, owner and builder. Cost, \$2,000.

UTICA AV.—F. V. Laspia, 525 Grand st, has prepared plans for a 1-sty brick garage, 19x100 ft, on the west side of Utica av, 80 ft north of Atlantic av, for John Striano, 310 Atlantic av, owner. Cost, about \$20,000.

HART ST.—John J. Dunnigan, 391 East 149th st, New York City has prepared plans for alterations to the 2-sty brick stable, 50x100 ft, into a garage at 784-6 Hart st, 200 ft south of Knickerbocker av, for Israel Prince, 784 Hart st, owner. Cost, \$2,500.

OCEAN AV.—B. W. Dorfman, 26 Court st, has prepared plans for a 1-sty brick garage, 20x20 ft, on the east side of Ocean av, 350 ft north of Av G, for the Ridge Park Realty Co., 1160 Ocean av, owner and builder. Cost, \$1,000.

9TH ST.—Wm. T. McCarthy, 16 Court st, has completed plans for a 2-sty brick garage, 75x180 ft, in the north side of 9th st, 120 ft east of Third av, for the L. R. Building Co., Inc., 189 Montague st, owner and builder. Cost about, \$25,000.

JEFFERSON AV.—Plans have been prepared privately for a 1-sty brick garage, 16x32 ft, at the southwest corner of Jefferson and Stuyvesant avs, for O. Guggenheim, 284 Stuyvesant av, owner. Cost, \$2,500. Harby, Abrons & Melius, 15 East 40th st, Manhattan, have the general contract.

WESTMINSTER RD.—Wm. C. Winters, 106 Van Sicklen av, has completed plans for a 1-sty brick garage, 20x20 ft, in the east side of Westminster rd, 200 ft north of Slocum pl, for W. J. James, 258 Westminster rd, owner. Cost, \$1,000.

#### Stores, Offices and Lofts.

SURF AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for eight 1-sty brick stores, 18x80 ft each, at the northeast cor of Surf av and West 25th st, for Charles Martino, 2816 West 30th st, owner and builder. Total cost, \$25,000.

#### Queens.

##### Dwellings.

EDGEMERE, L. I.—Walter Verity, Rockaway Beach, L. I., has completed plans for eight 1-sty frame bungalows, 18x35 ft, in the west side of Beach 58th st, 100 ft north of Ocean av, for David Brooks, Edgemere, L. I., owner and builder. Total cost, \$8,000.

#### Factories and Warehouses.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick and steel warehouse, 60x84 ft, on the south side of Review av, 236 ft east of Greenpoint av, for the Truscon Steel Co., 110 West 40th st, Manhattan, owner. Cost, \$6,000. John T. Woodruff & Sons, 1 Bridge Plaza, L. I. City, have the contract for foundations.

FLUSHING, L. I.—Plans have been prepared privately for alterations to the produce warehouse at the northeast corner of Broadway and Collins pl, for Swift & Co., 76 Monroe st, Chicago, Ill., owner. Cost, about \$18,000. Project consists of general interior alterations and repairs.

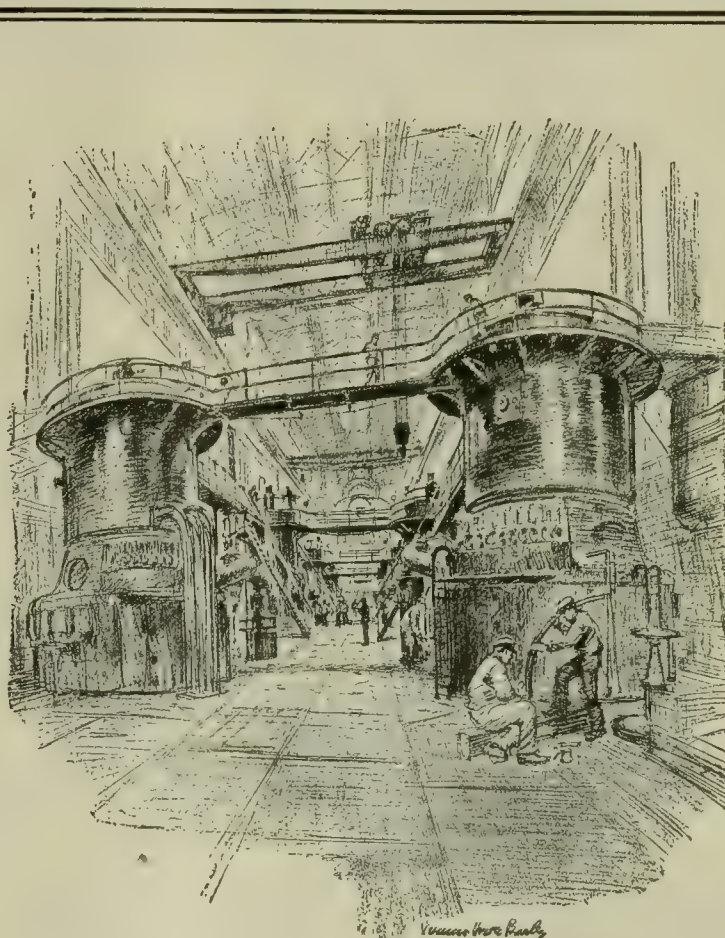
#### Schools and Colleges.

LONG ISLAND CITY, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, has completed plans for a 2-sty brick and stone parochial school, 68x100 ft, in the south side of DuPont st, between Franklin st and Manhattan av, for the School of Sts. Cyril and Methodius, Rev. Emil F. Strenski, pastor, owner, on premises. Architect will probably call for bids on general contract in a short time.

#### Richmond.

##### Dwellings.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x27 ft, in the west side of Simonson pl, cor Castleton av, for Edgar R. Whitford, 1457 Castleton av, owner and builder. Cost, \$3,000.



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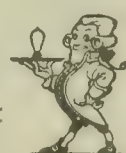
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**Suffolk.****DWELLINGS.**

**SOUTHAMPTON, L. I.**—Judge Edward Whitaker, 443 West End av, Manhattan, contemplates the erection of a dwelling for caretaker on his property at Southampton, L. I. Cost, about \$4,000. Details have not been decided.

**New Jersey.****APARTMENTS, FLATS & TENEMENTS.**

**BAYONNE, N. J.**—Grosvenor Atterbury, 20 West 43d st, Manhattan, has practically completed plans for two 4-sty brick and stone model tenements, 100x100 ft, in West 22d st, Bayonne, for the Bayonne Housing Commission (now forming), c/o Bayonne Chamber of Commerce. Cost, about \$200,000. Architect will probably be ready to take estimates about Dec. 15.

**BANKS.**

**PHILLIPSBURG, N. J.**—The Phillipsburg Trust Co., W. Sergeant Nixon, 43 Main st, pres., contemplates the construction of a 1-sty brick and stone banking building, about 40x50 ft, on a plot 99x140 ft, at the cor of Main and Pullman sts. Name of architect and details of construction will be available later.

**CHURCHES.**

**IRVINGTON, N. J.**—Fred. G. Lake, 188 Market st, Newark, N. J., has plans about completed for a 1½-sty brick and frame church, 31x65 ft, with two wings, 12x22 ft, at Nye and Nesbit avs, for the First Baptist Church of Irvington, Rev. A. J. Steelman, pastor, 32 Hoadley Terrace, Irvington. Cost, about \$10,000. Owner and architect are ready to take bids on general contract.

**DWELLINGS.**

**LYONS FARMS, N. J.**—E. V. Warren, 31 Clinton st, Newark, has completed plans for four 1½-sty frame dwellings, 22x26 ft, each, at Lyons Farms, for James H. Swann, 31 Clinton st, Newark, owner and builder. Cost, \$3,000 each.

**LINDEN, N. J.**—Plans have been prepared privately for two 2-sty frame and

stucco dwellings, 24x34 ft, in Gibbon st, for Max Litwinoff, Price st, Linden, N. J., owner. Cost, \$4,500 each. Union Building Co., Price st, Linden, N. J., has the general contract.

**ELIZABETH, N. J.**—J. B. Beatty, 15 North Reid st, Elizabeth, has prepared plans for a 2½-sty frame dwelling, 22x36 ft, at 306 Niles st, for Antonio Palladino, 708 1st av, owner and builder. Cost, \$4,000.

**BERNARDSVILLE, N. J.**—Plans will be prepared privately for the reconstruction of the 2½-sty country residence in Claremont rd recently destroyed by fire. Richard Stevens, owner. R. H. Howes Construction Co., 105 West 40th st, Manhattan, general contractor. Details will be available later. Project will not be started for some time.

**FACTORIES AND WAREHOUSES.**

**JERSEY CITY, N. J.**—The Continental Can Co., 111 West Washington st, Chicago, Ill., contemplates the construction of a brick or reinforced concrete factory building in Jersey City, for which the exact location, name of architect and details will be available later.

**MUNICIPAL.**

**SCOTCH PLAINS, N. J.**—The Board of Chosen Freeholders of Union County, Court House, Elizabeth, N. J., have had preliminary sketches prepared by Oakley & Son, architects, 1259 Clinton pl, Elizabeth. Details of this project will not be matured for some time.

**SCHOOLS AND COLLEGES.**

**UNION HILL, N. J.**—Joseph Lugosch, 21 Bergenline av, Union Hill, has completed plans for a 3-sty brick and stone public school building, 105x192 ft, containing 22 classrooms and an auditorium, on Hudson av, between 1st and 2d sts, for the Board of Education of the Town of Union, F. Ortal, clerk, High School Building, Union Hill. J. Byers Holbrook, 52 Vanderbilt av, Manhattan, consulting engineer. Cost, about \$200,000.

**NEWARK, N. J.**—John H. and Wilson C. Ely, Firemen's Building, Newark, N. J., are preparing plans for a 3 and 4-sty reinforced concrete industrial school for boys, 225x170 ft, on Sussex av, for the Board of Education of the City of Newark, Frank Sommer, president, City Hall, Newark. George W. Knight, City Hall, Newark, engineer for steam heating and electrical work. Cost, about \$500,000.

**NEWARK, N. J.**—John H. and Wilson C. Ely, Firemen's Building, Newark, N. J., have been retained to prepare the plans and specifications for the 3 and 4-sty reinforced concrete and brick industrial school for boys, 170x225 ft, on Sussex av, for the Board of Education of Newark. Cost, about \$500,000. Further details will be available later.

**CONTRACTS AWARDED.**

All items following refer to general contracts, except those marked "sub."

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN**—David Morrison, 119 W. 33d st, has the general contract for alterations to the 7-sty brick and stone apartment house, 47x89 ft, at the northeast corner of Columbus av and 72d st, for the 53 West 72d Street Corp., Frank M. Soule, president, 53 West 72d st, owner, from plans by Scott & Prescott, 1 Madison av, architects. Cost, \$40,000.

**BANKS.**

**MANHATTAN**—R. H. E. Elliott, 28 East 49th st, has the general contract for alterations to the 3-sty brick and marble bank building, 19x75 ft, at 311 Lenox av, for the Corn Exchange Bank, 13 William st, owner, from plans by S. Edson Gage, 28 East 49th st, architect. Cost, about \$40,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—Richard D. Von Lehns Sons, 2701 Glenwood road, have the general contract for a 1-sty brick factory addition, to be used for storage purposes, in the south side of Erasmus st, 75 ft east of Lott st, for Beswick Brothers, 272 Kent av, owners. Plans were prepared privately. Cost, \$5,000.

**BROOKLYN, N. Y.**—The Gibbons Co., 316 Columbia st, has the general contract for

a 1-sty brick mill building, 54x123 ft, in the south side of Beard st, 215 ft west of Dwight st, for the Robbins Dry Dock Co., Beard st, owner. Plans were prepared privately. Cost, \$24,000.

**POUGHKEEPSIE, N. Y.**—Edgar V. Anderson, 39 Market st, Poughkeepsie, N. Y., has the general contract for a 1-sty brick and timber, mill-construction factory, 60x180 ft, for the Knickerbocker Motors Co., 170 Broadway, New York and Poughkeepsie, owner, from privately prepared plans. Cost, about \$40,000.

**SCHOOLS AND COLLEGES.**

**WEST HOBOKEN, N. J.**—F. & C. Raerter, 770 Hudson av, West New York, N. J., have the general contract for general alterations and repairs to the public schools of West Hoboken for the Board of Education of the Town of West Hoboken, A. Benoit, secretary, Emerson High School. Plans for this work were prepared by Wm. Weir, architect, 254 Summit av. Cost, about \$66,000.

**STABLES AND GARAGES.**

**MANHATTAN**—J. C. Lyons Sons Co., 30 East 42d st, has the general contract for a 1-sty brick garage, 26x52 ft, at 212th st and Harlem River, for the Scranton & Wyoming Coal Co., George L. Wentworth in charge, on premises. Cost, \$5,000. Plans were prepared by Walter G. Stemler, 103 Park av, architect.

**NEW BRUNSWICK, N. J.**—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for a 1-sty brick garage, 40x50 ft, on Jersey av, for the Wright-Martin Aircraft Corporation, owner, on premises. Plans were prepared privately.

**KEARNY, N. J.**—Fred. Wolff, 19 Edmonds pl, Newark, has the mason contract and Frank D. Trainer, 12 Smith st, Irvington, the carpenter work, for the 1-sty brick and frame garage, 60x70 ft, to be erected at 1100 Harrison av, for Schwartz Brothers Co., owners, on premises, from plans prepared by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, \$10,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN**—T. H. Reynolds, 13 Park Row, has the general contract for alterations to the 4-sty brick store and loft building, 48x42 ft, involving the removal of the three upper floors and changing ground stores at 135-137 Seventh av, for Robert W. Goelet, 9 West 17th st, owner, from plans by Albert N. Gray, 1400 Broadway, architect. Cost, \$2,000.

**THEATRES.**

**PATERSON, N. J.**—Harold Bank, Silk City Bank Bldg, Paterson, N. J., has the general contract for extensive interior alterations to the 3-sty brick and stone theatre building at 152 Ellison st, for the Northern New Jersey Real Estate Co., owner. Lessee, Fox Film Co., 126 West 46th st, Manhattan. Plans were prepared by H. B. Crosby, architect, First National Bank Bldg, Paterson, N. J. Cost, about \$15,000.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

**TECHNICAL LEAGUE OF AMERICA** holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

**NEW YORK STATE RETAIL HARDWARE ASSOCIATION** will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1919. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS** will hold its annual meeting in New York City, December 3 to 6. Calvin Rice, secretary, 29 West 39th street.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS.** Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

**AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION** and **NATIONAL HARDWARE ASSOCIATION** will hold a joint convention at Atlantic City, N. J., December 11 to 13, inclusive. Headquarters will be at the Hotel Traymore. F. D. Mitchell, secretary, American Hardware Manufacturers' Association, Woolworth Building, New York City. T. James Fernley, secretary, National Hardware Association, Philadelphia, Pa.

**THE THIRD NEW YORK STATE INDUSTRIAL SAFETY CONGRESS** will convene at the Hotel Onondaga, Syracuse, N. Y., December 2 to 5, inclusive, under the auspices of the State Industrial Commis-

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## Leading Business Men Take Up Peace Problems

Under Direction of U. S. Chamber of Commerce, Plan for Readjustment of Internal and Enlargement of Foreign Trade

(Special to the Record and Guide)

Atlantic City, December 5, 1918.

**R**EADJUSTMENT not reconstruction is the designation of the period upon which the United States is entering, adopted by the thousands of representative business men assembled in convention here this week to study and solve post-war problems. At this writing it is not possible to more than indicate the course upon which this readjustment is to be carried out. But there have been some significant pointers that a complete return to all the methods of doing business which were in operation before the war is not anticipated nor encouraged. The dominant idea, voiced by every speaker and echoed by the entire assemblage, is that a new era has been entered upon in which at last some of the conditions prevailing only two or three years ago have been materially altered and that these changed conditions, together with the knowledge acquired and the lessons learned during the war, will enforce different standards in the conduct of business in the years to come.

Never before has there been in this country such a gathering of leaders in the commercial world as the Chamber of Commerce of the United States has succeeded in bringing together here for a four-day conference. There may have been as large assemblies in point of numbers but none before so thoroughly representative of every phase of business, and in which the delegates were of such commanding importance. Atlantic City is famous for having been the meeting place of large bodies of men called together for the purpose of conference or action on various questions ranging from business to religion but usually restricted to one or a few lines of inquiry and resulting in comparatively limited procedure. These occasions have usually been part business and part junket, with the latter feature predominating.

But it was evident the first day of this convention that the only thought in the mind of every man was to get to work upon the program outlined by the officials of the Chamber of Commerce, and to effect, if possible, at the earliest moment, a broad gauge scheme for bringing back to normal conditions a business world that had been so seriously upset by the events of the last four years.

While the convention was called by the Chamber of Commerce, it is not a meeting of that body. Its membership is composed of the business men who formed themselves, in trade units, into War Service Committees to assist the Government in handling its war problems by expert advice and collaboration. There are 381 of these committees, and the Chamber of Commerce, in planning the convention, divided them into 36 groups of related industries. Practically all of these War Service Committees are represented at the con-

vention, there being between four and five thousand men in attendance who have the right to take part in its deliberations. Among the principal groups are those producing or manufacturing building materials, and these interests have formed the Federation of Building Industries, which will hold meetings later in the week.

Whether these War Service Committees will continue to work on peace problems, or will be formed into an organization with central directing officials, or whether their future activities will be merged into and be controlled by the Chamber of Commerce, is as yet undecided. But the latter plan is more likely, because the Chamber of Commerce has now in organization and membership become recognized as an essential and strong factor in the business establishment of the country. If the War Service Committees decide to work within its organization, it can easily become extremely powerful.

What makes this convention particularly notable is that the delegates are the really leading men in their respective lines. Presidents and Vice-Presidents and General Managers of Companies, the heads of firms, not the second or third rate employes of these concerns, have come together because of their desire to know at first hand what the other men in their lines of business were thinking as to conditions brought about by the sudden cessation of hostilities and the no less sudden plunge of the world into an unprepared-for peace. It is not to be disguised that the prevailing feeling in the early hours of the convention was one of pessimism. This was due to the fear of impending labor troubles; of the overhanging menace of large supplies of raw and manufactured goods in the Government store houses, which might be dumped on the markets with demoralizing effect; of the uncertainty as to the terms under which cancellation of Government contracts would be effected; of the lack of knowledge as to cost of products and materials when Governmental restrictions were removed and to many other unanswered questions, which until they are solved, act as a bar to the resumption of business on the former basis.

This feeling of pessimism was not allayed during the hundreds of meetings held the first day of the convention by the different groups of men. For one who had anything good to report there were a dozen who could argue and prove to his own satisfaction, and generally to that of his hearers, that never were things in such bad shape. These statements were generally of local or personal conditions. In the aggregate it seemed as if the whole country was on the verge of panic and ruin—with Bolshevism lurking in the background.

These meetings were held for the purpose of getting



facts upon which to base suggestions to the convention, or to its committees, as to what action should be taken to as speedily and thoroughly as possible reconstruct the business of the country on a peace basis instead of that of war.

It was in this lugubrious frame of mind that the delegates assembled on Wednesday morning to listen to the keynote speech of Mr. Harry A. Wheeler, President of the Chamber of Commerce. The first thing Mr. Wheeler said was that this was not a reconstruction problem but only a readjustment operation, which in his opinion was an entirely different thing. What was apparent was that the majority of those who listened to him immediately fell in with his idea and lost a large part of their timidity and sense of helplessness. Readjustments in business are of every day occurrence—reconstruction work is another and a very much more serious proposition. The fact that the particular readjustment that this country has to face is a rather heavy one and far more important than it has ever had to undertake only made it a more attractive one for the men versed in the business of finding out how to do things so as to overcome unforeseen obstacles. Charles M. Schwab elucidated this idea in a convincing manner.

Mr. Wheeler made a distinction between the world-wide problems of reconstruction and our national ones of readjustment and declared that it was necessary, of course, in providing for the latter to take into consideration the former—

"The footing or foundation stone of political and economic reconstruction will be laid in the peace treaty," said Mr. Wheeler.

#### Harry A. Wheeler on the Value of Combination in Business

**A**N important problem of readjustment is the question of whether the right to combine, permitted in foreign trade under the Webb-Pomerene bill, should, by amendment of our trust legislation, be extended to domestic operations.

Under the supervision of those departments, boards or administrations charged with the direction of production and distribution of food, fuel, and war supplies, co-operation, as between the units of a single industry, and between separate industries, has been encouraged quite in violation of federal and state laws prohibiting such relationships. Many of these associations have proved of great value in speeding up production, in conservation of materials, labor and transportation needed for war purposes, and none, so far as I know, has been found to contravene the public interest.

One of the by-products of the war has been the demonstration that combinations, under proper federal supervision, may be safely and advantageously permitted. Is it fair, therefore, that we should seek answers to the following questions:

Have not the agencies of the Government controlling combinations of industrial units during the period of the war been constructive rather than repressive during the war period?

Have the combinations during this period been detrimental to public interests?

Should devices making for economy, and possible only where freedom to co-operate is extended, be continued into the period of readjustment in order that their beneficial effect may be felt upon the cost of living and upon the greater ability to meet competition in the world's markets?

Must a federal agency or commission controlling co-operative relationship be repressive in its very nature, or can it be constructive without inviting abuse of its constructive effort?

Does not the period of readjustment and the experiences of the war make opportunity for this conference to properly suggest consideration by Congress of all statutes constituting our anti-trust legislation?

"Men of business may not be regarded competent advisers in matters of diplomacy and statecraft as affecting political reconstruction, but as a corollary to this assumption, the diplomat or statesman may not be regarded as a wholly competent adviser in matters of economic reconstruction. That these two phases of the problem will share equally in the peace negotiations, no one may doubt.

"Bad diplomacy has been responsible for much of the world's ills. Commercial relationships have been sorely strained because they were intermingled with political intrigue, but now, on the one hand, old barriers have been broken down by the alliances and associations of war, while, on the other, new barriers have been raised by enmities resulting from conflict between nations formerly on a friendly footing. These new alignments merit a new brand of diplomacy and diplomacy may well take a lesson out of the Book of Commerce and by applying modern commercial ethics to diplomatic relations learn how much easier it is to deal simply and directly than by its devious parts and labyrinths of evasion and deceit.

"Failure to deal generously in the distribution of raw materials will seriously impede the industrial restoration of nations not fortunate enough to possess basic materials of their own in surplus for trading purposes.

"Should not the United States lead in proposing an International plan for rationing basic materials and stabilizing their cost so that the temptation to selfishly profit by the original ownership and control shall be replaced during the period of reconstruction by a broad recognition of the needs of all nations to re-establish their productive power under as little restraint and as rapidly as the circumstances may permit?

"Such a plan of rationing is not a function of the Government exclusive of the aid and counsel of those expert in handling these commodities. Making the plan and carrying it into effect should be left to those who best know the processes of production and distribution, with only such government participation as may give official sanction to the plan and provide the regulation that will assure fair dealing and reasonable prices."

Mr. Wheeler suggested the creation of an advisory industrial commission, to go to Paris during the peace parleys, with the members of which the Peace Delegates might take counsel as occasion arose. He also proposed the formation of an expert commission to handle the reversion to the regular channels of trade of the large amounts of machinery and raw materials in the possession of the Government so that new production might not be seriously impeded.

President Wheeler's speech disclosed to the assembled business men that their troubles were largely self created and largely accentuated when the isolated and selfish point of view was allowed to prevail. In the broader vision what seemed insurmountable became dwarfed. Combination, which had won the war, could

#### Secretary William C. Redfield on Science in Business

Find and seize hold upon all that science has said or can say concerning industry. It was largely because Germany made her industries the operating end of her science that her commerce grew so fast and powerful in the years before the great war. It was more German science than German wages that made her competition dangerous. The responsive power of well-paid and contented labor to far-sighted leadership in industry is the greatest force in production, and happy are they who have it behind them.



## Charles M. Schwab on the Democracy of Capital and Labor

I AM one of the men who believe that the only foundation upon which any of these things can permanently rest is the economic use of everything, whether it be labor, material, manufacture or what not. Any foundation of organized labor or capital that is on a false basis must fail. We started in some twenty years ago on a series of exploitations that many people called trusts. There were many such concerns organized that had as their prime motive the artificial idea of either restricting production or increasing the selling price. You have seen them, one after the other, fail and fade away. That was on a wrong basis. Our Congress in Washington, realized it, and rightly and justly took steps to correct it. What has been true of capital will be equally true of labor, and, therefore, the education of the American laboring man must be to have him realize that his permanency and success, and the success of the nation, will depend upon labor conditions and capital conditions that are founded on economic principles first of all.

I am not opposed to organized labor. I believe that labor should organize in individual plants or amongst themselves for the better negotiation of labor and the protection of their own rights; but the organization and control of labor in individual plants and manufacturing, to my mind, ought to be made representative of the people in those plants who know the conditions; that they ought not to be controlled by somebody from Kamchatka who knows nothing about what their conditions are. In the years gone by I seriously doubt many times if labor has received its fair share of the prosperity of this great country. We, as manufacturers, have got to open our eyes to a wider vision of the present and the future with reference to our workmen. We have got to devise ways and means by which capital and labor, that have so often been termed synonymous shall share equally, not in theory, but in practice. We have got to devise ways and means of education. We must not only talk about these things, but we must do these things. We have got to realize that many unjust demands will be made by labor as they probably have been made by capitalists and employers in the past. That is one of the lessons this great war has taught us—true democracy. The thing

we have to do is to teach, not patronize, to educate and have the American laborer know and feel that he can stand with his head in the air, as you can and as I can, and say with pride: "I am an American citizen."

That is what I feel is our duty, as manufacturers now, if we want to preserve the situation in America. We have to study it with utmost care. Each manufacturer must study his own case and his own situation from his own standpoint and must know his own condition. There can be no general rule that will be applicable to all. We ought to urge a continuance of work in every direction. Matters will adjust themselves industrially in this country sooner or later by the natural course of events, but what we want to prevent is that sudden slip of the cog which will give us a social jolt that may be dangerous to our industries for years to come. We must be patient. We must go along with small or no profits if necessary. We must bend every effort to keep our employes busy, employed and satisfied. They must be made to realize the situation as we see it and be content to help us in that development. We must get closer together with our work people. We must listen with patience to their side of the story, and we must induce them to listen with patience to our side of the story. The day of autocracy in government and labor has gone by. It is the day of democracy in which we now stand shoulder to shoulder for the protection of our mutual interests and above all for the protection and glorification of this great and glorious country of ours.

The message which I have for you is a general one, but if I can get into your hearts and minds the spirit that I have in my own, that I have learned from the lessons of this war, as most of you have learned them equally with me, I shall feel that I have accomplished much. I would impress upon you that we must face a new condition of affairs; that we must work out the problems connected with it; that we must expect troublous times and difficulties in the working out of these problems; but, above all, we must plunge ahead with the confident belief that the business, industrial and manufacturing interests of the United States are going onward and upward in spite of any condition that may arise in this great country.

bring about a peaceful state where chaos was expected.

There was time for the realization of these facts to begin to influence the collective spirit of the convention before it reassembled to listen to Mr. Charles M. Schwab, President of the Bethlehem Steel Company, and Chairman of the Emergency Fleet Corporation.

Mr. Schwab had a good deal to say about the need of building up the foreign trade of the country and the necessity of retaining the 8,000,000 tons of ships we now own and building 10,000,000 tons more next year.

What was of more immediate importance was that Mr. Schwab built upon the ground work accomplished by Mr. Wheeler before him.

"I am an optimist," he declared "and I believe in borrowing all the money I can get hold of and putting it into smoke stacks and chimneys and boilers and rolling mills."

But it was his characterization of the American business man that scattered the shreds of pessimism that still remained.

"The men in business in the United States are not the men who are working for money alone," said Mr. Schwab. "The chief pride of American character is successful accomplishment. It may be measured by the dollars that go into his coffer, but the real throb and thrill of pleasure that comes to his mind is one of

successful accomplishment. Let us go home with our minds and hearts filled with determination that we American manufacturers and American business men are going to have successful accomplishments, that we are going to have it in an honorable way, and that we ask our great representatives in Washington, from the President and the Secretary of Commerce down, to help American business men sustain the prestige of the American nation, and that we pledge ourselves to treat fairly with that great army of workmen who must share with us the prosperity and happiness of this great country of ours."

The enthusiasm for commercial idealism generated under the leadership of Messrs. Wheeler and Schwab was somewhat dampened later when the report was received that the French Chamber of Deputies had taken steps to abrogate the "favored nation" treaties.

After reading the cable announcing this news Mr. Wheeler said that the action, if true, was to be regretted at this time.

Secretary William C. Redfield called attention to the practically unknown and little used facilities of the Department of Commerce for aiding business men by the practical application of science to manufactures, and to the great help which the department could give

(Continued on page 657)



# Commitments for Buildings Show Increase

Dodge Company Statistics Indicate That the Totals for 1918 Are Considerably in Excess of Past Years of Record

DESPITE the popular impression that the current year has been a period of extreme dullness for the building interests of the country the total value of the commitments for building and engineering operations for the first eleven months of 1918 is considerably greater than the total for any similar period during the past nine years of record. A study of the table of comparative statistics compiled by the F. W. Dodge Company, which gives the total amounts placed in new construction work from 1910 to 1918 inclusive, shows that the total for the first eleven months of the current year is \$1,631,929,000, which is \$104,559,000 in excess of the total for the same period of 1917 and \$387,930,603 greater than the figure for 1916.

The totals given in this statistical table are for the construction of building and engineering projects in the States north of the Ohio and east of the Missouri Rivers, and include all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of eastern Kansas.

Although the conclusion of an armistice has brought active hostilities to an end there yet remains a considerable volume of Government building to be accomplished, as indicated by the fact that of the total amount set apart for construction during the eleven months of this year 33 per cent. is for direct Federal account. In addition a large part of the balance was for construction that would indirectly assist in winning the war. Naturally there will in future be a decided falling off from this percentage, as the Government has already abandoned a number of its contemplated projects and ordered work stopped on others that had been commenced.

Figures showing the total amounts placed for building and engineering projects, from January 1 to December 1, for the past nine years are as follows:

Contracts Awarded, 1918.....	\$1,631,929,000
" " 1917.....	1,527,370,000
" " 1916.....	1,243,998,397
" " 1915.....	857,190,100
" " 1914.....	677,920,300
" " 1913.....	798,117,500
" " 1912.....	803,391,500
" " 1911.....	735,283,813
" " 1910.....	756,284,931

For what is generally considered as the local territory or the Metropolitan district, including New York State and New Jersey, north of Trenton, the total for the first eleven months of 1918 shows a marked falling off from the figures of one year ago, which were the highest of the nine years of record. The total amount placed in this district for building and engineering construction for the current year was \$249,188,000, which when compared with the record figure of \$316,014,000 for 1917, shows a drop of \$66,826,000 for this year. The year 1917 was the banner period, when the total amount expended for structural work is considered and 1918 takes second place. Of the total of the contracts awarded in the local territory for the current year 37 per cent. of the amount was for direct Government work in connection with the military program and included the erection of cantonment additions, base hospitals, warehouses and other projects of an essential military character.

The Dodge Company figures for the first eleven months of the past nine years for the local territory are as follows:

Contracts Awarded, 1918.....	\$249,188,000
" " 1917.....	316,014,000
" " 1916.....	255,381,500
" " 1915.....	155,154,500
" " 1914.....	121,598,000
" " 1913.....	235,694,500
" " 1912.....	211,282,500
" " 1911.....	215,839,500
" " 1910.....	233,081,000

Of all the separate territories listed in the statistics

none show a greater percentage of increase for the current year than does the one which includes the cities of Philadelphia, Baltimore and Washington. In this section the total for the first eleven months of 1918 reached the sum of \$388,455,000, which was \$173,801,000 in excess of the same period of one year ago. Government construction was mainly responsible for the immense total shown by this territory, as of the entire amount 45 per cent. must be credited to Federal account. The full territory involved in these figures includes Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, District of Columbia, and Virginia.

The figures for the first eleven months of the past nine years for the territory contiguous to the National Capital are as follows:

Contracts Awarded, 1918.....	\$388,455,000
" " 1917.....	204,654,000
" " 1916.....	150,046,000
" " 1915.....	90,905,000
" " 1914.....	81,195,000
" " 1913.....	83,441,000
" " 1912.....	132,691,000
" " 1911.....	96,173,000
" " 1910.....	91,934,000

The statistics as presented by the Dodge Company show a distinct falling off in the New England district for the current year. For the first eleven months of 1918 the total commitments amounted to \$142,615,000 as compared to \$193,343,000 for 1917 and \$193,779,000 for 1916. The figure for the present year is the lowest of record since 1908, when for the same relative period the amount reached \$100,037,000. Of the total of the expenditures for building and engineering construction in the New England district for 1918 approximately 31 per cent. was for direct Government work and a large part of the balance was for industrial construction required as the result of the pressure of the Federal requirements for munitions and supplies.

Some rather interesting facts are disclosed in a closer study of the statistics for the Metropolitan district for the month of November, 1918. Within Greater New York contracts were awarded for 80 residential projects, representing a total valuation of \$803,000 and newly projected work of the same nature for which plans were started amounted to \$1,264,000. Contracts were placed for 12 manufacturing or industrial operations at a cost of \$324,000 and new industrial work was planned to the value of \$287,000. There were also 78 contracts placed for miscellaneous projects, outside of the former groups, which represented a total expenditure of \$989,000 and contemplated miscellaneous operations for which plans were started will total nearly \$5,000,000.

In northern New Jersey 56 contracts for residential projects were let at a total estimated value of \$496,000 and the newly contemplated dwelling projects for the month amount to \$1,033,000. There were 13 contracts awarded for manufacturing operations involving an expenditure of \$229,000 and new plans started for more than \$1,000,000 worth of industrial construction. The miscellaneous projects numbered 53 at an estimated total cost of \$528,000, and the proposed work of this character will call for an outlay of about \$3,784,000.

## Coal Zoning System Successful

ESTIMATES made earlier in the fuel year, that approximately 160,000,000 car miles would be saved in the coal year through the operation of the zone system for the distribution of bituminous coal, are being fully realized, it was announced today by the United States Fuel Administration.

Early estimates were that the movement of bituminous coal affected by the zone system would involve about 300,000,000 tons, or 60 per cent. of the total production. The latest figures show that 368,858,000 net tons of this kind of coal have been produced and delivered since April 1, 60 per cent. of which is affected by the zone system.



# Factors Influencing Real Estate Outlook

## Land Values, Renting Conditions, Building Costs, Mortgage Money and Taxes Will Govern

BY ARGYLL R. PARSONS,  
Vice-President, Douglas L. Elliman & Co.

FOR several months past, with peace prospects more clearly indicated on the horizon, real estate brokers have surveyed the situation with a view to appraising conditions after the war. Conflicting opinions along certain lines have been voiced, but noticeable unanimity has existed as to fundamental conditions and the outlook. Let us consider briefly some important factors which influence us in forming our judgment.

These involve five principal heads, as follows—land values, renting conditions, building costs, mortgage market, and taxes. In considering these five topics it is our purpose to determine whether they justify optimism and give assurance of an active market. If they do, the second general question is where this activity will first appear and why, and to what extent it will expand.

Relative to land values, two things have been apparent during the period of the war. First, income bearing properties in the commercial and apartment house section have been rented and maintained upon such a satisfactory basis as to sustain values consistently. The exception has been in the case of high-class retail space, where, owing to the curtailment in the purchasing of luxuries, retrenchment has been imperative. The second thing apparent has been the material recession in the prices obtained for unimproved non-income bearing properties wherever an owner has found it necessary or desirable to sell. This latter affords the true index of land values, and it, therefore, must be admitted that there has been a substantial recession in land values, ranging from 15 per cent. to 30 per cent. or more. If, now, the disadvantages of war conditions are past, it is a fair assumption that, with the revival of business, land values will advance.

Considering the second topic—renting conditions. Owing to the complete stoppage of practically all apartment and commercial building, there has developed a shortage in space of every sort. This insures a strong rental demand and good rents which encourages building, which, in turn, stimulates land values.

The third factor, building costs, is a subject to be approached with care. The first thought was that, with the termination of the war, there would ensue a period of depreciation in the cost of building as the result of lower wages and lower prices for materials. This might have been the normal process in former days at the conclusion of a war. The present situation, however, differs greatly because this war was not confined to one country, but has involved practically the entire world and has destroyed millions of lives and countless dollars in materials beyond anything in previous experience. Second thought, therefore, tends to the conviction that wages will not undergo any very appreciable change, and that, with few exceptions, the cost of building materials will be well sustained for an indefinite period. Thus, in analyzing this third factor, where formerly it would have been unwise to begin new construction until the reaction period had passed, present indications lead us to believe that there will be no considerable reaction and that the low cost of land and the good rental market more than offset any slight changes that may occur.

The fourth subject is that of the mortgage market. This is also difficult to deal with, but the fact that money is plentiful in this country, the great creditor nation of the world today, and the fact that large sums have been taken out of circulation through apprehension existing in the minds of many of our population, it would seem that there must be available funds for all legitimate building operations that may be initiated during the next few years.

The fifth and last topic bears upon taxation, which can be divided into two groups—land taxes and income taxes. The agitation of real estate organizations to ob-

tain relief from the high tax rate is bringing to minds in administration circles that the objects of taxation is defeated by an excessive rate. The high tax rate has produced such a burden on real estate that values have deteriorated to an extent that largely offset such increased revenue as is produced by the higher rate. Incidentally, there is evidence that the rate in excess of 2 per cent. is illegal and unconstitutional. We, therefore, have reason to hope the tax rate on land will be lowered this coming year. As to the income tax, with the suspension of hostilities it is certain the amount of taxes to be raised in this way will be materially less so that relief is reasonably sure.

The resultant conclusion after considering these five factors points with considerable certainty to a resumption of real estate activity and a strong real estate market. In this connection it is well to keep in mind that in the hour of prosperity caution should be exercised that the interests of real estate shall not be jeopardized through excess in any phase of the business. It is a time when constructive minds should join to safeguard real estate interests and improve the methods of real estate operations in every way possible.

If we are correct in our judgment that we are on the eve of an active market, the second general question is where will the activity first be seen? Past experience proves that it starts first in the established centers where building and market conditions are surest. This center in New York City lies in the territory of Fifth avenue from 34th to 42d streets and extends north and south, east and west, according to the retail or commercial activity and demand. It is already evident that transactions of large magnitude are in process in this central section, and many important leases are under way. From indications also now at hand there can be no question as to an awakened market, from the investors' and builders' viewpoint as well as from that of the retail tenant. It is inevitable that this activity will expand ultimately in every direction where transportation facilities permit.

If these factors evidence the approach of the best market we have had in the history of this city, it will be well for those with real estate interests at heart to consider the responsibility placed upon them and endeavor, along with the consummation of their business, to advocate and promote such reforms in the general conduct and handling of real estate as will establish it firmly and permanently as the premier investment security of the world. It is rightly described as the basis of all security, as from it, directly or indirectly, issues every product or element of value in existence.

PERSHING SQUARE is New York City's newest public place. The Board of Alderman at its meeting on Tuesday decided to name that part of 42d street immediately in front of the Grand Central Terminal at Park avenue in honor of the American commander. Some weeks ago business men in the neighborhood suggested that it would be an appropriate action to name that section of Park avenue after the man who commanded the American forces in France.

In view of the recent developments at this great local point from which lines of communication will lead to all parts of the city, Pershing Square is destined to be one of the world's best known squares. The completion of the giant Commodore Hotel and the Viaduct at Park avenue and 42d street, which will create a new north and south thoroughfare; the undertaking of the new hotel project on the site of the present Murray Hill Hotel; the importance which now attaches to the neighborhood through its position as one of the most important station units in the entire New York City subway system, and its proximity to one of the foremost railroad terminals in the world, all tend to encourage this belief.



# Personal Property Tax Vital Issue at Albany

Real Estate Board Gives Figures to Show How Revenue Can Be Derived from This Source, and Realty Relieved

THE Legislative Committee of the Real Estate Board of New York submits the following statement showing the assessed value of real and personal property not only in New York City but in the entire state:

Real Estate in this State in 1917 was assessed at \$12,-006,966,764, while personal property was assessed at \$1,047,352,605. In 1916 real estate paid taxes on nearly \$12,000,000,000, while personal property paid taxes for local and municipal purposes on only \$454,989,997. The Committee has not the figures showing the amount of personal property upon which taxes were paid in 1917 or 1918, but the probabilities are that the amount does not exceed \$500,000,000 in either year.

Every experienced observer agrees that the value of personal property in this State vastly exceeds the value of real estate and some experts put personalty in the State of New York at \$100,000,000,000 or eight times the value of real estate. There can be no doubt, however, in any mind but that there is at least \$30,000,000,-000 of personalty available for purposes of taxation. The present system of assessing is, of course, absurd; for instance, personal property in Hamilton County is assessed at \$8,709. In Monroe the assessment for personal property is \$8,985,000. In Onandaga County it is \$5,787,000; in Erie, including the City of Buffalo, the richest city for its population in the State, personalty is only assessed \$7,310,000.

In addition to this assessment for local purposes, personal property paid in 1917, according to an estimate made by Comptroller Travis about \$3,895,000, made up as follows:

Secured debt .....	\$ 800,000
Mortgages .....	1,300,000
Motor Vehicles .....	1,795,000

Strictly speaking all that the entire personalty of the State paid for local or state purposes was about \$18,-389,000, averaging a 3 per cent. tax on the \$500,000,000 assessment.

The balance of the total amount of taxes collected in the State, \$289,069,646, for all purposes, except Federal, was roughly made up as follows:

Excise .....	\$12,606,908
Corporations (franchises) .....	6,142,313
Organization tax .....	940,056
Inheritance tax .....	5,984,018
Secured debts .....	429,646
Stock transfer tax .....	4,865,764
Racing associations .....	1,555

Real Estate \$255,000,000 and various small items to make total of \$289,069,646.

If, as it is claimed, personal property values are very much greater than real estate values, it is unjust that the property of the smallest value should pay \$255,000,-000 and the property of largest value pay only \$18,895,-000 toward the expense of village, county, city and state government. It is argued that many forms of personal property earn nothing for their owners but this is also true of real estate. Vacant land and vacant buildings earn nothing and from many forms of improved property there is very little income.

The Committee will ask the Legislature to do justice to all forms of property. All should be taxed. There is nothing sacred about any form of property. New York City property owners, however, have one idea in mind, a fixed tax rate on real estate and that rate not exceed 2 per cent. per annum. If more income is needed for the support of the government, that is not their affair. Other forms of wealth are available for taxation. There are 150,000 real estate owners in Greater New York. They are practically a unit in their demand for a fixed tax rate and that other forms of wealth should bear a fair share of the burden of the government. The arguments of paid experts and of organizations interested in protecting personal property does not interest them. Precedents have no value unless all the conditions are the same.

The failure of a fixed tax rate in one state in the Union does not prove anything as far as New York is concerned. In Europe, there is a fixed tax rate for all forms of wealth and in this State the rate is fixed on most of the evidences of wealth.

The bold statement that there cannot be a general property tax because such a tax has not worked well under entirely different conditions than those that prevail here does not prove anything.

## Budget for 1919 Adopted

NEW YORK CITY'S budget for 1919 will be \$248,-025,434.88, that figure having been adopted by the Board of Aldermen on Tuesday by a vote of 45 to 9. No changes were made in the total submitted several weeks ago by the Board of Estimate, although a minority report of the Finance Committee of the Board of Aldermen recommended a reduction amounting to \$2,174,620. The 1919 budget exceeds this year's cost of municipal operation by \$9,901,675.68, the 1918 budget being \$238,123,759.20. The main items in the new budget, as compared with the old one, are as follows:

Department	1919 Budget Total	Increases, 1919 Over 1918	Decreases, 1919 Under 1918
Board of Aldermen and City Clerk.	\$284,750.00	.....	\$7,705.00
Board of Estimate and Apportionment .....	379,520.00	.....	104,581.00
Mayoralty .....	68,320.00	1,970.00	.....
Department of Finance.....	1,383,872.00	.....	15,548.00
Law Department .....	842,030.00	36,460.00	.....
Department of Taxes and Assessments .....	594,145.00	12,917.00	.....
Board of Elections.....	1,726,095.00	483,918.00	.....
Municipal Civil Service Commission .....	196,760.00	.....	6,675.00
Commissioner of Accounts.....	223,527.00	.....	26,854.00
Bureau of Weights and Measures.....	61,737.00	.....	4,267.00
Department of Licenses.....	167,274.80	.....	7,716.20
Department of Public Markets.....	154,191.15	47,112.75	.....
Art Commission .....	5,060.00	.....	442.00
President, Borough of Manhattan.....	3,460,499.59	537,031.93	.....
President, Borough of The Bronx.....	1,430,700.89	160,782.16	.....
President, Borough of Brooklyn.....	2,365,322.06	23,718.56	.....
President, Borough of Queens.....	2,396,887.16	45,790.46	.....
President, Borough of Richmond.....	887,381.40	87,013.67	.....
Department of Education—			
General School Fund.....	45,121,163.26	9,730,659.37	.....
Special School Fund.....	.....	.....	7,110,651.15
College of the City of New York.....	801,831.68	.....	692.60
Hunter College of the City of New York .....	587,523.00	.....	447.88
Teachers' Retirement System .....	2,122,825.00	.....	552,014.00
New York Public Library.....	782,206.00	.....	73,997.00
Brooklyn Public Library.....	481,323.00	.....	45,181.30
Queens Borough Public Library.....	160,000.00	.....	15,791.49
Department of Parks, Park Board.....	30,060.00	.....	1,838.00
Department of Parks, Manhattan and Richmond .....	972,581.20	16,094.20	.....
Department of Parks, The Bronx.....	500,890.09	39,832.74	.....
Department of Parks, Brooklyn.....	758,495.97	.....	18,114.03
Department of Parks, Queens.....	215,550.78	21,935.75	.....
Metropolitan Museum of Art.....	175,000.00	.....	58,000.00
American Museum of Natural History.....	200,000.00	.....	25,000.00
New York Botanical Garden.....	100,000.00	.....	19,835.00
New York Zoological Garden.....	190,000.00	.....	17,586.00
Brooklyn Institute of Arts and Sciences .....	110,000.00	.....	3,645.00
Brooklyn Botanic Garden and Arboretum .....	48,000.00	.....	5,229.00
Police Department .....	20,671,579.50	1,276,965.60	.....
Fire Department .....	10,814,665.99	563,520.99	.....
Board of Standards and Appeals.....	38,050.00	568.00	.....
Department of Health.....	3,932,292.15	220,915.65	.....
Department of Public Charities.....	5,794,963.18	683,522.47	.....
Board of Child Welfare.....	1,664,126.00	111,950.00	.....
Bellevue and Allied Hospitals.....	2,415,239.69	325,608.04	.....
Tenement House Department.....	622,201.00	.....	20,606.00
Department of Water Supply, Gas and Electricity .....	6,894,792.22	85,374.47	.....
Department of Street Cleaning.....	11,240,668.32	2,207,319.04	.....
Payments to Charitable Institutions .....	6,949,800.00	464,290.00	.....
Department of Correction.....	2,042,074.43	227,119.93	.....
Parole Commission .....	94,205.00	.....	1,193.00
Department of Plant and Structures .....	2,785,440.03	2,030,808.02	.....
Department of Docks and Ferries .....	879,757.46	.....	1,203,782.45
Public Service Commission.....	48,970.00	.....	.....
City Court .....	268,440.00	4,277.00	.....
Court of Special Sessions—			
Adult Court .....	256,570.00	14,060.00	.....
Children's Court .....	239,720.00	9,398.00	.....
City Magistrates' Courts .....	961,928.00	21,522.00	.....
Municipal Courts .....	980,415.00	4,768.00	.....
Board of City Record, N. Y. City.....	929,447.00	.....	21,397.00
Central Purchase Committee.....	17,070.00	.....	11,488.00
Advertising .....	90,000.00	.....	25,000.00
Debt Service .....	77,931,938.10	2,341,478.08	.....
County Governments .....	7,537,876.56	137,342.46	.....

The Pennsylvania station, with its terminals, cost \$50,000,000. Its site, covering four city blocks, cost \$8,000,000. The total length of its platforms is two miles.



# Conditions That Prevent Investment Building

## High Cost of Labor and Materials and the Stiffness of the Loan Market Stop High-Class Construction

THREE factors of paramount importance must be definitely disposed of before the operators, who during recent years have built largely for investment in the Park avenue section and the upper West Side are again able to proceed with the construction of high class buildings upon a scale that was prevalent before the war commenced. This fact was brought out at an informal conference between a group of members of the Association of Investment Builders and a representative of the Record and Guide last Wednesday afternoon.

New construction work along the lines of investment building cannot be resumed on an imposing scale at present because of three fundamental reasons: The excessively high cost of construction; the difficulties of obtaining adequate building loans owing to the conservative policy of the financial institutions and the slack or apathetic condition of the selling market for investment properties.

All three of these factors carry equal weight in determining the outlook for the future of investment building but if any measure of improvement in any one or two of the factors could be brought about the situation would be relieved to an extent that would make investment construction reasonably profitable instead of extremely hazardous as it is at the present time.

There is no possible doubt as to the attitude of the important group of interests which for a number of years have been the backbone of the investing building situation, individuals who have made possible the erection of the major portion of the modern multi-family houses in the Park avenue section and the upper West Side and which have accomplished so much for the improvement of realty values in the districts in which they operated. These interests are united in a willingness and even anxiety to resume the activity of the years prior to the outbreak of the European war which so suddenly put a stop to building operations.

Among the investment builders represented at the conference it was the consensus of opinion that high building costs would continue to be prevalent for a long time to come. It was thought that there will likely be no marked recession in either building material prices or the wages of building mechanics during the reconstruction period and that the present high construction costs might possibly maintain over a period of five or more years before the prices recede to a level that would permit building at a profit. True, neither material prices nor building labor can remain indefinitely at the existing excessively high levels. The drop must come that will decrease the cost of a completed building to a point where it will not be forced to compete unfavorably with the structures erected five or ten years ago at considerably lower costs and which therefore would have a distinct renting advantage over the structures erected at current price levels.

Rentals are higher than ever before and it is seemingly impossible to jack them up another notch by any reasonable excuse. On the other hand there is the possibility that the existing high scale of rentals will not remain constant but will be reduced to some extent during the coming months as a result of the economic readjustment that must follow the period of war emergency. The margin of profit to the investor, considering the high taxes, excessive building costs and increasing charges for maintenance and operation, leave a margin of profit altogether too small to make the constructions of new buildings an incentive.

Before investment builders will again be in a position to become active factors in the building situation and proceed with the structures they are prepared to erect it will be essential that these interests be assured of materially greater consideration from the financial institutions that have been in the habit of making loans upon investment property. Mortgage money must be released with greater facility upon operations that have an assured future. Lending interests must be more willing to meet the builders at least half way by making

terms that are more generous than have been current in the past. There would be an immense outlet for mortgage money through the construction of high class structures in many growing sections of the city but the principle upon which these loans are commonly made must be revised in order that the builders may be able to take advantage of the opportunity to supply the demand for rentable space.

One of the outstanding factors in connection with the mortgage loan situation is the matter of real estate appraisals. According to the opinion of the investing builders, present day appraisals are no actual indication of the intrinsic value of a property. Appraisals are altogether too low and are generally based on construction costs as they maintained in pre-war times and do not take into consideration the increased value of a property brought about by the high price levels of the past year or more. Appraisals based upon a more generous policy so that greater loans can be obtained for these properties would have a most beneficial effect upon the building situation as it concerns builders for investment purposes. Unless the appraisal value of a specific property can be increased within reasonable bounds to a figure commensurate with the high building costs of today or that loaning institutions become willing to make loans to builders to an amount in excess of those commonly made in late years, the investing builders as a class will naturally be forced to wait until such time as there is a general readjustment of all the conditions applying to their operations in order that they might operate on a basis where there is at least a possibility of a reasonable profit margin.

Not the least important factor determining the present attitude of the investment builders is the apathetic market for high class investment buildings, located in the best sections of the city. There is a demand for accommodations in modern structures that is greatly in excess of the visible supply. There is no doubt in the minds of anyone at this time that if a new project was to be started immediately, the agent for the structure would fully lease the building at current high rental rates before the walls were half way up. Yet the market for properties of this general character is inactive and there is no prospect of an immediate change in the situation. The reason is not difficult to locate. Buildings of this type have to compete adversely first with the structures built in times of lower construction costs, thus limiting the possibilities of a fair profit on the investment, and second, the selling market is competing with the market that offers securities of the highest order and paying interest greater than that to be obtained by realty investments, and without any of the difficulties and labor of management.

These are the three prime deterrents to an active investment building season. The builders desire to resume their chosen work but until times are infinitely more propitious and the conditions under which they are forced to operate are modified, speculative and investment building on a large scale will be held in abeyance.

REAL estate men will do their share in the campaign to be launched during the week of December 15th for the sale of Thrift and War Savings Stamps. The Realty War Savings Committee of which Laurence McGuire is chairman, has been called upon to sell and distribute \$400,000 worth of stamps in order to have that amount available as Christmas and other gifts during the holiday week. A feature of the sales campaign will be the opportunity for buyers to acquire stamps by mail, the Committee having provided machinery which will facilitate the disposal of stamps in any quantity by this means. The Committee also has ready for distribution miniature posters for use in correspondence. Two new and appealing posters have been designed which are expected to play an important part in the advertising campaign. The Committee headquarters will be at 217 Broadway.



# Prestige of New York Harbor is Threatened

## Dock Commissioner Hulbert Warns Mayor of Activities to Divert Commerce to Other American Ports

**N**O material progress in the solution of New York City's waterfront problem was made at the conference held on Wednesday, which was attended by the Mayor, the Comptroller, other members of the Board of Estimate, Dock Commissioner Murray Hulbert and A. H. Smith, Regional Director of Railroads. Instead of considering Commissioner Hulbert's plan for the improvement and enlargement of dock facilities of the port, discussion centered upon Comptroller Craig's ideas relative to the West Side improvement.

In a letter to Mayor Hylan, Commissioner Hulbert called attention to the numerous requests that he had received from steamship companies for additional wharfage accommodation which the city of New York is at present unable to provide. His letter goes on to say, "unless some definite action is taken, it will be impossible to accommodate them and they will be forced to go elsewhere, which will be a great loss to the city."

"In the past powerful railroad interests and the transatlantic shipping combine has secured practically a monopoly upon the available docking facilities, so that the trade and commerce of the port can be controlled and must pass through certain channels to the exclusion of all others."

"In the carrying out of this scheme, these interests through public officials in past administrations have thwarted the development of other parts of the port and opposed any constructive policy that would give additional facilities and accommodations to others endeavoring to do business in this port."

"These powerful interests have wielded an influence with the Federal authorities to such an extent that of

the billion dollars in round numbers which have been appropriated for the improvement of the rivers and harbors of the United States less than three per cent. have been expended in New York harbor notwithstanding the fact that one-half of the commerce of the United States entered and cleared through this port and 75 per cent. of the custom duties have been collected here.

For the past twenty years the population of the City of New York has increased to the extent of 2,796,287 millions; the commerce five times, while the development of the docking facilities have been practically at a standstill. . . .

"The construction of several new piers should be begun immediately. These piers can be rented on the plans at a rental which will make them self-sustaining when constructed and the corporate stock issued for their construction exemptible from the debt limit."

"Many other improvements should be made, but these suggested above are all of primary importance and essential to enable New York to accommodate the shipping needs and retain her commercial supremacy."

"The mayor of other cities are sending their agents to steamship companies in New York, needing additional accommodations, offering great inducements for them to come to their ports."

Commissioner Hulbert also made public the names of a number of important shipping firms who had made application for additional docking facilities. Among them were Pierce Brothers, Norton, Lilly & Company, Bowring & Company, R. P. Houston & Company, the Kerr Steamship Company, the Cunard Steamship Company, the Caribbean Steamship Company and the British Ministry of Shipping.

# Proposed Changes in Tenement House Law

**T**ENEMENT House Commissioner Frank Mann calls attention to slight amendment to the bills affecting three and four-family converted dwellings which were discussed at a meeting of the Tenement House Department last week.

"As the Record and Guide is so widely read by the real estate interests," Commissioner Mann says, "it has occurred to me that the best way to bring the proposed change to their attention would be by the publication of it in the Record and Guide."

Commissioner Mann's statement as to the proposed change in the law follows:

The Tenement House Department is constantly receiving a number of complaints relative to the lack of proper heating in tenement houses. There is at present no provision of the Tenement House Law giving the department any jurisdiction in the matter; consequently the Board of Health, in order to meet the great demand from the public in reference to this matter, has recently been obliged to adopt a new section (No. 225) of the Sanitary Code dealing with the heating of buildings.

Inasmuch as this will result in some duplication of inspection by different departments, and as the public has come to look to the Tenement House Department for the enforcement of matters pertaining to tenement houses, it would seem to be advisable that the matter of heating tenement houses should be incorporated in the Tenement House Law. The following section has accordingly been prepared to be added to the "Three-Family Converted Dwellings Bill," and also the "Four-Family Bill." It is proposed to have the new section immediately precede the amendment to Section 144 of the law in each bill. It will therefore become Section 8 of the "Three-Family Bill" and Section 17 of the "Four-Family Bill," and will read as follows:

17. The said chapter is hereby amended by adding a new section thereto, to be known as section one hundred and twelve thereof, and to read as follows:

112. Where an agreement exists that a tenement house or any apartment therein shall be heated, it shall

be the duty of the owner to furnish heat for such tenement house or apartment so that a minimum temperature of sixty-eight degrees Fahrenheit shall be maintained therein at all times.

## Builders and the Fourth Liberty Loan

By JOHN PRICE JONES,

Assistant Director of Publicity.

**T**HE announcement by the Liberty Loan Committee that the Committee on Building and Allied Trades, Rainbow Division, has exceeded its trade quota of \$7,000,000 for the Fourth Liberty Loan Campaign to the extent of \$825,000 will gratify the trades represented. Soon after America entered the great war in real earnest the Government found steel requirements such that a stop had to be put to most forms of building operation. Particularly was the use of steel enjoined.

The slowing down of real estate operations except for transactions in farms led to a further cessation of building. Men and families did not contract for the building of new houses. Indeed, they did not even rebuild or remodel the old, but remained in statu quo as far as possible.

However, the members of these trades did not forget their duty and patriotic opportunity. They remembered other seasons when building operations were in vigorous swing and they had some of the profits of those days left. They also knew that if the Hun won the war there would be little opportunity of any kind for the future. So with their profits of other seasons and with abundant faith in America and the cause of the Allies they invested in Liberty Bonds.

Their Liberty Loan subscription, totally \$7,825,000, represents these materials of war:

100,000 .45 calibre automatic pistols, 100,000 .45 calibre revolvers, 1,000,000 revolver cartridges, 50,000 rifles, 5,000,000 rifle cartridges, 20,000 automatic rifles, one base hospital of 1,000 beds, 80 motor trucks and one small dirigible air ship.



# Outlook for Municipal Ownership at Albany

## Attitude of Governor-elect Smith and Absence of Senator Brown from New Legislature Encourage Its Advocates

(Special to the Record and Guide)

Albany, Dec. 5.—With the retirement of Elon R. Brown from the State Senate and the re-election of nearly all the other advocates of municipal ownership at the last session of the Legislature, it is a practical certainty that a more or less radical municipal ownership bill will be introduced in the Legislature of 1919.

And in view of the fact that Governor-elect Alfred E. Smith is committed to municipal ownership, it is a practical certainty that he will sign any bill of this character passed by the Legislature.

Only the strong opposition of Senator Brown as majority leader at the last session staved off the passage in the Senate of the so-called Hylan municipal ownership bill. Without him at the coming session the opponents of this scheme will be hard pressed. Brown made the fight against municipal ownership, his primary effort when he saw he would be unable to force the repeal of the direct primary bill. He centered all his energy upon this task and then barely prevented the passage of the measure. The price of the defeat of the measure was the acquiescence of Senator Brown in the appointment of a commission to investigate the problem of municipal ownership, to the chairmanship of which Senator Argetsinger was appointed. The groundwork of this investigation was laid by Senator Brown, who prepared a statement showing the financial condition of the municipalities of the State, but this was as far as the committee progressed. Senator Argetsinger shortly after the session announced that he would enter the military service, whereupon the work of the commission was abandoned.

While the Wagner bill introduced last year at the instance of the Hylan administration was designed primarily to empower New York City to acquire public service utilities including the subways, it had the effect of vesting every municipality in the State with authority to take over electric and gas service and street car lines, and, because of this latter feature was given the support of a large number of up-state Legislators. Senator George F. Thompson, whose bitter opposition to the present organization of the public service commissions grew out of an investigation which he conducted, became one of the most active agitators of municipal ownership on the floor of the Senate. Thompson has been returned to the Senate and there is talk in political circles that he may succeed Senator Brown as majority leader. In this position he would be able to force his convictions upon a large element of Republicans in the Senate which supported by the Democratic representation from New York City, might easily compel the enactment of a bill similar to the Wagoner measure of the 1918 session.

The attitude of Governor-elect Smith upon the proposition is arousing considerable interest. The convention which nominated him committed him to the principle, but a large number of his most ardent supporters are men whose interests lie in the continuance of the policy of private ownership.

But regardless of his attitude it is certain that he will be compelled to pass upon some sort of a municipal ownership bill. At the present time a committee representing the Mayors' Conference of the State of New York, is engaged in the work of drafting a measure providing for municipal ownership. This bill will be submitted for approval to the principal exponents of the scheme within a short time and will be ready for introduction as soon as the Legislature is organized. In support of this measure it is expected the Mayors' Conference will conduct a vigorous agitation in the Senate and Assembly.

The committee representing the mayors have really done the work which it was expected the legislative commission would undertake. For some weeks past this committee, aided by the machinery of the Mayors' Conference, investigators and accountants, has been delving into the problem in order to facilitate the fram-

ing of a measure which would meet with the sanction of a majority of the Legislators.

Another factor which augurs well for the success of the scheme is the likelihood of the success of either Senator Walker or Senator Foley to the post of minority leader which was held last year by Justice-elect Wagner. Both of these men are strong advocates of municipal ownership and would continue the fight made last year by Wagner.

The possibility of the problem becoming a party matter is very remote, primarily, because of the presence in the State Senate and in the Assembly as well of a large number of Republicans who are committed to the scheme by their support of the measure in the 1918 session of the Legislature. No party line-up in the Senate is possible because of the following of Senator Thompson. He is able to muster enough Republican votes with the aid of the Democrats to pass any municipal ownership bill that may be drafted.

It is predicted that the bill to be proposed by the Mayors' Conference will be patterned largely after the so-called Hylan bill which provided for an amendment of the General City Law, Sections 162-167, authorizing municipalities to acquire and operate public utilities after certain preliminaries had been fulfilled, such as the appraisal by the public service commissions of the value of the utility sought to be acquired. The issuance of public service certificates secured by mortgage and payable out of the revenues of the utility acquired was an integral part of the last bill and is expected to be incorporated in the new measure.

## Importance of Board of Appeals

NO more striking evidence of the greatness of modern New York is afforded than the fact that this city alone of all the cities of this country has a court that gives all its time to passing on knotty questions arising under the various laws governing buildings. This is the Board of Appeals which sits in the Municipal Building. It consists of John P. Leo, chairman; John J. Beatty, Alfred J. Boulton, John De Hart, James P. Holland, James Kearney and Fire Chief John Kenlon. It has a court room and a weekly printed calendar.

The new zoning law would be a hide bound and unyielding affair if it were not for the Board of Appeals. Border-line cases often need treatment according to the specific surroundings and any general and inflexible law and maps would often produce hardships. So the Board of Appeals is given discretionary power in certain cases enumerated in the zoning law to adapt a specific new building to the needs of its environment. The Board of Appeals puts the necessary elasticity into the zoning system to prevent useless hardships and arbitrariness. For instance, new garages for more than five cars are prohibited in business streets, but the Board of Appeals may, in a business block which now has one or more garages or stables, allow a new garage under proper conditions. It is easy to see the great benefit of such a provision. Garages hurt business streets, but there are occasional blocks already partly given up to garages and other similar uses where vacant lots may be a drag on the market if a new garage cannot be built. No statute could be specific enough to cover such cases. But after hearing the facts the Board of Appeals can come pretty near the sensible thing. They can also administer the law so as to redeem blocks especially if filled with houses or apartments that have only a single garage, and in the course of time make them best adapted to their greatest use.

Probably no single court in the entire city, even including the Supreme Court, passes each week on matters involving a greater number of dollars than the Board of Appeals.



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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

The President's Message

Before starting for Europe at the head of the American Peace Commission, President Wilson delivered his annual address to Congress last Monday. Most of the discussion of what the President said has had to do with the political aspects of his address. Naturally, there is a wide divergence of opinion as to the wisdom of the President's trip to Europe, but it is a bit difficult for most people to avoid political bias in discussing that point.

The President undoubtedly struck a response in the hearts of all of his fellow-countrymen in that part of his message which summarized the remarkable achievements of the nation since the United States entered the war. He marshaled in a most impressive manner the facts as to what the United States has accomplished and his tribute to the men in the service abroad as well as to the older men whose work was performed at home was inspiring in the extreme.

While President Wilson made clear to the Congress his appreciation of the complicated problems which are bound to follow the war, he seemed rather optimistic as to the work of readjustment in this country. He indicated that the Government management of railroads should be regarded as temporary, and he suggested that a definite tax program be adopted without delay in order that the business and financial interests of the country may be promptly informed and thereby be in a position to make sound plans for the immediate future. The President pointed out that continued uncertainty on these points "would add elements of doubt and confusion to the critical period of industrial readjustment through which the country must now immediately pass and which no true friend of the nation's essential busi-

ness interests can afford to be responsible for creating or prolonging."

Right to the point and encouraging in its optimism was the President's declaration:

"Clearly determined conditions, clearly and simply charted, are indispensable to the economic revival and rapid industrial development which may confidently be expected if we act now and sweep all interrogation points away."

So, too, no one who either heard or has read the President's address can fail to be impressed by his hope "for the formal conclusion of the war by treaty by the time spring has come."

\$248,108,487.38

The taxpayers of New York City will have to produce \$248,108,487.38 to pay the expenses of the city government during 1919. The Board of Aldermen early in the week adopted the budget as fixed by the Board of Estimate and Apportionment, making no changes.

This means that there will be an actual increase in the running expenses of the city government of between \$9,000,000 and \$10,000,000 next year. There have been deductions in various items, notably one of more than \$1,200,000 in the appropriations for the Department of Docks and Ferries. Despite the various decreases, however, so many increases have been made in other departments as to bring the total far above that of last year.

Naturally, the budget in its final form is a disappointment. The new administration, in the city campaign a year ago, charged the Mitchel administration with extravagance and waste and promised the taxpayers of the metropolis that a Hylan victory would bring an end to municipal extravagance. The new administration, as is shown by the final budget for 1919, has failed to keep any part of this promise.

It is the old story over again. Politicians out of office object to the large sums being spent by their opponents in office. But when they themselves get control of the city purse-strings the question of keeping campaign promises by saving the taxpayers' money looks different to them.

At Work, and In Earnest

England began preparations for a return to peaceful occupation even when the tide of battle was tending strongly against the allies and before the advent of the United States into the conflict turned what looked like the probability of defeat or no decision into pronounced victory. Thoroughly imbued with the commercial spirit and accustomed to dealing with world-wide questions the Britishers went ahead, strong in their belief in the ultimate success of the struggle in which they were engaged, planning to again become the dominant figure in world commerce.

In this they were followed, although at a distance, by their European allies. The fruit of their preparedness is disclosed in a cable from the American Chamber of Commerce at Rio de Janeiro, Brazil, to the Convention of American business men assembled at Atlantic City this week, stating that the English, French and Italian steamship lines had been put into operation again and that shipments of goods in both directions had already begun in large amounts. The information was added that there had not been received any mail let alone merchandise, from the United States in more than a month.

This indicates the actual position of this country in the proposed program of securing a large share of world trade to help in offsetting the expense and losses in-



curred by war. Up to the present time practically nothing has been done by the business men of America, nor by the Government, that will enable the country to secure even a small share of the coveted business.

But the Chamber of Commerce of the United States has brought together the leaders in 381 lines of business. These men, accustomed to large affairs, have set to work to formulate and put in operation plans for the readjustment of business from a war to a peace basis in this country and to drive a wedge into the foreign trade that will provide increasing or greater outlet for goods produced here.

Starting out with the feeling that conditions both in this country and abroad were such as not to justify the expectation of an immediate revival of business, and

struggling with the obsession that their individual problems were so unfavorable as to preclude any satisfactory solution of them, these delegates to the greatest really representative business Congress ever held in this country have adopted the idea of relegating to the background their self-centered consideration of the problems confronting them, and have set to work in a high-minded and courageous way to accomplish what looked like the impossible, but is so no longer because nothing is impossible to the resourceful American if he sets his mind and heart to its achievement.

The men who made possible the success of our armies over there may be relied on to establish the American commercial armies of home defence and foreign occupation upon a victorious basis.

## Leading Business Men Take Up Peace Problems

(Continued from page 649)

in furthering American commerce in foreign lands.

John D. Rockefeller, Jr., was another speaker who insisted upon the value of cooperation and mutual helpfulness in business. He said:

"Today we stand at the threshold of the period of reconstruction, and as we turn from the problems of war to the problems of peace we may look for such success in solving the latter as has been attained in dealing with the former only as we are animated by the same spirit of co-operation and brotherhood. The hope of the future lies in the perpetuation of that spirit and its application to the grave problems which confront us nationally as well as internationally. Among these problems none is more important, because of its ramifying relations, or more pressing, from the fact that it touches almost every department of life, than that of industry.

"Obviously the day has passed when the conception of industry as primarily a matter of private interest can be maintained. To cling to it is only to lay up trouble for the future and to arouse antagonism. In the light of the present, every thinking man must adopt the view that the purpose of industry is to advance social well-being rather than primarily to afford a means for the accumulation of individual wealth. It must be borne in mind, however, that industry cannot be successfully carried on unless not only the community and the workers are adequately served, but those whose money is invested are enabled to realize a just return."

Mr. Rockefeller outlined an industrial creed for the four parties to industry to subscribe.

James A. Farrell, President of the United States Steel Corporation, who was unable to be present, but whose address was read by Oscar King Davis, Secretary of the National Foreign Trade Council, of which Mr. Farrell is president, laid emphasis upon the necessity of building up the foreign commerce of the United States. He called attention to the fact of the unbroken record of prosperity and sustained labor employment of those concerns which regularly market overseas from ten to twenty-five per cent. of their products.

"Most men who think on the subject at all are prepared to concede that the production of commodities upon a competitive basis of cost, in amounts sufficient to supply home consumption and furnish material for foreign trade, will be the basis of our future national strength and prosperity.

"On the money side, there is equal readiness to agree that strength of finance will count for even more than it has ever done before in the development of external commerce. An eminent banking authority sums up the

matter by saying that in the coming expansion of world-wide enterprise, the nation that cannot only give its own trade on both the import and export side the benefit of complete financial organization and stability, but can extend to other nations the benefit of capital and commercial credits, will be at a great advantage over any nation that happens to have its hands full in maintaining its own equilibrium, or which cannot spare capital and credit.

"The value of presenting a united front, industrially, commercially, and financially in foreign markets cannot well be over-estimated. All indications point to a reasonably quick return to the normal condition of foreign trade."

In summing up the results of the conference, President Harry A. Wheeler declared to the representative of the Record and Guide that he had found in his talks with delegates that there was a general consensus of opinion that the first to feel the advantage of a return to peace times will be the building industries.

William B. Dickson, Vice President of the Midvale Steel and Ordnance Company, of New York, put this forecast into concrete form in talking to the Record and Guide representative. He said:

"There are many reasons why the building industries should be favorably affected now that peace has come. Prices for building materials will not fall to the old level for several years, while the demand for buildings of all kinds will become more and more insistent. This is assured because the government proposes to continue the shipbuilding program; the government will also continue building operations that must be carried out although peace has come; and the railroads must be re-furnished with rolling stock and rails. While money will not be in great supply for skyscraper construction it must be remembered that more steel and iron, in the aggregate, is made use of in the small buildings than in the towering and highly expensive buildings in the large cities. There will also be foreign demand for our building materials, especially steel and iron.

"Food products will continue to be high in price. Wheat prices for another year are fixed, and many price restrictions are still in force. The process of getting back to a normal basis will be very gradual. The first to feel any reduction in wages will be the highly paid munition workers. Other lines of work will follow, but it is not possible to say which will come back first, the high cost of living or wages. They should move simultaneously—the certainty is that reduction in either will be very gradual. This being so builders should be encouraged to go ahead without fear of trouble with their contracts half completed."



# Wildcats

In Washington they are talking about regulating issues of securities for the next few years.

They fear that all sorts of wild cat stocks and so-called securities will be issued at high rates of interest to tempt people to trade off their Liberty Bonds.

We advise you to hold on to your Liberty Bonds and for your future savings consider Guaranteed Mortgages and Guaranteed Mortgage Certificates.

They pay 5% and are guaranteed by the Bond & Mortgage Guarantee Company. They are for sale at any of our offices. Things that pay better are quite apt to involve the risk of your principal.

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One vacant block with Rail connections. Free lighterage.

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#### Manhattan Island

Block front, partially improved, with brick building and bulkhead.

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Tract of about 16 acres on 30-foot channel, adjoining tract of 14 acres in rear. Rail connection. Free lighterage limits.

### ACREAGE PROPERTIES ON DEEP WATER

One tract of about 100 acres. Rail connection. Over 1,300 feet of frontage.

One tract of about 125 acres with 2,300 feet of frontage.

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## RANDOM NOTES IN THE REALTY FIELD

### Queens Chamber of Commerce Shows Residential Distribution of Labor in Borough—A Plea for Housing

LABOR from all parts of New York City has been attracted to the industrial colony in Long Island City. The Gas Defense Plant, Long Island City, which had 12,350 employees at the time the armistice was signed who were engaged in manufacturing gas masks has furnished a statement to the Queens Chamber of Commerce of the location of the residences of these employees. This statement is of particular interest as it indicates that while factories in Queens have the entire labor supply of Greater New York to draw from through the operation of the new rapid transit lines, there is an urgent need for the construction of thousands of new homes in Queens to house the increasing number of employees in the rapidly growing industrial sections of the borough.

Following is a tabulation of the number of employees of the Gas Defense Plant and where they lived:

Section.	No.	Percentage.
Manhattan .....	5,099	41.3
Queens borough .....	3,261	26.5
Brooklyn .....	1,793	14.5
Bronx .....	1,339	10.9
Richmond .....	36	.3
Misc. (including Westchester and Nassau Counties and New Jersey) .....	822	6.5

Total .... 12,350 100.0

The 3,261 employees who lived in Queens borough resided in the following sections:

Section.	No.	Percentage.
Long Island City ....	1,960	15.88
Elmhurst ....	227	1.84
Corona .....	269	2.18
Maspeth .....	74	.60
Flushing ....	294	2.38
College Point .....	35	.28
Whitestone ..	16	.13
Woodhaven .....	61	.49
Jamaica .....	203	1.64
Kew Gardens ..	8	.06
Richmond Hill .....	105	.85
Belleaire .....	5	.04
Forest Hills .....	4	.03

George J. Ryan, President of the Queens Chamber of Commerce, in commenting on the figures, said:

"The increase in the industrial population of Queens during the past twenty months has caused a demand for houses unprecedented in its history. When you consider that nearly 200 plants were engaged in war work and employed approximately 50,000 workers, it can be appreciated that the demand for housing facilities was greater than the supply.

"While it is true that Queens was unable to house the great army of industrial workers engaged in the various war plants, it is equally true that the convenience of travel by subway, elevated and surface lines has brought to the attention of the available labor supply the ready accessibility of the borough.

"I look for the greatest real estate development in Queens borough during the next few years that has ever taken place in New York City. Queens presents an attractive proposition for the builder because of its land values lower in comparison than any other section of the city with such excellent rapid transit facilities.

"The natural growth of any city is from the center. Manhattan has been an exception because of its physical formation. Its growth was necessarily forced northward instead of extending in all directions from the center. Now the operation of the subway and elevated lines easterly from Manhattan through 42d street and 59th street will cause an expansion of the city into the Borough of Queens. The demand for both residential and industrial sites in Queens is growing daily.

"Now that peace has been declared

and the minds of the people are turning toward normal activities it is only natural that this great housing development in Queens borough which has been held up during the period of the war, will have an impetus greater than any development in its history."

### Better Service Promised.

As a result of the recent letter to the Hon. Travis H. Whitney, Public Service Commissioner, with respect to better service on the Jerome Avenue Branch of the Lexington Avenue Subway, between 167th street and Woodlawn road, the Bronx Board of Trade is in receipt of two interesting letters, in each of which better service is forecast for the immediate future.

Theodore P. Shonts, president of the Interborough Rapid Transit Company, says:

"With regard to the matter of an increase in service, about which a hearing has been held by the Public Service Commission, we have gradually been able to increase the number of our trainmen and thereby improve our service generally, and on the Jerome avenue line we have added additional trains in the Ninth avenue elevated service during the morning and evening rush hours, so as to give an interval of 4 min. 15 sec. You must realize that this line was opened without the necessary yard and inspection shed, which are very important adjuncts to railroad operation, on account of the necessity of the continuous inspection of equipment and the laying up of trains when occasion arises, which must be done without interfering with the operation of other trains."

Public Service Commissioner Travis H. Whitney says:

"The Commission has under consideration the matter of the possible extension of both the subway and elevated service to Jerome avenue. Already increases have been requested and obtained in the number of elevated trains operating on Jerome avenue. It is hoped that shortly subway trains can be operated farther north.

"The entire situation is complicated by the inspection pits now located on the structure at the northern end of Jerome avenue. Such facilities were, as you know, necessary if the safety in operation conditions was to be maintained and as it was impossible to construct a yard under war conditions, it became necessary to place the inspection facilities on the structure itself.

"As you are doubtless already aware, the change in war conditions makes it possible now for the Commission to proceed with the remaining portions of the Dual System. One of the first and most important matters is the early construction of the Jerome Park Reservoir site, for which the plans will, within a short time, be available for bidding."

### Walter Stabler Will Speak.

Members of the New York Building Managers' Association will hear Walter Stabler, comptroller of the Metropolitan Life Insurance Company, discuss the mortgage situation, at their monthly dinner and meeting next Tuesday night, December 10, at the Park Avenue Hotel. The members feel that this subject is one of great interest at the present time, and anticipate a large attendance.

### National Tax Association.

The twelfth annual conference of the National Tax Association, originally called to be held at the Planters' Hotel, St. Louis, on November 12-16, and postponed on account of the influenza situation, will be held at the same place beginning Tuesday forenoon, December 17. The order of addresses and discussions will follow the original program.



# Real Estate Review for the Current Week

## Business Shows Upward Trend, with Broadening Demand—Deals on Both Cash and Exchange Bases

**W**ELL defined progress was recorded in the real estate market this week along lines reflecting a decided upward trend of the market and a steadily growing interest in real estate holdings. The particularly encouraging feature of the business was the wide breadth of the demand which concerned itself with improved properties in practically all parts of the city.

Although several of the larger transactions were trades, enough business was closed on a cash basis to indicate that, notwithstanding the continued existence of most of the deterrents which have been tending to discourage real estate purchases, the attitude of prospective buyers of real estate was beginning to undergo a change. The largest transaction of the week involved a valuable Wall Street corner which was taken by a large downtown corporation in order to meet increased business demands. Additional purchases of plotage on Maiden Lane in the same general neighborhood also reflected the continued strength of the downtown buying movement.

One of the early results of the Government order affecting the brewing industry was seen in the sale of a leasehold on West Twenty-second street by a firm of brewers, who formerly used the property as a distributing station. While it is somewhat early to note any marked effect on the general real estate situation of the abandonment of the large number of plants formerly used for the production of beer, and the great number of stores used as saloons which will have to be vacated between now and July 1, the attitude of real estate men with regard to the future of these holdings is not over-optimistic.

Aside from the losses in taxes that will accrue to the State through diminished returns from the excise tax, which deficit will have to be made up from other sources of revenue,

with the possibility of further demands on real estate, the element in the situation which is causing much concern to the owners of property, is the sudden placing on the market of a great number of stores in some of the best locations in the city. The rental power of many of these stores was based solely upon their strategic value for saloon occupancy and now that such value will be removed there is much speculation as to the future of this kind of store property. While many real estate men are of the belief that the losses will be serious there are others who are inclined to a more encouraging prospect. Many trades which have been restricted during the war period as a result of their classification as non-essential industries are now expected to come back into the various business fields and it may be that a considerable amount of space will be absorbed by this class of tenant. In the recognized business centers of the city, in the retail shopping and theatrical centers, no apprehension is being felt with regard to the future of these stores. It is in the residential neighborhoods and the factory and industrial centers that difficulties may be encountered in the renting of these places.

In view of the anticipated industrial expansion of New York City the owners of the large brewing plants are likewise expected to experience little or no difficulty in the disposition either through sale or lease of their real estate which will no longer be available in connection with the beer industry. Many of these firms are now preparing to either engage in the manufacture of soft drinks or to remodel the property for the use of other manufacturers.

Among other interesting transactions of the week was the trade of a valuable Madison Avenue Hotel for a Fifth avenue residence; the resale of a Washington Heights apartment house and the purchase of a Stanton street loft building by a new warehouse corporation. The business of the week in its entirety may be considered as very satisfactory.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 36, as against 23 last week and 22 a year ago.

The number of sales south of 59th street, was 15, as compared with 11 last week and 8 a year ago.

The number of sales north of 59th street was 21 as compared with 12 last week and 14 a year ago.

From the Bronx, 13 sales at private contract were reported, as against 15 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 666 of this issue.

### National City Company a Buyer.

In one of the largest deals of the year involving downtown properties, the National City Company has purchased the building at the northeast corner of Wall and William streets to provide for expanding business, which has forced the company to take space in several buildings in that vicinity, in addition to 25,000 square feet which it occupies in the National City Bank Building. The property has been purchased from the Mechanics and Metals National Bank and possession will be taken the first of next year. The property was formerly part of the quarters of the National City Bank, which is the parent company of the present buyers. The executive offices of the company will continue in their present quarters in the bank building, but the newly acquired property will be used exclusively by the company. It is planned to house at 50 Wall street the treasury, accounting, follow-up, stenographic, educational, advertising, stationery, filling and several other departments.

The building has a frontage of 50 feet with a depth of 117 feet, and is five stories in height. In the basement is a

complete system of new vaults installed by the Mechanics and Metals Bank at the time of the extensive alterations in the building made a few years ago. The building is now occupied by the Federal Reserve Bank of the Second District pending the erection of that institution's new home on Nassau street and Maiden lane. Although the purchase price of the parcel could not be learned, it was said that the transaction represented \$1,500,000.

### Rumored Church Street Sales.

According to report yesterday, the old buildings at 212 to 218 Church street, in the H. B. Claflin block, will shortly be sold to interests identified with the Claflin organization. The company is now the tenant of all the buildings in the present deal, with the exception of 212, at the corner of Thomas street. The estate of Oscar F. Hawley, represented by the People's Trust Company, of Brooklyn, is the owner of record of 212; Mary B. Brandegee, of Brookline, Mass., 214 and 216, and Augustus D. Juillard, 218. Confirmation of the report was not obtainable. The Claflin Company, should the deal be consummated, will occupy the entire block square bounded by Church, Thomas and Worth streets, and West Broadway.

### Hotel Leonori in Trade.

William V. Lawrence, developer of the Lawrence Park home section, has purchased, for investment from the Park Realty Company, Maximilian Morgenthau, president, the Hotel Leonori, at the southeast corner of Madison avenue and Sixty-third street, fronting 102 feet on Madison avenue and 83.6 feet on Sixty-third street. It is twelve stories, with basement and sub-basement and has been operated by the Hotel Leonori Company since its erection.

In part payment for the Leonori the Park Realty Company takes from Mr. Lawrence his residence at the southeast corner of Fifth avenue and Seventy-eighth street, adjacent to the home of

Jacob H. Schiff and opposite the residence of James B. Duane, at the north corner of Fifth avenue and Seventy-eighth street. The Lawrence house is a five-story American basement dwelling, fronting 25.8 feet on Fifth avenue and 100 feet on Seventy-eighth street. It was constructed by Mr. Lawrence and has been occupied by him. Recently he moved to his large country place at Lawrence Park West, Bronxville, near his realty interests in that section, which include the Hotel Gramata... Varick D. Martin represented the Park Realty Company in the deal and Fish & Marvin acted for Mr. Lawrence.

### Adds to Maiden Lane Plottage.

Sigsbee Graham has completed the acquisition of a plot of 11,000 square feet on Maiden Lane, Gold and Pearl streets, through the Charles F. Noyes Company. The last transaction just closed, was the purchase by Mr. Graham from the Hon. Jefferson M. Levy of 93-95 Maiden Lane. With this purchase Mr. Graham now controls a frontage of 30 feet on Maiden Lane; 42 feet on Gold street, and 47 feet on Pearl street, a plot of 11,000 square feet of ground valued at \$275,000. The Pearl Street property is within 37 feet of Maiden Lane. There has been a great deal of activity in this general neighborhood recently. In connection with Mr. Graham's purchases it is interesting to note that all deals made were on a strictly cash basis and in the case of 205 Pearl street and 207 Pearl street and 4-6 Gold street, Mr. Graham took title to the property without mortgage encumbrance.

### Burland Casino Traded.

The Burland Casino property, one of the best known business buildings in the Bronx has been sold by Saul Birns to the State Bank, which gave eleven parcels in exchange. The casino is at the northwest corner of Westchester avenue and 158th street and consists of a hall and fourteen stores, all but one of which are tenanted. The property



was valued at \$325,000. It fronts 200 feet on Westchester avenue and extends over to Union avenue, where the frontage is 185 feet. Among the parcels given in part payment are Onyx Court, at 193 Second avenue, northwest corner of Twelfth street, a six-story apartment house with stores, on plot 61.3 by 90; two properties on Week's avenue, near 173d street, in the Bronx; a property on Pelham avenue; a parcel in Flushing, L. I., and one in Douglas Manor, Douglaston, L. I.

#### Machine Company Enlarges.

The American Machine & Foundry Company has purchased the three three-story buildings at 5508-5510 and 5512 Second avenue, Brooklyn. The brokers in the deal, Frank A. Seaver & Company, have, by these sales, completed the purchases necessary for the Foundry Company's plans for the desired additions to its present building, which occupies the block front 700 by 100 on the north side of 56th street, between 1st and

2nd avenues. The recent purchases will give them in addition 100 feet front on Second avenue and 375 feet on 55th street.

#### Re-Sale of the "Stockton."

Nehring Brothers have sold for the Estate of John E. Ahrens to a client, "The Stockton," a six-story elevator apartment house on plot 113 by 123, on the southeast corner of St. Nicholas avenue and 165th street. It rents for \$26,000 and was held at \$225,000. In part payment the buyer gave 62 West 119th street, a three and one-half story brown-stone dwelling on plot 17 by 100, held at \$12,000. The Ahrens Estate acquired "The Stockton" through the same brokers in an exchange for five walk-ups at Briggs avenue and 194th street, a short time ago.

#### Warehouse Company Purchase.

The Maiden Lane Savings Bank has sold the six-story loft building at 334 and 336 Stanton street, adjoining the

northwest corner of Mangin street, on plot 39.8 by 70. The buyer is the Enterprise Warehousing Corporation, formed at Albany last week with a capital of \$100,000 and representing interests identified with other warehouses in this city. The company was represented by Charles P. Kramer as attorney. The bank took over the property a year ago from the West Farms Construction Company. Last July the adjoining seven-story loft at 338 and 340 Stanton street was purchased by the Circle Warehouse Corporation.

#### Sales of St. Charles Court.

A. H. Levy, Sol Freidus and B. Harris have sold for the Natism Corporation (State Bank) the St. Charles court, a six-story elevator apartment house at 31 to 35 West 115th street, on plot 74.6 by 100, between Fifth and Lenox avenues. The house is arranged for thirty families and is fully tenanted.

The purchaser, the College Holding Company, has turned over its contract at a profit to the Leopold Weiss Realty & Construction Co. A. H. Levy negotiated the re-sale.

#### Bronx-Harlem Exchange.

The Nason Realty Company has sold 1605 University avenue, a five-story new law house on plot 83 by 100 to the Benenson Realty Company. In exchange the purchaser takes 61½ and 63 East 125th street, two four-story buildings, on lot 33 by 100, near Madison avenue. The University avenue property was held at \$125,000. L. J. Greenberger was the broker in the transaction.

#### \$250,000 Bronx Deal.

The Nehring Co. sold for Miss Sarah Barnes Smith to Daniel H. Jackson, 935 Kelly street, corner 163d street, a five-story apartment house with stores, and 938 Intervale avenue, corner 163d street, a 5-story apartment house with stores. The rent roll is about \$33,000. The properties were held at \$250,000. The transaction was an all-cash one.

#### Brewers Sell Realty.

The William J. Lemp Brewing Company has sold the four-story building, on plot 50 by 98.9, at 555 and 557 West Twenty-second street, an Ogden estate leasehold. The property was used as a distributing station in the East, and has been sold owing to the Federal order to discontinue production. It is the only property of the company in New York. The buyers are C. B. Richards & Co., steamship brokers.

#### Bronx Apartments Exchanged.

Byrne & Baumann have sold for H. W. Gennerich to James E. and William J. Dougherty 568 and 572 East 166th street, two five-story apartment houses, on plot 75 by 137 by irregular. In part payment the buyer gave a brick dwelling, with about ten lots, on the north side of Point street, Yonkers, between Ravine and Woodworth avenues. The deal involved considerations amounting to about \$112,000.

#### Pinkney Plot in Deal.

The J. Romaine Brown Company has sold for the estate of Mary G. Pinkney a plot of 50 by 100 feet on the south side of 141st street between Lenox and Fifth avenues. The purchaser, John McMahon, will improve the property with a building for his own occupancy when conditions permit.

#### Another Maiden Lane Purchase.

The Preferred City Real Estate Company has sold to the Empire Mortgage Company, the four-story building at 91 Maiden Lane, on a lot 21.9 by 66, adjoining the plot bought by Sigsbee Graham.

#### Manhattan.

##### South of 59th Street.

ELDRIDGE ST.—Charles R. Faruolo sold for the Juliana Dahin Estate 203 Eldridge st, a 6-sty flat, 25x100, between Stanton and Rivington sts. The sale is the first in thirty-eight years.

GREENE ST.—The Charles F. Noyes Co. sold for W. H. L. Edwards, represented by William

## Matters of Great Moment

The Peace parley; reconstruction; readjustment of labor; prices of materials; the cost of money and Real Estate—are all questions of great moment.

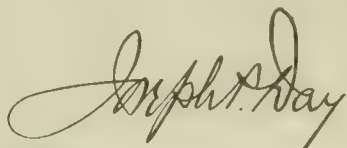
## Real Estate

has been dormant during the period of the war, although prices were very low and attractive, while all other securities, investments and commodities have been very active.

All eyes are turned to America to furnish the sinews of reconstruction, and America must realize its responsibilities and organize for the part she is to play.

My office staff has been carefully organized that we may render most efficient service when called upon to do so, for we realize our responsibilities.

May I have the pleasure of serving you in any matter of real estate, with the absolute assurance that you may expect real—RESULTS?



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M. Benjamin, 133-135 Greene st, a 6-sty loft building, with electric elevator and steam heat, covering plot about 37x100. The transaction was a cash deal, with no trade involved. Possession of the property will be secured February 1, when extensive improvements will be made and the building offered for resale or rental. Daniel P. Morse, who purchased the property for the Parmelee Realty Corporation, has bought during the last few years many buildings of a similar character in the same district.

MADISON ST.—Mrs. Carrie Tencorn sold for the Eliza Farnam Estate 350 Madison st, a 5-sty flat, 23.6x95.2, between Scammel and Jackson sts, to Jonas Scheuer.

WATER ST.—Ernest G. Lorillard sold the vacant plot, 40.4x70, at 344-346 Front st, between Gouverneur slip and Jackson st, to I. & J. Kaufman. Charles F. Noyes Company negotiated the sale.

3D ST.—The 3-sty tenement at 289 East 3d st, on lot 20.8x96, near Av C, has been resold by the Lawyer's Mortgage Co. C. J. Buxbaum was the broker.

5TH ST.—Maurice B. and Daniel W. Blumenthal sold 808 East 5th st, a 3-sty dwelling, 24x100, between Aves C and D, for the Herman Vollweiler estate, Bertha Blumenthal and Fannie Epstein to the Feather Export Corporation.

22D ST.—H. Nelson Flanagan has sold 231 East 22d st, between Second and Third avs, a 3-sty stable and factory building, on lot 25x98.9, for the estate of Charles H. Phillips. This is the first sale of the property since 1865.

BROADWAY.—The Lawyers Realty Company sold 388 Broadway, a 5-sty loft building, 28x150, between White and Walker sts, extending through to Cortlandt alley.

#### North of 59th Street.

71ST ST.—Ennis & Sinnott resold 43 and 45 West 71st st, 4-sty and basement dwellings, on plot 33.4x100, purchased in October through L. J. Phillips & Co. from the Fidelity Co.

107TH ST.—S. Soraci has sold for the Lawyers Mortgage Co. to Antonio Grillo the 6-sty tenement, on plot 37.6x100.11, at 336-338 East 107th st.

110TH ST.—The Charles Galewski Co., Inc., has resold the two 5-sty double flats at 12 and 14 East 110th st, on plot 52x100, to Samuel Carner. Sol Friedus was the broker in the sale. The houses show an annual return of \$7,000, and were acquired by the selling company a few weeks ago from the Doggett estate.

119TH ST.—James H. Cruikshank bought through Geo. R. Read & Co. from Marshall Pask the two 3-sty private dwellings at 22 and 26 East 119th st, each on lot 15.7x100.11. They are assessed by the city at \$6,500 each. Mr. Cruikshank resold the house at 22 to Anne G. McCabe, through A. M. Robinson, as broker.

119TH ST.—Harry Sugarman resold for James H. Cruikshank to Isadore and David Calef the 3-sty private dwelling at 26 East 119th st.

131ST ST.—Porter & Co. sold for the Gaines-Roberts Co. to Florence Gordy, for occupancy, the 3-sty brownstone dwelling at 245 West 131st st, in size 18x100.

136TH ST.—Frederick Brown bought through Pease & Elliman the 3-sty dwelling 305 West 136th st, 18x100, between St. Nicholas and Convent avs, from C. Sterco.

140TH ST.—The Benehr Realty Co., B. Ehrlich, president, sold to an investor 58 West 140th st, a 6-sty new law tenement on a plot 40x100, assessed at \$40,000.

142D ST.—Elizabeth Verdenburg sold the dwelling, 17x100, at 511 West 142d st, near Hamilton pl.

144TH ST.—Frederick Brown has bought the 6-sty apartment house at 530 West 144th st, on plot 87.6x99.11, from Helen K. Bigelow. The property was held at \$160,000. The annual rental is about \$20,000.

ST. NICHOLAS AV.—Charles V. Van Valen, Inc., and J. A. Ulanov sold to David Pasinsky 191 St. Nicholas av, a 5-sty flat, 31.6x90, held at \$27,000, for the United States Fire Insurance Co., which obtained it at foreclosure in October.

WADSWORTH AV.—The Nehring Co. sold for Mrs. Margaret McCarr the plot, 75x100, on the west side of Wadsworth av, 75 ft. south of 187th st, as an apartment house site. The plot was held at \$30,000.

5TH AV.—John M. Royall sold to James C. Thomas for investment for the Denwood Realty Co. the 50-foot 6-sty new-law apartment house at 2254 5th av, near 137th st. It was immediately resold to the Benenson Realty Co.

#### Bronx.

HOME ST.—L. Covert sold for John J. Bowe the three 3-sty flats 864-866 Home st and 1192 Stebbins av to S. Busoni, who gave in trade two furnished cottages at Ideal Beach, Keansburg, N. J.

140TH ST.—The Misses Agnes and Jane Barrett sold the dwelling, 16.8x75.5, at 263 East 140th st, adjoining the northeast corner of Morris av.

145TH ST.—James Montgomery & Son sold for Alice W. Stillman, of Hartford, Conn., the brick dwelling, on lot 14x100, at 412 East 145th st.

163D ST.—Dr. Henry Schwamm purchased the 5-sty apartment house, 43x100, at 918 East 163d st from the Solomon estate.

194TH ST.—Frederick Brown has resold to the Ulster Court Corporation, Joseph G. Abramson, president, the two 5-sty apartment houses, on plot 165x45x irreg., at 260 to 274 East 194th st, comprising the front on the south side of the street, between Briggs and Bainbridge av. Mr. Brown purchased the property last month from the estate of Susan M. Weir.

BATHGATE AV.—The Klatser estate sold the 4-sty flat with stores, 55x95, at the northeast corner of Bathgate av and 174th st, to the Benenson Realty Co.

BELMONT AV.—Joseph Herzog sold the 5-sty apartment, 31.9x100, at 662 East 179th st, southeast corner of Belmont av.

JEFFERSON AV.—The Charles Galewski Company resold to the Lucymore Realty Corporation, Bernhard Alexander, president, the 6-sty triple flat, 675 Jefferson av, 41x100, adjoining the Westchester av subway station corner, which shows an annual rental of about \$6,000. In part payment the purchasers gave 332 East 95th st, a 6-sty double flat, 45x100, having an annual rental of \$7,000. Hymán Bloom negotiated the sale.

WESTCHESTER AV.—William Rinchler estate sold 1117 to 1123 Westchester av, a 5-sty flat, 100x76.9x96, 200 ft. from the junction of Westchester av, West Farms rd and Southern blvd.

#### Brooklyn.

PRESIDENT ST.—The John Pullman Real Estate Co. has sold 639 President st, a 5-sty tenement, on plot 30x100, for Mortimer Ryder to Carmela Busaca.

SENATOR ST.—Bulkeley & Horton Co. sold 138 Senator st, between Colonial rd and Ridge blvd, a 2-sty brick 1-fam. dwelling, 20x100, for L. Lawrence.

4TH ST.—John R. & Oscar L. Foley have sold for Charles F. Hoffman the 3-sty dwelling at 410 4th st, on lot 20x100. This completes the resale of the eleven houses acquired by Mr. Hoffman through the same brokers from Mrs. Carrie Chapman Catt last August. Four parcels were in Manhattan, six in the Bronx and one in Brooklyn.

60TH ST.—Realty Trust sold for the Alco Building Co., the 1-family semi-detached brick dwelling with garage, 2016 60th st, to M. Hessel, of Manhattan, for his residence.

85TH ST.—Frank H. Malone sold for Margaret Morrison to Charles K. Volckening the 1-fam. detached cottage, with garage, on plot 60x100, at 139 85th st, near Colonial rd. The property was held at \$22,000.

FLATBUSH AV.—The State Bank has sold to an investing client of I. and S. Friedus a block of apartment houses in Brooklyn held at \$175,000. The property consists of six 4-sty structures covering a frontage of 200 feet on Flatbush av, between Rutland rd and Fenimore av.

#### Queens.

LONG ISLAND CITY.—The American Cooperative Co. has purchased as a site for a new factory a plot, 175x200, on the east side of 11th av, south of Graham av, from the Municipal Realty Co., and an adjoining plot, 160x258, at the northwest corner of 11th and Washington avs, from W. Rau.

#### Out of Town.

MONTCLAIR, N. J.—Charles H. Wells, health inspector of Montclair, has sold his residence, on plot 50x290, at 152 Midland av to William Hanselman. The property was valued at \$8,500. The Frank Hughes-Taylor Co. were the brokers.

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NEWARK, N. J.—Charles H. Ault has purchased from the Union Building Co. the vacant plot 105 Lincoln Park, 2½x100, with a right-of-way to Broad st. Mr. Ault will erect a residence on the plot. The sale was effected through Louis Schlesinger, Inc.

NEW ROCHELLE, N. Y.—O'Connor Real Estate Agency sold in New Rochelle for Mrs. Alice P. Hudson to B. V. Smith 152 Elk av, Lyncroft, a Colonial style house, a garage and about half of an acre, held at \$16,500; for Sophia De Freece to Timothy McCarthy 93 Neptune av, a dwelling, a garage and a stable, on half an acre, held at \$19,000; and for Lillian Maxey to Frank P. Fahy 31 Sidney av, a dwelling, on one-quarter of an acre, held at \$10,500.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for Miss Margaret T. Kuane the residence 181 West End av to Harry W. Heister, of Brooklyn.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold for F. L. Hoffman the vacant one-half acre at 449 Hillside pl, South Orange, N. J., to John P. Shea; also for Henry E. Stevens, Jr., the one-acre lot at Montrose av and Page terrace, South Orange. The purchaser, Charles R. Piper, will erect a residence for his own occupancy.

GOSHEN, N. Y.—Dr. William L. Griswold purchased the Horton estate of 123 acres at Goshen, N. Y., formerly owned by Mrs. Horton's father, the late Dr. Shaw, and which has been in the family since 1820.

TARRYTOWN, N. Y.—The Robert E. Farley Organization sold for the Estates of Tappan Zee, Inc., a large plot on Kelbourne av in the Philipse Manor Section, to J. Rabossa.

TARRYTOWN, N. Y.—Alexander A. Koswick bought the residence of the late Alfred G. Hasorouck, consisting of a 3-story stone and brick building, with garage and hot house. It has a frontage on the main road of 300 ft. and a depth of 350 ft., which overlooks the Hudson River. After alterations are completed Mr. Koswick will occupy it. William H. McDonald was the broker. H. C. Walters & Co. represented the sellers. It was a cash transaction. The property was held at \$25,000.

YONKERS, N. Y.—The Robert E. Farley Organization sold for the Union & New Haven Trust Co., as trustee, a plot on Mile Square rd, Nepperhan Heights, to Mrs. C. Lawry, as trustee.

### RECENT LEASES.

#### Schulte in Shipping District.

Herbert Hecht & Co. have leased for the 25 Pearl Street Corporation (R. G. Babbage, president) to the Schulte Realty Co. for a long term of years, the property at 25 Pearl street, size 27.2 by 82, covering practically the entire block front on the east side of Whitehall street from Pearl to Bridge streets. The property is located opposite the Army and Navy Building, and is in the heart of the maritime shipping district. The Schulte Cigar Co. will open a store at the corner after extensive alterations and will sublet the balance of the building.

#### New Madison Avenue Bank.

The Franklin Trust Company has obtained a ten-year lease of the corner store and basement in the new building at the northwest corner of Madison avenue and 40th street, where a branch is to be established. Plans are being made for equipping the space, comprising about 6,000 feet, with banking fixtures. The lease was negotiated by Harris & Vaughan, Inc.

#### \$125,000 Madison Avenue Lease.

The corner store in the office building at 280 Madison avenue, northwest corner of Fortieth street, has been leased on a long term by Alexander Wilson, fruiterer, who has been at 319 Madison avenue for over twenty years. The rental was made from the Foerster Building Corporation and will aggregate about \$125,000. Harris & Vaughan were the brokers.

#### Printing Crafts Removal.

J. Arthur Fischer leased to David Milch, picture frame manufacturer, having a loft in the Printers' Craft Building, recently taken over by the federal government, the six-story loft building at 131 West 41st street for Margaret A. Shayne and the C. C. Shayne Company, for a long term of years.

#### Lessee for Healy Garage.

John J. Healy, restaurateur, leased the Heaton Garage to Jacob Guralnick, of Brooklyn, for ten years, at a gross rental of about \$150,000. The garage occupies the block front in Seventh avenue, between One Hundred and Fiftieth and One Hundred and Fifty-first street.

#### Long Term West Side Lease.

William E. Aitken leased to Patriarch & Bell, iron and steel merchants, the four two and three-story buildings on a plot of 10,000 sq. ft. at 66-74 Clarkson street and 350-351 West street, being the southwest corner. The lease is for a long term of years at an aggregate rental of approximately \$100,000. The Charles F. Noyes Company and Charles B. Walker were the brokers.

#### Manhattan.

ALBERT B. ASHFORTH, INC., leased apartments at 15 West 67th st to Mrs. Clara C. MacChesney, Sigismund L. Adler, Mrs. P. Cooper; at 39 West 67th st, to Miss Wanda De Chiar, Adelbert A. Benadict, Mrs. Mary Skinner, Carlton C. Fowler; at 33 West 67th st, to B. F. Callan; at 78 Irving pl, to David H. Gaines, Thomas MacGrane, Leigh H. Wilson; at 23 West 67th st, to Miss Sophie M. Brannan; at 21 West 50th st, to Mrs. Augusta Prescott; at 124 West 55th st, to Miss Mona Lisa, Mrs. Catherine C. Armstrong, Mrs. Katharin Wyman; at 140 West 55th st, to Mrs. Louellay M. Rouse, Oscar M. Makims; at 28 East 33d st, to Miss Helena Adamson; at 152 West 58th st, to Henry W. Hazelton, Harley P. Wilson, Miss Edna H. MacMartin, Mrs. Charlotte T. Fuller, and at 115 West 71st st, an apartment for the Hennessy Realty Co., to Miss Geraldine Arnold.

BASTINE & CO. have leased apartments at 839 West End av to James Crowell, Joseph Egbert, Joseph Kramer, Charles Meegan, Edward Myers, Miss Harriet Kent and E. B. O'Connell; at 317 West 95th st to Miss A. M. Dupay, B. Wise and Egbert Granden.

BASTINE & CO. leased the following lofts: 5th floor 48 West 15th st to Bernard Leavitt; center and rear 10th floor 15 West 26th st to H. A. Posner & Bro.; the 10th floor front 15

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West 26th st to Louis Bogen; 5th floor at 45 West 27th st to Aranow Bros.; 10th floor at 45 West 27th st to Karp Bros.; and the 8th floor at 45 West 27th st to Nathan Levy. This completes the renting of 45 West 27th st.

BASTINE & CO. have leased apartments at 317 West 95th st to Robert Bopes, Max Bernard, George W. Abbott; also leased the following lofts: 8th floor 97 5th av to Isaac N. Roth; 6th floor 31 West 21st st to Strobing Bros.; 4th floor 48 West 15th st to Strand Cloak Co.; 4th floor 27 East 10th st to Estroff & Blum.

THE ESTATE OF JOHN U. BOOKMAN leased the plot, 50x100, at 611-673 East 18th st, near the East River, for a term, on a net annual basis, to the City Packing Box Co., which will erect a 1-story factory. The City Packing Box Co. sub-leased the garage, 612-626 East 19th st, to the Degnon Contracting Co. for storage of their motor trucks.

THE BRETT & GOODE CO. leased for the Federal-Huber Co. its store and basement in 33 West 44th st for a long term of years, from January 1; also in 7-11 West 45th st a half of the 6th floor to Adolf Stern, and half of the 2d floor to McKenna & Robbins.

THE BRETT & GOODE COMPANY has sublet for Siegel Bros. & Goodman, Government uniform makers, their space in 62-70 West 14th st and for the Camden Curtain & Embroidery Co. its adjoining space in 196-200 6th av to the Carrie Gyroscopic Corporation. There are over 20,000 square feet in the entire floor, which is part of the old "Fourteenth Street Store" plot fronting on the east side of 6th av from 13th st to 14th st. The Rhinelander Real Estate Company has also given an extension of the lease, which was made in conjunction with Wm. H. Whiting & Co., who represented the new tenant.

HENRIETTA J. BRUNO leased apartments in 162 West 78th st to Mrs. M. Ober; in 42 West 85th st to Mrs. H. Broessel; in 166 West 72d st to Mrs. G. Wilbur Smith.

CUSHMAN & WAKEFIELD, INC., leased a large suite of offices in 303 5th av for the Surrey Investing Co. to Dairymen's League, Inc.

CUSHMAN & WAKEFIELD, INC., leased space in 50 East 42d st to the R. T. Vanderbilt Co. and S. Churchill.

CUSHMAN & WAKEFIELD, INC., leased a store in 21 East 40th st to Gen Fountains, Inc.

DUROSS CO. leased for Thomas M. McCarthy the 2-story building 131-3-5 Barrow st to Michael Hirschorn for a term of five years; also leased studio apartments at 64A West 9th st to Louis H. Moos, Elizabeth C. Weaver, William G. McNulty, Raymond K. Cummings and Elaine Snow; at 51 West 12th st to Hannah White; at 49 West 12th st to Ella McKean; at 223 West 12th st to Paul McCoy, Garrett Hughes and Charles Bodine; at 330 West 15th st to John D. Tibbits; and at 152 West 14th st to Marie W. Lane.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 69 East 36th st for Mrs. Sanforu Bissell to Mrs. H. R. Richards; in 108 East 82d st an apartment to Franklin L. Rogers; in 416 Madison av for Kenneth Dows to S. H. MacSherry; and for Frederick P. Fox, agent, offices in 11 East 36th st to Alfred C. Oberheu.

DOUGLAS L. ELLIMAN & CO. leased the 4-story dwelling at 49 East 66th st, between Madison and Park avs, for Mrs. Bainbridge Colby to Langdon K. Thorne, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. have leased the 4-story American basement dwelling at 136 East 65th st, between Lexington and Third avs, for Mrs. F. S. Lee to Austen Gray.

DOUGLAS L. ELLIMAN & CO. leased the 5-story residence of Edward H. Wise at 44 East 52d st, between Madison and Park avs, to George B. Van Cleve, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment at 471 Park av, southeast corner 58th st, for the 471 Park Avenue Corp. to Lynde Selden; also an apartment in 108 East 82d st for Mrs. John Borland to Mrs. C. H. Marshall, furnished, for the season; and an apartment in 7 West 56th st for Charles P. Beiling to Stephen Peabody, Jr.

J. B. ENGLISH has leased for the estate of J. P. Knight the two 4-story houses 215-217 West 49th st to Theresa Brunner.

J. ARTHUR FISCHER leased to Louis Baum and others the 2-story building at 341 West 44th st.

GOODWIN & GOODWIN rented for Wm. Forbes to Max Silberman the 3-story private house at 31 West 113th st.

GOODWIN & GOODWIN have rented for Mrs. Anna Schmitt to P. R. Yuzuk the building at 125 West 100th st.

GOODWIN & GOODWIN rented for Wm. E. Curtis to C. R. Granofsky the 3-story private dwelling at 67 West 119th st.

HERBERT HECHT & CO. leased for J. Reinhorn the store at 216 West 42d st to the Amsterdam Photo Studio.

HEIL & STERN leased in 33-43 East 33d st the 11th floor to the Roth Costumes, Inc. The lease is for a long term of years at an aggregate rental of about \$50,000.

HEIL & STERN leased in 27-33 West 33d st the 4th floor to Sperber & Frank; also 15-17 West 32d st, the 8th floor to Nathan & Hyman Ginsburg; 11-13 West 32d st, the 9th floor to Max Morse & Co.; 11-13 West 32d st, the 4th floor to Benjamin Levy, and in 35-37 West 37th st, the 6th floor to Davenny Millinery Mfg. Co.

M. & L. HESS (INC.) leased for the Glenbrook Co. the entire 11th floor of 902-6 Broadway, containing approximately 16,000 sq. ft., at an aggregate rental of \$55,000, to the F. B. Q. Clothing Co., now located at 409 Lafayette st.

M. & L. HESS, INC., rented the store and basement at 32 West 36th st to Arthur Ronald, silks and velvets; also the 7th floor at 67-9 Irving pl to P. Frank.

M. & L. HESS (INC.) leased, in conjunction with Samuel Geller, the store and basement at 22-4 West 27th st.

THE HOUGHTON CO. has leased to John J. Padden the 3-story and basement dwelling 61 West 89th st for the Linda Roll estate.

THE HOUGHTON CO. leased for William H. Sheehy the 3-story dwelling 116 West 94th st to John J. McGlynn.

HUBERTH & HUBERTH leased for George H. & John Lovell, the 2d floor at 230 West 58th st to the Gwilliam Co.

CHARLES G. KELLER rented a loft in 132-134 West 21st st to Savitch & Suchman for a term of years.

SAMUEL H. MARTIN leased for John Boyd to the Lance Manufacturing Co. space on the 3d floor of 152 West 68th st, adjoining Broadway.

LEWIS H. MAY CO. leased 112 7th av, a 3-story building, 19x60, between 16th and 17th sts, to Cornelius Lipscomb; in 18 West 27th st the 3d floor to Edward I. Lewinson Co., the 4th floor to M. Gollomp, the 5th floor to the I. A. Schulman Co., the 6th floor to S. Bierman.

PAYSON McL. MERRILL CO., INC., leased a loft at 39 East 20th st for J. Cleveland Cady to Samuel Yasser; also leased with Post & Reese a floor at 7 East 44th st to Bonbright & Co., Inc.

PAYSON McL. MERRILL CO., INC., sub-leased a large duplex apartment in 237 West 86th st for Carl S. Hammersley to Adam W. Herzog; and, with Seton Henry & Douglas Gibbons, subleased for Thomas Thacher at 139 East 66th st to Mrs. Frederick Tilden Brown.

MOORE, SCHUTTE & CO. rented the 4-story American basement dwelling, 400 West 141st st, to Mrs. Ida Muller, for Seamen's Bank for Savings; also the store, 1652 Amsterdam av, for Max Weiss, to Nathan Lefkowitz, and the store, 1689½ Amsterdam av, for Thomas J. Gilmartin, to Ladus Vargha.

J. K. MOORS has rented apartments at the "Kenmore," 353 West 57th st to Dr. Albert

Goldey, Dr. V. Sillo, Mrs. Guere, and studio apartments at 327 West 57th st to Ernest Kramer and Mrs. Louise Cobb for Dr. Henry Moeller.

MALTUS J. NEWMAN leased dwellings for two years at 362 West 121st st to W. H. Indell, and at 2005 5th av to David Cowan.

CHARLES F. NOYES CO. has made another important lease in the new marine insurance district. For the Eastern Marine Underwriters the Noyes Co. has leased the ground floor, basement and 2d floor of 48 Beaver st to the Commercial Union Assurance Co., Ltd., for ten years, at an aggregate rental of about \$75,000. The premises will be used for the marine department of the Commercial Union. The space just rented to the Commercial is a portion of four buildings, 48 to 54 Beaver st, recently leased for 21 years, and which have been entirely altered. The Noyes Co. also leased the ground floor of the former Amsinck Building, at Hanover st, from Pearl to Beaver, to Despard & Co.

CHARLES F. NOYES CO. has leased for Frank A. Munsey Co. a portion of the 7th floor of the new Munsey Building, 280 Broadway, to the International Planters Corporation; in the City Investing Building offices on the 10th floor to Fabricated Steel Products Co., and at 170 Broadway offices to Arsacio Ybanes & Bruna Sampaio & Co.

CHARLES F. NOYES CO. leased a large suite of offices on the 12th floor of the Lawyers Title & Trust Co. Building, 160 Broadway to the Levant American Commercial Co., and a portion of the 8th floor of the Frankel Building, 45-49 John st to Alexander & Alexander.

CHARLES F. NOYES CO. has negotiated two leases which strongly indicate the strengthening of rental values along Broadway north of Canal st. For the 597 Broadway Corporation the Noyes Co. has rented the 2d floor of the building 597 Broadway to Lou Krause, and the three upper floors to Jacob Marks, both prominent in the millinery and hat business. The leases are

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NICHOLAS C. PARTOS, president of the Patroia Manufacturing Co., now occupying the former home of C. K. G. Billings in upper Manhattan, which he rented for the summer from John D. Rockefeller, Jr., has secured for the winter the residence, furnished, of John S. Melcher at 5 East 51st st. It is a large American basement structure held to rent at \$10,000 for the season. Both rentals were negotiated by Pease & Elliman.

PEASE & ELLIMAN have leased furnished for C. M. Harris to Bishop Alexander, of Rodostion, the head of the Greek Church in America, the 4-sty dwelling at 120 East 72d st, between Park and Lexington ave; also for Miss Elizabeth Wightman to Miss Frances Nash the 4-sty dwelling at 123 West 69th st, between Columbus av and Broadway.

PEASE & ELLIMAN have leased the parlor floor in 42 West 59th st to the Bertha Burkett Co.; furnished, for Mrs. D. D. Mangan, her apartment in 152 West 58th st, to J. S. Bearns; apartments in 10 East 53d st, to Mlle. Adoni Fovieri and to Miss Mildred B. Rogers; in 81 West 3d st, to Miss Charlotte French; in 55 West 11th st, to Miss Louise G. Metzler; in 18 West 41st st, to Mrs. Marie Robinson, and in 272 West 90th st, for Leo Frank, to Jerome Bernheim; also, furnished, for Mrs. E. T. Kellogg, to John Sloane, of Morristown, the 5-sty American basement dwelling at 9 East 82d st, just east of Madison av, and for John T. Dooling, to C. J. Englehardt, the 3-sty dwelling at 524 West 140th st.

PEASE & ELLIMAN have made the following leases of furnished apartments: in 350 Park av for the Countess Del Drago, who was represented by R. C. Voth, as agent, to Lieutenant Lionel Stahl; in 993 Park av for Mrs. Lawrence Reed to Mrs. C. I. Hudson; in 116 East 66th st for Col. Mary Sharswood, of the National League for Woman's Service, to Mrs. George A. Wilcox; in 260 West 51th st for Mrs. A. Rhyee to Mrs. C. S. Frothingham; in 125 East 51th st for Mrs. L. N. Chapman to Miss Maria O. Stevenson; in 11 East 68th st for E. d'H. Garcin to Chester A. Reed; and in 40 East 62d st for Dr. E. W. Peterson to Mrs. E. W. Gilmer.

PEASE & ELLIMAN have leased furnished for Mrs. H. C. Eldridge to Mrs. L. O. Rathbun the 5-sty dwelling at 341 West 84th st, between West End av and Riverside dr; also for Worthington Whitehouse, Inc., as agents, to Edward Lee Blimline the store in 28 West 46th st; furnished for Mrs. A. A. Hart her apartment in 970 Park av to Mrs. G. W. McClelland; and for Mrs. John M. Carrere her apartment, furnished, in 471 Park av to Edwin A. Potter, Jr.; Mrs. Carrere was represented by her attorney, Alan Fox. The same brokers have also leased furnished apartments as follows: in 1000 Park av for Mrs. Adolf Ladenburg to Langdon Marvin; in 19 East 56th st for Mrs. L. Stebbins to D. P. Turnbull; in 21 West 58th st for Miss Mary Boland to Mrs. E. G. Tufts; and in 19 East 57th st for Mrs. M. E. Fortier to Louis J. Dibblee.

PEPE & BROTHER leased apartments in 42 West 9th st to Mrs. Florence A. Woodley; in 12 Van Nest pl to Leroy Peterson; in 17 West 10th st to Lieutenant Milin Stefanovich; in 123 Waverly pl to Walter W. Gibbons; in 75 West 12th st to Mrs. Laboroska and Mrs. R. R. Foote; in 66 West 12th st to A. Ayres; in 133 West 12th st to A. Everhardt and J. W. Walsh; in 21 West 8th st to Ralph R. Coykendall; in 183 West 4th st to Paul W. Bartlett; in 43 5th av to A. Shreve; in 32 West 10th st to J. W. Perry; studios in 134 Waverly pl to John Wallace Gillies; in 121 East 17th st to Percy MacKaye; in 24 East 27th st to Miss A. Sanders; the store at 28 Mulberry st to Antonio Lupinacci and Professor A. Sebastianelli.

PORTER & CO., in conjunction with Horace S. Ely & Co., leased to Robert Marsh for a term of ten years the building at 1355 Amsterdam av, at the southeast corner of Lawrence st.

OGDEN & CLARKSON CORPORATION leased the entire 7th and one-half of the 6th floors in 13-5 West 34th st to the Alfred H. Smith Co., importers, and the 6th floor in 56 East 11th st to Wolf & Moskowitz, manufacturers of cloaks.

OGDEN & CLARKSON CORPORATION leased the 11th floor in the Colony Arcade, 63-67 West 38th st, to Joseph Marrow, manufacturer of flowers and feathers, and the 5th floor in the building 53-57 West 36th st to Leo Schwarzbart, manufacturer of ladies' straw and fancy hats.

GEO. R. READ & CO. rented for Wm. A. White & Sons offices in 43 Exchange pl to the law firm of Hays, Kaufman & Lindenheim for a long term of years.

GEO. R. READ & CO. leased for William C. Walker's Sons the store, basement and sub-basement in 18 Murray st to Isidore Weill.

SHAW & CO. have rented for the American Baptist Home Mission Society 4 West 128th st, a 3-sty dwelling, to William Supplies; for Mrs. E. B. Franklin a 3-sty dwelling 334 East 118th st to F. P. D. Raffaello; for Dr. Wollstein a 3-sty dwelling 2 West 128th st to Mrs. Alice E. Fenn. Kados.

ALBERT H. STOUT has leased for Rosa Cella the 1-sty building recently erected at 102-104 West 50th st for a long term of years, at an aggregate rental of more than \$37,000; also a loft at 900 6th av for the Circlet Realty Co.; and a store at 757 6th av for the Macy estate.

STEPHEN H. TYNG, JR., & CO. leased in 25 Madison av entire 6th floor for a long term to J. P. Stevens & Co., woolen merchants; also large space on the 15th floor to Jersey Silk Mills; showrooms and offices to Chas. S. & Wm. I. Spiegelberg, dealers in cotton goods; at 381 4th av large space on the 11th and 5th floors to

W. M. Biggar & Co., linings; also show and stockrooms to Wm. Thornton & Co., Inc., cotton goods, and in the Hartford Building, 41 Union square, the store and basement for a long term of years to Speyer Bros., furniture specialties; also offices in the same building to Gardner, Moffat & Co., Inc., publishers, and the Authors' League of America.

WM. A. WHITE & SONS leased the house 179 West 73d st to Martha H. Kauth; at 170 West 126th st to Mary Palmer, and at 28 East 11th st to Anna Teller McNulty.

WM. A. WHITE & SONS leased to Ralph L. Fuller Co. the building at 106-108 Beekman st to Joseph L. Carrigan; space at 985 Lexington av to Philip Silverman and Nat Marks; at 48 West 27th st to the J. G. White Engineering Corporation; additional space at 43-49 Exchange pl to Martin D. Brown and Julius Looker; space at 335-339 5th av to the American Headwear Co.; and to Charles Wieser and Morris Lipschitz for a long term of years the building at 314 West st.

WM. A. WHITE & SONS leased an apartment at 19 West 54th st to Wallace Eddinger; at 139-141 East 30th st to Mary W. Fry; at 5 East 54th st to Charles B. Toole; at 179 Madison av to Mrs. Morris, and at 177 Madison av to Clarence Van Alstyne.

WORTHINGTON WHITEHOUSE, INC., leased for Irving Schmelzel his apartment at 565 Park av, for the winter, furnished to Mrs. Robert C. Livingston.

WORTHINGTON WHITEHOUSE, INC., leased the residence at 2 East 67th st, a modern 5-sty American basement 30 ft. wide, fully furnished, to George Edward Kent. This house has been held for rent at \$12,000. It immediately adjoins the home of Judge Elbert H. Gary.

WORTHINGTON WHITEHOUSE, INC., leased for Judson S. Todd his residence 23 East 73d st for the winter, furnished, to W. Bourke Cockran.

## Queens.

HERMAN FRANKFORT rented for Morrell Smith to Herman Bruner the residence and garage on Merrall rd, Far Rockaway, for three years.

H. RICHTER & CO. and Frederick W. Avery Co. leased for George O'Shea the building at the corner of Washington and Thitus avs, Rockaway Beach, 100x190, for five years with a privilege to purchase.

## Richmond.

CORNELIUS G. KOLFF has leased for Judge Ryan the property at 51 Hyatt st, St. George, to Michael E. Curran.

## Out of Town.

THE ESMERALDA HOLDING COMPANY leased five acres on the Hackensack River, running from Westside av, Jersey City, measuring 2,000x200 ft, to the Oil Equipment & Appliance Co., of Ohio, for ten years.

FEIST & FEIST, INC. leased in Newark the 3-sty building at 137 Norfolk st for Helen Anders to the Friendship Baptist Church; also the property at 72-4 Springfield av for a long term for Anthony Koellhoefer to A. Schottenfeld, and for Max Mendel to L. Schoemaker the store and service station at 230 Central av.

FISH & MARVIN have leased unfurnished the property of Miss Anne Paulding, on the Albany Post rd, Ardsley Park, Ardsley-on-Hudson, to C. Louis Duval, of this city; also unfurnished the property belonging to the estate of Ferdinand E. M. Sheppard, on Cedar Lane rd, just north of Ossining. The tenant is A. Garfield Thompson, of Brooklyn.

FISH & MARVIN rented unfurnished for a term "Ridge Crest," the property of W. P. Marseilles, on the Post rd at Rye. The property comprises five acres, large frame dwelling and outbuildings. Fish & Marvin also leased for Mrs. Elizabeth Phillips her farm on Gracie st, at Darien, Conn., comprising 25 acres, remodeled farm house and outbuildings, to C. R. Teets, of South Norwalk. The place has been rented for a long term with option of purchase.

H. GOLDSCHMIDT rented dwellings for next summer's occupancy in Cedarhurst, L. I., for Alfred Varney to Irving Endel; for Mrs. N. Wicks to Benjamin Van Raalte; and for Frank M. Jensen; also the Mrs. George D'Utassy home to L. M. Bloch for the winter.

JULIA BEVERLY HIGGINS sublet for Miss M. M. Newell the dwelling and stable on Guard Hill Farm, Westchester, the estate of the late Robert Van Cortlandt, to Francis Welsh, for a term.

LOUIS KAMM, INC. leased the 3-sty brick factory building at 214-218 Railroad av, Newark, N. J., to N. Levin & Son Co. for A. H. Lamborn of Montclair. The lessee are manufacturers of mattresses, life-preservers and sleeping bags for the United States Government. They are equipping the plant they have just leased so that it can be operated by three shifts of employees, making it possible to work for 24 hours each day during the duration of the war. This is the second large plant, leased through Louis Kamm, Inc., to N. Levin & Son Co. which is owned by Mr. Lamborn, the previous lease being on the 4-sty brick building at the corner of East Kinney st and Railroad av. In both leases is incorporated an option by which the tenant has the right to purchase the property at a stipulated price, which must, however, be exercised within six months after peace is declared.

WILLIAM KERR MacDONALD rented at Woodmere and Hewlett, L. I., the Louis Silk house on Neptune av, furnished, to Henry Frank; a Cotter Co. house on Elm st to Ernest Brooks, and the Herbert Kimball house on Trinity pl, Hewlett, to John Hottendorf.

THE PAYSON McL. MERRILL CO. has rented, furnished, for the winter for Andrew R. Shiland to Edward C. Lord the dwelling on Nieman rd, Woodmere, L. I.



O'CONNOR REAL ESTATE AGENCY rented houses at New Rochelle to the following: R. M. Little, Barnett B. Goldberg, Arthur Nichols Hosking, Manuel Lopez, Percy Spratt, Clarence Price, John Oscar Ball, J. J. Klemann, John E. Russell, the Rev. Warren E. Nevius, Charles F. Hafner, Mrs. Jennie T. Lamprey, John Jenkins and Lillie Fox.

THE SCARSDALE ESTATES ORGANIZATION has leased the Greenacres Teahouse at Hartsdale, as a residence, to Francis T. Heney of Santa Monica, Cal. Mr. Heney was the former Corporation Counsel of the city of San Francisco.

ALFRED E. SCHERMERHORN rented Southampton, L. I., cottages for James C. Parish to Mrs. Duncan Collie; for the Residence Construction Co. to Mrs. E. Farrar Bateson; for the Peabody estate to Felix T. Rosen; for William A. Burnham to Mrs. E. H. Horne; for Henry E. Coe to Mrs. L. F. Day; for George H. Drew to Rawson L. Wood; for L. F. H. Betts to Eben M. Byers for five years; for Mrs. H. M. Ferriday to Cecile Young de Korwin; for Mrs. Loretta L. Linsly to Mrs. Clendenin J. Ryan; for George B. D. Schieffelin to Mrs. William Lowrie for three years.

JOHN F. SCOTT rented for Mrs. Thomas F. White "The Neilson House," Cedarhurst, L. I., to Miss Josephine Chandler Smith for Mrs. Thomas A. McWhinney; her Cedarhurst home to Mrs. Walton A. Green; for Andrew Weston his house at Lawrence, L. I., to Dr. William Whitehead Gilfillan, and for Mrs. Katharine J. White her house at Cedarhurst, L. I., to Elkan Naumburg.

THE UNITED STATES NAVY DEPARTMENT leased through Feist & Feist J. J. Spurr & Sons' stone yard at the foot of Warren st, Harrison, N. J., along the Passaic River, 250x300x250, on which is a 1-sty brick and frame building. The property will be used for storing small craft.

THE UNITED STATES SHIPPING BOARD EMERGENCY FLEET CORPORATION leased, through Feist & Feist, Inc., a 2-sty concrete factory on Middlesex av, Metuchen, N. J., for a midway distributing centre between the Kearny and Newark, N. J., and Hog Island and Bristol, Pa., shipyards. The Empire Floor and Wall Tile Co. recently improved the property, which consists of approximately five acres, for its own use. The factory has a railroad siding from the Lehigh Valley Railroad and is situated on the Lincoln highway.

S. S. WALSTRUM-GORDON & FORMAN leased for Margaret T. Ruane to Maxwell Lesing of Brooklyn the dwelling on Rock rd, Glen Rock, N. J., and for Mrs. Barbara Bolz to Maurice B. Wallace 126 John st, Ridgewood, N. J.

S. S. WALSTRUM, GORDON & FORMAN have leased houses, furnished, for the winter for Edwin R. Elwood to Robert E. Conk of Port Jefferson, L. I., at 35 Hope st; for Mrs. Jeanette M. Oakley to Oscar C. Huntoon of Paterson, N. J., at 147 West End av, and for Gustave A. Orth to a Mr. Boggess of Manhattan at 233 Upper Boulevard, Ridgewood, N. J.

## REAL ESTATE NOTES.

JAY R. MARSH, of 30 East 42d st, and Alfred Ponter, of the Douglas Robinson, Charles S. Brown Co., have been elected to membership in the New York Building Managers' Association.

SHAW & COMPANY has been appointed managing agents for the following properties: 2453 2d av, 156 East 106th st, 73 West 133d st, 127 West 136th st, 1326 Webster av and 219 East 116th st.

OSCAR S. MEYERSON was elected president of the Junior Taxpayers' League at its recent meeting. Other officers elected were George Reubel, first vice-president; Miss Selma Berger, second vice-president; Dr. Alexander Simpson, treasurer, and Mrs. Hattie Kraemer-Wolff, secretary.

FRANKLIN PETTIT is head of the 160 East Twenty-fourth Street Company, which acquired recently from the Dallas Holding Company the dwelling at 24 East 64th st in trade for the garage at 156 to 164 East 24th st. He owns the adjoining property at 22, and now controls a plot 46x100.5. It is understood that plans have been drawn for an American basement residence to cover the entire plot.

PEASE & ELLIMAN have been appointed by Mrs. Sydney P. Johnson managing agents of the apartment house at 115 East 56th st; by Miss Mary M. Kearney managing agents of the tenement at 330 East 117th st; by the Chet Realty Co. managing agents of the apartment house at 25 Park av; by Miss Margaret A. Redington managing agents of the apartment house at 103 West 76th st, and by W. H. E. Lockwood of the dwellings at 45 and 52 West 97th st. Pease & Elliman were the brokers in the renting of the 5-sty dwelling at 10 East 79th st for J. Sanford Barnes, who was represented as agents by the Douglas Robinson, C. S. Brown Co. to I. Townsend Burden.

A LARGE OUT-OF-TOWN sale has been effected by Wm. A. White & Sons and Clark T. Chambers through which Oppenheim, Collins & Co. become the owners of an entire block front in the best part of the retail section of Buffalo, New York. The owners were John D. Rockefeller, Jr., and the O'Day Realty Co., represented by the Equitable Trust Company, who have held it since 1889. The property purchased is on Huron st, and takes in the corners of Main and Pearl sts. The frontage is 231 feet on Huron st, and the depth 50 feet on Main st and 49½ feet on Pearl st. Oppenheim, Collins & Co. have for many years been tenants of a large portion of the building on the site, and are buying because of the expansion of their business in Buffalo and in conformity with their policy of owning their own buildings in the various cities where they have branches. They recently bought their Brooklyn building.

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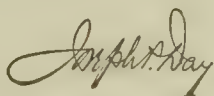
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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 to Dec. 6
Total No.	129	207
Assessed Value.	\$6,940,500	\$19,766,900
No. with consideration.	21	26
Consideration.	\$677,750	\$1,038,674
Assessed Value.	\$769,500	\$1,286,700

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
Total No.	5,501	6,994
Assessed Value.	\$318,417,180	\$480,190,923
No. with consideration.	843	970
Consideration.	\$34,271,212	\$41,584,168
Assessed Value.	\$37,871,900	\$52,051,956

#### Mortgages.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 to Dec. 6
Total No.	60	84
Amount.	\$1,035,590	\$4,889,084
To Banks & Ins. Cos.	1	8
Amount.	\$147,500	\$762,000
No. at 6%.	30	35
Amount.	\$234,815	\$1,506,734
No. at 5½%.	7	11
Amount.	\$233,000	\$681,000
No. at 5%.	12	17
Amount.	\$219,200	\$520,300
No. at 4½%.	3	3
Amount.	\$74,000	.....
No. at 4%.	1	1
Amount.	\$13,500	\$1,500,000
Unusual Rates.	.....	.....
Amount.	.....	.....
Interest not given.	10	20
Amount.	\$335,075	\$607,050

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
Total No.	2,231	3,056
Amount.	\$50,468,714	\$117,451,402
To Banks & Ins. Cos.	372	601
Amount.	\$23,033,480	\$64,140,340

#### Mortgage Extensions.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 to Dec. 6
Total No.	9	56
Amount.	\$1,282,000	\$7,086,900
To Banks & Ins. Cos.	7	28
Amount.	\$1,224,500	\$6,551,750

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
Total No.	1,118	1,694
Amount.	\$71,481,697	\$117,589,275
To Banks & Ins. Cos.	496	836
Amount.	\$44,527,957	\$91,403,900

#### Building Permits.

	1918	1917
	Nov. 30 to Dec. 6	Dec. 1 to 7
New Buildings.	3	1
Cost.	\$34,500	\$8,000
Alterations.	\$107,150	\$132,750

	Jan. 1 to Dec. 6	Jan. 1 to Dec. 7
New Buildings.	165	293
Cost.	\$8,151,300	\$28,578,200
Alterations.	\$8,694,464	\$12,029,005

### BRONX.

#### Conveyances.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 Dec. to 6
Total No.	97	136
No. with consideration.	7	11
Consideration.	\$131,750	\$97,300

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
Total No.	4,135	5,484
No. with consideration.	473	917
Consideration.	\$4,557,726	\$7,398,544

#### Mortgages.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 Dec. to 6
Total No.	33	45
Amount.	\$163,633	\$428,005
To Banks & Ins. Cos.	2	1
Amount.	\$1,500	\$22,000
No. at 6%.	25	25
Amount.	\$145,975	\$331,400
No. at 5½%.	4	3
Amount.	\$8,000	\$7,750
No. at 5%.	4	6
Amount.	\$9,658	\$57,000
No. at 4½%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	.....
Amount.	.....	.....
Interest not given.	.....	.....
Amount.	.....	.....

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
Total No.	1,719	2,601
Amount.	\$10,578,241	\$16,082,748
To Banks & Ins. Cos.	97	166
Amount.	\$1,376,542	\$2,595,615

### Mortgage Extensions.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 Dec. to 6
Total No.	6	13
Amount.	\$133,850	\$178,000
To Banks & Ins. Cos.	1	1
Amount.	\$9,000	\$6,000

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
Total No.	116	591
Amount.	\$6,168,607	\$11,218,374
To Banks & Ins. Cos.	79	154
Amount.	\$2,098,700	\$3,971,500

### Building Permits.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 Dec. to 6
New Buildings.	1	3
Cost.	\$70,000	\$9,000
Alterations.	\$11,000	\$51,251

	Jan. 1 to Dec. 5	Jan. 1 to Dec. 6
New Building.	404	501
Cost.	\$7,156,375	\$8,304,375
Alterations.	\$1,286,450	1,157,625

### BROOKLYN.

#### Conveyances.

	1918	1917
	Nov. 27 to Dec. 4	Nov. 28 Dec. to 5
Total No.	535	621
No. with consideration.	30	53
Consideration.	\$255,336	\$363,463

	Jan. 1 to Dec. 4	Jan. 1 to Dec. 5
Total No.	22,120	21,094
No. with consideration.	1,491	1,752
Consideration.	\$12,656,173	\$17,213,597

#### Mortgages.

	1918	1917
	Nov. 27 to Dec. 4	Nov. 28 Dec. to 5
Total No.	312	304
Amount.	\$1,484,545	\$1,775,679
To Banks & Ins. Cos.	24	37
Amount.	\$97,700	\$682,146
No. at 6%.	216	202
Amount.	\$1,131,145	\$834,658
No. at 5½%.	55	54
Amount.	\$221,250	\$268,025
No. at 5%.	16	22
Amount.	\$60,000	\$68,000
Unusual rates.	2	.....
Amount.	\$4,650	.....
Interest not given.	23	26
Amount.	\$67,500	\$604,996

	Jan. 1 to Dec. 4	Jan. 1 to Dec. 5
Total No.	12,837	13,172
Amount.	\$42,422,058	\$54,328,245
To Banks & Ins. Cos.	1,211	2,249
Amount.	\$6,945,322	\$18,187,786

### Building Permits.

	1918	1917
	Nov. 29 to Dec. 4	Nov. 30 Dec. to 6
New Buildings.	35	77
Cost.	\$142,175	\$1,399,850
Alterations.	\$40,475	\$60,610

	Jan. 1 to Dec. 4	Jan. 1 to Dec. 6
New Buildings.	2,719	2,785
Cost.	\$16,412,821	\$24,582,965
Alterations.	\$3,698,028	\$4,527,512

### QUEENS.

#### Building Permits.

	1918	1917
	Nov. 29 to Dec. 5	Nov. 30 Dec. to 6
New Buildings.	27	34
Cost.	\$45,470	\$82,075
Alterations.	\$32,505	\$8,079

	Jan. 1 to Dec. 4	Jan. 1 to Dec. 6
New Buildings.	2,052	3,294
Cost.	\$7,008,499	\$10,858,749
Alterations.	\$1,431,160	\$1,546,369

### RICHMOND.

#### Building Permits.

	1918	1917
	Nov. 29 to Dec. 4	Nov. 30 Dec. to 6
New Buildings.	.....	26
Cost.	.....	\$36,260
Alterations.	.....	\$2,700

	Jan. 1 to Dec. 4	Jan. 1 to Dec. 6
New Buildings.	675	595
Cost.	\$1,746,512	\$1,849,117
Alterations.	\$364,676	\$302,719

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# Active Planning for Structural Revival

## Architects and Engineers Report Encouraging Outlook—Apartments and Moderate-Priced Dwellings to Be Erected

ENCOURAGING signs of better times for the entire building industry are manifest by the growing number of new projects, including moderate priced dwellings and apartments, now being planned by the architects of this city. The plans for a large part of this work are well advanced and should within a short time be presented to the industry for estimates. The projects that are now in the early stages of planning are not architectural dreams that will be shopped around in the hope of financing them, but authentic structural operations, proposed as a direct result of the sustained demand for rentable space of every description.

On all sides there are current reports of new operations soon to be started and projects held in abeyance for two or three years being revived in order to supply the demand for apartments, dwellings and commercial uses. If only a part of this contemplated construction is started the building interests will have more actual work on their hands than they have had for many months past. Naturally, Government construction has not been considered in this grouping, as this form of structural activity will gradually drop off and be replaced by civil building.

At a conference at Albany last Monday between State Architect Lewis F. Pilcher and Edward A. Keeler, a former president of the New York State Association of Builders, the opinion was developed that contractors will be willing to bid upon State and municipal work at figures approximately 15 per cent. below the war-time prices. Three conditions have been largely responsible for creating this willingness to cut bids for future construction work below the war-time prices. The first is the increased stability of labor. The second condition is the reappearance of competition in the delivery of materials brought about by the relief of transportation hindrances and the resumption of long-haul deliveries. The third factor is the elimination of irresponsible contractors during the stress of the war period and the resultant regrouping of contracting firms who have withstood the tests of the war emergency conditions and are at present operation on a sounder business policy than ever before. It was also brought out that material prices will not be lowered to any appreciable extent during the next year or so, and that the wages of skilled labor are not expected to be greatly reduced during the reconstruction period.

The building situation from the standpoint of the speculative interests has improved to an extent that will warrant an early start on the construction of a number of modern apartment houses, one and two-family dwellings and other types of speculative and investment building. Already plans are well-advanced for a considerable volume of work of this character and just as soon as this form of activity gets a start the more conservative among the speculative builders will again come into the market. There is no doubt as to the intensity of the demand for living accommodations in growing neighborhoods in the outlying boroughs of the city nor is there question about the lack of rentable space to supply the demand.

Real estate interests in Brooklyn and Queens have been greatly encouraged by the number of inquiries for investment properties in the sections being improved by the new rapid transit systems. There are marked indications that when building operations are resumed an active selling market will exist which will provide an outlet for the new structures erected. There is an urgent need for multi-family house construction in the Bay Ridge and Flatbush sections of Brooklyn and the demand for housing accommodations is

strong in Long Island City, Jamaica, and other Queens sections. For the greater part the speculative builders are simply waiting for a readjustment of the mortgage situation in order to complete their plans and mature their projects as soon as possible and take advantage of the height of the market.

At a recent meeting of the Bay Ridge Chamber of Commerce the question of cooperating with the building contractors in the district to solve the housing problem in the industrial center of Bay Ridge was seriously considered. There is a large vacant plottage in the section that could be improved to advantage and the builders have stated that all that is required to start a building movement of large proportions is encouragement from the institutions that make a business of financing structural projects.

Plans are now being prepared in the office of Cohn Brothers, architects, for a modern four-story apartment house to be erected in the Bay Ridge section by Oscar Palmleaf, a well-known operator, who erected a number of multi-family houses in the Flatbush section. This project will be located on Ridge Boulevard and 82d street, and will occupy a plot 100x150 feet. This operation will provide living accommodations for twenty families and will cost more than \$100,000. One of the features of this apartment will be the large interior court to be architecturally treated as an Italian garden following the plan so successfully used in a number of the newer Flatbush apartments.

Two important apartment house projects are now being planned for erection in Westchester County, in close proximity to New York. The operations are the result of the insistent demand for comparatively small units, in modern houses located in the suburban towns within easy commuting distance of the city. Wm. H. McElfatrick, a prominent New York architect is preparing the preliminary sketches for a ten-story fireproof apartment to be erected on South Broadway, Yonkers, by the Ludlow Hotel Corporation. The ground dimensions of this building will be approximately 83x151 feet, and the cost will be in the neighborhood of \$500,000. The final details of this project have not yet been decided upon, but it is expected that active construction will be started during the coming spring.

Plans are being prepared by Bates & How for an additional building to the group of modern apartments at Lawrence Park, Bronxville, N. Y., known as the Algier Court Apartments. The new unit will be six stories in height, built of hollow tile with stucco exterior and will provide living quarters for thirty-six families in four and five room suites. The operation is to be erected by the Residence Company of Lawrence Park, of which Arthur W. Lawrence is president, and will cost about \$150,000. The plans for this building will be ready for estimates early next spring.

A number of nearby New Jersey cities are also developing apartment house projects that will in all probability be started early in 1919. Newark, Jersey City, Bayonne, Elizabeth, Paterson and Passaic are all active in the market for increased residential accommodations and according to the present outlook there will be a strong building movement at these places next year.

The erection of additional theatre and amusement buildings will undoubtedly prove to be an important factor in the anticipated building revival. The Keith interests are having plans prepared by Wm. H. McElfatrick for a large theatre to be located at the northwest corner of Fordham Road and Valentine avenue in the Bronx. This structure will be four stories in height, with stores on the ground floor and offices above and will occupy a plot 100x200 feet. The cost of construction is approximately placed at \$400,000. Work on this project will be started within a short time.

Dwelling construction, both one and two-family houses, has developed encouragingly during the past week. From the number of plans being prepared at the present time the future for this form of speculative activity is most promising. Brooklyn and Queens have been particularly active in this form of contemplated building and already work has been started and contracts let for an additional number of small dwellings.



# CURRENT BUILDING OPERATIONS

**C**URRENT signs all point to a large volume of building to be undertaken in the near future. During the past week new plans have been presented for estimates and quite a number of contracts have been placed for structural projects to be erected in the Metropolitan District. In addition to the operations recently contracted for or submitted for bids the architects report a general revival of interest best indicated by their orders to prepare plans for buildings of almost every character and description.

At the present time one important factor that is operating against an early resumption of structural activity is the labor situation. The building industry seems almost united in its opinion that the forthcoming year will be a period of strikes and lockouts that will cause considerable trouble, and that will prevent the fullest amount of activity for the industry as a whole.

Building material markets are at present almost uniformly quiet, as the Government demands have fallen off to practically a negligible amount and private building activity has not yet resumed to an extent that is able to offset the decrease in Federal requirements. Prospects are excellent, however, and all material interests are confident that with the advent of the spring of 1919 there will be increased business that will keep all concerned at a high pitch.

In general material prices are steady and from all accounts there is no great likelihood of important changes for some time. There has been rumors of slight weakening tendencies in the price situation, but they have not been confirmed by actual announcements of reductions from current levels. On the other hand, some lines are indicating a marked tendency toward higher prices owing to the increased labor and production costs.

**Common Brick.**—Although sales have been relatively light during the week, there has been a material increase in the number of inquiries which has had a tendency to brighten the outlook in the wholesale market for Hudson River common brick. Prices are somewhat firmer than they have been, and, while still ranging between \$13.50 to \$14 a thousand, the greater percentage of sales are made at or near the higher figure. At the present time there is no anticipation of a drop in common brick prices, but a slight increase is within

the range of probability. The New York district is well supplied with brick, sufficient for any demand of the coming winter months. Up-river the situation is quiet, with the producers making every effort to burn their green brick before the very cold and stormy weather sets in. The Raritan brick producers are making brick, but at a limited rate of output, and none from this section are being sent to the New York market. According to the present outlook it will be next spring before the Raritan brick interests will make quotations on brick for New York by water as the season is too far advanced to put barges in commission.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, December 6, 1918. Condition of market: Demand light, prices firmer. Quotations: Hudson Rivers, \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 5; sales, 5. Distribution: Brooklyn, 4; New Jersey points, 1.

**Portland Cement.**—The market situation as applied to the cement manufacturing interests is practically unchanged. Government requirements have fallen

off materially, and the producers are able to manufacture ahead for the needs of the coming year. There has recently been a slight tendency toward improvement in the volume of business emanating from private building sources, and there is considerable hope for the coming months. Portland cement prices are firm and unchanged, and at present there is little likelihood of any movement in either direction from the current level.

**Hydrated Lime.**—The market is quiet with demand dull, but there are fair indications of an improved situation within a short time. Dealers are looking forward to greatly increased volume of business during the coming spring and summer months. Hydrated lime prices are practically unchanged.

**Lime.**—Although the lime manufacturers are generally busy the bulk of the business is chemical and agricultural lime, rather than material for building purposes. The season is too late for a great revival of building this year, and the lime interests do not anticipate a large increase of business

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$13.50@ \$14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)... 2.00@ —  
Crushed limestone, 1½ in..... 1.80@ \$1.85  
Crushed limestone, ¾ in..... 1.90@ 2.00

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.23  
Kentucky limestone per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft.... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Ruff Wakeman, per cu. ft..... 1.50  
Ruff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil**—

City brands, oilled, 5 bbl. lots..\$1.58@ —  
Less than 5 bbls..... 1.59@ —

**Turnentine:**

Spot in yard, N. Y., per gal....\$0.83@ —

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905 f. o. b. N. Y.):  
3x4 to 5x12, 10 to 20 ft.....\$48.00@ \$52.00  
6x12 to 14x14..... 51.00@ 56.00

**Hemlock, Pa., f. o. b. N. Y.**

Base price, per M.....@ —  
Hemlock, W. Va., base price


per M.....@ —

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

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# MATERIALS AND SUPPLIES

from construction work until next spring. Wholesale prices for Eastern common and finishing were increased 20c. a barrel last week with a discount of 10c. a barrel instead of 5c. as heretofore.

**Sand and Gravel.**—The market has greater freedom than it has had for some time, owing to the drop in the intensity of the Federal requirements. While there is an amount of activity from civil building sources the volume is not great, and no material additional business is expected for the next two or three months or until the building situation has had sufficient time to adjust itself to the new conditions. Prospects for the spring and summer of 1919 are steadily brightening. Prices are firm and unchanged.

**Lumber.**—Metropolitan lumber interests are practically marking time until the general building situation has become settled and the exact status of the industry determined. There is a very optimistic tone to the market both in the wholesale and retail departments of

trade due for the greater part to the widespread feeling that the coming months will witness a marked resumption in building activity throughout the entire territory. The demand from manufacturing consumers is holding steadily and will likely continue as the War Industries Board recently removed the restrictions from a number of non-essential industries that were heavy users of lumber. The price situation is practically without change, and there is nothing at the present time that would seem to indicate a recession from the existing levels.

**Structural Steel.**—Although there has been a rumor of important building projects announced during the past few weeks that will require fabricated steel in large tonnages the inquiries have not as yet been received and it is generally thought that these projects will be held over until next year for a reduction in steel prices. One of the factors in holding up a large amount of new construction work is the present high cost of structural shapes, and if there comes a substantial reduction in the cost of

erected steel brought about by a lowered steel price and a reduction in labor costs there is every likelihood that a large percentage of the contemplated construction would be started without further delay on the part of the builders. There is yet a considerable amount of Government business in the market, but it is nothing as compared to the volume being handled by the steel mills only a few weeks ago.

**Window Glass.**—Producers of both plate and window glass are as yet undecided as to their plans for the immediate future, and it is now generally considered unlikely that there will be an early resumption of manufacturing operations. The stocks in the hands of the dealers are at present at a low ebb, and if there should be a sudden demand for glass as the result of a strong building revival there is every probability that a glass famine would occur and prices jump to almost prohibitive levels. At the present writing the schedule of manufacturers' discounts remains unchanged.

**Linseed Oil.**—Demand is exceedingly dull, and no increase in the volume of business is anticipated until there is a marked resumption of structural activity throughout the entire country. Prices are somewhat easier than they have been and during the past week dropped off 5c. a gallon.

**Cast Iron Pipe.**—The past week or so has been a dull period for the manufacturers of cast iron pipe and aside from a limited volume of municipal business the immediate future is not promising. The season is too far advanced to admit of ordering for large public improvements and what is contemplated in this line will in all probability be held in abeyance until next spring. At that the labor and material situation will have become readjusted and the entire outlook changed. Cast iron prices are steady and unchanged.

**Wire Products.**—The manufacturing situation is extremely quiet and the producers of wire and wire nails are chiefly concerned with filling old contracts and acquiring supplies of steel for future operations. There is at present little buying interest manifest and no great activity in this line is looked for until the requirements of the coming spring for building and fencing are entered in the market. Prices are unchanged.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):  
Standard slab ..... \$5.00@ \$5.25  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. .... \$70.00@ —  
Cypress shingles, 6x18, No. 1 ..... 10.00@ —  
Hearts ..... 8.50@ —  
Cypress shingles, 6x18, No. 1 ..... 8.50@ —  
Prime ..... 8.50@ —  
Quartered oak ..... \$100.00@ \$105.00  
Plain oak ..... @ 80.00

Flooring:  
White oak, quartered, select. .... @ \$67.00  
Red oak, quartered, select. .... @ 67.00  
Maple No. 1 ..... \$56.50@ —  
Yellow pine, No. 1, common flat ..... 43.00@ —  
N. C. Pine, flooring, Norfolk. 43.00@ —

Sand—  
Screened and washed Cow Bay. 500 cu. yds. lots, wholesale. 1.25@ —  
Lime (standard 300-lb. bbls.):  
Eastern common, wholesale price ..... \$2.70@ —  
Eastern finishing, wholesale price ..... 2.90@ —  
Hydrated common (per ton) ..... 16.00@ —  
Hydrated finishing (per ton) ..... 18.16@ —  
Rebate for returned bags \$4.00 per ton.

Window Glass. Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets ..... 77%

B grade, single strength, first three brackets ..... 77%  
Grades A and B, larger than the first three brackets, single thick. .... 77%  
Double strength, A quality. .... 79%  
Double strength, B quality. .... 81%

Plaster—(Basic prices to dealers at yard, Manhattan):  
Mason's finishing in 100 lbs. bags, per ton. .... \$23.00@ —

Dry Mortar, in bags, returnable at 30c. each per ton. 14.05@ —  
Block, 2 in. (solid), per sq. ft. .... \$0.11  
Block, 3 in. (hollow), per sq. ft. .... 0.11  
Boards, 1/4 in. x 8 ft. .... 12 1/2  
Boards, 3/4 in. x 8 ft. .... 15 1/2

Structural Steel (Plain material at tide-water, cents per lb.):

Beams & channels up to 14 in. 3.27@ —  
Beams & channels over 14 in. 3.27@ —  
Angles, 3x2 up to 6x8. .... 3.27@ —  
Zees and tees. .... 3.27@ —  
Steel bars, half extras. .... 3.27@ —

Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):

Exterior—  
4x12x12 in., per 1,000. .... —  
6x12x12 in., per 1,000. .... —  
8x12x12 in., per 1,000. .... —  
10x12x12 in., per 1,000. .... —  
12x12x12 in., per 1,000. .... —  
Interior—  
3x12x12 in., per 1,000. .... —  
4x12x12 in., per 1,000. .... —  
6x12x12 in., per 1,000. .... —  
8x12x12 in., per 1,000. .... —



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## RECOMMENDATIONS FOR FUEL EFFICIENCY

New York Building Managers' Association Call Attention to the Suggestions of the Fuel Administration

THE Fuel Administration, under date of Nov. 22, forbade the delivery of domestic sizes of anthracite, including pea and larger, to office buildings, public and private garages, retail and department stores, auto industries and show rooms, club houses, banks, florists, candy manufacturers, lofts, storage warehouses, dyeing establishments, taxicab companies, clothing manufacturers, or stores.

Later on the authorities rescinded this so far as pea is concerned. At the present time pea may be delivered to the above buildings. There is at the present time very little egg, stove and nut coal available, and it is for this reason that the above order was promulgated by the Administration.

Recommendations as to the most efficient use of steam sizes of anthracite in heating furnaces and also showing how the steam sizes of anthracite may be mixed with bituminous coal to good advantage, as herewith published. Every endeavor is now being made to see that the small householder and the domestic consumer is supplied with the nut, stove and egg coal that comes in this market; and in order that they may be supplied, it is most urgent that all who can, should use the steam sizes of coal.

It will be found that by carrying a small amount of ash on grates, and by not shaking down the fire too thoroughly, it will be possible to burn pea and even No. 1 in the majority of furnaces that are now burning nut and stove coal; and then, again, it is to the benefit of all who can do this to take advantage of it and thereby save the difference between the cost of the steam sizes of coal and the domestic coal, this difference being quite great at the present time.

The Fuel Administration stands ready to send an inspector and an instructor to any plant at which they think they will be unable to burn the steam sizes of coal.

### Use of Steam Grades of Anthracite in Heating Furnaces.

(1) No. 1 buckwheat, and even smaller sizes of anthracite coal, can be burned in the ordinary furnace with shaking and dumping grates, if a bed of ashes is

allowed to accumulate under the coal, providing there is sufficient draft.

(2) The average furnace, for at least 60 per cent. of the time, operates below its capacity, and during such times steam sizes of coal will supply the necessary amount of heat.

(3) The smaller sizes of anthracite can be used at night to bank fires and on warm days, thus saving the larger sizes for use in severe cold weather.

(4) At night, after the fire is shaken down and some of the larger coal put on, the fire can be banked for the night by shoveling on a top dressing of No. 1 buckwheat.

(5) In the morning the furnace should be shaken down as usual and fired with some of the large coal.

(6) In the mild weather, after the fire has begun to burn well, it can be checked or banked by using a quantity of buckwheat as a top dressing.

(7) The two sizes of coal should never be mixed, but kept in separate bins. The Buckwheat should be used only as a top dressing.

### Use of a Mixture of Steam Grades of Anthracite With Semi-Bituminous in Steam Plants.

(1) If the furnace equipment is designed for pea coal or larger sizes of anthracite, steam sizes of anthracite may be used by mixing a small amount of semi-bituminous coal with No. 1 buckwheat or smaller to act as a binder to hold the fire on the grates, and also to increase the caloric value. The amount necessary to bind the fuel varies from 5 to 10 per cent. This mixture can be burned without smoke. Smaller sizes of anthracite may require as much as 20 per cent. of semi-bituminous.

(2) It is often advisable, when untrained firemen are handling these mixtures, to have a small pile of semi-bituminous on the boiler room floor where the men can get it to fill holes or thin spots that may develop in the fire.

(3) Proper mixing is most essential. It may be done either by delivering in wheelbarrow alternate and predetermined portions of the two kinds of coal, and then mixing by not less than two turn-overs with a shovel before dumping in front of the furnace; or on a large scale, by a similar delivery of car load lots to the coal tipple.

### PERSONAL AND TRADE NOTES.

**Fabricated Steel Products Co.** recently leased offices in the City Investing Building, 165 Broadway, for new local headquarters.

**State Architect Lewis F. Pilcher** has been selected on the committee to prepare plans for the great victory arch which New York City contemplates erecting to commemorate the successful closing of the war.

**McClintic-Marshall Export Co.** has been formed to sell, in the foreign field, the products of the McClintic-Marshall Co. and the Riter-Conley Co. with sales offices at 50 Church street, New York, in charge of R. W. Knight formerly contracting engineer, Pittsburgh.

**American Institute of Architects** held a meeting at the Fine Arts Building, Tuesday evening, at which the subject for discussion was "Reconstruction in France." Captain Raymond Michel and Pierre LeBourgeois of the French High Commission; Jacques Greber, and Abbe Marcel Souris made addresses.

**American Museum of Safety**, 18 West 24th street, New York, recently obtained permission to change its name to the Safety Institute of America. The officers for the coming year are Arthur Williams, president; James Speyer, treasurer; Dr. William J. Moran, secretary. The vice-presidents are E. H. Gary, Mrs. E. H. Harriman, Dr. William

H. Nichols, Charles E. Hughes, and B. B. Thayer.

**Hugh J. Pritchard** was recently elected president of the National Conduit & Cable Co. to fill the vacancy caused by the death of George J. Jackson. G. H. Hawley, who has been connected with the Ansonia Brass & Copper Co., has been elected a vice-president of the National Conduit Company in charge of manufacture.

**H. W. Johns-Manville Company**, manufacturers of asbestos and magnesia products, will build a new \$3,000,000 plant upon 255 acres lying north of and adjoining Waukegan, Ill., between the Northwestern Railroad and the lake, which it has just acquired. Construction will be started immediately. The new plant, which will be a duplicate of the company's plant at Manville, N. J., will furnish employment to 2,500 to 3,000 people. It will have a yearly output of more than 35,000 cars. The company find the new plant necessary not only to meet present demands but the huge reconstruction period.

**Portland Cement Association** announces the appointment of Wm. M. Kinney as general manager to succeed H. E. Hiltz, resigned. Mr. Kinney has been connected with the cement industry in cement and concrete promotion work for more than eleven years, having occupied for the past four years the positions of engineer, promotion bureau and inspecting engineer of the Universal Portland Cement Company. He is an associate member of the Amer-



ican Society of Civil Engineers and American Railway Engineering Association, a member of the American Society for Testing Materials, American Concrete Institute, Western Society of Engineers, Engineers' Club of New York, Engineers' Club of Philadelphia, and Chicago Engineers' Club. He has been particularly active in the work of the American Society for Testing Materials, being vice-chairman of Committee C-1 on Cement and a member of the Executive Committee. He is a member of the Executive Committee, and secretary of the Committee on Concrete Roads and Pavements of the American Concrete Institute. Mr. Kinney was largely instrumental in establishing the Structural Materials Research Laboratory at Lewis Institute, Chicago, under the direction of Professor D. A. Abrams, and has been since its inception a member of the Advisory Committee.

**Harry Leslie Walker**, architect, has been appointed District Business Manager for District No. 2 of the Committee of Education and Special Training of the War Department. District No. 2 comprises the States of New York and New Jersey. In this position Mr. Walker will have charge of all contractual and other business relations in connection with the "Students Army Training Corps." between about forty colleges and universities in the two States mentioned and the War Department.

#### Retail Lumber Dealers' Convention.

The 25th annual convention of the Retail Lumber Dealers' Association of the State of New York will be held at the Hotel Iroquois, Buffalo, January 21, 22 and 23. The association has a particularly happy time for celebrating the completion of twenty-five years of association endeavor, and special efforts will be made to make the convention the best the organization has ever held. The problems arising with the coming of peace, no less than those which came up during the many months of war activity, require the best thought of business men, and a full discussion of the new conditions should be of interest and value to all in the trade.

#### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**LONG ISLAND, N. Y.**—Plans will be prepared by Government engineers for a Navy Aero Station, to be located on Long Island Sound, exact location to be announced later, for the U. S. Government, Navy Department, C. W. Parks, chief of the Bureau of Yards and Docks, Washington, D. C., owner. Cost, approximately \$800,000.

**NEW YORK HARBOR.**—Plans will be prepared privately for a brick power plant to cost approximately \$150,000, at the Naval Magazine Building in New York Harbor for the U. S. Government, Navy Department, C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C. Details will be available later.

**LAKE DENMARK, N. J.**—Plans have been prepared privately for station development at Lake Denmark, N. J., for the U. S. Government, Navy Department, C. W. Parks, Chief of the Bureau of Yards and Docks, Washington, D. C. Cost, about \$100,000. Details will be announced later. Congress has been asked for an appropriation covering this work.

**ELLIS ISLAND, N. Y.**—An appropriation has been asked of Congress of \$160,000 for alterations and additions to the kitchen and laundry building at Ellis Island for the U. S. Government, War Department, Washington, D. C. No detail available.

#### CONTEMPLATED CONSTRUCTION.

##### Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**  
29TH ST.—D. Wortman, 114 East 28th st, has plans in progress for alterations to the 5-sty brick dwelling, 21x98 ft, into bachelor apartments, with stores, on the first floor at 41 East 29th st, for the 41 East 29th St Corporation, 101 Park Row, owner. Project includes addition of two extra

stories, elevator, interior changes and new heating and plumbing. Cost, about \$15,000. Architect will award separate contracts for this work.

#### CHURCHES.

112TH ST.—Griffin & Wynkoop, 30 Church st, have plans about completed for a 1-sty brick church, 80x100 ft, seating approximately 1,000, at 512-520 West 112th st, for the Seventh Church of Christ, Scientist, J. Allen Barris, chairman Building Committee, 610 West 152d st, owner. Architects will soon call for bids on general contract.

#### DWELLINGS.

65TH ST.—Thomas Ewing, lawyer, 160 Broadway, recently purchased property at 45 East 65th st, and contemplates the erection of a private residence. Name of architect and details of this project will be available later.

#### SCHOOLS AND COLLEGES.

5TH AV.—The Bovee School for Boys, Mrs. Kate Bovee, principal, 4 East 49th st, contemplates the erection of a school building on the property recently purchased at 836 5th av. In all probability the old building on the premises, 4-sty

brick, will be extensively altered for the use of this school. Name of architect and details will be announced later.

#### STABLES AND GARAGES.

AMSTERDAM AV.—Robert E. Moss, 126 Liberty st, has prepared plans for a 1-sty brick garage, 129x100 ft, to be constructed at 2479-2491 Amsterdam av, for Abraham B. Meyer, 32 Green st, owner. Cost, about \$125,000.

#### STORES, OFFICES AND LOFTS.

5TH AV.—Plans have been prepared for a new store front and interior alterations to the store and basement at 509 5th av, for the Dyckman Building Corporation, 10 East 39th st, owner; Louis K. Liggett Co., lessee. Lessee will be ready for estimates on general contract next week.

#### Bronx.

#### DWELLINGS.

BOSTON RD.—De Rosa & Cavalieri, 306 East 116th st, have prepared plans for two 2-sty brick dwellings, 17x53 ft, with stores, on the west side of Boston rd, 173 ft north of Nearing av, for Isabella Malanzo, 1726 Madison av, owner. Cost, about \$10,000.



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## THEATRES.

FORDHAM RD.—Wm. H. McElpatrick, 701 7th av, Manhattan, has plans nearing completion for a 4-sty brick, limestone and concrete theatre, 100x200 ft, with stores, at the northwest corner of Fordham rd and Valentine av, for F. B. Keith's

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# RETAIL LUMBER

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New York Theatre Co., Inc., Paul Keith, pres., 1564 Broadway, owner. Cost, about \$400,000. Architect will soon call for estimates on excavating.

## Brooklyn.

APARTMENTS, FLATS & TENEMENTS.  
HAMILTON AV.—John Burke, 68 Broad st, Manhattan, has completed plans for extension to the 4-sty brick apartment house, with stores, on the west side of Hamilton av, 11 ft north of Imlay st, for the Auditor Building & Construction Co., 14 Hamilton av, owner and builder. Cost, \$5,000.

RIDGE BLVD.—Cohn Brothers, 361 Stone av, have plans in progress for a 4-sty brick and stone apartment, 20-family, 60x100 ft, at the cor of Ridge blvd and 82d st, for Oscar Palmleaf, 2017 Caton av, owner and builder. Cost, about \$100,000. Owner builds.

## DWELLINGS.

WEST 32D ST.—Herman A. Weinstein, 32 Court st, has plans in progress for alterations to the 3-sty frame 2-family dwelling, 20x40 ft, in the west side of West 32d st, 240 ft south of Mermaid av, for Joseph Briss, 2927 West 32d st, owner and builder. Cost, \$3,500.

WEST 6TH ST.—Herman A. Weinstein, 32 Court st, has plans in progress for two 2-sty frame and stucco dwellings, 16x41 ft, in the east side of West 6th st, 220 ft south of Av P, for the B. C. Realty Co., Benjamin Cohen, pres., 1563 58th st, owner and builder. Total cost, \$10,000. Project includes two 1-sty brick garages, 16x20 ft.

EAST 29TH ST.—Robert T. Schaefer, 1526 Flatbush av, has prepared plans for a 2½-sty frame dwelling, 20x37 ft, at the southwest cor of East 29th st and Av N, for Flandreau & McRoberts, 1090 Flatbush av, owners and builders. Cost, about \$5,000.

EAST 18TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 1-sty frame extension to the 2-sty frame dwelling in the east side of East 18th st, 150 ft south of Av G, for the Riverdale Holding Co., 150 Nassau st, Manhattan, owner and builder. Cost, \$2,000.

CARROLL ST.—Cohn Brothers, 361 Stone av, have finished plans for eight 2-sty brick dwellings, 20x61 ft, in the south side of Carroll st, 160 ft east of Albany av, for Pincus Glickman, 1432 Pitkin av, owner and builder. Total cost, \$48,000.

78TH ST.—Plans have been prepared privately for six 2-sty brick dwellings, 20x58 ft, in the south side of 78th st, 100 ft west of 13th av, for Christian Steckel, 1052 60th st, owner and builder. Total cost, \$36,000.

WEST 24TH ST.—George H. Suess, 2920 Railroad av, has prepared revised plans for four 2-sty brick dwellings, 20x55 ft, in the west side of West 24th st, 150 ft north of Surf av, for Emil Heneberg, 3005 Surf av, owner and builder. Total cost, \$20,000.

9TH AV.—F. W. Eisenla, 650 68th st, has completed plans for three 2-sty frame and stucco dwellings, 17x40 ft, at 6319-21-23 9th av, for Thomas Williams, 615 75th st, owner and builder. Total cost, \$12,000.

## FACTORIES AND WAREHOUSES.

MESEROLE ST.—Koch & Wagner, 26 Court st, have completed plans for alterations to the 5-sty storage building in the south side of Meserole st, 125 ft east of Lorimer st, for the Jos. Fallert Brewing Co., 346 Lorimer st, owner. Cost, about

\$8,000. Architects and owner are about ready for bids on general contract.

STANLEY AV.—M. Rothstein, 194 Snediker av, has complete plans for a 1-sty brick storage building, 20x49 ft, at the northwest corner of Stanley and Alabama avs, for Samuel Kadin, 18 Malta st, owner and builder. Cost, \$1,500.

## HALLS AND CLUBS.

OCEAN PARKWAY.—Dunnigan & Crumley, 391 East 149th st, will probably prepare the plans for the 1-sty concrete and brick riding academy to be located on Ocean Parkway about 200 ft west of Coney Island av, for the Bedford Riding Academy, Adolph Voght, president, on premises, owner and builder.

## STABLES AND GARAGES.

8TH ST.—Wm. T. McCarthy, 16 Court st, has final plans in progress for a 2-sty brick garage, 75x56x180 ft, in the north side of 8th st, 120 ft east of 3d av, for the L. R. Building Co., Lazarus Rosenberg, pres., 189 Montague st, owner and builder. Cost, about \$25,000.

WEST 6TH ST.—Herman A. Weinstein, 32 Court st, has completed plans for two 1-sty brick garages, 16x18 ft, in the west side of West 6th st, 220 ft south of Av P, for the B. C. Realty Co., 1563 58th st, owner and builder. Total cost, \$2,000.

HERKIMER ST.—Harry T. Howell, 149th st and 3d av, Manhattan, has completed plans for alterations and an addition to the 1-sty brick garage in the south side of Herkimer st, 306 ft east of New York av, for Martin McCauley, 474 Quincy st, owner. Cost, about \$3,000.

## Queens.

## CHURCHES.

MIDDLE VILLAGE, L. I.—Wm. H. Gompert, 171 Madison av, Manhattan, has completed plans for alterations to the brick chapel and crematory at the northwest cor of Mt. Olivet and Evelin avs, for the United States Cremation Co., Inc., 71 Mt. Olivet av, Middle Village, owner. Cost, about \$3,000.

## DWELLINGS.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for seven 2½-sty frame dwellings, 16x38 ft, at the northwest cor of 115th st and Myrtle av, for Phoebus Kaplan, Guion av, Richmond Hill, owner and builder. Total cost, \$21,000.

CORONA, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 16x38 ft, in the north side of 50th st, 100 ft east of Burnside av, for T. Daly, 39th st, Corona, L. I., owner and builder. Total cost, \$30,000.

DOUGLSTON, L. I.—The Douglaston Park Realty Co, c/o J. W. Doolittle, 233 Broadway, Manhattan, contemplates the erection of a number of 2½-sty frame and stucco residences in Douglaston Park during the coming spring. No definite details are available at this time.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 26x31 ft, on the west side of Clinton av, 180 ft north of Glenn av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$8,000.

HOLLIS, L. I.—Wm. A. Finn, New York av, Jamaica, L. I., has prepared plans for a 2-sty frame dwelling, 25x39 ft, on the north side of Choctaw av, 100 ft west of Woodhull av, for Jos. Hrostoski, Hollis, L. I., owner and builder. Cost, \$4,000.

RIDGEWOOD, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has completed plans for fourteen 2-sty brick dwellings, 20x40 ft, at the southeast corner of Cypress av and Stephenson st, for Anthony Mayer, 1015 Hancock st, Brooklyn, owner and builder. Total cost, \$42,000.

## FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—The American Cooperage Co., 235 Russell st, Brooklyn, has purchased property on the east side of 11th av, south of Graham av, and contemplates the erection of a 100x200 ft reinforced concrete cooperage plant. Name of architect and details of construction will be available later.

## MISCELLANEOUS.

CYPRESS HILLS, L. I.—Alfred Freeman, 29 West 34th st, Manhattan, has completed plans for a 1-sty brick and granite mausoleum at Cypress Hills Cemetery for Henry J. Gardman, owner, c/o architect. Cost, about \$12,000. Architect will soon be ready for bids on separate contracts.

## Richmond.

## DWELLINGS.

MARINERS HARBOR, S. I.—Jos. Tor- torio, 486 Ville av, Port Richmond, S. I., has completed plans for a 2½-sty frame dwelling, 18x36 ft, on the west side of



Maple Parkway, 100 ft south of Chestnut st. for J. A. Snyder, Mariners Harbor, owner and builder. Cost, \$3,500.

GRANT CITY, S. I.—Plans have been prepared privately for two 2-sty frame dwellings, 25x28 ft, on Prescott av, south of Kruser st, for Charles Whitaker, 52 Prescott av, owner and builder. Total cost, \$5,000.

#### Nassau. BANKS.

OYSTER BAY, L. I.—Crow, Lewis & Eickenhoefer, 200 Fifth av, Manhattan, have completed plans for a 1-sty brick banking building to be erected on Audrey av, Oyster Bay, for the Oyster Bay Bank, E. M. Griffin, president. Estimates will probably not be called for until next spring.

#### Westchester.

APARTMENTS, FLATS & TENEMENTS.  
BRONXVILLE, N. Y.—Bates & How, architects, 542 Fifth av, Manhattan, will prepare the plans for the 6-sty brick, hollow tile and stucco apartment house, 36 families, to be erected in Lawrence Park, Bronxville, for the Residence Company of Lawrence Park, Arthur V. Lawrence, president, Bronxville, N. Y., owner. Cost, approximately \$150,000. This project will probably not be started until next spring.

YONKERS, N. Y.—W. H. McElfratrick, 701 7th av, Manhattan, has prepared preliminary sketches for a 10-sty brick and limestone apartment house, 83x151 ft, at the cor of South Broadway and Ludlow st, for the Ludlow Hotel Corp., 290 South Broadway, Yonkers, owner. Cost, about \$500,000. Further details will be available later.

#### DWELLINGS.

NEW ROCHELLE, N. Y.—Moore & Landsiedel, 148th st and 3d av, New York City, have completed plans for seven 2½-sty frame and stucco dwellings to be erected at New Rochelle, various locations, by the Efficiency Craftsman Corporation, Wm. L. Phelan, pres., South 5th av, Mount Vernon, N. Y., owner and builder. Total cost, \$50,000.

#### New Jersey.

APARTMENTS, FLATS & TENEMENTS.  
WEST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for two 3-sty brick apartments, 25x60 ft, with stores, at 6 Valley

rd, for Joseph Glick, 18 Valley rd, owner. Cost, \$10,000. Architect will take estimates.

#### CHURCHES.

CLIFTON, N. J.—Frederick J. Schwartz, Colt Building, Paterson, has finished plans for a 2-sty brick church, school and parish house, 50x86 ft, to be erected at 143 Ackerman av, for the Roman Catholic Church of Sts. Cyril and Methodius, Rev. Father A. Gracik, pastor. Cost, about \$30,000. Owner will not be ready for estimates until next spring.

IRVINGTON, N. J.—Fred G. Lake, 188 Market st, Newark, N. J., has completed plans for a 1-sty frame and slate shingle church, 31x65 ft, with two wings, 12x22 ft, on Nye av, for the First Baptist Church of Irvington, Rev. A. J. Steelman, pastor, 32 Headley Terrace, Irvington, owner. Cost, \$10,000. Bids will not be called for until next spring.

#### DWELLINGS.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, has completed plans for a 2½-sty frame dwelling, 22x28 ft, at 6 Brookside pl, for Charles Moorman, 24 Brookside pl, owner and builder. Cost, \$3,500.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, has prepared plans for a 2½-sty frame dwelling, 24x28 ft, on Faringdale av, for Wm. Granger, Salter av, owner and builder. Cost, about \$4,500.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x28 ft, at 135 Springfield rd, for Charles McCumber, 104 Emerson av, Elizabeth, N. J., owner and builder. Cost, \$5,000.

EAST ORANGE, N. J.—Plans have been prepared privately for six 2½-sty frame dwellings, 24x28 ft, in Crescent and Edgewood roads, for the Penn Building Co., R. Trivett, president, Glenwood av, Bloomfield, N. J., owner and builder. Total cost, \$24,000.

ALPINE-ON-HUDSON, N. J.—H. H. Braun, 114 East 28th st, Manhattan, has plans in progress for a 2½-sty brick residence, 24x60 ft, to be erected at Alpine for owner to be announced later. Cost, about \$18,000. Architect will call for bids about January 1, 1919.

#### FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—Gray & Ring, 280 North Broad st, Elizabeth, N. J., have completed plans for a 1-sty common brick storehouse, 54x100 ft, at Elizabeth, N. J.,

for the Frank McGovern Co., 114 Liberty st, Manhattan, and Lincoln, N. J., owner. Cost, about \$25,000. Architect about ready for bids on general contract.

BELLEVILLE, N. J.—Edward Grant, 397 Washington av, Newark, N. J., has prepared plans for a 1-sty concrete factory, 60x100 ft, at the cor of Rutgers and Cortland av, for the Overman Cushion Tire Co., 250 West 54th st, Manhattan, owner. Architect is taking bids on general contract.

#### MUNICIPAL.

SCOTCH PLAINS, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, N. J., are preparing the preliminary plans for a 2-sty reinforced concrete jail to be erected at the Union County Prison Farm, for the Board of Chosen Freeholders of Union County, Court House, Elizabeth, N. J., owner. Cost, about \$25,000.

BOUND BROOK, N. J.—The Bound Brook Memorial Committee, Warren C. King, chairman, Board of Trade, Bound Brook, N. J., contemplates the erection of a marble or granite city hall for which no architect has been selected or details decided. Cost, approximately \$100,000. This operation is not likely to go ahead for some time as the campaign for funds has not been started.

#### SCHOOLS AND COLLEGES.

FORT LEE, N. J.—James S. Pigott, 9 Clinton st, Newark, N. J., has completed plans for a 3-sty brick parochial school, 60x140 ft, containing six classrooms and a large auditorium to be erected at Fort Lee for the Roman Catholic Church of the Madonna, Rev. Father J. W. Corcoran, Rector, Fort Lee, N. J., owner.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### BANKS.

WESTFIELD, N. J.—Hoggson Brothers, 485 5th av, Manhattan, have the general contract for extensive alterations to the 3-sty brick banking building, including new front and bank vault, on Main st, for the National Bank of Westfield, F. W. Crandall, pres. Plans were prepared privately. Cost, about \$40,000.

#### FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Andrew H. Glasser, 28 Jefferson st, has the general contract

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for a 1-sty brick shop, 50x100 ft, in the west side of Steuben st, 75 ft north of Park av, for W. G. Hawes Foundry & Equipment Co., 44 Steuben st, owner, from plans prepared by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$7,500.

TOMPKINSVILLE, S. I.—Barney-Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for the construction of a pump house and sprinkler for the 2-sty reinforced concrete factory building at Tompkinsville, S. I., for the Pouch Terminal Co., owner, on premises, Frederick Putnam Platt, 1123 Broadway, Manhattan, architect.

MUNICIPAL.

KEARNY, N. J.—John P. Boyle, 116 Washington st, Newark, N. J., has the general contract for a 2-sty brick and limestone fire house and police station, 46x100 ft, including a hose tower 36 ft high, on the north side of Lincoln Highway, 120 ft east of Central av, for the Town of Kearny, Town Council, from plans by George E. Jones, Union Building, Newark, N. J., architect. Cost, approximately \$75,000. Contract for carpenter work awarded

to Enstice Brothers, 40 Clinton st, Newark, N. J.

STABLES AND GARAGES.

MANHATTAN.—Butler Co., 18 West 34th st, have the general contract for a 1-sty brick garage, 27x87 ft, at 656 Water st, for Patrick Reardon, 237 South st, owner, from plans prepared by Walter B. Wills, 1181 Myrtle av, Brooklyn, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Eagle Iron Works, 405 East 117th st, has the general contract for alterations to the 12-sty brick and stone loft and store building, 25x100 ft, at 30 East 23d st, for Fred S. Johnson, Jr., 362 West 117th st, owner, from plans by Randolph H. Almirot, 220 5th av, architect. Cost, about \$5,000.

MANHATTAN.—Louis Weber Building Co., 171 Madison av, has the general contract for extensive repairs and alterations to the garage and loft building, 5-sty brick, 60x100 ft, at 59-63 Allen st, for Edward A. Ridley, 59 Allen st, owner, from plans by Alexander Baylies, Bible House, architect. Cost, \$15,000.

THEATRES.

FAR ROCKAWAY, L. I.—Jacob Schlesinger, 1269 Broadway, Manhattan, has the general contract for a 2-sty brick addition to theatre, 52x18 ft, at 262 Central av, Far Rockaway, for Fanny Jutkowitz, 2258 Mott av, Far Rockaway, owner, from plans by De Rosa & Pereira, architects, 110 West 40th st, Manhattan. Cost, about \$20,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

PORTLAND CEMENT ASSOCIATION will hold its annual meeting and convention at the Hotel Biltmore, New York, December 9-11.

THE MANUFACTURERS' COUNCIL OF THE STATE OF NEW JERSEY has planned for a meeting at the Robert Treat Hotel, Newark, December 11, with sessions throughout the day and evening, to consider readjustment plans and needs of the industries of the State. Warren C. King is president of the council.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1919. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION and NATIONAL HARDWARE ASSOCIATION will hold a joint convention at Atlantic City, N. J., December 11 to 13, inclusive. Headquarters will be at the Hotel Traymore. F. D. Mitchell, secretary, American Hardware Manufacturers' Association, Woolworth Building, New York City. T. James Fernley, secretary, National Hardware Association, Philadelphia, Pa.

NEW YORK LUMBER TRADE ASSOCIATION will hold a banquet at the Waldorf-Astoria Monday evening January 27. The proposition to hold a dinner this season originated before the signing of the armistice, and at the annual meeting on November 13 the secretary reported, as a result of the canvass taken a week previous, that the sentiment was strong for resuming the annual banquet, which for so long has been a feature of the lumber trade in New York. The committee having the matter in charge is composed of Russell J. Perrine, who is chairman; Everett L. Barnard, Henry Cape and J. C. Turner. Every effort will be made to make the affair a memorable one in the history of the association.

EXECUTIVE COMMITTEE of the National Retail Lumber Dealers' Association will hold its business session at the Waldorf-Astoria Tuesday, Dec. 10. In the evening the lumber dealers of the metropolitan district are expected to join the committee for dinner, after which General Boyle, the counsel of the association, will present an address. A large attendance is desired, as the committee want all the members of the association to understand the program and progress which the national organization is making.

STANDARDS AND APPEALS

Calendar

HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.  
Call of Calendar, Tuesdays, at 3 P. M.  
Special meetings as announced in the Calendar.  
The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, December 1, 1919, at 10. A. M.

Petitions for Variations.

411-18-S—160 William st, Manhattan.  
1583-18-S—20 Catharine st, Manhattan.  
1505-18-S—419-423 East 24th st, Manhattan.  
1615-18-S—958-964 University av, The Bronx.  
412-18-S—23 Park pl, Manhattan.  
530-18-S—63 Bleecker st, Manhattan.  
1676-18-S—23 West 36th st, Manhattan.  
2454-17-S—Third av and 3d st, Brooklyn.  
341-18-S—503-9 Metropolitan av, Brooklyn.  
306-18-S—332-336 East 75th st, Manhattan.  
187-18-S—36 West 28th st, Manhattan.  
244-18-S—297 Fulton st, Brooklyn.  
657-18-S—143 West 51st st, Manhattan.  
1363-17-S—77 East 104th st, Manhattan.  
1434-17-S—607-609 Bergen av, The Bronx.  
1649-17-S—141 Kosciusko st, Brooklyn.  
2353-17-S—24 John st, Manhattan.  
2222-17-S—56-58 Grove st. Reopened October 24, 1918.

1549-18-S—45 West 28th st, Manhattan.  
2020-17-S—48 East 28th st and 400-402 4th av, Manhattan.

2564-17-S—31 East 11th st, Manhattan.  
2567-17-S—517-519 West 60th st, Manhattan.  
462-18-S—713 Herkimer st, Brooklyn.  
302-18-S—763 6th av, Manhattan.  
2571-17-S—98-100 Beekman st, Manhattan.  
2572-17-S—63-66 Beekman st, Manhattan.  
2574-17-S—215-217 Fulton st, Manhattan.  
2575-17-S—551-557 West 35th st, Manhattan.  
2576-17-S—289 Bleecker st, Manhattan.  
2577-17-S—310 West 40th st, Manhattan.  
1579-18-S—46 Beekman st, Manhattan.  
1582-18-S—82-86 Rutgers slip, Manhattan.  
592-18-S—14 Bowery, Manhattan.  
637-18-S—97-99 Hudson st, Manhattan.  
644-18-S—539 West 39th st, Manhattan.  
563-18-S—42 East 23d st, Manhattan. Request for reopening.  
659-18-S—633-635 West 48th st & 632-634 West 49th st, Manhattan.  
723-18-S—44 Garden st, Brooklyn.  
1566-18-S—66-70 East 125th st, Manhattan.  
2570-17-S—236 Lafayette st, Manhattan.  
543-18-S—63 Barclay st, Manhattan.

BOARD OF APPEALS.

Tuesday, December 10, 1918, at 1.30 P. M.

Appeals from Administrative Orders.

1542-18-A—537-547 West 53d st, Manhattan.  
1543-18-A—166-172 East 120th st, Manhattan.  
1544-18-A—246 East 65th st, Manhattan.  
1545-18-A—Northeast corner 15th av & 60th st, Brooklyn.  
1546-18-A—2265-2267 3d av, Manhattan.  
1550-18-A—71 Jamaica av, Brooklyn.  
1151-18-A—3328 Hull av, The Bronx.  
1553-18-A—49-51 Wall st, Manhattan.  
1554-18-A—74 Broadway, Manhattan.  
1577-18-A—552-558 West 127th st, Manhattan.  
1578-18-A—20 West 60th st, Manhattan.  
2578-17-A—774-778 Fulton st, Brooklyn.  
1587-18-A—295 Douglas st, Brooklyn.  
1588-18-A—435 Fulton st, Brooklyn.  
1618-18-A—1346 Clinton av, The Bronx.  
1626-18-A—334-336 Delancey st, Manhattan.  
1628-18-A—52 East 9th st, Manhattan.  
1657-18-A—1610-12 St. Marks av, Brooklyn.  
1668-18-A—24-26 White st, Manhattan.  
1567-18-A—23-27 Leonard st, Manhattan.  
1679-18-A—Southwest corner Fulton av and East 160th st, The Bronx.

1683-18-A—376-78 Lafayette st, Manhattan.  
1572-18-A—48-54 West 14th st, Manhattan.  
1519-18-A—953-965 Southern blvd, The Bronx.

Under the Building Zone Resolution.

1564-18-BZ—1156-1166 East 92d st, Brooklyn.  
400-16-BZ—117-119 West 46th st, Manhattan.  
1568-18-BZ—North side Jerome av, Cromwell to Boscobel avs, The Bronx.

1501-18-BZ—73-75 Carroll st, Brooklyn.

BOARD OF STANDARD AND APPEALS.

Thursday, December 12, 1918, at 10 A. M.

Petitions for Variations.

1584-18-S—Southwest corner South 4th st and Wythe av, Brooklyn.  
1585-18-S—382-384 5th av, Brooklyn.  
1586-18-S—35 Myrtle av, Brooklyn.  
1589-18-S—131-133 South 8th st, Brooklyn.  
1590-18-S—330-332 Melrose av, Brooklyn.  
1692-18-S—51 Cliff st, Manhattan.  
2591-17-S—611-621 Broadway, Manhattan.  
2592-17-S—48 East Broadway, Manhattan.  
2593-17-S—60-62 Washington st, Manhattan.  
2594-17-S—481 East Tremont av, The Bronx.  
2595-17-S—179-185 East 116th st, Manhattan.  
2596-17-S—396 Canal st, Manhattan.  
2597-17-S—314 Church st, Manhattan.  
2598-17-S—13-15 Lispenard st, Manhattan.  
2599-17-S—45-47 Crosby st, Manhattan.  
1621-18-S—19 West 26th st, Manhattan.  
1622-18-S—87 Dey st, Manhattan.  
1624-18-S—781 Broadway, Manhattan.  
1625-18-S—1416 Broadway, Manhattan.  
1629-18-S—523-29 8th av, Manhattan.  
1650-18-S—192 Woodbine st, Brooklyn.  
2081-17-S—33 Worth st & 171-173 West Broadway, Manhattan. Reopened, October 31, 1918.  
707-18-S—404 Pearl st, Manhattan.  
724-18-S—458 Greenwich st, Manhattan.  
1682-18-S—123 West Houston st & 161 Sullivan st, Manhattan.  
2617-17-S—1-3 Worth st, Manhattan.  
2618-17-S—26 Johnson av, rear, Brooklyn.  
2619-17-S—50-56 John st, Manhattan.



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## Business Men Declare For Business As Usual

Representatives of 381 Lines in Convention Complete Plans for Preventing Great Disturbance in Readjustment Period

Atlantic City, Dec. 10, 1918.

THE greatest piece of constructive work accomplished by the convention of business men held here last week under the initiative of the Chamber of Commerce of the United States was the re-establishment of American pluck and determination to achieve success in the minds of several thousand leaders in hundreds of lines of business who came here disposed to have confirmed their opinion that the country was in for a bad time generally for the next few years.

It is probably true that nine out of every ten delegates to the convention expected to hear that conditions elsewhere in the United States were much worse than in his own community where he was assured "there was likely to be trouble." There had not been any trouble yet, it was true, but just wait until one of many things happened and then everybody would see what we were up against. There were the four million soldier boys who would be back in a short time and want jobs—and would have to have them even if some other fellows who had been just as patriotically at work but who had not been in uniform had to get out. There was the labor question, meaning the question of a reduction of wages, and just listen to what Gompers said last week. And there was the matter of the piles and piles of wool, and iron and wheat and cotton and tractors and autos and monkey wrenches and a million other things that the Government had bought, at high prices, had not used, and was now ready to dump into the regular channels of trade at a price that would play havoc with the whole works. These were only a few of the things that "were going to" bring about chaos, and nearly every man had local variants of the tales of woe. Gossip had been busy spreading the propaganda of disintegration and decay and possible revolution throughout the clubs and in the corner groceries of the whole country.

And these men who are good business men because they keep in touch with what is public opinion and community affairs had been influenced to despair of getting back to normal conditions without panicky times.

That's how it was when the convention met. In two days seven men had turned nearly five thousand timorous and hesitant individuals who were apparently ready to settle down into aimless acceptance of an inactive and unprofitable period of reconstruction into a militant body of alert, vigorous American manhood ready to make Business Depression look like Chateau Thierry after the old 69th had smashed its way through it over the flower of the Hun's army.

These seven men deserve the Congressional Medal or surely as General Pershing did. They said, relying on their intimate knowledge of the tested enterprising character of the American business man, as General Pershing knew that he could depend on the men in his

army when he offered it to General Foch, that the American Army of Commerce was equal to the emergency which confronted it and was ready to and would go over the top.

The American Expeditionary Force without the grit and courage and confidence of General Pershing would have made a sorry exhibition of itself instead of acquitting itself with glory. The American Commercial Force under the inspiring leadership of Generals Wheeler and Schwab and Redfield and Farrell and Rockefeller and Warburg and Baruch has turned "face front" and is ready for business.

It took nerve to say to five thousand men, hungry for foreign trade to keep their will wheels turning, that the United States must not try to bag the foreign commerce of the world but must practice the doctrine of live and let live so that the American people could not be accused of dollar philanthropy—but that is what Mr. Harry A. Wheeler, President of the Chamber of Commerce and Chairman of the convention did not hesitate to say, and was heartily applauded.

It was courageous for Mr. Charles M. Schwab, President of the Bethlehem Steel Company, to suggest borrowing money to build factories when the five thousand pessimists in front of him were wondering what they were going to do with the plants they had—but he made them feel he was on the right track.

It required vision to urge upon a crowd of men burdened with the problems of practical business to seek the aid of science in shaping the future so that competition would be more easily overcome, but Secretary William C. Redfield lifted a big load off the tired business men's shoulders when he showed them that with the aid of the machinery in the Department of Commerce they could cut the costs of manufacture and enable them to meet foreign competition on better terms.

It was only to a nation that had been baptized with fire for humanity's sake that a man could say we must not accept as our commercial standard the principles that had brought the hatred of the world upon the heads of the German people, but James A. Farrell, President of the U. S. Steel Corporation, declared that the future security of the world could not be brought about by waging a perpetual bloodless war, inspired by the same enmity, suspicions and fears that but lately divided the world—and the men who are the keenest in business competition in the whole world saw the truth in what he said.

High purpose was necessary to point out to those who had grudgingly admitted labor to a share in the profits of business that still more of freedom and of generous participation must be granted to the partners of Capital in the world's work if the land was to be made safe to live in—but Mr. John D. Rockefeller, Jr.'s, creed was subscribed to with enthusiasm by the men who had



## Industrial Creed Proposed by John D. Rockefeller, Jr., and Unanimously Adopted by Nearly 5,000 Representatives of 381 Lines of Business at the Atlantic City Convention of War Service Committees Called Together by the Chamber of Commerce of the United States to Plan the Readjustment of the Nation's from a War to a Peace Basis.

1. I believe that labor and capital are partners, not enemies; that their interests are common interests, not opposed, and that neither can attain the fullest measure of prosperity at the expense of the other, but only in association with the other.

2. I believe that the purpose of industry is quite as much to advance social well being as a material well being, and that in the pursuit of that purpose the interests of the community should be carefully considered, the well being of the employes as respects living and working conditions should be fully guarded, management should be adequately recognized and capital should be justly compensated, and that failure in any of these particulars means loss to all four.

3. I believe that every man is entitled to an opportunity to earn a living, to fair wages, to reasonable hours of work and proper working conditions; to a decent home, to the opportunity to pay, to learn, to worship and to love, as well as to toil, and that the responsibility rests as heavily upon industry as upon government or society to see that these conditions and opportunities prevail.

4. I believe that industry, efficiency and initiative, wherever found, should be encouraged and adequately rewarded, and that indolence, indifference and restriction of production should be discour-

tenanced.

5. I believe that the provision of adequate means of uncovering grievances and promptly adjusting them is of fundamental importance to the successful conduct of industry.

6. I believe that the most potent measure in bringing about industrial harmony and prosperity is adequate representation of the parties in interest; that existing forms of representation should be carefully studied and availed of in so far as they may be found to have merit and are adaptable to the peculiar conditions in the various industries.

7. I believe that the application of right principles never fails to effect right relations; that the letter killeth and the spirit maketh alive; that forms are wholly secondary while attitude and spirit are all important, and that only as the parties in industry are animated by the spirit of fair play, justice to all and brotherhood will any plans which they may mutually work out succeed.

8. I believe that that man renders the greatest social service who so co-operates in the organization of industry as to afford to the largest number of men the greatest opportunity for self-development and the enjoyment by every man of those benefits which his own work adds to the wealth of civilization.

looked askance at any further concession to labor, and were only a short time before quaking because they were so doing.

It was a bold proposal to continue making common cause with our allies by further loans of money and extensions of credits for the purchase of raw and manufactured material when business here was seeking Capital for its own uses—but Mr. Paul Warburg had the audacity to see New York vying with London as a world exchange market if the national effort, born in idealism, is properly safeguarded from debauchery of unscrupulous business methods and ineffective or disturbing Governmental action.

It was almost revolutionary to ask if the wasteful practice of competition under some circumstances should not be done away with—but Mr. Bernard M. Baruch, retiring chairman of the War Industries Board, made this suggestion as the result of the knowledge he has acquired in the Government war service to this assemblage of men whose training has been rather in the art of commercial warfare than in the field of non-competitive combinations.

The fearlessness and audacity and inspiring attitude of these seven speakers, who had accepted the rates of leaders because they were broad minded, with clear vision and had the courage of their convictions, turned the thoughts of the allied business men from the contemplation of the coming of troublous times to the determination to act together and at once to prevent the undermining of the business structure; to present a united front to the approach of disturbing elements; to depend on individual initiative and the characteristic American habit of the will to put things over and so prevent a period of depression by joining hands to force the continuance of prosperity. Panic is more a state of mind than a condition of facts—this fear of what

may happen than a knowledge of what actually is.

So these men, who prevented a rout and compelled their business associates to think in terms of victory, deserve at least the thanks of the country even if they cannot have the Congressional Medal for merit. It's a good job to inspire a lot of half beaten men with the purpose of making a winning fight.

Of course these men had some very telling arguments with which to counteract the gossip prognostications of hard times to come. They made good use of the following facts: That the soldiers are not all to be sent home at once; that immigration, which has practically been nil for several years, has to make up a deficit of 5,000,000 before it can again be a formidable factor in furnishing an over supply of unskilled labor; that the shipbuilding program calls for more than double the output next year, with consequent urgent need of more shipyard workers than are now employed; that the Government will not dump goods on the market in such way as to demoralize business; that the whole world looks to us for raw and manufactured products, for money, for credits and that therefore the high cost of living will be maintained, that wages will not be materially reduced and that the cost of materials will continue on a high level; that there was more money than ever before for constructive work; that normal times are on the way, but "normal times" meaning a period in which the relative proportions will again exist, but naturally on a higher level than before the war.

So 5,000 leading business men, enthused by the undaunted spirit of seven, went home to preach the doctrine of readjustment in an optimistic frame of mind.

The next most important action of the Convention was the creation of a new and powerful federation of American industries. This Association, made up of the

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# Offers Comprehensive Port Development Plan

## New York and New Jersey Joint Commission Recommends Creation of Port District—No Federal Tunnel Appropriation

A PROPOSED agreement between this State and New Jersey for the development of this port on a comprehensive plan has been prepared and published by the New York and New Jersey Port and Harbor Development Commission.

The Commission recites the fact that in 1834 New York and New Jersey entered into a treaty relating to the Government of the waters of the port of New York, and states that the further development of the terminal facilities in the port can best be accomplished by the cooperation of the two States under an amendment of the treaty of 1834. It is proposed that each State pledge to cooperate "in the future planning and development of the port of New York" and makes possible the creation of a "Port of New York District."

The treaty does not fix the boundary lines of the district. These are to be determined by the Legislatures of the two States. The treaty creates what is termed "The Port of New York Authority," made up of six commissioners, three to be appointed from each State, having authority to purchase, acquire, construct, lease and operate any terminal or transportation facility within the district; to make charges and establish rates of toll for the use of the same, and to take, own, hold, lease and operate any kind of property; to borrow money and secure the same by bonds or mortgage upon the property held or to be held by it.

It is provided that the treaty is not to affect the legal title to any property now vested in or held by either of the two States or by New York city or any other city, county or village within the district. Nor does it affect the revenues now derived by the city from its dock properties. The treaty would authorize the port authority to make orders, rules and regulations within the port district for the improvement of navigation and commerce not inconsistent with the Constitution of the United States or of either State or with acts of Congress; and it provides a method by which rules, orders and regulations are to be made effective only after submission to the municipalities within the district for their approval.

The proposed plan does not deal with the physical or economic features of port development. These are being separately studied by the commission and will form the basis of its report to the Legislatures of both States. The treaty is based, however, upon the assumption that the commission will conclude from its study that comprehensive development of port facilities must come through the cooperation of the two States, joining when necessary with Federal and municipal authorities, acting through a legally constituted agency vested with broad legal powers to build, maintain and operate port facilities, to improve commerce and navigation at the port, to borrow money for the purpose and to deal with all phases of the matter by public or private ownership or by both.

All legal questions were carefully considered by the commission before this synopsis of the proposed treaty was made public.

It is stated that the plans of the New York-New Jersey Port and Harbor Development Commission do not collide with the proposed improvements for New York city urged by Dock Commissioner Murray Hulbert.

The commission consists of William R. Willcox, chair-

man; E. H. Outerbridge, Arthur Curtiss James, representing New York; and J. Spencer Smith, vice-chairman; De Witt Van Buskirk and Frank R. Ford, representing New Jersey, with William Leary, secretary; B. F. Cresson, Jr., consulting engineer, and Julius Henry Cohen, counsel. The proposed treaty creates a legal plan for the comprehensive development of the port under a strong central authority.

The Senate Interstate Commerce Committee voted on Thursday its disapproval of the Calder bill, providing for an appropriation by the Government of \$6,000,000 to build a vehicle tunnel under the Hudson River at New York. A decision not to report the bill to the Senate was reached after the committee had heard representatives of the Joint Tunnel Commission of New York and New Jersey and other advocates of the tunnel scheme.

The project was rejected on the ground that Congress would be setting a precedent for tunnel and bridge enterprises, backed by Government capital, in other communities. Senator Kellogg of Minnesota said there was no more reason for the Government building a tunnel under the Hudson River than under the Mississippi River.

Gen. Goethals explained that he had passed on the question of whether the New York and New Jersey shores ought to be connected by bridge or by tunnel. "I decided against a bridge because it would be an obstruction to navigation," he said. "If destroyed in time of war it would block navigation. A vehicular tunnel project would relieve congestion where a bridge would not and fogs and ice would not be the terror to traffic that they are now."

Gen. Goethals' plan embraced a tube forty-two feet in diameter, of concrete block construction, with two tiers and a sufficient width to allow three trucks to pass. It also provided for a footpath. An engineering firm, he said, had estimated the cost at \$12,000,000 and that it would take two years to build it. The yearly maintenance was placed at \$125,000.

"This tunnel," he said, "would relieve congestion along the shore front and if the proposed port development, with a large freight classification yard on the New Jersey side, is followed out it would bring material relief in lightering and other river traffic, now very much congested."

Among those at the hearing were General George W. Goethals, who was called in by the Joint Tunnel Commission as an expert; E. W. Bloomingdale of New York, chairman of the Joint Commission; Paul Windell, counsel of the commission; George W. Dyer, chairman of the New York Tunnel Commission; William H. Noyes, chairman of the New Jersey Tunnel Commission; former Governor Franklin Murphy of New Jersey; Edward A. Byrne, consulting engineer of the New York Tunnel Commission, and J. D. Tamblin, Associate Secretary of the New York Chamber of Commerce, Governor-elect Smith of New York and Governor Edge of New Jersey telegraphed their inability to attend.

At the meeting of the Sinking Fund Commission Mayor Hylan expressed more sympathy with the port development urged by Dock Commissioner Hulbert than he has in his previous public utterances. He indicated that his attitude hitherto had been taken more or less

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# Own Your Own Home Campaign Inaugurated

## National Federation of Construction Industries Starts Country-Wide Propaganda—Directors Elected at Convention

It is indicative of the importance of real estate and construction development in the business life of the country that out of 381 committees representing the great lines of industries which met recently at Atlantic City to consider reconstruction problems, 97 were interested in construction. Following the larger conference these 97 committees met in convention called by the National Federation of Construction Industries to consider the business outlook and to decide upon the best means of immediately tackling construction problems.

Among the prominent men who were present at the meeting and who discussed the question at issue were D. R. McLennan, chief of the Non-war Section of the War Industries Board; Hugh MacDonald, assistant in the newly created Surplus Materials Division of the Housing Corporation; Judge E. B. Parker, Chairman of the Priorities Division of the War Industries Board, and Hon. William B. Calder, Senator from New York.

The most significant action taken at the Convention was the launching of an "Own Your Own Home" Campaign in which all the various organizations represented will participate. It was pointed out that although great public works might temporarily absorb labor and materials, the ultimate economic basis of normal conditions must rest on private construction. In fact a return to normal conditions can only be reached after the buildings deferred on account of the war, for which there is now so insistent demand as shown in advancing rents and shortage of space, have been replaced. The "Own Your Own Home" Campaign to be launched by the Federation is the first step in this direction.

To carry the campaign through, it is proposed to capitalize the community interest in housing, which has been stimulated during the war, and to enlist the co-operation of the various Chambers of Commerce, Boards of Trade and Real Estate Boards throughout the country. If the opinion of a well-known expert on business conditions who recently stated that "the experience of the past shows that building is active when prices are

highest" may be taken as an indication, the timeliness of this movement is well gauged. Not only is there an insistent demand for more and better housing accommodations in most of the larger cities of the country, but high wages and general prosperity which always accompany high prices make home building particularly attractive. If the interest of American communities in housing can be properly directed, much of the emergency war construction in this field will be made of permanent benefit to the country.

The direction of the campaign will be in the hands of a group of prominent men in the building field—among these are Colonel John R. Wiggins, of Philadelphia, President of the National Association of Builders' Exchange; L. McNamara (St. Louis, Mo.), President, National Association of Master Plumbers; J. J. Comerford (Detroit, Mich.), President, National Retail Lumber Dealers' Association; Col. Sam Tate (Tate, Ga.), representing the National Marble Association; Hugh Cotty (New York), General Contractor; F. T. Miller (New York), President, F. W. Dodge Company, representing the trade press; Thomas Earle (S. Bethlehem, Pa.), President, Steel Fabricators of the United States; J. T. Duryea (Syracuse, N. Y.), representing the Boiler and Radiator Manufacturers' Association; C. W. Gompertz (San Francisco), General Contractor; A. M. Maddock, of the Sanitary Potteries Company, Trenton, N. J.; Ernest T. Trigg, of the G. B. Lucas Paint Co., Philadelphia, President, National Federation of Construction Industries; B. F. Affleck, President (Chicago), Portland Cement Association; W. C. Dickey (Kansas City), representing the Clay Products Association; John L. Kaul (Birmingham, Ala.), representing the National Supply Manufacturers' Association; John A. Kling (Cleveland), representing the National Builders' Supply Association.

A meeting of these men has been called at Chicago for January 8th, 1919, to consider the details of the campaign.

Officers of the Federation are: Ernest T. Trigg, President; A. M. Maddock, Treasurer.

## Comptroller Travis' Plan for New Taxation

ALBANY, N. Y., December 11.—State Comptroller Travis says that the imposition of a State income tax on all general business corporations and partnerships, including manufacturers, appears to be the best solution for increasing the State's revenues to meet the constantly growing cost. According to the Controller's estimate, about \$15,000,000 would be realized annually from this new source which would help to offset the loss of \$12,000,000 excise tax and the increased cost of government, without the need of increasing the present direct tax on general property or developing any new special taxes of an indirect nature on franchises, privileges and incomes to overcome the expected decrease in revenues.

"That the present system of taxation is unscientific has been demonstrated," said the Controller, "as under it the real property pays a tax out of proportion to that paid on intangible property which cannot be successfully taxed by unskilled and underpaid boards of local assessors.

"The general property tax plan of this State has fallen down with particular reference to the taxation of personal property. Under our laws, the assessors are supposed to assess each taxable person with the amount of personal property owned. It is estimated by some that the amount of personal property owned in the State of New York is three and one-half of the State. Examination of the assessment rolls shows that the amount of personal property assessed in 1917 equals but 4 per cent. of the amount of real property so assessed. In fact the history of this subject reveals that in 1866 25 per cent. of the taxable property assessed in the State was per-

sonalty. Since 1866 the percentage has steadily declined.

"It is the experience in Europe and in the several States of this country that if you tax personal property at a greater rate than say \$8 per \$1,000 the taxpayers will by one method or another conceal their property and evade the payment of the tax.

"It is not possible in the short space of time adequately to discuss the measures necessary to produce substantial justice of taxation in the State. Briefly, however, my plan is as follows: First, re-enact the law in force until 1911 imposing a tax upon the property of non-resident decedents similar to that adopted in nearly every other State.

"Second, the imposition of a State income tax on all individuals, general business corporations and partnerships, including manufacturers.

"Third, the mortgage recording tax should be repealed and mortgages should be taxed annually at the rates prescribed for investments. Some may be shocked at such a proposal, but upon analysis all reasonable persons will agree.

"Fourth, the rate of investments should be increased from 2 mills to 3 or 4 mills, and the revenue received divided 'fifty-fifty' between the State and the tax district where the owner resides. As it now stands, the owners of investments are not generally paying the investment tax. In fact it is a permissive tax. I have no authority to attempt to compel its payment. It is my notion that the tax law should be amended to make the payment of this tax mandatory, and also to provide an appropriate penalty to induce its prompt payment."



# Great Building Activity May Come Next Spring

Readjustment of Wage Scales and Reduction in Cost of Materials  
Likely to Result in Bringing About Much Construction Work

**T**HROUGHOUT all branches of the building industry there has recently been much discussion as to the possibilities of an early revival of industrial building activity and as to exactly what form such activity might be expected to assume. The fact of a marked increase in the number of structures to be erected for industrial occupancy is almost taken for granted as it is now assured that the United States will in future be the leading industrial nation of the world. In order to successfully maintain this position, however, a great expansion of its industrial facilities must be provided for. This presupposes the erection of factory and industrial buildings of every type and description throughout all parts of the country and a consequent period of lively activity for the building industry engaged in this kind of work. The planning for a large volume of industrial construction as an important part of the reconstruction program has occupied the attention of almost everyone associated with the building industry.

Many well informed men in the building trades are to be found who are strongly of the opinion that the cost of materials entering into the construction of buildings will have to be materially reduced before the building industry will again be able to assume its former prominent position among industries of the country. This will be necessary because the present prices of practically all materials and commodities entering into building construction and which are not actually under Federal regulation and control have advanced to a figure almost prohibitive except for structures absolutely essential and for which current high building cost is of little or no object.

These high prices are partly, but by no means entirely due to the greatly increased wages of labor, transportation and other factors entering into the cost of production. The increased cost of labor is based upon two principal factors: the first, the actual increases in money per hour, or per day which the workingman receives; and second, the loss of efficiency and consequent decrease in the rate of production which seems always to accompany any shortage of labor.

A large part of the increased cost of construction however, appears to be the direct result of the shortage

in materials that was created by the abnormal demand during the past few years and which culminated with the entrance of the United States in the World war.

In other words, the producer has in many instances taken advantage of an opportunity to make a considerably larger percentage of profit on his goods than would have been possible had the times remained normal and the world conditions not upset by a great upheaval.

Now that the enormous demand for labor and supplies in so many lines has diminished as the result of the armistice and the consequent reduced pressure for munitions and supplies, competition will again make itself felt and it is possible that a lowering of the high price standards may result.

The efficiency of labor will also be materially improved now that the demand is lessened for workers in munitions factories and other essentially war industries. Without considering the question of reducing the existing scale of wages paid to labor this reduction in demand for labor will operate to bring about a further decrease in the cost of almost every kind of manufactured articles, including supplies for building construction.

Of course, there are other important influences at work at the present time that may offset much of the

foregoing and operate as a factor in maintaining the existing high price levels. One of the most potent of these is likely to be a large and insistent demand for manufactured articles and raw materials from foreign countries. There has been recently a large number of inquiries for building materials from European sources and export business in these lines is likely to be a prominent feature of the business of the producers of building materials for the next year or so.

It is the opinion of a large number of close observers that if a reasonable readjustment of conditions can be made during the coming winter months considerable building activity may be anticipated during the spring and summer of 1919.

Of the total amount of money placed for building operations in the future a substantial part must be set aside for the improvement of the nation's industrial facilities.



G. EDWARD ESCHER, PRESIDENT,  
White Fireproof Construction Co.

## Offers Comprehensive Port Development Plan

(Continued from page 681)

in the interest of a diplomatic settlement of the differences between Comptroller Craig and the Dock Commissioner.

Acknowledging that there was a great demand for new piers and terminal facilities along the waterfront the Mayor added:

"We do not know how much money we shall have for that purpose. As soon as we have a concrete proposition before us we shall take it up. I am going to call a conference to iron out all these propositions. There is a demand for piers. There is no doubt that more are needed. But we must go slowly in such matters. Such things cannot be decided offhand."

Within a few days the Board of Estimate will hold a

meeting to revise the appropriations outstanding against the debt limit.

In consonance with the general scheme for port development Alfred E. Marling, president of the Chamber of Commerce, during the week sent to United States Senator Calder and Representative William E. Cleary of the Committee on River and Harbors urging them to do what they could to expedite legislation that would provide for the removal of Sheel Reef, in the East River, for its entire distance.

A communication was sent also to the Board of Estimate indorsing Dock Commissioner Hulbert's plans for port development and urging immediate action signed by officials representing the Chamber of Commerce of



# How to Increase Rents from One-family Houses

## Examples of Buildings Remodeled in War Times Which More Than Doubled Income, Notwithstanding High Cost of Alterations

EXISTING opportunities for the profitable alteration of old dwellings into apartments are exemplified in a number of interesting projects which have recently been completed and which indicate that in spite of the cessation of building construction a number of enterprising owners have been able to capitalize the existing shortage of residential space. Even before the war and American participation in it, the trend of city life from the private house to the apartment became a marked one; within recent years the principal demand for apartments has been concentrated upon the small suite, ranging in size from one to four rooms and practically all structures of this type have been rented with ease. The stoppage of building construction tending further to restrict supply intensified the demand. With no new apartment houses in prospect, the old dwelling which had been built for the occupancy of one family and has outlived its usefulness for this purpose presented immediate possibilities for alteration and many owners and builders, regardless of the advanced cost of material and labor, began to undertake projects involving interior reconstruction and general remodeling for apartment use.

This movement has long since passed the experimental stage, and numerous instances may be given where owners have been able to realize through the expenditure of comparatively small amounts, two, three and four times as much annual income in a remodeled structure as was obtainable from the old building.

Vincent C. Pepe, of Pepe & Brother, who has been prominently identified with a number of these projects within recent years, discussed the present day opportunities along these lines and cited several instances where owners have been able to transform holdings of small income producing capacity into excellent investment holdings. Mr. Pepe said:

"The demand for small apartments in the Washington Square section, especially in altered dwellings, is growing steadily and I am in a position to state that at this time the supply is able to meet only about 40 per cent. of the demand. Never before has there been a better opportunity for property owners, builders and operators to profitably remodel the old houses in this section. In spite of the fact that the mortgage market is not encouraging, that prices of labor and material have been advancing and conditions created which for a time made it difficult to undertake even small alterations by some builders, I can provide several instances which may be regarded as typical examples of existing opportunities.

"An alteration which has just been completed concerned property under our management at 18-20 Jones Street, houses which are owned by the Greenwich Improvement Society. Before they were altered, the monthly rent returned was \$70 for each house, or \$140 for the two. About three months ago the owner decided upon re-improvement and a total of \$7,000 was spent for the installment of steam-heat, electricity, plumbing, other interior alterations and painting. The rentals are now \$310 a month for both and all the apartments were rented a month before completion to good tenants. The building project was successful in spite of the fact that it cost 30 per cent. more than a similar project would cost in ordinary times. It may be interesting to note in connection with this property that I offered it for sale about a year ago at a figure below the assessed valuation but could find no buyer. Finally the owners ordered it sold at public auction; not a single bidder appeared and the owners were compelled to bid it in.

"The property at 17 St. Luke's Place owned by Josephine Brokaw was also altered at about the same time and we experienced the same excellent results, all the apartments having been leased to responsible tenants.

"This is in a new section near Hudson Park. This property was a three story and basement brick building rented as a private house for the last five years at \$50 a month. The owner, who paid \$9,000 for it about

nine years ago, spent about \$3,800 on the alteration and now realizes \$160 a month from the house. The return on the original investment was about  $5\frac{1}{2}$  per cent. but the total investment is now 15 per cent.

"The property owned by Judge Wauhope Lynn at 14 St. Luke's Place, a similar property that formerly was rented for \$1,000 a year, was altered last May into studio apartments and the rental increased to \$2,800 a year. These are not the only houses which have been profitably remodeled and a great many other instances can be cited in support of the contention that there are still a number of splendid existing opportunities in spite of the fact that prices are yet on a war basis. Houses which were altered in normal times show even a greater return, but I have only given instances of projects which were undertaken within recent months when conditions were not normal."

Charles E. Duross has been active in urging upon owners in the Chelsea district the necessity for the re-improvement of old dwellings and he also furnished a number of interesting examples of recent alteration projects. In discussing them he said:

"New York City was accustomed to look to emigration to keep up its steady growth, but this has been stopped for the past four years; still the city grows and it is becoming a problem to house all the inhabitants. The Tenement House Department is now taking up the subject of modifying the law, by which old houses, formerly built for private dwellings, may be changed into three and four family houses. This plan of altering dwellings has been going on for some little time in Manhattan. If the proposed tenement house changes are enacted into law, it will do a great deal to relieve congestion in accommodations and, at the same time, cause a great deal of private house property in Manhattan Borough, which is now a drug in the market, to be useful and salable.

"Many houses have already been altered into studio buildings and bachelor apartments, with great profit to the owners. Our office during the past five years and up to a year ago, when building practically ceased, induced many owners to thus improve old buildings. The field for this class of building has only begun to be developed. The demand for apartments in the altered house, in my opinion, will be permanent. Tenants appreciate the greater freedom, light and air usually found in small altered houses. Some owners have been skeptical about the permanency of such improvements but when they see the profit to be derived from the altered house, as compared to the old dwelling, they are usually willing to admit it is a good investment.

"One of our clients had a five story rear building at 64 West 9th Street which had at one time been used for factory purposes. As a factory or storehouse it was worth \$1,200 per year. He decided to change it to studio apartments. He put in steam heat, electricity, ten bathrooms, painting, tiling, etc., at a cost of \$10,000, and the rent from the rear building now is \$4,800, the expenses being \$800, showing a total profit of \$4,000 and leaving him a return of thirty per cent. on the money invested for the improvements.

"I might mention another property in Tenth Street between Fifth and Sixth Avenues (size 26 by 50 on a lot 26 by 100) an old four story and basement dwelling. It had been occupied by the owner, an old lady, for many years and until she died, leaving a will which directed that the property be sold and the proceeds to be given to charity. As a private house it would, after being overhauled, rent at \$2,400. Our office sold the property to a Wall Street man who altered it under our supervision, with the result that the income was raised to \$8,500 as against \$2,400, showing a profit of \$6,100 on an investment of \$14,000, the cost of the alterations.

"I might also mention a smaller house in the Chelsea District as an example of a dwelling of the English type which had become obsolete and could no longer be rented as a private dwelling or even a boarding house.

(Continued on page 685)



# Use of Portland Cement Will Be Much Greater

## Large Quantities Required for Road Construction and Farm Buildings, Report at Annual Meeting of Association

A FUTURE of great possibilities was the underlying current of feeling at the annual meeting of the Portland Cement Association held at the Hotel Biltmore Monday, Tuesday and Wednesday of this week. Throughout all sessions of this convention optimism was the keynote and the deliberations centered upon the preparation of plans for handling the great volume of new business that will come with the anticipated period of reconstruction rather than discussion of the adverse circumstances that for a year or more have hindered the production of cement.

Some of the members of the association came to the annual meeting direct from the great Reconstruction Congress held at Atlantic City the week previous and these men were filled with enthusiasm for making the coming year a momentous one in the economic history of the United States. The Atlantic City meeting accomplished great things in clarifying the industrial outlook and many of the thoughts presented were of great benefit to the cement interests.

It now seems assured that Portland cement will be produced in greater volume and will have a wider range of use than at any time in the past history of the industry. Active planning for construction work is now under way that makes this statement not a conjecture but a certainty.

The item of road construction alone is expected to make tremendous demands upon the cement interests during the coming year. This character of activity will in all probability continue its growth as the necessity for new road building and the reconstruction of existing roadbeds is of paramount importance to the national industrial development. The war has caused a great volume of contemplated road work to be held in abeyance and now that conditions are rapidly changing there is every prospect that a large percentage of this work will be undertaken as soon as the weather conditions warrant.

The rapid development of the tractor and motor truck

and the increasing adaptability of these for short and medium distance hauls in order to conserve freight car space during the period of emergency has demonstrated that they can be used to advantage for industrial and commercial use and that the transportation costs may be reduced by their use. The one essential to the economic use of tractor and truck, however, is good roads throughout the country and this unquestionably means the construction of miles of new roads along modern lines.

Recent years have been prosperous ones for the average farmer and as a class they have accumulated reserve funds which they are now destined to use for the development of their properties. Plans are well advanced for a large amount of farm building construction during the next year or so and the farmer has learned considerable about the value of cement and its adaptability for farm building construction. Barns, stables, silos, dairy buildings and even dwellings will be constructed in great number during the years and in many instances the fundamental medium will be portland cement.

In discussing the annual meeting of the Portland Cement Association with Wm. M. Kinney, recently made general manager of this organization, he stated:

"The Portland cement interests are not at all worried about the future of the industry. Many of the problems that have beset the producing end have been disposed of and the others will naturally be solved by a speedy return to normal conditions throughout the country. There are excellent indications that the use of cement for construction work of almost every character will be greater than ever in the past and that road and farm building construction will lead the list in the requirements for the next year or so."

The annual meeting closed Wednesday evening with the annual banquet of the association at the Hotel Biltmore at which the speaker of the evening was Frank L. Mulholland, a prominent lawyer of Toledo, Ohio.

## How to Increase Rents from One-Family Houses

(Continued from page 684)

We submitted a plan, by an experienced architect, to the owner. He decided to make the improvements at a cost of \$5,000, and raised the rent from \$900, the former rent, to \$2,250. These are actual examples of what can be done by a little thought and expenditure of necessary money. The location of this house is No. 457 West 21st Street. There is a similar alteration, on about the same plan, at No. 245 West 21st Street where the new rent was a little higher, owing to its slight advantage of location over No. 457."

Even better results have been attained on the upper west side. Mr. Duross calls attention to alterations in the group of properties known as the Kirtland Houses located at 38 West 72d St, 333 West End Avenue and 121 West 86th Street. Some of these private dwellings which formerly rented at prices ranging from \$2,000 to \$3,000 now rent at \$10,000 to \$12,500.

Edward C. Ohl, manager of Pease and Elliman's west side office, which manages a considerable number of these properties, in discussing the situation said:

"Inquiries for small apartments are more numerous than ever before and many owners of private dwellings have wisely met this demand, in a measure by altering their houses into small suites. Many more such, however, could be disposed of and leased in a short time and while the architect may be limited in his plans, concerning the small individual unit generally involved, it seems that there is still room for improvement. House-keeping facilities are in most part inadequate, due, no doubt, to the various restrictions of the city departments, upon which point there is now some discussion and if remedied a plan may be devised that would prove very popular to a vast number to whom this feature would very much appeal.

"Notable among the recent remodeled dwellings on the west side, which we had no difficulty in disposing of all the apartments in a short time, are those at No. 39 West 76th Street and 48 West 72nd Street. These two converted private dwellings before being altered could probably have been rented for about \$2,500 or \$3,000, while at the present time they are producing an annual gross rental of \$7,500 to \$8,500. On this basis private residences, as an investment, present an interesting proposition and considering the adverse conditions under which these improvements were installed and the likelihood that in some respects building and labor conditions will ease up, many other private house owners will be induced to enter this field."

The four story and basement residence at 330 West 86th Street figured in an interesting project. This house, formerly occupied by one family, contained 12 rooms and 2 baths and brought from \$2,200 to \$2,400 a year. This property was remodeled into a 5-story house, now contains two apartments on each floor, consisting of one apartment of 3 rooms and bath in the front and an apartment of 2 rooms and bath in the rear, a total of 10 apartments, which bring in an annual gross rental of \$11,000. While figures concerning the cost of this alteration are not available, the outlay probably was not more than \$12,000.

William R. Ware who has also been actively identified with the rental of apartments and remodeled dwellings on the upper West Side furnishes an interesting example in the three-story and basement house at 228 West 82d St., which formerly rented at \$1,200 a year as a private house and which, after an alteration at comparatively small cost, now shows an annual return of \$2,640.



# Analysis of the Mortgage Loan Market Today

Walter Stabler, While Recognizing the Limitations Put Upon Building at Present, Believes That Future of Realty Is Bright

WALTER STABLER, comptroller of the Metropolitan Life Insurance Company discussed the building loan and general mortgage situation on Tuesday night at the monthly dinner and meeting of the New York Building Managers' Association, at the Park Avenue Hotel.

After declaring that large loaning institutions such as the life insurance companies were out of the market on account of heavy Liberty Bond purchases, he expressed the opinion that the building revival would come slowly and that the resumption of activity would be gradual rather than sudden. The revival in his opinion, depends upon financial arrangements and he suggested the bond issue, popular in other cities, as a possible solution.

Mr. Stabler who was introduced by Chairman William T. Ropes as the best posted man on the local financial situation, said:

"Real Estate has passed through the greatest epoch in its history. Not even in 1873, which I understand was the most critical period, nor in 1893, 1904, 1907 and 1914—never in all these years has real estate met and conquered adverse conditions such as have existed during the war period.

"Before the war we had already begun to slow down in building construction largely as a result of the overproduction of apartment, loft and office buildings. You are all familiar with the great accumulation of office space in this city which amounted almost to a tragedy.

"But even the most pessimistic of us saw the period when this tremendous over-supply of space was absorbed and we may thank the war for it. We can all agree that never before in history has there been a condition so favorable as exists today with regard to real estate holdings, in spite of the high taxes and advanced labor and material costs.

"I want to impress upon you that I believe that we have a most promising future. I have always been optimistic with regard to real estate but I am particularly so now. We have a great many problems to face but they will be the easier for solution on account of the improved standing of real estate holdings, largely due to the increase in rent and I feel confident that such good conditions will continue.

"Since the war began building has slowed down until it eventually stopped and there is now no construction, as we know it now, in any part of the United States except those Government projects which were undertaken as war measures. But the other kind of building construction, such as we are interested in will, it is hoped, start but it must start slowly. The country is bare of materials necessary for building construction and it will take a long time to recuperate, but the return of building activity must come as a normal development. There is little doubt that we will have lower prices of steel but as against this we are confronted with a shortage of brick, cement and other necessary building materials and the high cost of labor.

"Very little present-day building of importance is now undertaken without the necessary finance and at present there is no money available for this purpose. The large reservoirs of money heretofore available, the life insurance companies are completely loaded up with Liberty Bonds that have come in recent issues and the companies are preparing for anticipated issues. These institutions have made heavy subscriptions to bonds in the United States and Canada and it will take a year or more to pay for them. We have not been buying these bonds because we think less of real estate, but because we deemed it our patriotic duty and the life insurance companies have performed their patriotic duty to the limit. I speak for my company and may also express the same opinion for the other life insurance companies, all of whom have also gone to the limit of their resources in connection with bond purchases. Savings banks are in practically the same position; they have also made large investments. Their outlook, however, is somewhat different because they anticipate the

return of large sums which were withdrawn during the war period, money which was popularly called "stocking money." These funds are being returned in steadily increasing amounts and the banks expect to have considerable money in the future, for release into the real estate field. I am informed that some of these banks are now taking applications for mortgage owners. But this encouraging situation has no effect on the building outlook because savings banks are prohibited by law from making building loans and that is the particular phase of the situation in which you and I are interested.

"I wish to repeat that there is no time like the present offering more possibilities for the building loan operator. When he begins to realize that there are opportunities to get back into the market, things will begin to pick up. If the situation could be created whereby the building loan upon the completion of the operation, would be turned into a permanent loan and if it could become known more generally that savings banks and others are in a position to take these permanent loans, there is bound to be a revival and whatever is done will tend to relieve present congestion as far as all kinds of property is concerned.

"Moderation will make for safety and I hope that we never reach the point reached eight years ago when so many lenders encouraged builders too liberally and permitted entirely too many structures to be erected. But we all learned our lesson. The moderate resumption of building will work great advantages to the city without working to the disadvantage of the present favorable condition. It is obvious, however, that before there can be a resumption of building activities we must adopt some new plan of finance and I can suggest one plan never before used in New York City which has been extensively employed in other cities, the bond issue. I am familiar with conditions existing in many parts of the country, where new construction has been financed through bonds and notes issued in small amounts even as low as ten and fifteen thousand dollars divided into small units, the issues being controlled by proceeds. If such a plan could be practised in New York nothing would produce better results. No railroad or any other similar project thinks of any other plan and it has worked out satisfactorily. Such issues should be for long terms and above all, arrangements made for an amortization every year or six months so that the debt is greatly reduced and the loan made safe. The owner would be benefited through a reduction of his obligation and the entire situation would lead toward a conservative loan and greater confidence for lenders.

"As far as mortgages in general are concerned we have been too careless in the way we borrow and the way we lend. Speculators have had in mind one idea and that is to attain as near the expense of operation as they could. I do not blame them but I blame the lenders because this is bad principle and is productive of bad results.

"The Metropolitan Life Insurance Company has a mortgage policy which requires a reduction on the principle of all its mortgages of 2 per cent. every year. This is now becoming an accepted rule with regard to practically all institutions and is based on a sound foundation. It is as much to the interest of the owner as it is to the lender because it enables him to pay all his debt in installments instead of being faced with the situation where he must meet his entire obligation. I predict that this rule will eventually be the plan of all the mortgage institutions in New York City and I hope to see it the universal practice.

"As far as I know there has been no general call for mortgage loans. I know that the Metropolitan Life Insurance Company has never called for payment in full when the interest and taxes were paid. If owners accept the situation cheerfully and made the requirements for the payment of small sums annually in the reduction of principle they will not alone benefit be-

(Continued on page 687)



# Calls Conference to Unite on Tax Legislation

Nathan Hirsch, Chairman of Mayor's Committee on Taxation, Asks All Interests to Meet December 18 and 19, for Concerted Action

**I**N an effort to crystalize the best prevailing opinion relative to New York City taxation, the Mayor's Committee on Taxation, Nathan Hirsch, chairman, announces that public hearings will be held at the Aldermanic Chamber on Wednesday, Dec. 18, at 3 o'clock, and on Thursday, Dec. 19, at the same hour.

In a statement issued yesterday, Mr. Hirsch outlined the purposes of the hearing, the immediate plans of the committee, and announced the names of the speakers who will deliver addresses on the subject of taxation.

Mr. Hirsch's statement follows:

"A number of recent developments with a direct bearing on the tax situation, which may result in considerable losses in revenue to the City of New York, serve to bring more forcibly to the attention of every one interested in the welfare of New York City, the necessity for the undertaking of immediate measures of relief.

"The bone-dry law will mean a great loss in revenue.

"Senator Henry M. Sage, chairman of the Senate Finance Committee announced the other day that the cost of state government for next year would be fifteen million dollars more than last year, as against an estimated loss in revenue of twelve million dollars, making a total decrease of twenty-seven million dollars, the major portion of which will have to be paid by the City of New York.

"Other conditions, such as losses through subway operation, increased salaries of city employes, and the increased cost of supplies for city departments, make it imperative to seek new sources of revenue, and it may be necessary to even change fundamentally our methods of taxation.

"I am informed that various interests, including real estate association, individuals, members of the state Legislature and city officials, have prepared, or intend to prepare, certain bills for introduction at the next session of the Legislature.

"I am afraid that we are going to see a repetition in Albany of the same procedure, which has characterized the position of New York City, relative to tax bills, for the last five or ten years, when practically no relief has been obtained because they were not properly presented and supported.

"Recognizing this situation and desiring to prevent its repetition at a time in the history of New York real estate when relief has become absolutely vital, the Mayor's Committee on Taxation, after conferring with His Honor, John F. Hylan, Mayor of the City of New York, has decided to attempt a co-ordination of all the opinions of real estate men and others who have studied taxation problems, for the purpose of preparing a bill, or bills, which will represent the product of their united efforts, and which will be supported not alone by the city administration, but by all of the real estate organizations, taxpayers and citizens at large of Greater New York.

"We have called a public hearing to be held in the Aldermanic Chamber, City Hall, on Dec. 18 and 19, at 3 p. m. His honor the Mayor will preside at the meeting on the first day, and addresses will be made by Charles L. Craig, comptroller of the City of New York; by Alfred G. Milbank, chairman of the Taxation Committee of the Advisory Council of Real Estate Interests; and Robert E. Dowling, chairman of the Taxation and the Legislation Committee of the Real Estate Board. On Thursday, Dec. 19, addresses will be made by Eugene M. Travis, comptroller of the State of New York; by Jacob A. Cantor, president of the Department of Taxes and Assessments; by Stewart Browne, president of the Real Estate Owners Association; by Senator James A. Foley and others.

"In a further effort to obtain the best prevailing opinion, relative to the tax situation, the Mayor's Committee on Taxation has sent out the following questionnaire to leading real estate men and others qualified to express an opinion, and they have been requested to answer the following questions:

1st.—In your opinion is the present system of taxation wrong?

2nd.—What in your opinion are the fundamental defects?

3rd.—How in your opinion can these defects be remedied?

4th.—Are you in favor of a tax on personal property?

5th.—Are you in favor of a state income tax, and a business tax?

"The Mayor's Committee on Taxation would appreciate it if not only the leaders in the New York real estate field, to whom we have sent the above questionnaire, would make an early reply, but we would also appreciate it if every citizen and taxpayer in Greater New York, who desires to register his opinion, would send in replies to the Committee, Room 823, Municipal Building.

"An additional committee will be organized, to be known as the New York City Citizens Real Estate Committee, which is expected to co-operate with the Mayor's Committee on Taxation, so that we will be in a position to have the corporation counsel draft the necessary bills for real estate relief.

"I want to take this opportunity of declaring most emphatically that this movement is entirely non-partisan and non-political, and emphasize the point that only when we go to the Legislature as one great unified body, representing all interests, can we succeed."

## Analysis of Mortgage Market

(Continued from page 686)

cause their obligation which will be minimized, but the position of the lender will also be strengthened with the greater equity in the property and the loan will be a better and safer one each year.

"In closing, I wish to say that no security has ever held its own under adverse conditions so well as real estate. No security has made such a good return and weathered such storms without Government help. I grant you that vacant property is suffering largely because of building conditions but improved property has more than held its own. I can say with utmost confidence to all prospective owners of real estate that nothing will pay them better than well-located, improved, income-producing real estate."

At the regular business meeting of the Building Managers' Association a number of interesting matters came up for discussion. Chairman Ropes read a letter from the U. S. Department of Labor requesting co-operation with employers to aid returning troops to get back their old positions and to aid in the obtaining of new jobs. The building managers as an organization adopted a resolution stating that they would take back in their employ all men who had returned from the Government service and who showed either discharge or release papers. Treasurer Lee Smith reported that the membership of the association now comprised 103, that the financial condition was healthy and that all dues for the year had been paid. Other committees that reported were the Ash Removal and the Tenement House Committees. E. M. Biggs, of Brokaw Brothers, was elected an associate member.

Chairman Ropes appointed several committees which will work on the drafting of a uniform lease. These men will work out a satisfactory lease based on present ones now in use and affecting different kinds of properties.

William T. Ropes will be chairman of the general committee which will be subdivided into three smaller committees, each to deal with certain classes of property. The committee for office and semi-office building will consist of William H. Class, chairman; M. D. Littlefield and L. Dailey; for store and office buildings A. W. Warner, chairman; A. C. Bang and Aaron Robinson and for apartment houses and dwellings of R. W. Murray, chairman; M. Sloman and F. S. Bancroft.



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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

## Facts for the Timorous

When Judge Gary predicted that "the next five years in this country will be the most progressive, prosperous and successful in our history" some people professed to believe that his wish was father of his optimism. But there are certainly enough favorable facts, officially proclaimed, to justify the belief that if this country does not experience the most golden period of its existence in the next few years the people will be themselves to blame.

Business depression does not follow on good crops and the Department of Agriculture places a value of \$12,272,412,000 on the nation's principal farm crops this year, exceeding the record year 1917 by \$614,380,000. In other words the farmers alone have received in actual cash for their products in two years enough money to pay the entire cost of this war to the United States, including the loans to the Allies.

The United States Employment Service has received reports from thirty-four states showing that in most of the large industrial centres of the country the demand for labor equals or exceeds the supply. Buffalo is the only New York city reporting a surplus of labor, 6,000 men being temporarily idle owing to the laying off of workers on airplane contracts. In New Jersey there is a heavy shortage in several of the largest cities and in other cities no surplus, all of which means that, with little chance of immigration on the old basis, and with prospects of emigration increasingly apparent, the returning soldiers will have no difficulty in finding work. The Shipping Board announces that it can give employment to a million men.

The aggregate resources of 28,880 state and national banks throughout the country on June 30 last amounted to \$40,210,000,000. These banks had deposits of \$32,589,000,000 and loans of \$22,046,000,000. State banks

showed an increase in deposits of 5 per cent. over the record of the previous year and national banks of 9.87 per cent. The total resources of the banks of this country almost exactly equal the total cost of the war to England as stated by Lloyd George.

The Government has announced the policy of abolishing restrictions on business as rapidly as is possible or consistent with the good of the country. Dispersion of the great supplies of raw materials in possession of the Government will be made with discretion, as is evidenced by the procedure in the auction sales of wool, for which there is great demand, and which the Federal authorities propose to hold bi-weekly, in quantities that can be readily absorbed by the trade. The action of the steel manufacturers in adopting a schedule of prices materially reduced from that which is in force until the end of the year indicates that war prices generally have begun to come down.

The measures adopted by the business men of the country at the Atlantic City conventions, designed to co-ordinate the entire working forces of the nation, governmental, financial, mechanical, the trading and manufacturing units, and the transportation establishment for the readjustment of the entire commercial policy on a peace basis, is assurance that business depression can only come about with great difficulty.

The farmers are rich, money is plentiful; the bugaboo of an overabundance of labor is unsubstantiated by facts; wages can only come down gradually, and only as the cost of living is reduced; prices of raw and manufactured materials will not slump but only fall slowly; the business of the country will not be allowed to set into panicky conditions.

Strong men are at the helm—the same long headed, broad minded, resourceful, energetic Americans that in eighteen months made the United States the greatest military nation in the world, knowing next to nothing about war and caring less. It is a much simpler task for these men to make this country the greatest trading nation in the world, which was never our ambition before. They know the game, they like it and they will make the most of all the advantages we possess—which are many and great.

## Encouraging, At Least

Real estate transactions during the week have assumed proportions that have not been equalled for some months and have been of a character that in ordinary times would have been taken to mean a revival of business if not the inception of a boom in the realty field. With the readjustment period only in its early stages it would be unwise to base predictions of a broad and active market upon the fact that in one week there have been double the transactions for a similar period in a long time.

But there are some facts in the news of the week which are at least significant and encouraging. The transactions have been spread over the entire city, have been largely in properties which indicated permanent investment and generally were of the character of those that form the real basis of a satisfactory and broadening real estate market. The best times in the realty business are not those when skyscrapers figure most conspicuously, with little actual money passing. It is in the marketing of private houses, tenements and small business buildings in considerable numbers that brings about a favorable tone in the real estate business. It is because this was the character of a considerable part of the week's business that it is possible to feel that perhaps the turn has come at last.

Real estate is held at such low figures now that the



opportunity for good investments was never better. And this is bound to have its effect in bringing into the market many buyers who have faith in the future of this city.

### All In the Day's Work

The Record and Guide acknowledges the receipt of congratulations from numerous of its readers on the comprehensive report it gave of the convention held at Atlantic City last week by the industrial leaders of the United States.

One of our readers made the observation that "only in the Record and Guide was the true atmosphere of

the gathering portrayed, and the manner of handling a tremendously large and difficult subject was accomplished with the result of creating a news story of vital interest to readers in which the facts were faithfully reported and all of the non-essentials deleted."

For several thousand of the most important business men of the United States to gather to discuss War Readjustment was an occasion of vital importance. Naturally, the Record and Guide regarded it as a duty to furnish to its readers a comprehensive report of the proceedings. This, however, was merely in the line of the day's work, merely pursuing the policy by which the Record and Guide is always striving to make itself useful and valuable to its readers.

### Business Men Declare for Business as Usual

(Continued from page 680)

nearly 400 War Service Committees that were formed under the direction of the Chamber of Commerce of the United States, was created by the Committees to act in the future as the spokesman for industry before the Government just as the Committees acted separately as the point of contact between industry and the Government during the war period.

The Federation voted to function under direction of a Committee of the Chamber of Commerce and it will have back of it and serving it the Chamber's organization. When necessary it will have, too, the benefit of the weight of expression of the membership of the Chamber. The chairman of the War Service Committees will sit as an Industrial Advisory Council to the organization.

The views of this assemblage of industries respecting industrial readjustment were expressed at Atlantic City in a series of resolutions covering the most important subjects that today engage the attention of business men. These resolutions, most of them adopted without a dissenting voice, covered the following lines of action:

To remove all Governmental restrictions on industry.

That war contracts accepted by the Government in good faith, whether formally executed or not, shall be promptly and equitably adjusted.

That the War Service Committees tender their services to the Government for the purpose of assisting in the disposal of the raw and finished products acquired by it but unused during the war.

That if in special cases there shall be for a time a temporary condition of unemployment the communities thus affected shall promptly meet such conditions; that local Chambers of Commerce should be able to contribute in an important way to this work and that the development of public works of every sort, as recommended by the President, should be promptly resumed in order that opportunities may be created for unskilled labor.

The recommendations of the Shipping Board relative to the formation of local commissions at each port, the membership of which shall contain representatives of the industrial, commercial and railroad interests centering at the port, which commission shall foster the installation of needed facilities at these ports.

That hydro-electric power shall be developed wherever possible by legislation of the Federal Government.

That the Government shall extend the work of the Forest Products Laboratories.

That uniform cost accounting should be adopted by industries.

The remaining resolutions adopted at the War Conference recommended:

Encouragement and preservation of private indus-

tries shown to be essential by the war.

Removal of all obstacles to reasonable co-operation in industry.

Filling of vacancies on the Federal Trade Commission with able men of broad business experience and clear vision.

Amendment of present taxation laws, or passage of new revenue legislation.

Allowance in taxation for reserves for subsequent shrinkage in value of merchandise.

Early return of railroads to owners, allowing proper pooling, combinations or consolidations.

Opposition to Government ownership and operation of telegraphs, telephones and cables.

Construction of a great Merchant Marine.

Further study of public utilities problems.

Sharing of war materials, equipment and tonnage with, and extension of further credits to Allies.

Commission of American business men to attend Peace Conference.

Development of foreign markets.

Education in foreign trade for American youth.

Development of commercial and financial associations with other North and South American countries.

Protecting American rights in Mexico.

Organization of industries in national associations.

It was also voted that all resolutions adopted by War Service Committees, or by Related or Major Groups which came properly before the Clearance Committee and upon which no action is otherwise recommended should be referred to the Chamber of Commerce of the United States for review.

New York, Dec. 12, 1918.

Editor of the Record and Guide:

In the excellent account published in the Record and Guide of November 30th relative to the conference held in the Tenement House Department last week affecting three and four-family converted dwellings, there is a slight misconception which I should like to correct.

Toward the end of the article reference is made to a letter received from former Tenement House Commissioner John J. Murphy, now secretary of the Tenement House Committee of the Charity Organization Society, in which it is stated that certain sections of the bill would probably be approved, certain others disapproved, etc. At the conference two bills were discussed, one having reference to three-family converted dwellings, and the other having reference to both three and four-family converted dwellings. Mr. Murphy's letter applied only to the "Three-Family Converted Dwellings" bill.

FRANK MANN,  
Commissioner.



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## RANDOM NOTES IN THE REALTY FIELD

### Will Attempt to Facilitate Sale of City-Owned Realty—Barge Terminal Construction Progressing

IN order to facilitate the sale of city-owned real estate, Comptroller Charles L. Craig plans to have introduced in the next Legislature a bill which will permit the payment of commissions to real estate brokers who dispose of city property. At the present time all of the city's real estate which is sold must either be placed upon the auction block or else purchased direct, through the Comptroller. Under the present arrangement the city cannot pay commissions to brokers.

#### Barge Terminal Progress.

Frank M. Williams, State Engineer and Surveyor, has notified the Chamber of Commerce of the Borough of Queens that rapid progress is being made toward the construction of the three barge canal terminals acquired by the state four years ago on the East River and Flushing Bay, so that shippers in Queens will be able to avail themselves of these additional and cheaper facilities for sending and receiving freight.

Mr. Williams, in a letter to the Chamber of Commerce, states: "Contracts have been awarded for the erection of a freight house and the paving of the site of the terminal to be located on the East River just north of the Queensboro Bridge. The City of New York has started proceedings under which the approach to these terminals will be opened and paved. I see no reason why construction at this site should not progress.

"As to the construction contemplated at Halletts Cove and Flushing, I wish to advise you that the work of this department has been seriously handicapped during the past few months due to the number of employees who entered the military service. I trust conditions will so adjust themselves within the very near future whereby a considerable number of these men will return to the department. If so I feel confident that construction at both Halletts Cove and Flushing should begin some time during the latter part of the winter or the very early spring."

#### Real Estate Men on Grand Jury.

Real estate men are well represented on the December grand jury of New York County. Among the members are John Burlinson, of the C. P. L. Huston Company; Edward J. Hogan, Lewis Phillips, George H. Stonebridge and Harry Goodstei. Albert Buchman, the architect, is also a member.

#### Auctioneers Elect Officers.

James L. Wells was re-elected president of the Real Estate Auctioneers' Association at its recent annual meeting. William F. Redmond, who has been vice-president and treasurer of the association for the last year, was also re-elected. Henry Brady was elected secretary to succeed Hugh D. Smyth. Joseph P. Day will be chairman of the executive committee, the other members being Bryan L. Kennelly, Samuel Goldsticker, J. Clarence Davies and Lewis Phillips.

#### Suggestions of the City Club.

The City Club, in a programme for state construction effort, submitted to Governor-Elect Alfred E. Smith, urges the appointment of a commission which will take up the matter of proper housing for working people of limited income.

Commercial builders have never supplied a sufficiency of proper houses at low rents, the programme says in this connection, and the cessation of building operations during the war has made the shortage acute. The memoranda attached to the recommendations call attention to the action of the Government in building such houses for its employees near many ship yards and munitions plants and calls upon the state to extend such a policy as a peace measure. Such

a commission to be appointed by the Governor should be like that appointed to plot out the zoning system in the city—having representatives of all the varied interests involved in the scheme.

The construction platform carries also the plank that the Legislature systematically push forward the completion of all necessary public works that were provided for before or during the war in order to provide employment for the men of the returning armies.

#### Plan Merger of Realty Boards.

Discussions at the first in a series of informal conventions of the Real Estate Association of the State of New York in Utica last week centered upon the proposed board plan of membership, in successful operation in the National Association in the State of Ohio and the State of Illinois. A plan will be submitted to the twenty-four local boards throughout the State of New York, including the Real Estate Board of New York, the Brooklyn Board of Brokers, the Real Estate Exchange of Long Island, and the Westchester Board of Brokers. The two latter organizations have already signified their intention of joining the State Association as a body.

Charles A. Miller, president of the Savings Bank of Utica, and attorney for the Savings Banks of the State of New York, delivered an address on "Taxation," warning of the danger of greatly increased taxation on real estate, especially in the city of York.

#### Ask Tenement Amendment.

The Rockaway Beach Property Owners' Association, which has been making an effort to secure a modification of the Tenement House law to benefit the Rockaway section, is much interested in the stand taken by the commissioners, who propose to have an amendment introduced in the coming Legislature providing that a house having a store on the ground floor and two living apartments above shall be termed a three-family house. It has been found by the commission that many storekeepers live in the rear of their stores and, as this is generally accepted as proper, they will endeavor to have the Tenement House law amended so as to legalize this use. The Property Owners' Association hopes to induce the commissioners to also amend the law so as to term a cottage a rooming house, as many persons rent a house for the summer season, and then get back part of their rental by subletting a part of the house to another family.

#### Brooklyn Realty Auction.

Jere Johnson, Jr., Company auctioned in the Brooklyn Real Estate Exchange for the Broadway Savings Institution the dwelling 1296 Dean street, for \$8,000, to Oliver Rousse; for the Bond & Mortgage Guaranty Company, 513 Myrtle avenue, for \$3,800, to Nicholas Meyer; 1241 Gates avenue, to Rocco Imbsi for \$1,750; 49 Taylor street, for \$1,900, to Hyman Agar; 332 Stagg street, corner Bogart street, for \$2,400, to Bernard A. Zinis; 148 Grattan street, corner of Varick avenue, to Bernard A. Zinis, for \$6,950; six parcels bounded by Eastern Parkway, Truxton street, Stone avenue and Somers street, with frame mansion occupied as a club, for \$3,350, to Herman Weingarten; lot, 25x100, corner of Stone avenue and Somers street, for \$1,200, and the adjoining lot, to Mr. Weingarten, for \$825. The next three lots were purchased for \$2,250 by G. Reid.

#### Sulzberger Heirs Buy Realty.

A total of \$455,000 was obtained for the Sulzberger property sold at auction in court partition proceedings by Joseph P. Day in the Vesey Street Salesroom. All of the forty properties offered were purchased in the names of interested parties and are to be turned over to a realty company now being formed by the various members of the family for the purpose of holding the realty.



# Real Estate Review for the Current Week

## Market Shows Remarkable Improvement, Setting New Record of Year for Weekly Volume of Business

**C**ONTINUING its steady progress, the real estate market recorded such a substantial improvement that it not only eclipsed last week's excellent showing, but set probably a new mark for the year. It is doubtful whether so much business, covering so wide a range and involving holdings in so many sections, has been reported in a single week for the last two years.

It is not the purpose here to sound too high a note of jubilation or to become over-enthusiastic. There have been other weeks in the past which revealed sporadic outbursts of activity and which raised the drooping hopes of real estate men only to bring on new and more poignant disillusionment. The real estate millenium will never be reached as the result of an overnight revolutionary upheaval. It must come as the result of steady and normal progress, in pace with the clearance of the financial situation affecting mortgages, in pace with degrees of relief from tax burdens and in pace with the eradication of all or most of the evils which have combined within recent years to depress the market and attract capital into other fields.

Nevertheless the improvement this week was so marked and so many encouraging deals were closed that property owners, real estate brokers, building managers and all who are interested in real estate, may regard the market in a newer light, worthy of real optimism.

The expansion of business was characterized by three distinct phases, each meriting special recognition because it showed a basically healthy condition which may be taken as foundation for the belief that the market is steadily becoming sounder and that the immediate future is imbued with unusual potentialities for a strong buying moving of both unimproved and improved properties.

Probably the most important development of the week was evidence of a remarkable demand for residential properties consisting chiefly of dwellings and apartment houses in many parts of the city. The business focused attention not only upon moderate priced properties but also concerned itself with costly dwellings on the Lenox Hill and Carnegie Hill sections, and with upper west side multi-family houses. This particular phase of the situation is not new since there has been, within recent months, a steady buying movement affecting dwellings of the better class. The new development which is encouraging is the demand for the smaller types of properties by classes of buyers who have been conspicuously absent from the market for a long time. The real test of market strength is not the spectacular million dollar purchase of a well-known property by a prominent buyer or the sensational trade involving exchanges of large equities, but the purchase of the small investment holding by the buyer

who intends to hold the property. While the professional buyer continued to be identified with the market and this kind of purchaser figured in a number of transactions, such a large number of new purchasers appeared that the business assumed an entirely new aspect. It is a long time since so many deals for small holdings were consummated.

Th second important trend which manifested itself was the purchase of office and loft properties and the acquisition of sites for improvement with business buildings. In spite of the prevailing opinion among men familiar with the building situation that there will be no general early resumption of construction activity, it is obvious to every one that eventually the movement must come and many prospective builders are beginning to take advantage of the splendid opportunities now existing, due to the low prices at which unimproved property is being offered for sale. That some of these transactions should affect lower west side properties is not surprising since the operation of the new Seventh Avenue subway the extension of the avenue down Varick street and the dock improvements which will probably shortly be undertaken, will make the entire neighborhood especially desirable for various kinds of wholesale firms.

Large transactions of the week affecting business properties concerned a valuable Wall Street building which was taken by the New York Stock Exchange to provide for future extension of business and a tall office building at 198 Broadway, which was bought by well-known operators.

The third conspicuous feature of the business was the unusual activity of the operators, who bought and sold properties of practically every description on both a large and small scale. The ease with which operators are reselling properties assumes a special significance at this time because knowledge of their business reveals that many of them buy with the idea of making a quick resale. The fact that they have been so active recently leads to the belief that they are anticipating in the immediate future, the return of investment capital into real estate and they are seeking to capitalize the existing low prices at which property can be now bought.

Analysis of the business of the week must disclose to even the most pessimistic market observer that the trend is unmistakably upward. The belief is steadily growing that it will continue in this direction, and this contention is based not alone upon optimism but upon progress graphically illustrated by the growing number of transactions and the expanding demand. The fact that no marked improvement in the mortgage situation has become noticeable, tends to endow the business of the week with additional importance.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 50, as against 36 last week and 20 a year ago.

The number of sales south of 59th street, was 18, as compared with 15 last week and 8 a year ago.

The number of sales north of 59th street was 32 as compared with 21 last week and 12 a year ago.

From the Bronx, 14 sales at private contract were reported, as against 13 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 698 of this issue.

### Stock Exchange Plans Expansion.

The New York Stock Exchange has purchased the Mortimer Building at the corner of Wall and New streets from Robert E. Dowling, president of the City Investing Company, for a reported price of \$750,000. The building adjoins the exchange and was purchased with a view of preparing for a great expansion of business, which is anticipated in consequence of the growing importance of America's position in the world of

The building is eight stories high and nestles into the northwest corner of the Stock Exchange. It is one of the pioneer structures of the district. It was built in 1884 from plans made by George E. Post, and has a frontage of 57 feet on Wall street, 67.7 feet on New street, 52.6 feet on the southerly line and 57 feet on the easterly line.

The listings of domestic securities next year are expected to be large, and in addition bankers expect that the exchange will undertake the transaction of large business in foreign securities. In order to care for this expansion and to provide room for a new plan of clearance, which is expected to be adopted in the near future, as well as to house in one building the departments now located at 18 and 42 Broadway, and in other buildings, the Stock Exchange took advantage of the offer of the Mortimer Building. Robert E. Dowling contracted recently for the purchase of this property and that at 64 and 66 Nassau street from the Mortimer family.

### Bing & Bing Buy 198 Broadway.

A lower Broadway office building has passed into new ownership with the sale of 198 Broadway by Isaac H. Clothier, of Philadelphia, to Bing & Bing.

The property, which was held at \$500,000, is a twelve-story office and store building, on a lot 23 by 161.10. Mr. Clothier acquired this property in May, 1904, from the Campbell Realty Corporation, subject to a mortgage for \$350,000. It is one of the many properties he purchased in this city during a speculative campaign which he terminated about five years ago. A few weeks ago Mr. Clothier sold the twelve-story Jefferson Building, on 23d and 24th streets, just west of Sixth avenue, to the same purchasers.

The Broadway property is one of the first examples of the improvement of a narrow lot with a tall structure. It is one of five ownerships forming the block front comprising the Dutch Reformed Church, corner of Fulton street, formerly occupied by the Evening Post, the Riker-Hegeman property of the Flagler estate, the Childs Restaurant property, purchased in 1910 from the Southack estate, and the Corbin Building property, at the John street corner. This and the Fulton street corner are held under leases by Elias A. Cohen, who recently remodelled the structures. The remaining John and Dey street corners of Broadway have been modernized in recent years, the most notable improvement being the new Western Union Building.



**New West Street Project.**

A modern business building will replace a group of old West street buildings as the result of an interesting transaction just closed. Leon S. Alt-mayer and the Douglas Robinson, Charles S. Brown Company have sold for J. Seaver Page to Albert C. Merkle represented by John J. Buckley, attorney, the properties at 509, 511, 513, 515 and 517 West street, and 114, 116 and 118 Horatio street, eight business buildings, four stories and two stories in height. The property has a frontage of 109.7 feet on West street and a frontage of 125 feet on Horatio street. It is adjoined on the south by the American

Seamen's Friend Society who occupy a 5½-story modern fireproof building. The buildings sold will be immediately demolished and a fireproof business structure erected covering the entire plot of about 14,000 square feet. The actual height of the new building has not yet been determined, but it will be fireproof and modern. The present houses on the premises were built prior to 1839 by Z. Volney King & Brother, and have been used continuously since then as plaster mills.

**Another Horatio Street Deal.**

In a deal affecting adjoining property the heirs of Frederick W. Devoe sold

100 to 110 Horatio street, through to 99 to 111 Jane street, eleven brick buildings, ranging from one to six stories in height, fronting 171 feet in the former and 161 feet in the latter thoroughfare, having a depth of about 175 feet. The Douglas Robinson, Charles S. Brown Company, was the broker. The Devoe interests acquired the property about half a century ago, and up to about a year ago, it was occupied by the paint works of the Devoe & Reynolds Company. George Cressey is the buyer.

**Manhattan—New Jersey Exchange.**

A Broadway apartment house and a Montclair, New Jersey, residence figured in a \$500,000 trade. The Broadway property is the St. Regis, at the northwest corner of 152d street, a six-story elevator structure, valued at \$350,000, which Frederick Brown sold to the 3675 Broadway Corporation, incorporated at Albany, with W. M. Kilcullen, L. Bertcher, and J. W. Winkler as directors, and capitalized at \$40,000. This house has accommodations for forty-eight families and shows a total yearly rental of \$38,000. It occupies a plot 100 by 150.

Els Lodge, one of the finest estates on Upper Mountain avenue, Montclair, held at \$150,000, was taken in part payment by Mr. Brown. The place contains about four acres, laid out in attractive gardens, terraces, etc., having a frontage of 600 feet on Upper Mountain avenue. It overlooks Harrison Park and from its elevated position has extensive views of Manhattan. The residence on the property contains twenty rooms and five baths, billiard room and palm room.

**Out-of-Town Apartment Buyers.**

Philadelphia interests have bought the ten-story apartment house at 780 Madison avenue, between 66th and 67th street, held at \$350,000. The sale was made by Malcolm E. Smith and Rudolph C. Culver, Inc., and Edward J. Crawford, as brokers, for the North Madison Avenue Corporation. Two women are understood to head the buying syndicate which plans to manage and operate the property. The building stands on a plot 40 by 80 and is of modern construction. The selling company acquired title last October, following an auction sale of the property, which is next to the large residence of the Cutting family.

**Buyer for the Abbotsford.**

The Central Trust Company, as trustee for the estate of Mary W. Eels, sold the ten-story Abbotsford apartment house, at 411 West End avenue, southwest corner of 80th street, 102.2 by 100 feet, held at \$410,000, to an operator. The house is laid out with three ten room suites to a floor. The annual rentals are reported to approximate \$55,000. The building will be remodeled into small suites.

**Park Avenue Dwelling Buyer.**

Rufus L. Patterson, vice-president of the American Tobacco Company has sold, through Pease & Elliman, the four-story and basement dwelling No. 101 East 64th street, at the northeast corner of Park avenue, with a frontage of 20.10 feet on 64th street and 100.5 feet on Park avenue. The purchaser, Thomas A. Howell, well known in the sugar business, expects to rebuild the house and will occupy it on completion. Mr. Patterson bought the house last August. Directly opposite, at the southeast corner of 64th street, is the large plot accumulated by John D. Rockefeller, Jr., on which, it is understood, will be erected the new building for the Fifth Avenue Baptist Church.

**Brokers in Maiden Lane Deal.**

William A. White & Sons, negotiated the sale of the four-story building at 91 Maiden lane, on a lot 21.9 by 66, for the Preferred City Real Estate Company to the Empire Mortgage Company. The property adjoins the large plot assembled by Sigisbee Graham.

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**PROPOSAL**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 4, 1918.—Sealed proposals will be opened in this office at 3 p. m., December 20, 1918, for the labor required for the construction complete, with materials that will be furnished by the Government, of three new buildings, the extension to and changes in a fourth building, the moving of Surgeon's residence to a new location, the construction of certain walks and ramps, and the installation of certain outside steam, sewer, water, and electric services for the United States Marine hospital at New Orleans, La. Drawings and specifications may be obtained from the Superintendent of Construction, Custom House, New Orleans, La., or at this office, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

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**Art Dealers Add to Realty.**

Duveen Brothers, art dealers, are reported to be the buyers of the four-story residence at 1 West 56th street, on a lot 25 by 100.5, sold by Pease & Elliman, for Thomas Thacher and Philip G. Bartlett, as executors of the estate of Frederick Meade. The house is assessed at \$110,000. It adjoins the buildings of Duveen Brothers and Farquharson & Wheelock on Fifth avenue, and the holdings of August Heckscher on 56th and 57th streets.

**Heights Exchange and Re-Sale.**

The A. & J. Realty Corporation, Joseph Bender, president, bought from Frederick Brown, 530 West 144th street, a six-story elevator apartment, between Amsterdam avenue and Broadway, 87.6 by 100, containing thirty suites, renting for \$20,000 a year, and assessed for \$160,000. The seller bought the house November 30. In part payment he took and immediately resold to the Moses Realty Corporation, the seven Blythe-bourne apartments at the southeast corner of Madison avenue and 99th street.

**East 65th Street Residence Sale.**

Mrs. E. D. Douglass has sold the new five-story American basement dwelling at 16 East 65th street, between Fifth and Madison avenues, on a lot 20 by 100.5. This house has only recently been completed and has never been occupied. The property was held at \$113,000. Douglas L. Elliman & Co., were the brokers. It is interesting to note that this is the second sale of a fine modern residence in this street consummated by the same brokers within a fortnight. Walter E. Sachs is the buyer.

**Tenant Purchases Dwelling.**

George O. May, the tenant, has purchased the three-story residence at 53 and 55 East 91st street, on a plot 32.9 by 100. Mrs. Betty Greene, the seller, purchased two old dwellings that formerly occupied the site and subsequently erected the present building. The property is about 105 feet east of Madison avenue. It was held at \$90,000. The Carnegie residence is on the block to the west at the south corner of Fifth avenue.

**Big Westchester Trade.**

Well-known Westchester properties figured in an interesting exchange effected by Fish & Marvin, who sold the Parkhill apartments, a modern five-story terra cotta and brick structure, 100 by 150, at 242-46 South Broadway, Yonkers, N. Y., adjoining the Parkhill station and Parkhill Inn, to the Olds Holding Corporation, Frederick Brown, president, who gave in part payment the Pomeroy property known as Oakholm at Oriental Park, Mamaroneck, comprising two acres, a large dwelling and outbuilding. The Parkhill Apartments were built by the American Real Estate Company, are fully tenanted and were sold at \$150,000. The Pomeroy property is among the finest of Westchester residences, and was held at \$40,000.

**Plan Yonkers Hotel.**

The Ludlow Hotel Corporation, Inc., comprising James Runciman, president; H. A. Youmans, vice-president, and James H. Bennett, secretary and treasurer, purchased the southwest corner of Broadway and Ludlow street, Yonkers, as a site for a 400-room hotel, details of which are being worked out by the Roberts-Frost Company, of Manhattan.

**Bath Beach Houses Sold.**

Harry J. Appel of the Andrew Reis Company, in conjunction with Charles J. Curtin, sold to a client the dwellings 2012, 2014, 2018, 2020, 2030, 2032, 2036, 2038 and 2042 85th street, between 20th and 21st avenues. The property is valued at \$72,000. Mr. Appel predicts there will be a great demand for 1 and 2-family houses, especially in the Eastern Parkway Section owing to the convenient transit facilities which the new Interborough Subway will afford.

**Manhattan.****South of 59th Street.**

ELDRIDGE ST.—Juliana D. Baher estate sold 203 Eldridge st, a 6-sty front flat and a 4-sty rear flat, 25x100, between Rivington and Stanton sts.

FORSYTH ST.—The 5-sty tenement, 25x100, at 45 Forsyth st, has been sold through Byrne & Baumann for the estate of Sigmund Rothfeld to Phillip Freeman.

GREENWICH ST.—Daniel Birdsall & Co. have sold for Henry Youngs of Goshen, N. Y., 801 Greenwich st, a 6-sty building, on lot 25x77.10, to Joseph Yellen, the tenant.

MADISON ST.—Lawrence Davis sold to a client of J. Finkelstein & Son 284 Madison st, a 6-sty tenement, on lot 25x100.

SOUTH ST.—Richard S. Elliott has purchased from the Stewart estate a third interest in the 5-sty building at 159 South st, and 257 Front st, adjoining the corner of Dover st. Horace S. Ely & Co. and Charles F. Noyes Co. were the brokers.

22D ST.—H. Nelson Flanagan sold 231 East 22d st, a 3-sty stable and factory building, 25x98.9, for the estate of Charles H. Phillips, which has owned the place since 1865. The new owner is a Mr. Ridgicraft.

45TH ST.—Van Vliet & Place sold the 3-sty dwelling, on lot 16.8x100.5, at 215 East 45th st, which has not changed hands since 1867.

49TH ST.—Douglas L. Elliman & Co. sold for Mrs. Langdon B. Valentine the 4½-sty and basement residence at 21 West 49th st, between 5th and 6th ays, on a lot 22x102.2. This property, which is one of the Columbia College Leaseholds, was the residence of the late H. H. Hollister, and was assessed at \$67,000. Julia S. Walburg is the purchaser.

51ST ST.—Annie I. Kneer is reported to have sold the 3-sty dwelling at 236 West 51st st, on a lot 17x100.5, between Broadway and 8th av.

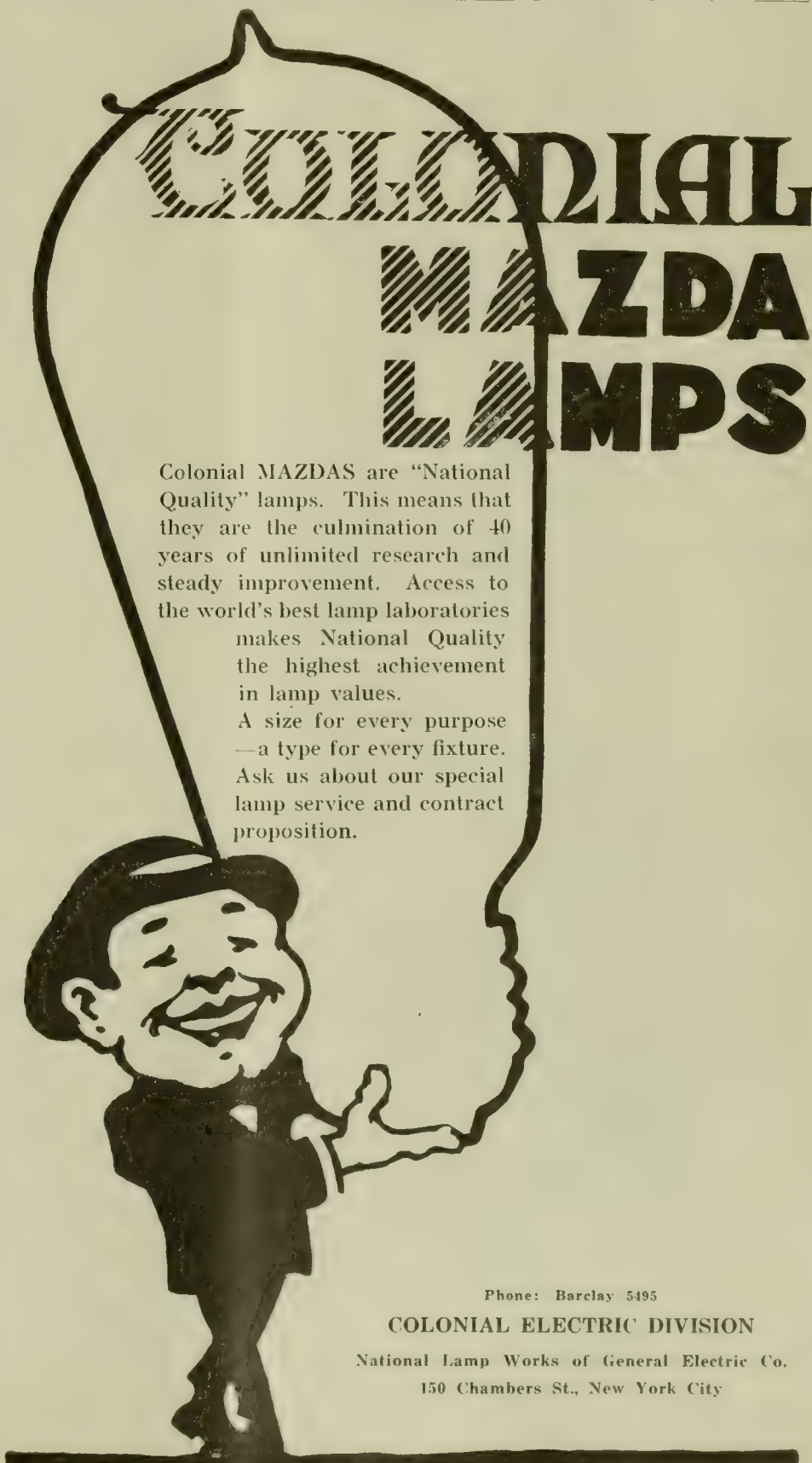
52D ST.—Pease & Elliman have sold for Dr. H. B. Baruch the 4-sty English basement dwelling, on lot 14x100.5, at 71 East 52d st, to Herman Patrick Pappé.

55TH ST.—Thomas J. O'Reilly sold the 5-sty tenement at 307 East 55th st, 25x100, to an investor, for the Emigrant Industrial Savings Bank, which recently acquired it at foreclosure.

LEXINGTON AV.—Douglas Robinson, Charles S. Brown Co. sold for the Henrietta Smith estate to John Gamble Rogers 367 Lexington av., a 3-sty dwelling, between 40th and 41st sts, on a lot 19.9x75.

**North of 59th Street.**

JUMEL PL.—Henry Baff, Inc., bought from William D. Kilpatrick the vacant plot, 25x100, 46 Jumel pl, 75 ft north of 168th st, for the site of a 1-sty poultry market, plans for which have been approved. Its construction will be started in the near future.



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73D ST.—Ernest N. Adler has sold for the Equitable Trust Co., as successors to the Madison Co., to Elias Rosenbaum, 227-29 East 73d st, two 5-sty tenements on plot 50x102.2. The purchaser plans for an extensive alteration of the premises.

75TH ST.—Harry Sugarman and Schindler & Liebler have sold for C. A. Clarke to James H. Cruikshank, the 4-sty front and rear tenement at 241 East 75th st, on lot 20x100, assessed by the city at \$15,000.

18TH ST.—James H. Cruikshank has purchased from Adeline V. Shaw, executrix of William A. Boyd, deceased, the 4-sty residence at 24 East 18th st, between Fifth and Madison ave, on lot 15.2x100, assessed by the city at \$41,000. P. J. H. Wittaker, Edgar J. Thompson and Charles E. Moore were the brokers.

78TH ST.—Julius Friend, Inc., sold for Frederick W. Lamar to Mrs. Annie Kneer the 3-sty residence at 219 West 78th st, on a lot 20x100.

86TH ST.—The 4-sty residence at 59 West 86th st, on lot 20.6x100.8, adjoining the northeast corner of Columbus av, has been sold. Title has stood in the name of Christian F. Fietjen since 1891.

90TH ST.—James H. Cruikshank purchased from Eugene Gideon 15 East 90th st, a 3-sty brick private dwelling, on lot 1.1x100.2, and has resold same to a prominent Long Island yachtsman, who intends to extensively renovate the dwelling and occupy it as his winter residence. Harry Sugarman was the broker in the sale to Mr. Cruikshank and Bryan L. Kennedy, Inc., negotiated the resale of the property. The property is assessed at \$18,000.

90TH ST.—Charles Galewski Co. resold for cash to Delta Tractor the 6-sty flat, 40x100, at 302 East 90th st, acquired recently in a trade involving 610 Jefferson av, the Bronx. C. J. Edgar negotiated the deal.

103D ST.—F. V. Kelley has sold 222 East 103d st, a 4-sty tenement with stores, on lot 20x100.11, between 2d and 3d avs.

108TH ST.—The Lawyers' Mortgage Co. has sold 324 and 329 and 335 and 331 East 108th st, two 6-sty new law apartment houses, each on a plot 30x100, just west of 1st av. The selling company acquired the properties at auction about two months ago as plaintiff in foreclosure proceedings.

113TH ST.—The Duff & Brown Co. sold for Joseph R. Park, of Rye, N. Y., the 5-sty flat at 305 East 113th st, on a lot 20x100.

119TH ST.—Nehring Bros. resold for the estate of Jane E. Ahrens 62 West 119th st, a 3-sty dwelling, on lot 11x100.11, held at \$12,000, to the present tenant, Lillian Masserer. The seller recently acquired the house in exchange for the Stockton apartments at St. Nicholas av and 100th st through the same brokers.

12TH ST.—Walter V. Reynolds has bought through L. B. Crane the 3-sty dwelling, on lot 12.0x99.11, at 230 West 12th st. Title is held by Wilkie L. Ebert.

130TH ST.—A. G. Thompson & Co. sold for Solomon Worthme 249 West 130th st, a 3-sty dwelling, to Fannie L. Wood.

136TH ST.—Horace S. Ely & Co. have sold 159 West 136th st, a 4-sty dwelling, 12.6x99.11, for Katharine S. Galbraith to a client of Albert H. Stout.

138TH ST.—B. W. Smith has sold for Anna L. Lumert, 305 West 138th st, a 3-sty dwelling, on lot 18.6x99.11, to Charles Barnes.

139TH ST.—Clotile Bendheim sold the 5-sty flat, 18.2x99.11, at 221 West 139th st, one of a row of King model houses, to a client of Nail & Parker.

204TH ST.—Abner Distellator, ribbon manufacturer, purchased the 5-sty apartment, 75x100, at 67 West 204th st, adjoining the historic Dyckman House, from the Benenson Realty Co., which acquired the property three weeks ago. Phelps & Damaine negotiated the resale.

MADISON AV.—Eugene Sillari has bought from Frederick Brown the 4-sty dwelling, 20x30, at 1998 Madison av.

MORNINGSIDE AV.—H. T. Wood sold for the Bergen estate to Dr. Charles Bartels for investment the 5-sty flat at the southeast corner of Morningside av and 118th st, known as 370 West 118th st. It stands on a lot 25.5x100 and was held at \$50,000. In exchange Dr. Bartels gave his summer place of 23 acres near Pearl River, N. Y., containing a 16-room house, with barns and outbuildings, valued at \$15,000.

NAGLE AV.—Joseph G. Abramson purchased through Byrne & Baumann 114-16 Nagle av, adjoining the corner of Arden st, a new law 5-sty apartment, 40x105x130, containing two three and three four-room apartments on each floor. The property has an annual income of \$9,000 and was held at \$55,000.

ST. NICHOLAS AV.—Henry Dahnke & Brothers sold for Walter G. McGee 759 St. Nicholas av, a 4-sty dwelling, 20.5x96.24x92.4, between 148th and 149th sts.

#### Bronx.

BECK ST.—Cohen & Neisman sold the two 5-sty apartments, 180x100, at 909 to 919 Beck st, northwest corner of Tiffany st, from Morganstern Bros., who held the houses at \$150,000. The same buyers recently acquired the apartment house at 894 Beck st, covering a plot 80x100. Phillips & Goldberg were the brokers.

FAILE ST.—Frederick Brown sold to the J. G. Leasing Co. 969 Faile st, at the southwest corner of Aldus st, a 5-sty flat, on plot 37x109, held at \$60,000.

SIMPSON ST.—Dr. M. Gecker has bought for investment from a Mr. Silverman 914 Simpson st, a 5-sty apartment house, on plot 75x105, adjoining the northeast corner of Barretto st. It is one of the two houses erected at this point by the Simbar Realty Co.

135TH ST.—Samuel Goldsticker sold for the James Mulligan estate the frame buildings, formerly a soda water factory, in the south side of 135th st, just west of 8d av, 30x100, to the New York Building and Improvement Co. for a warehouse site.

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147TH ST.—The Benenson Realty Co. sold the 5-sty flat, 45x100, at 433 East 147th st, to Frank Blanchard, a client of Laumelster & Herman. In part payment the sellers took the 6-fam tenement, 68x105, at 15 Washington pl, Mt. Vernon, and a 100-acre farm in Sullivan county.

165TH ST.—Schindler & Liebler have sold the private dwelling 836 East 165th st for the Melrah Realty Co. to a client.

165TH ST.—Ennis & Sinnott have resold to G. Fasano 502 East 165th st, a 4-sty tenement, on lot 25x96, held at \$20,000. George Price was the broker.

BATHGATE AV.—Central Trust Co. sold 2423 Bathgate av, a 5-sty new law house, 32x89, at the southwest corner of 188th st.

BELMONT AV.—D. A. Trotta has sold for Ann de Feo the 5-sty apartment, with stores, at the southeast corner of Belmont av and 187th st.

BRYANT AV.—Schwab & Co. resold for a client, for cash, to Robert Benenson, the 5-sty new-law apartment house, 1076 Bryant av, size 40x100, with a gross rental of \$7,800. The property was held at \$47,500.

GRAND CONCOURSE.—Frederick Brown bought from Mrs. Emma G. Keith the 4-sty apartment house, 50x80, at 2403 and 2405 Grand Concourse and Boulevard. T. H. Kelly was the broker.

UNIVERSITY AV.—Charles S. Kohler has sold to an investor 2512 University av, near 190th st, a 5-sty apartment house, containing 23 apartments, on a plot 50x57x125, renting for over \$10,000, for a reported price of \$85,000. In part payment the William M. Moore Holding Co. took the southwest corner of Minerva pl and Grand Boulevard and Concourse, vacant, 70x100, for a consideration of \$25,000.

WHITE PLAINS RD.—W. J. Huston & Son sold for the Bond & Mortgage Guarantee Co. a plot, 100x100, east side of White Plains rd, 457 ft south of Watson av.

#### Brooklyn.

DEAN ST.—L. Covert sold for Henry Batchis a 4-sty residence at 1324 Dean st, to Renee de Fina.

GRAND ST.—The John Pullman Real Estate Co. has sold 116 Grand st, a 3-sty business dwelling, for Carol C. Doepker to Oscar Ross for investment.

MAPLE ST.—J. D. O'Connell, Jr., sold 159 Maple st, a 2-sty stone dwelling, 20x100, for Josephine Ruhlmann to an investor; also 311 Caton av, a 2-sty brick dwelling, with garage, 20x100, to Ada Nicholson.

UNION ST.—Charles E. Rickerson has sold for Charles H. Fletcher to M. J. Sage, the 2-sty brick stable at 788 Union st, between 6th and 7th avs.

EAST 14TH ST.—Cahn & Pittman have bought from the estate of Ida A. Zentler and Florence P. Schmickl 1754 East 14th st, a 2½-sty building, on plot 35x100; also 1402 Av P, southeast corner of 14th st, a 2-sty dwelling, 16x96. M. M. Rongler negotiated the sale.

55TH ST.—Martin A. Ansbre sold in Brooklyn 546 55th st, a 16-fam. flat, for Rose Bowling; 449 63d st, a 2-fam. house, for Daniel Spillane.

61ST ST.—Tutino & Cerny sold for a client to Samuel Meltzer, for investment, the 2-sty frame dwelling, lot 20x100, at 363 61st st.

74TH ST.—Walter S. Ross and C. C. Gretzinger sold 273 74th st, a 2-sty 2-fam house, lot 20x100, for Henry Mally.

FLATBUSH AV.—The McInerney-Klinck Realty Co. sold for the Liebermann Construction Co., for a reported consideration of \$100,000, the 4-sty store and apartment house at the southwest corner of Flatbush av and Dorchester rd, on a plot 100x115.

ST. MARKS AV.—Bulkley & Horton Co. sold 649 St. Marks av, between Rogers and Nostrand avs, a 3-sty stone dwelling with 2-sty and basement extension, lot 20x125, for W. R. and Howard Mercer.

#### Queens.

EDGEWARE.—The Lewis H. May Co. resold for Bernard Cohen the Lancaster property on the northwest corner of Grandview and Sprayview avs, Edgemere, L. I., to Mrs. Bertha Flush, who after extensive alterations will occupy. This property adjoins the Edgemere Club.

LONG ISLAND CITY.—James H. Cruikshank purchased from Joseph W. Lawrence the 3-sty flat, with store, at 85 Borden av, on plot 25x90, assessed by the city at \$10,000. Harry Sugarman was the broker. Mr. Cruikshank immediately resold it to the present tenant, Sigmund Feldman. W. P. Jones was the broker in the resale.

#### Out of Town.

GREAT NECK, L. I.—William Ingersoll, actor, now appearing in "The Wise Fools," purchased a corner site of about three-quarters of an acre at Cedar dr and Myrtle av in the Great Neck Estates section, through I. G. Wolf. Mr. Ingersoll is having plans drawn by George Hardway, architect, for a residence to be ready for occupancy next June.

CRANFORD, N. J.—Feist & Feist, Inc., report the sale of 55 acres in the centre of Cranford, N. J., having a frontage on Lincoln av, which is to be developed for marketing in plots that are being laid out, and is to be known as Cranford Park. When the property is developed there will be about 300 50-ft. plots of highly restricted property. Contracts are to be given out after the first of January for the continuing of sewerage pipes and water pipes through the property, and the paving of the streets, laying of sidewalks, etc. The buyer is Walter W. Mooney.

TARRYTOWN, N. Y.—The Robert E. Farley Organization has sold for the Estates of Tappan Zee, Inc., another large plot on the corner of Millard and Philippe avs, in the Philippe Manor section, to J. McLaughlin of Tarrytown.

BRIARCLIFF MANOR.—Fish & Marvin sold for the Briarcliff Realty Co. a portion of their

property known as "Pocantico Lodge Cottage, with one acre of land, situated on the Pleasantville rd, just east of Briarcliff Manor, to Charles P. Robinson, who is connected with the United States Food Administration of this city.

OSSINING, N. Y.—The Robert E. Farley Organization sold for William Washburn Ryder about 30 acres of land on Pinesbridge rd to the Catholic Foreign Missionary Society of America

for the enlargement of Mary Knoll, first Catholic foreign missionary society organized in America. It is understood that some time in the near future additional buildings will be constructed on the new property.

WHITE PLAINS, N. Y.—The Westchester Real Estate & Improvement Co. sold through Griffen, Prince & Ripley, a house and large plot on Mitchell pl, to E. W. Weber.

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(NOS. 401-403 PLEASANT AVE.)

A 4-story and basement brick apartment house with store on ground floor and 2 apartments of 5 rooms and bath on each upper floor. Size 50x50.

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253 E. 72d St., City

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To close estate of **LUDWIG TRAUBE**

80 East 90th St.

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A 3-story brownstone dwelling containing 10 rooms and bath. Size 17.2x100.8.

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162 REMSEN ST. BROOKLYN  
Telephone 6480 Main**RECENT LEASES.****\$700,000 Railway Express Lease.**

The Rowantree-Schley Co. state that all previous reports of the leasing of the space at 111-119 West 19th street through to 110-118 West 20th street by the Equitable Life Assurance Society to the American Railway Express Company were premature, as the first and final papers were only signed Wednesday. The lease involves the third to eighth floors inclusive, 100 by 184 feet, making a total of 110,000 square feet. After the completion of alterations this entire space will be used as accounting and clerical offices to supersede the offices now located in numerous locations about town. The lease is for a term of years at a rental involving about \$700,000.

**Big Brooklyn Pier Taken.**

G. F. Butterly leased for the Ireland Realty Company the steamship and railroad pier, foot of North 1st street, Williamsburgh, Brooklyn, on the East River, just vacated by the New England Steamship Company (New York, New Haven & Hartford R. R. Company), which is now accommodating shippers, receivers and manufacturers at the Eastern District Terminal. The lessee is a steamship company which has been engaged in exporting products to and from the West Indies and Coastwise ports, and since the termination of hostilities propose acquiring additional water fronts in New York harbor, to further facilitate shipments, the receiving of cargoes and berthing steamers from many foreign ports. The annual rental secured for this pier is much higher than that heretofore paid by the R. R. Company. The property measures 500 ft. from North 1st and River streets to the outside pier head line, and has an average width of 150 feet. These measurements include the upland and land under water having thereon a covered pier measuring 42x300; also a two-story freight house and office building. The lease is for a period of ten years commencing Dec. 14; the aggregate rental being about \$300,000 for the term including taxes, insurance and repairs.

**\$300,000 Beaver Street Rental.**

National Transit Company, H. D. Bushnell, president, leased the eleventh and part of the twelfth floor at 18 Broadway, containing about 12,000 square feet of floor area, from E. E. Smathers, through Felix Isman, Inc. The property forms an L around the corner of Broadway and Beaver street, and has a frontage in the latter thoroughfare. The lease is for twenty years and expires May 1, 1939. The rental is at the rate of \$2.50 a square foot. Severance & Van Alen, architects, are completing extensive alterations to the structure at a cost estimated to be about \$300,000. Two stories will be added to the building and in addition to other structural changes, a new heating plant is being installed. The Exchange Buffet is negotiating for the leasing of large space in the basement of the building.

**Novel Commercial Lease.**

L. C. Cowen has rented for Jos. Reinhorn to the Montiray Food Co., Inc., the first loft in 216 West 42d street, adjoining the New Amsterdam Theatre. The tenant will establish a demonstrating room and restaurant for the display and sale of the Mexican and South American Food products which the company manufactures. The restaurant will be called the "Sonora."

**Sixth Avenue Schulte Store.**

The Schulte Realty Company, through Herbert Hecht & Co. leased from Samuel Gruber for a term of ten years, a 25 foot corner store at 6th avenue, southeast corner 36th street. This location was chosen in view of the rapid development of 36th street as the wholesale millinery center, the most recent accession to this colony being F. Blumenthal & Co. After extensive alterations another link will be added to the

chain of Schulte Cigar Stores. The Liggett-Riker-Hegeman Co., recently leased the northwest corner of 36th street and Broadway, through the same brokers.

**Lessee Will Alter.**

The Club Operating Company, which has recently leased several dwellings on the east side for conversion into small apartments, plans a similar change at 48 East 50th street, a twenty-foot house, which Pease & Elliman have leased to the company for Austen Gray for a long term of years.

**Manhattan.**

JAMES S. ANDERSON & CO. have rented to Charles F. Biele for a term of years the three 5-story brick buildings at 379-381 West 12th st. through to Jane st. to be occupied for the manufacture of show cases; also the building at 122 Jane st. which will be occupied as a garage after extensive alterations. This plot covers a ground area of about 7,500 sq. ft.

BASTINE & CO. have rented the following space: 7th floor 78 5th av to the Union Textile Co., Inc.; space at 112 East 19th st to Row-Peterson & Co.; at 112 East 19th st to John Dunlop's Sons; the 4th floor 28-30 Waverly pl to the Superior Coat Front Co.; 9th floor 19-21 West 24th st to Harris Blumenfeld; and 6th floor 19-21 West 24th st to I. Zelikow & Sons.

THE BRETTE & GOODE CO. leased for the Berman Stores Co. the top floor, containing about 12,000 sq. ft., in the former Simpson-Crawford property, southwest corner of 6th av and 20th st, for a long term of years to Weinrub Bros.; also in 7-11 West 45th st a half floor to Charles T. Dougherty Co., Inc., jewelry manufacturers.

DUFF & BROWN CO. leased, for W. L. O'Connor, 531 West 148th st, a 3-story dwelling, to J. L. Vincent.

DOUGLAS L. ELLIMAN & CO. leased the 4-story dwelling at 21 East 94th st, between 5th and Madison avs, for Major Theodore L. Bailey to E. Lawrence White, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building at 270 Park av for the Vanderbilt Avenue Realty Corporation to John B. Lord; an apartment in 925 Park av, northeast corner of 80th st, for Mrs. Henry Winthrop Gray to George Whitney, furnished, for the season; and an apartment in 140 West 57th st to W. P. Hardenbergh, Jr.

J. ARTHUR FISCHER leased for Charles Hensle to George Bravaseles the parlor floor store at 203 West 38th st.

N. BRIGHAM HALL and WM. D. BLOOD-GOOD, INC., leased apartments in 100-111 East 58th st to Mrs. L. M. Worrell, Miss Rosa Belle Holt, Mrs. Louise G. Crosby and Mrs. W. K. Simson; in 611 West 136th st, apartments to Mrs. E. B. Harnett, Mr. J. R. Mason, Mrs. A. Hovey, Miss Florence Smith, J. J. Pusey and W. B. Fisher; in 48-50 West 21st st, the 7th loft to Progress Tucking & Hemstitching Co., and the 11th loft to Vinegrad & Kaye.

HERBERT HECHT & CO. leased to the St. Regis Restaurants for a long term of years a large store in the building formerly occupied by "Pabst's," adjoining the Park Theatre. The space was held at \$14,000 per annum. This store will have a combined frontage on the Circle and 58th st totaling about 70 ft. The lease is taken from the Circle Realty Co. (Walter J. Salmon), who recently obtained a long term lease on the entire property, and is now extensively remodeling same into a store and office building. The Schulte Cigar Co. has made arrangements to open up a large store at the corner of 58th st and 8th av in this same property.

HEIL & STERN have leased in 31-3 East 28th st the 9th floor to J. & M. Schoen; in 8-10 West 19th st the 7th floor to Eagle Neckwear Co.; in 3-5 East 28th st the 6th floor to Zenker & O'Donnell; in 41 East 21st st the 7th floor to C. B. L. Co.; in 142-6 West 26th st the 11th floor to Inflexible Waist Co.

M. & L. HESS, Inc., have leased the 7th floor at 244 5th av to P. F. Collier & Son, publishers; also, in conjunction with Spear & Co., the 6th floor at 115-17 East 23d st to Danda-Halpern Co., art linens.

THE HOUGHTON CO. leased to Charles Spiro the 5-story American basement dwelling 321 West 80th st for the estate of Edward Early.

HUBERTH & HUBERTH have leased offices in the American-Circle Building to Harry B. Carpenter, M. G. Macdonald and Inland Machine Works.

SAMUEL H. MARTIN, in conjunction with William A. Taylor, Inc., has leased for Mary E. McMonegal the dwelling at 171 West 87th st for a term of three years to Thomas Callahan.

J. K. MOORS has rented apartment's at the "Kenmore," 353 West 57th st, to Alexander Fraser, Dr. Jonesoff, Mrs. Alice Simpson, and studio apartments at 327 West 57th st to Miss Marie Mallard, Robert Markham and Lynn Rich.

PEASE & ELLIMAN have leased, furnished, for Mrs. Montague Flagg to Mrs. John R. O'Mare the 4-story dwelling at 114 East 39th st, between Park and Lexington avs. The same brokers have also leased to Walter R. Bullock the 4-story dwelling at 32 East 53d st, between Madison and Park avs; also furnished, for Mrs. O. E. Railing a large apartment in 270 Park av to Dr. R. S. Naon, the Ambassador to the United States of the Argentine Republic; furnished, for Mrs. A. A. Hart her apartment in 970 Park av to Mrs. G. W. McClelland; and apartments in 383 Park av, for D. L. Elliman & Co. as agents, to Killian & Van Rensselaer; in 10 East 53d st to G. B. Warner; in 144 East 36th st, for Miss Betty



Randolph, to C. S. Switzer; in 695 Lexington av to Miss Eva Stott; in 24 East 47th st to Walter Field; in 21 East 57th st to Mrs. L. Deane; in 30 West 59th st to Mrs. K. R. Rollinson; in 115 East 56th st to the Misses Nathalie Cole and Vivian S. Wolf; in 33 East 63d st for Mrs. H. Waixel to Howard Esterbrook, and in 345 West 85th st to Mrs. Katherine M. Brice. Pease & Elliman also leased for Mrs. J. M. Allen, who was represented by Hugh Gordon Miller as attorney, to Smith & Jaffe, the store in 35 West 46th st.

LOUIS M. POLLOCK leased the 5-sty building at 42 West 34th st, near the Hotel McAlpin, for a long term to the Alpine Restaurant Co., S. J. Klein, president. Fred D. Menkl and the Cross & Brown Co. negotiated the lease.

GEO. R. READ & CO., have leased a floor at 11 East 30th st to Boris Dessler, 1cr Butler & Baldwin; 9 East 35th st to Eugene Rothenstein; space at 17 Madison av to Import Sign Co., at 11 5th av to Maurice Rosenstein, at 1170 Broadway to Abraham Schnitzler, at 392 5th av to C. D. Heller Co.; also, in conjunction with L. J. Phillips & Co., the apartment (furnished) of Mrs. Duke, in the "Belnord," Broadway, 86th and 87th sts, to H. J. Adama; also, for Mrs. M. M. Clifford, at 52 West 56th st, the 3d floor apartment (furnished) to Mrs. Levitus, and the 4th floor apartment to Mrs. Kingsland.

RULAND & WHITING-BENJAMIN CORPORATION leased space on the 7th floor in 17-19 West 45th st to the Marshak Jewelry Co. for a term of years. They also report leasing the 3d loft in 69 Beekman st to Jordan Bros., electricians; space in 35 Ann st to Birmingham Bros., jewelers and enamellers; store and basement in 79 Mercer st to Max Amsler, commission merchant.

STEPHEN H. TYNG, JR. & CO. leased for Homer Foot, Jr., to Lang & Hoffman, silks, large space on the 17th floor in 334 4th av, for a long term; for Fredk. Fox & Co. the entire 7th floor in 12-16 East 22d st, to Stanton Bros., dealers in ladies' neckwear; for Johnson-Kahn Co. in 212 5th av, large offices to the N. Y. Reciprocal Underwriters & Individual Underwriters, for a long term; for Douglas Robinson, Chas. S. Brown Co., the entire 10th floor in 73 5th av, to Moskin Bros., for executive offices for their chain of clothing stores, and for U. S. Life Ins. Co., the 7th floor at 99-101 5th av, to M. Brodsky & Co., dealers in threads and yarns.

THE UNITED STATES RAILROAD ADMINISTRATION rented, through A. A. Hageman, the Norfolk & Western Railway Company's store, 1245 Broadway, to Otto Kuehn, jeweler and optician.

E. K. VAN WINKLE rented furnished apartments at 504 West 113th st for Miss Susan H. Kurtz to Geo. E. Everart; at 801 West End av for Mrs. Olga L. Kohler to Federico Lesser, in conjunction with Clark Realty Co.; at 307 West 79th st for Mrs. M. Von Reutlinger to Mrs. H. D. Wise; also rented unfurnished apartments at 60 West 75th st for estate of J. V. D. Card to Jos. Langer; at 804 West End av for L. O. Peck to Barnett Braslow; at 128 West 72d st for Edw. C. Ely to Mrs. B. B. Brown; at 19 East 57th st for the 19 East 57th St. Co. to C. W. Layton; at 723 St. Nicholas av for Wm. Whitlock to Edward M. White; at 19 East 57th st for 19 East 57th St. Co. to Benj. Frankfeld.

WM. A. WHITE & SONS leased 245-251 7th av, a loft, to Isidore Helitzer; 78 Greene st to O. S. Waist Co.; at 325-331 Lafayette st to Salvatore Chiarharo and Abraham Goldberg; and in conjunction with Spear & Co. at 186-188 Wooster st to the Novelty Training Bag Co., and with L. Tanenbaum, Strauss & Co. 620 Broadway to Harry Feil and Martz Rauner.

WM. A. WHITE & SONS leased offices at 18 Broadway to Independent Trading Co.; at 24 Stone st to American Dock Co., and at 111 Broadway to Humbreto Braeza and Howard E. Perry; also in conjunction with Geo. R. Read & Co. the 12th floor at 43-49 Exchange pl to Hays, Kaufmann & Lindheim.

WM. A. WHITE & SONS leased to James Gordon the houses at 172 and 174 West 126th st, and to Harry Lesser the tenement at 532 East 16th st; also in conjunction with B. W. Smith the house at 234 West 136th st.

REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent of the building at 587 3d av.

PEASE & ELLIMAN have been appointed managing agents of the 12-sty apartment house at 30 West 59th st, between 5th and 6th avs.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloogood, Inc., has been appointed managing agent for 25 West 83d st.

HENRY BRADY has been appointed agent for 416 East 101st st by John G. Deyer, receiver, pending foreclosure proceedings.

CHARLES LAUE is the buyer of the 5-sty tenement at 235 East 56th st, sold recently by Harry Sugarman for James H. Cruikshank.

PORTER & CO. negotiated the sale, recorded recently, for the Gaines-Roberts Co., to Florence Gorday, for occupancy, of the 3-sty dwelling, 245 West 121st st, 18x100.

WM. A. WHITE & SONS have been appointed agents for Charles A. Lane of the 5-sty mercantile building at 44-46 Duane st, and for the estate of Mary F. T. Norwood of the 4-sty tenement at 209 East 113th st.

THE ATLAS STORAGE CORPN. to the actual purchaser of the Lemp Brewing Co. building at 555-57 West 22d st, credited to C. B. Richard & Co. Douglas L. Elliman & Co. and the Charles F. Noyes Co. were the brokers.

I. B. REINHARDT of New York has purchased from N. A. Larkin of Troy his private camp on Lake Burden, including a tract of 80 acres, with numerous buildings, and valued at \$35,000. The camp, which is completely equipped, is on the Mohawk Trail, about twelve miles from Troy.

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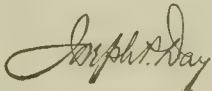
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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

#### MANHATTAN.

##### Conveyances.

	1918 Dec. 6 to 13	1917 Dec. 7 to 13
Total No.	123	95
Assessed Value	\$5,467,000	\$4,244,800
No. with consideration	14	8
Consideration	\$392,650	\$172,050
Assessed Value	\$446,000	\$180,000

	Jan. 1 to Dec. 13	Jan. 1 to Dec. 13
Total No.	5,624	7,089
Assessed Value	\$323,884,180	\$484,435,723
No. with consideration	857	978
Consideration	\$34,663,862	\$41,756,218
Assessed Value	\$38,317,900	\$52,231,956

##### Mortgages.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	45	41
Amount	\$727,820	\$439,258
To Banks & Ins. Cos.	4	3
Amount	\$62,800	\$23,000
No. at 6%	24	14
Amount	\$174,720	\$80,958
No. at 5½%	6	1
Amount	\$48,500	\$5,000
No. at 5%	8	12
Amount	\$299,500	\$149,300
No. at 4½%	1	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	7	14
Amount	\$205,100	\$204,000

	Jan. 1 to Dec. 12	Jan. 1 to Dec. 13
Total No.	2,276	3,097
Amount	\$51,196,534	\$117,890,660
To Banks & Ins. Cos.	376	604
Amount	\$23,096,280	\$64,163,340

##### Mortgage Extensions.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	21	27
Amount	\$1,210,600	\$786,850
To Banks & Ins. Cos.	12	6
Amount	\$1,046,100	\$549,000

	Jan. 1 to Dec. 12	Jan. 1 to Dec. 13
Total No.	1,139	1,721
Amount	\$72,692,297	\$118,376,125
To Banks & Ins. Cos.	508	842
Amount	\$45,574,057	\$91,952,900

##### Building Permits.

	1918 Dec. 7 to 13	1917 Dec. 8 to 14
New Buildings	2	4
Cost	\$80,000	\$422,000
Alterations	\$70,850	\$829,050

	Jan. 1 to Dec. 13	Jan. 1 to Dec. 14
New Buildings	167	297
Cost	\$8,231,300	\$29,000,200
Alterations	\$8,765,314	\$12,858,055

#### BRONX.

##### Conveyances.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	87	82
No. with consideration	4	14
Consideration	\$24,350	\$51,950

	Jan. 1 to Dec. 12	Jan. 1 to Dec. 13
Total No.	4,222	5,566
No. with consideration	477	961
Consideration	\$4,582,076	\$7,450,494

##### Mortgages.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	23	35
Amount	\$346,427	\$248,375
To Banks & Ins. Cos.	2	3
Amount	\$125,000	\$10,500
No. at 6%	18	15
Amount	\$320,227	\$41,400
No. at 5½%	2	3
Amount	\$11,000	\$94,500
No. at 5%	2	5
Amount	\$1,200	\$37,000
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	.....	8
Amount	.....	\$69,717
Interest not given	1	4
Amount	\$4,000	\$5,758

	Jan. 1 to Dec. 12	Jan. 1 to Dec. 13
Total No.	1,742	2,636
Amount	\$10,924,668	\$16,331,123
To Banks & Ins. Cos.	99	169
Amount	\$1,501,542	\$2,606,115

#### Mortgage Extensions.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	5	8
Amount	\$48,500	\$250,000
To Banks & Ins. Cos.	1	1
Amount	\$10,000	\$110,000

	Jan. 1 to Dec. 12	Jan. 1 to Dec. 13
Total No.	121	598
Amount	\$6,217,307	\$11,468,874
To Banks & Ins. Cos.	80	165
Amount	\$2,108,700	\$4,081,500

#### Building Permits.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
New Buildings	2	3
Cost	\$10,500	\$29,400
Alterations	\$7,900	\$12,150

	Jan. 1 to Dec. 12	Jan. 1 to Dec. 13
New Building	406	594
Cost	\$7,166,875	\$8,333,775
Alterations	\$1,294,350	1,169,775

#### BROOKLYN.

##### Conveyances.

	1918 Dec. 6 to 11	1917 Dec. 6 to 12
Total No.	356	339
No. with consideration	21	25
Consideration	\$147,310	\$226,650

	Jan. 1 to Dec. 11	Jan. 1 to Dec. 12
Total No.	22,476	21,433
No. with consideration	1,512	1,777
Consideration	\$12,803,483	\$17,440,247

##### Mortgages.

	1918 Dec. 5 to 12	1917 Dec. 6 to 12
Total No.	228	218
Amount	\$694,104	\$1,681,818
To Banks & Ins. Cos.	18	49
Amount	\$88,800	\$657,250
No. at 6%	170	135
Amount	\$448,690	\$300,018
No. at 5½%	32	20
Amount	\$149,075	\$96,850
No. at 5%	8	14
Amount	\$29,000	\$34,400
Unusual rates	2	1
Amount	\$10,000	500
Interest not given	17	48
Amount	\$62,341	\$1,250,050

	Jan. 1 to Dec. 11	Jan. 1 to Dec. 12
Total No.	13,065	13,390
Amount	\$43,116,162	\$56,010,013
To Banks & Ins. Cos.	1,229	2,298
Amount	\$7,034,122	\$18,845,036

##### Building Permits.

	1918 Dec. 5 to 11	1917 Dec. 7 to 13
New Buildings	29	45
Cost	\$136,550	\$706,350
Alterations	\$88,130	\$142,795

	Jan. 1 to Dec. 11	Jan. 1 to Dec. 13
New Buildings	2,748	2,830
Cost	\$16,549,371	\$25,289,315
Alterations	\$3,786,158	\$4,670,307

#### QUEENS.

##### Building Permits.

	1918 Dec. 5 to 11	1917 Dec. 7 to 13
New Buildings	25	48
Cost	\$112,090	\$78,300
Alterations	\$22,134	\$10,287

	Jan. 1 to Dec. 11	Jan. 1 to Dec. 13
New Buildings	2,077	3,342
Cost	\$7,120,589	\$10,937,049
Alterations	\$1,453,294	\$1,556,656

#### RICHMOND.

##### Building Permits.

	1918 Dec. 5 to 11	1917 Dec. 30 to 13
New Buildings	22	8
Cost	\$54,305	\$33,255
Alterations	.....	\$3,460

	Jan. 1 to Dec. 11	Jan. 1 to Dec. 13
New Buildings	697	601
Cost	\$1,800,817	\$1,882,372
Alterations	\$364,676	\$306,179

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# Judge Gary Outlines Future of Steel Industry

## War Industries Board Ceases to Function on January 1—Steel Manufacturers Propose Lower Scale

**A**NOUNCEMENT from Washington this week that the War Industries Board will cease to function on January 1, next, and, therefore, would take no action towards further control of the price of steel as regulated by Judge E. H. Gary, Chairman of the Board of Directors of the United States Steel Corporation, and spokesman for other members of the Iron and Steel Institute, had the effect of focusing attention on the steel market in the immediate future. The "country's barometer" will have the centre of the stage for the next few weeks, at least, as never before.

Judge Gary had prepared a schedule of prices on a materially lower basis than were in effect under Government regulation. He made them public with the announcement that, while they had not been recommended, they represented what the steel industry believed to be a proper price basis beginning with the new year.

The present prices with the proposed reductions in the basic steel products were Bessemer pig iron \$35.20, basic pig iron \$33 and foundry pig iron \$34, each to be reduced \$3 a gross ton; blooms and large billets, now \$47.50, to be reduced \$4 a gross ton; heavy shapes, now \$67.20, to be reduced \$4 a net ton; sheared and universal plate, \$72.80, to be reduced \$5 a net ton; merchant bars, \$64.96, to be reduced \$4 a net ton; black sheets (No. 28), \$112 a gross ton, to be reduced \$6 a net ton; tin plate, \$7.75 a hundred pounds, to be reduced 40 cents.

The proposed prices also contained reductions in about the same proportion in the less important products of the steel mills, with the exception of plain and barbed wire and wire nails. Iron ore was eliminated from the list of new prices.

The effort to stabilize the market at a lower basis is considered an intermediate step in throwing the market open. Under Government supervision it was easy enough to maintain a maximum price list for the various products, but after Dec. 31 the consumer at home and abroad is going to have the real voice in determining prices for steel.

The market may later tend to work downward from the proposed plane; it may work upward. Steel trade journals report substantial inquiry for pig iron for export.

During the balance of the current month it is probable that cancellations of Government contracts will show their full force and the new year will begin with conditions ripe for a normal period of buying.

In this connection it is of interest to give the predictions as to the future of business made by Judge Gary at the meeting of steel manufacturers before they went to Washington to try to induce the War Industries Board to continue Governmental control of steel.

Mr. Gary said that he hoped no manufacturer would favor wage reductions, notwithstanding that the War Industries Board might decide the matter of prices.

"I am assuming," he said, "that you will not favor reductions in the wage rates unless and until it shall become absolutely necessary. Our prices have been high during the last year, and in the cases of a few companies the profits have been large.

"Costs of production in the course of time will be decreased, though not to former levels. It is hoped that no seller of our products will feel inclined to make prices too high simply because he may be able to secure them, nor too low simply because he is in need of ready cash. We ought to get back to a peace basis as speedily as possible.

"We are so rich and prosperous and our resources are so large that indulgence in feelings of fear or doubt as to our financial, commercial or industrial safety and progress would be wholly unjustified. Our prospects are bright, our opportunities for success are greater than ever before.

"I predict the next five years in this country will be the most progressive, prosperous and successful in our history. The results will astonish even the most optimistic to-day. We need to be conservative, thoughtful, persistent, fair minded and wise to the limit of our understanding."

In discussing the labor situation, Judge Gary said:

"During the war the wage rates have been increased materially and frequently. They are now much higher than ever before, so far as I am informed; it is claimed in some respects they are out of proportion. For one, I believe we

have not been paying more than was proper and just. The necessary costs of living have been growing, and unless and until they are reduced it would seem that, on the average, the present wages are reasonable.

"It is urged that on the basis of the present scale of wages the employers cannot afford to make reductions in the prices of their commodities, and many insist they are entitled to higher wages. As we, in this country at least, are operating and living on a basis of general prices that are abnormal, we might consider the propriety of making reductions at the same time in every direction; but this would be impracticable. Therefore, if there are to be reductions they must be gradual and considered in individual cases. We must commence at some point or place. Judging from the past all of us believe we should not commence to make reductions at the point of wage rates; sacrifices must previously be made by employers. Our employees must continue to be treated liberally with respect to their compensation and general welfare. We will continue to show to them that it is our intention to consider their merits, and to treat them as associates and valuable assistants in our work. We should give no cause for reasonable complaint or unfavorable criticism.

"If the workmen generally are treated fairly and liberally they will stand contented for fair treatment of the employer. I refer now to the wage earners. But who are workmen? You and I, as well as the man who works by the day. Most of us, if not every one of us, started on the farms or in the shops or mills, for very low compensation, and we are proud of it. We are still workmen, with long hours and arduous tasks. No man wishes to remain at the bottom of any ladder. All wish to climb and to prosper. All desire to occupy positions of independence and they want to secure this by hard work. Let us use our influence in assisting our employees to progress and succeed. Let us retain their confidence and loyal support by our action. They will meet us half way if they are permitted to exercise their own judgment and spirit of fairness. Conditions now are good, and you who are listening to me have been a potential factor in bringing this about.

"I am assuming you will not favor reductions in the wage rates unless and until it shall become absolutely necessary, notwithstanding it is possible the War Industries Board may decide there ought to be conservative reductions in the price of our commodities after January 1. Our prices have been high during the last year, and in the cases of a few companies the profits have been large. In order to maintain production up to full capacity of all manufacturing works, so as to meet the military necessities of this country and its associates in the war, it has been necessary to fix prices larger than normal, because of increasing costs of production, by reason of wage increases and higher prices for everything the producer has been obliged to buy or pay for. However, the war is ended and producing and selling conditions are changing. Furnaces and mills will be returned to ante-war uses and methods. The law of supply and demand will again control. There will soon be no restrictions in prices nor anything to prevent their settling down to a lower basis, depending upon circumstances. Costs of production probably will, in the course of time, be decreased, though not to former levels. It is to be hoped no seller of our products will feel inclined to make prices too high simply because he may be able to secure them, nor to make them too low simply because there is need of ready cash. Everything depends upon the individual producer. If we are fair and reasonable toward our employees, our customers, our competitors and those who own our properties, we shall not become demoralized nor foolish, and we will be entitled to the approval of all other lines of business and to the people generally. No one in the long run is benefited by unreasonably high or low prices. This has been tested over and over again. The general public, as in 1907, expects the steel industry, called the barometer of trade, to exercise moderation and skill, and, so far as legitimate and right to lend its efforts in aiding the stabilization of business. For our past attitude we have been commended. In the future we may expect to receive our just deserts."



# CURRENT BUILDING OPERATIONS

THE Federal Government recently assumed a leading position in the widespread effort to revive the building industry and return conditions again to the normal of the pre-war period without undue delay. The Supervising Architect of the United States Treasury Department during the week presented a number of important building projects, planned before the entry of the nation in the European war, but which were held in abeyance during the emergency, to general contractors for estimates. There is considerably more of this type of work scheduled to follow as soon as these bids are closed. The fact that the Government has resumed its plans for the erection of large public structures without further delay cannot but exert a beneficent effect upon the building situation as a whole. The result will undoubtedly be a large increase in the number of projected operations brought out for estimates within the next few weeks and the award of many substantial contracts for civil construction throughout the country.

The week past was a noteworthy period for the number of structural projects out for estimates aside from these to be built by the Government. The list of operations placed with the builders for estimates is widely diversified and represents a large potential expenditure for construction during the early spring and summer of 1919.

Building interests in the Metropolitan district are practically undivided in the opinion that construction costs will not be lowered to any great extent during the period of reconstruction either by a decrease in material prices or by reduced labor costs. There are even those to be found who would not be surprised if structural costs were advanced a further notch before a recession to lower levels is possible. The fact that it is generally conceded that high construction costs will maintain for a year or so at least will in all probability hasten the start of many operations scheduled and which might better be built at existing levels while the demand for rentable space is strong and unsatisfied.

The markets for building materials are generally quiet, but wholly optimistic for the future. There have been a number of inquiries for materials in substantial amounts current during the past week or so, but dealers and producers are strongly of the opinion that

the coming two or three months will be quiet as far as volume of actual business is concerned, but pregnant with possibilities for next spring and summer. The intervening period will be used to advantage in perfecting plans for the expeditious handling of the tremendous amount of building material orders that are certain to follow the winter of preparation.

Almost without exception building material prices are firm, and there is no immediate prospect of a recession from present levels. Dealers are fairly well supplied and will be able to supply any ordinary demand of the next few months.

**Structural Steel.**—The most prominent feature of the steel situation at the present time from the viewpoint of the building industry is the large tonnage that is still being devoted to Government building operations in various parts of the country. While the demand for fabricated material in any great volume required for Federal projects holds there is little likelihood of steel for civil building projects being released in large amounts. The subject of steel prices is another matter that is respon-

sible for the hesitancy on the part of the building interests to mature their operations to the point of starting. There is a strong feeling that fabricated steel prices will be substantially reduced within the next few months and prospective builders are not willing to make commitments at the current price levels when they are almost certain that by waiting a while they will be in a position to obtain materially reduced estimates for their steel. The outlook for the spring is steadily improving and new projects are almost daily being announced as in the preliminary stages of development. That the steel situation is becoming readjusted to the new conditions is manifest by the figures recently announced which showed that the unfilled orders on the books of the United States Steel Corporation November 1, were 8,124,663 tons, compared with 8,353,293 tons on October 31. This is a decrease of 228,630 tons. One year ago the unfilled orders were 8,897,106 tons. There have been but two increases in orders this year and these were in June and in October.

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$15.00@ —  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)... 2.00@ —  
Crushed limestone, 1½ in. .... 1.80@ \$1.85  
Crushed limestone, ¾ in. .... 1.90@ 2.00

**Building Stone**—

Indiana limestone, per cu. ft. ....\$1.23  
Kentucky limestone per cu. ft. .... 1.60  
Brier Hill sandstone, per cu. ft. .... 1.60  
Gray Canyon sandstone, per cu. ft. .... .95  
Buff Wakeman, per cu. ft. .... 1.60  
Buff Mountain, per cu. ft. .... 1.60  
North River bluestone, per cu. ft. .... 1.05  
Seam face granite, per sq. ft. .... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft. .... 2.25  
White Vermont marble (sawed), New York, per cu. ft. .... 3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots...\$1.58@ —  
Less than 5 bbls. .... 1.59@ —

**Turpentine**:

Spot in yard, N. Y., per gal. ....\$0.71@ \$0.72

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):  
3x4 to 5x12, 10 to 20 ft. ....\$48.00@ \$52.00  
6x12 to 14x14..... 51.00@ 56.00

**Hemlock, Pa., f. o. b. N. Y.**

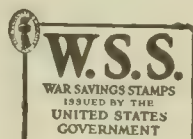
Base price, per M. ....@ —  
Hemlock, W. Va., base price  
per M. ....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

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MATERIALS AND SUPPLIES

**Electrical Supplies.**—New business in electrical lines is lacking and there is prospect of a quiet period for the industry until conditions are readjusted to peace times. Prices are firm and are without indications of a break. Large stocks, ordered some time before the signing of the armistice are now being delivered and as a consequence it would not be surprising if the market gave way slightly. Local stocks are generally in good shape and jobbers are practically marking time until a general resumption of building activity. There is every anticipation that any demand that might arise as a result of increased building activity can be cared for without difficulty or strain.

**Lumber.**—The local yards are as a whole confident that the coming spring will bring a marked increase of business from building sources and they are holding off until the general conditions are more settled and the situation again near normal of pre-war times. During the past week orders and inquiries from the building trade have slowed down somewhat, but the demand from manu-

facturing consumers is firm. Lumber prices are almost without exception steady, and what tendency there is for changes is upward.

**Linseed Oil.**—The market is quite dull and the outlook is without special promise for the next month or so. This is generally the quiet part of the year, and so the condition of the market is not unusual. Stocks of linseed oil are limited, but a new supply, sufficient for all existing demands is in sight and the recent market tension brought about by the scarcity of oil will be relieved shortly. Prices are firm and unchanged.

**Cast Iron Pipe.**—Aside from some inquiry involving export business the cast iron pipe situation is quiet. Domestic demand is light and although there are numerous important projects planned these are not likely to become active until next spring. The outlook for municipal business during 1919 is good and should comprise a large percentage of the business for next year. Government fixed prices dominate all quotations; 6 in., 8 in., and heavier, \$67.70; 4 in., \$70.70, and 3 in., \$77.70, New York.

**Window Glass.**—Up to the present writing the manufacturers of plate and window glass are undecided as to the commencement of operations for the coming season. A meeting was held in Pittsburgh during the week between the Window & Plate Glass Manufacturers and the National Glass Distributors' Association at which a number of serious trade problems were discussed. The action of the meeting has not been announced as yet. Local glass distributors are not anticipating a large increase in the demand for glass during the next three or four months, but do expect materially improved business with the coming of spring and the completion of a great amount of new construction work that is the result of release from the recent building curtailment orders of the Government. The manufacturers' schedule of discounts remains unchanged.

**Common Brick.**—Conditions in the wholesale market for Hudson River common brick improved materially during the past week. There was an increase in the arrival of cargoes, seventeen boats having docked during the past seven days. Buying interests also improved and a total of twelve cargoes was disposed of. Prices are much stronger than they have been for some time and the prevailing figure is \$15 a thousand, in cargo lots alongside dock. This level seems firm at the present writing and while no further increase is anticipated for the immediate future, there is no prediction as to the manner a sudden demand for brick in large amounts would affect the price situation. The general tone of the common brick market is strong, due no doubt by the increased number of inquiries during the week. There is now every prospect of a busy spring and summer season for 1919. Up-river activity is centered upon the burning of brick made during the past season and getting it on the barges and shipped before the river is closed to navigation. There is no material change in the Raritan situation and brick from this district is not being quoted for New York delivery.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, December 13, 1918. Condition of market: Demand improved; prices advanced. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 17; sales, 12. Distribution: Manhattan, 3; Brooklyn, 3; New Jersey points, 6.

IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00	B grade, single strength, first three brackets .....	77%
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		Grades A and B, larger than the first three brackets, single thick.....	77%
Lath (Eastern spruce f. o. b. N. Y.):		Double strength, A quality.....	79%
Standard slab .....	\$5.00@ \$5.25	Double strength, B quality.....	81%
Cypress lumber (by car, f. o. b. N. Y.):		Plaster—(Basic prices to dealers at yard, Manhattan):	
First and seconds, 1-in. ....	\$70.00@ —	Mason's finishing in 100 lbs. bags, per ton.....	\$23.00@ —
Cypress shingles, 6x18, No. 1		Dry Mortar, in bags, returnable at 30c. each per ton..	14.05@ —
Hearts .....	10.00@ —	Block, 2 in. (solid), per sq. ft.....	\$0.11
Cypress shingles, 6x18, No. 1		Block, 3 in. (hollow), per sq. ft....	0.11
Prime .....	8.50@ —	Boards, ¾ in. x 8 ft.....	.12½
Quartered oak .....	\$100.00@ \$105.00	Boards, ¾ in. x 8 ft.....	.15½
Plain oak .....	80.00	Structural Steel (Plain material at tide-water, cents per lb.):	
Flooring:		Beams & channels up to 14 in..	3.27@ —
White oak, quartered, select. ....	@ \$67.00	Beams & channels over 14 in. ....	3.27@ —
Red oak, quartered, select. ....	@ 67.00	Angles, 3x2 up to 6x8.....	3.27@ —
Maple No. 1.....	\$56.50@ —	Zees and tees.....	3.27@ —
Yellow pine, No. 1, common		Steel bars, half extras.....	3.27@ —
flat .....	43.00@ —	Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
N. C. Pine, flooring, Norfolk..	43.00@ —	Exterior—	
Sand—		4x12x12 in., per 1,000.....	—
Screened and washed Cow Bay.		6x12x12 in., per 1,000.....	—
500 cu. yds. lots, wholesale..	\$1.25@ —	8x12x12 in., per 1,000.....	—
Lime (standard 300-lb. bbls.):		10x12x12 in., per 1,000.....	—
Eastern common, wholesale		12x12x12 in., per 1,000.....	—
price .....	\$2.70@ —	Interior—	
Eastern finishing, wholesale		3x12x12 in., per 1,000.....	—
price .....	2.90@ —	4x12x12 in., per 1,000.....	—
Hydrated common (per ton)....	16.00@ —	6x12x12 in., per 1,000.....	—
Hydrated finishing (per ton)....	18.16@ —	8x12x12 in., per 1,000.....	—
Rebate for returned bags \$4.00 per ton.			
Window Glass. Official discounts from manufacturers' lists:			
Single strength, A quality, first three brackets .....	77%		



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## OPINION AFFECTING BOARD OF APPEALS

Owner Who Withdraws Appeal Cannot Re-open  
Matter After Amendment to Zoning Law

GEORGE P. NICHOLSON, as acting corporation counsel, has rendered an opinion, at the request of the Board of Appeals, with reference to an application called an appeal, by John J. Shea, for permission to change a five-story and basement brick livery stable at 117-119 West 46th street, Manhattan, into a garage. That appeal was ultimately withdrawn and the present application is for its reinstatement and a determination upon it as to the date of its withdrawal—or in other words, a determination that the applicant is entitled now to be accorded the right to use said property in the same manner that he may have had a right to use it on the date of the withdrawal of his said appeal notwithstanding the provisions of the Building Zone Resolution have been amended since that date so that now the particular use to which the applicant desires to put said property is no longer a matter of right.

The Corporation Counsel's opinion reads in substance:

"The questions asked:

"1. Has the Board of Appeals the power to restore to its calendar an appeal removed therefrom under the foregoing circumstances?

"2. If the Board may restore to its calendar an appeal removed therefrom under the foregoing circumstances, should such an appeal be now considered under the provisions of the Zoning Resolution in effect upon the date of the filing of the said appeal, or must it be disposed of under the Resolution as amended on December 21, 1917?

"3. If the Board of Appeals may restore to its calendar appeal 400-16-A, has the Board the power at this time, under the provisions of Section 20 of the Zoning Resolution, and in view of the circumstances under which the appeal was dropped from the calendar to vary the provisions of Section 6 of the Zoning Resolution and grant permission for the conversion of the building, the subject of such appeal, from a public stable into a public garage?

"Under the amended provisions, whatever may have been the rule under the provisions of said section as it originally stood, I am of opinion that the owner of property now devoted to one of the uses enumerated in subdivision A of Section 4 of the Building Zone Resolution, cannot, as a matter of law,

change such use to another of the enumerated uses in subdivision A of Section 4, where structural alterations are necessary. This view was submitted to you by this department in an opinion dated August 13, 1918, when Mr. Shea was contending before your Board that he had such a right provided the cost of structural alterations incident to the proposed changed use did not exceed 50 per cent. of the value of the building exclusive of foundations. In said opinion you are advised that if one use enumerated in subdivision A of Section 4 of the Building Zone Resolution is changed to another use enumerated in said section, structural alterations cannot be made as a matter of right and that therefore, where structural changes are necessary to the proposed changed use they cannot be made as a matter of right.

"Mr. Shea's present application goes a little further, and while impliedly acquiescing in the conclusion last above expressed, he now insists that his right must be determined as of the date of the withdrawal of his original application. I am constrained to advise you that the law, as I view it, is definitely opposed to this contention and will not justify me in holding that the present applicant is entitled as a matter of right to devote the property in question to the changed use under the Building Zone Resolution or the resolution of the Board of Appeals as they existed at the time of the withdrawal of the original application. On the contrary, I am of opinion that any application on the part of Mr. Shea, whether as an original application or a reinstatement of his former application must be disposed of under the provisions of the Building Zone Resolution as they now exist.

"This conclusion would seem to render the second and third questions immaterial, since Mr. Shea, as shown by the position taken by his counsel on the hearing above referred to, does not seek by his present application to invoke the discretion of the Board of Appeals upon the proposed alteration. However, I see no legal objection to the reinstating of an original application which has been withdrawn without consideration or determination of its merits. Such an application as reinstated would be in no different situation than if it had remained on the calendar undisposed of, or than if viewed as a new application."

### Michael Reid, Builder, Is Dead.

The building industry of New York lost one of its most prominent members this week by the death of Michael Reid, one of the oldest active builders. Mr. Reid died Wednesday, December 11, at his home 116 East 70th street after a short illness. Despite his advanced age of eighty-six years, he remained active in business until the last.

Mr. Reid until his death was president of M. Reid & Company, Inc., 114 West 39th street, contractors and builders. He built the Ritz Carlton Hotel, the Imperial Hotel, the power house for the Metropolitan Traction Company and the Third Avenue "L," hundreds of private residences and scores of big office buildings. As each of his four sons reached his majority he was taken into the business and assigned to an important department.

Mr. Reid was a lover of horses. From the day he purchased his first truck horse, through the succeeding years when he owned many famous horses, and at the last when he kept a small stable, he remained a good judge of horseflesh. Although he had owned such noted animals as "Willie E," "Thurley" and "Farmer," he steadfastly refused to become an exhibitor or allow his horses to race professionally. He always explained that he owned horses for the pleasure driving gave him—not for publicity.

Probably the only association of which Mr. Reid ever was a member was the Road Drivers' Association. He was one of its organizers, served several years as its president and treasurer, and was largely responsible for the building of the Speedway. He was active in the affairs of St. Vincent Ferrer's Church, and is survived by four sons and two daughters.

### Conference on Converted Dwellings.

A final conference will be held on Wednesday, December 18, at 3 p. m., in the office of the Tenement House Department, relative to the proposed bills affecting three and four family converted dwellings, for the purpose of considering one or two important changes which have been made in the original draft of these bills and at the same time to consider the question of presenting a bill designed to have the effect of preventing the further erection of the "fake" three family tenement house under the guise of an application that it is intended for two families.

### Engineers to Be Represented at Capital.

A National Service Committee will be established at Washington by the Engineering Council, 29 West 39th street, New York. The details of membership and financing have been referred to a Reconstruction Committee composed of



J. Parke Channing, chairman; Harold W. Buck, George F. Swain, D. S. Jacobus, Calvert Townley and George J. Foran. A fund of \$2,500 has been appropriated for the establishment of a Washington office. It has been voted to discontinue the War Committee of Technical Societies which has been co-operating with the Army and Navy at Washington.

### PERSONAL AND TRADE NOTES.

**Betz Brothers**, 233 Broadway, recently obtained contracts for "Steelbilt" toilet partitions to be installed in the Hotel Brevoort, the Ford Co.'s new building on Broadway, and the Davis Baling Powder plant at Hoboken, N. J.

**American Home Builders, Inc.**, Samuel G. Cohn, president, Henry Gold, secretary and treasurer, 26 Cortlandt street, formerly investment builders, have entered the general contracting field and will specialize on fine alteration work in Greater New York and adjacent territory.

**Associated Metal Lath Manufacturers**, Zenas W. Carter, commissioner, announce the removal of their general offices from 901 Swetland Building, Cleveland, Ohio, to Rooms 813-815, Woodward Building, Washington, D. C. Information regarding the use of metal lath, for either stucco exterior or plaster interior construction, for housing or commercial buildings, will be furnished free at all times, upon request to the association.

**Barney-Ahlers Construction Corporation**, 110 West 40th street, has the contract for undergoing conduit work in connection with the new pier now under construction at Clifton, S. I., for the Pouch Terminal.

**Samuel Carner**, civil engineer, in the past identified with a number of important construction projects in this city and neighboring localities, and David Lang, for a number of years a practicing architect in Manhattan, have opened offices at 110 West 34th street, under the firm name of Carner & Lang, and will engage in the general practice of architecture and engineering.

**E. W. McDonald**, comptroller and assistant secretary of the Truscon Steel Co., Youngstown, Ohio, has been made assistant cashier of the National Bank of Commerce of New York and will assume his new duties January 1. He had been with the Truscon company twelve years. Mr. McDonald will be succeeded by W. J. Davis, who has been his assistant.

**C. T. Henderson** has resigned as chief engineer of the Submarine Boat Corporation, Port Newark Terminal, Newark, N. J., and has become identified with the Hercules Engineering Corporation (chemical, refrigerating and water-purifying plants), 501 Fifth avenue, New York, as its chief engineer, also acting as president of the Electrolytic Engineering Corporation at the same address. Prior to his connection with the Submarine Boat Corporation he was general manager of the Niagara Smelting Corporation, Niagara Falls, and prior to that acted in various capacities with the Cutler-Hammer Co.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**LONG ISLAND CITY, L. I.**—U. S. Government, Treasury Department, Washington, D. C., is taking estimates on general contract, to close 3 p. m., January 15, 1919, for the construction of a 1-sty and basement brick, limestone and terra cotta post office on the west side of Van Alst av, between 9th and 10th sts. from plans prepared under the direction of James A. Wetmore, Acting Supervising Architect, Treasury Department. Cost, approximately \$200,000.

**ELLIS ISLAND, N. Y.**—The U. S. Government, Commissioner of Immigration, Ellis Island, N. Y., contemplates the erection of an addition to the sea wall, to cost

approximately \$250,000. Plans will be prepared privately. Congress has been asked for an appropriation for the funds to cover this expenditure.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan. CHURCHES.

**SEVENTH AV.**—The Metropolitan Baptist Church, Rev. W. W. Brown, pastor, 143 West 131st st, has purchased property at the northeast corner of Seventh av and 128th st, and will probably use the same as a site for a new church building. Name of architects and details of construction will not be available for some time.

**112TH ST.**—Griffin & Wynkoop, 30 Church st, have plans well advanced for a 1½-sty limestone and terra cotta church, 100x100 ft, at 512-520 West 112th st, for the Seventh Church of Christ Scientist, Allen Barris, chairman of the building committee, 610 West 152d st. Plans will soon be ready for bids on general contract.

#### STABLES AND GARAGES.

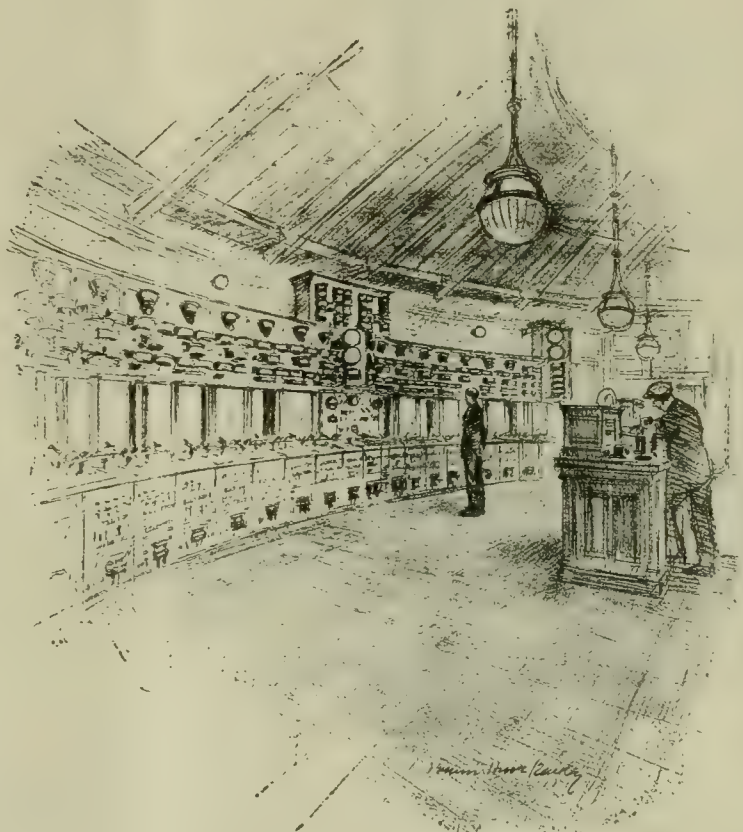
**38TH ST.**—John H. Duncan, 347 Fifth av, has completed plans for alterations to the 2½-sty brick stable and garage, 25x98 ft, including new floors, removal of stalls, installing fireproof partitions and other work, at 149 East 38th st, for Miss Edith Bowdoin, 39 Park av, owner. Cost, \$3,000. General contract will be let without competition.

#### STORES, OFFICES AND LOFTS.

**23D ST.**—Schwartz & Gross, 347 Fifth av, have completed plans for alterations to the 6-sty brick store and loft building, 78x98 ft, at 155-159 East 23d st, for the 157 East 23d Street Co., Inc., Charles A. Davidson, 60 Wall st, owner, Lessee, Hospital Supply Co., 55 Fifth av. Cost, about \$25,000.

**LEXINGTON AV.**—James Gamble Rogers, architect, 40 East 22d st, has bought the 2-sty brick dwelling on lot 19x75 ft, at 367 Lexington av, and will alter the same for use as offices. Plans will be prepared privately. Bids will not be taken for some time.

**SEVENTH AV.**—Starrett & Van Vleck, 8 West 40th st, are preparing the prelim-



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inary plans for a 19-sty brick, stone and terra cotta store and loft building, 200x200 ft, to be erected on the west side of 7th av, 30th to 31st st, for owner to be announced later. Purdy & Henderson, 45 East 17th st, structural engineers. Fred T. Ley & Co., 19 West 44th st, general contractor. Details will be available later.

#### Bronx.

**APARTMENTS, FLATS & TENEMENTS.**  
192D ST.—Irving Margon, 355 East 149th st, has completed plans for a 5-sty brick apartment, 64x125 ft, in the north side of 192d st, 78 ft east of University av, for the W. H. Moore Holding Co., W. H. Moore, president, 190th st and University av, owner and builder. Cost, \$140,000. Owner is now ready for estimates on materials and sub-contracts.

#### HOSPITALS AND ASYLUMS.

**FULTON AV.**—Louis Allen Abramson, 220 Fifth av, has prepared plans for the alteration of a 4-sty brick dwelling on a plot 150x218 ft, at the southwest corner of Fulton av and 169th st, for the use of the Bronx Hospital Association, Dr. Alexander

Goldman, president, 1385 Fulton av, owner. Architect will soon call for estimates on general contract. Project involves extensive interior alterations.

#### SCHOOLS AND COLLEGES.

**FIELDSTONE ROAD.**—The Riverdale Country School; Riverdale, N. Y., has purchased additional property bounded by Fieldstone road, Riverdale lane, and the Albany Post road, and will probably erect additional dormitory and other school buildings. Name of architect and details of construction not yet available.

#### STABLES AND GARAGES.

**MORRIS AV.**—Charles J. Schaefer, 529 Courtlandt av, has plans in progress for a 1-sty brick addition to the 7-sty brick garage at the northeast corner of Morris av and 174th st, for Charles Weihe, owner, care of architect. Cost, about \$8,000.

#### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

**POWELL ST.**—Plans have been completed by Cohn Brothers, 361 Stone av., and excavating started for three 4-sty brick apartments, 60x89 ft, in the east side of Powell st, south of Riverdale av, for Barnett Baltowsky, 528 Chester av, owner and builder. Total cost, \$150,000.

**EASTERN PARKWAY.**—Slee & Bryson, 154 Montague st, have prepared plans for a 4-sty brick and stone apartment, 38 fam., 79x109 ft, on the south side of Eastern Parkway, 146 ft west of Franklin av, for the Hampton Building Co., 350 Fulton st, owner and builder. Cost, about \$125,000.

**CHAMBERS PL.**—Montrose Morris Sons, 533 Nostrand av, have finished plans for alterations to the residence at 67 Chambers pl, into a tenement, for Peper Bros., 417 De Kalb av, owners. Cost, about \$6,000. Architects will take bids on general contract.

#### CHURCHES.

**BELMONT AV.**—E. M. Adelson, 1776 Pitkin av, has completed plans for a 3-sty brick and limestone synagogue and school, 46x75 ft, containing auditorium and nine classrooms, on the north side of Belmont av, 25 ft west of Jerome st, for the Hebrew school of East New York, Abraham Drapkin, president, 501 Ashford st, owner. Cost, about \$40,000. Owner builds and is ready for estimates on subs and materials.

#### DWELLINGS.

**EAST 16TH ST.**—George H. Cutting, 1721 Av J, has prepared plans for a 2½-sty frame dwelling, 25x47, at the southeast corner of East 16th st and Av J, for the Ascutney Realty Co., 1721 Av J, owner and builder. Cost, \$12,000.

**NINTH AV.**—F. W. Eisenla, 650 68th st, has completed plans for two 2-sty frame dwellings, 16x40 ft, on the east side of Ninth av, 20 ft north of 64th st, for Thos. Williams, 615 75th st, owner and builder. Total cost, \$8,000.

**MERMAID AV.**—George H. Suess, 2920 Railroad av, has finished plans for five 3-sty brick dwellings, 20x62 ft, with stores, at the northeast corner of Mermaid av and West 25th st, for Guidone Gorgulla, 11 Mermaid av, owner and builder. Total cost, \$15,000.

**EAST 19TH ST.**—Philip Caplan, 16 Court st, has completed plans for four 2½-sty frame dwellings, 19x43 ft, in the west side of East 19th st, 300 ft south of Av N, for the Webster Building Co., 330 Saratoga av, owner and builder. Total cost, \$20,000.

**WEST 24TH ST.**—George H. Suess, 2920 Railroad av, has prepared revised plans for four 2-sty brick dwellings, 20x55 ft, in the west side of West 24th st, 150 ft north of Surf av, for Emil Heneberger, 3005 Surf av, owner and builder. Total cost, \$20,000.

**178TH ST.**—Plans are being prepared privately for thirty 2-sty concrete dwellings to be erected in 78th and 79th sts, by Roth & Morgan, Inc., 1727 77th st, owners and builders. Cost, \$3,000 each. Details will be available later.

**DOVER ST.**—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty frame dwelling, 25x28 ft, in the east side of Dover st, 260 ft south of Oriental Blvd, for I. E. Deitrich, 574 Argyle rd, owner the builder. Cost, \$6,000.

**WEST 29TH ST.**—George H. Suess, 2920 Railroad av, has completed plans for four 2-sty brick dwellings, 20x43 ft, in the west side of West 29th st, 140 ft north of Mermaid av, for Frederico Martini, 2822 West 28th st, owner and builder. Total cost, \$16,000.

**75TH ST.**—John C. Wandell, 8525 4th av, has completed plans for five 2-sty brick dwellings, 20x37 ft, in the south side of 75th st, 100 ft west of Colonial rd, for the Montrose Building Co., 24 Bay Ridge pl, owner and builder. Total cost, \$25,000.

#### FACTORIES AND WAREHOUSES.

**56TH ST.**—The American Machine & Foundry Co., 56th st and 2d av, Brooklyn, has bought additional property in the north side of 56th st, between 1st and 2d avs, and contemplates the erection of a factory addition. Name of architect and details of construction are not available at the present time.

**VAN DYCK ST.**—Thomas Bennett, 7826 5th av, has prepared plans for a 1-sty brick storage building, 37x100 ft, in the north side of Van Dyck st, 61 ft west of Otsego st, for Wilbert M. Elgert & Co., 2 Van Dyck st, owner. Cost, about \$3,000.

**51ST ST.**—J. C. Wandell Co., 8525 4th av, has started plans for a brick factory addition at 51st st and 2d av, for David H. Smith & Sons, 151 51st st, owners. Details will be available later.

**CARLTON AV.**—W. H. Gompert, 171 Madison av, Manhattan, and L. Lauritzen, 65 De Kalb av, have made preliminary sketches for a 3-sty brick factory, 100x100 ft, on Carlton av, near Fulton st, for John Bene & Sons, chemists, 641 Dean st, owner. Further details will be available later.

**CENTER ST.**—Frank H. Quinby, 99 Nassau st, Manhattan, has finished plans for a 1-sty brick warehouse, 50x100 ft, in the south side of Center st, 100 ft west of Hicks st, for the Porto Rico Distilling Co., 1 Water st, Manhattan, owner. Cost, \$15,000. Architect will be ready for estimates on general contract about December 17.

**NOSTRAND AV.**—C. D. Cooley, Century Building, Pittsburgh, Pa., has plans in progress for a 2-sty brick bakery, 45x85 ft, at 772 Nostrand av, for B. A. Cushman Co., Inc., 772 Nostrand av, owner. Cost, about \$50,000.

**BUSH ST.**—Thomas Bennett, 7825 5th av, has completed plans for an extension to the 3-sty brick factory and garage at the northwest corner of Bush st and Smith st for David Samond, 453 Bush st, owner and builder. Cost, approximately \$5,000.

#### SCHOOLS AND COLLEGES.

**ST. JOHNS PL.**—Helme & Corbett, 190 Montague st, have finished plans for a 3-sty brick and stone parochial school, 40x135 ft, in the north side of St. Johns pl, 113 ft west of Brooklyn av, for St. Gregory's R. C. Church, Rev. Father M. Fitzgerald, pastor. Cost, about \$80,000. Project will probably not be started until next spring.

**WEST 1ST ST.**—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 4-sty brick and limestone public school building, 144x152 ft, to be erected in the west side of West 1st st, 405 ft south of Sheepshead Bay road, for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, owner. Cost, approximately \$200,000.

#### STABLES AND GARAGES.

**44TH ST.**—M. A. Cantor, 375 Fulton st, has prepared plans for seven 1-sty attached brick garages, 9x18 ft each, in the south side of 44th st, 100 ft west of 17th av, for the Arene Homes Co., 1077 East 12th st, owner and builder. Total cost, \$4,000.

**FIFTH AV.**—J. C. Wandell Co., 86th st and Fourth av, has plans in progress for a 1-sty concrete and cement block garage, 20x50 ft, at 4521 Fifth av, for H. J. Callister, owner and builder, on premises. Cost, \$2,500.

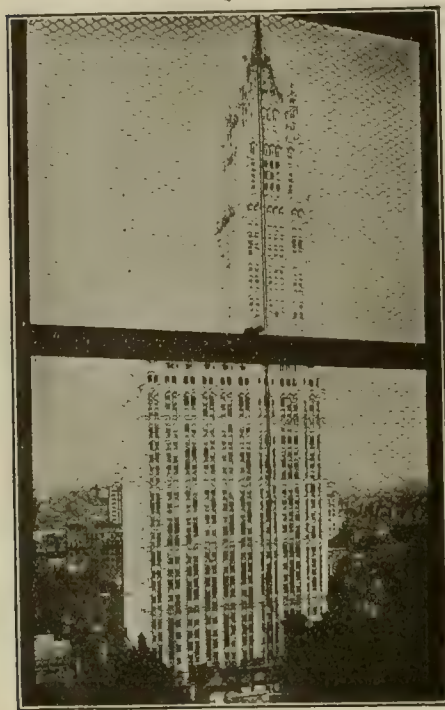
**UNION ST.**—John E. Eaton, 2549 Decatur av, New York City, has prepared plans for the 1-sty brick garage recently started in the south side of Union st, 80 ft east of Nevins st, for Rechnitz Bros., Inc., 44 Court st, owners and builders. Cost, approximately \$10,000.

**CANARSIE LA.**—Geo. Alexander, Jr., 1861 Union st, has completed plans for a 1-sty brick garage, 20x47 ft, at the northeast corner of Canarsie la and New York av, for John Kinney, 1171 New York av, owner and builder. Cost, \$1,000.

**THROOP AV.**—Dunnigan & Crumley, 391 East 149th st, New York City, have finished plans for alterations and additions to the 1-sty brick garage on the west side of Throop av, 43 ft south of Myrtle av, for Joseph I. Aaron, 215A Utica av, owner and builder. Cost, about \$15,000.

**CONEY ISLAND AV.**—Shampan & Shampan, 772 Broadway, have prepared plans for an extension to the 1-sty brick and concrete garage on the north side of Coney Island av, 21 ft west of Prospect Park West, for the Circle Garage Co., Peter Lerner, president, 250 Coney Island av, owner and builder. Cost, approximately \$30,000.

**EMERSON PL.**—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 100x100 ft, at 200-206 Emerson pl, for George Potts, 1418 President st, owner and builder. Cost, \$25,000.



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OCEAN AV.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 100x131 ft, on the west side of Ocean av, 162 ft south of Av N, for the Pohl-Abbott Construction Co., 200 Montague st, owner and builder. Cost, \$35,000.

CENTRAL AV.—C. P. Cannella, 1163 Herkimer st, has finished plans for a 1-sty brick extension, 25x100 ft, to the garage at 1925 Central av, for Vincent Guardino, 39 Central av, owner and builder. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

MYRTLE AV.—M. J. Harrison, 61 Park Row, Manhattan, has completed plans for interior alterations to the 6-sty brick store and loft building on the south side of Myrtle av, 250 ft west of Sumner av, for Joseph Spector, 322 Grand st, owner. Cost, about \$10,000. Architect will soon call for bids on general contract.

5TH AV.—Russell Tracy Walker, 52 Vanderbilt av, Manhattan, has finished plans for alterations to the 3-sty brick department store, including general interior changes, at the northwest corner of 5th av and 53d st, for Abraham Heilbron, 5220 5th av, owner, who will take bids on general contract about April 1, 1919.

FRONT ST.—Albert Ullrich, 371 Fulton st, has prepared plans for an extension to the brick and concrete loft building in the south side of Front st, 115 ft west of Garrison st, for A. Zerega, 26 Front st, owner. Cost, about \$4,000.

#### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

ELMHURST, L. I.—George H. Wells, 21 East 40th st, Manhattan, has plans in progress for five 5-sty brick, limestone and terra cotta apartments, 89x62 ft, on Polk av, Filmore av and 22d st, for the Queensboro Investing Co., Bridge Plaza, L. I. City, owner and builder. Total cost, about \$300,000.

#### DWELLINGS.

EDGEEMERE, L. I.—Plans have been prepared privately for two 1-sty frame dwellings, 16x36 ft, in the east side of Beach 46th st, 1,025 ft north of the Boulevard, for Charles Meyer & Sons, Edgemere, L. I., owners and builders. Total cost, \$2,000.

RICHMOND HILL, L. I.—Koch & Wagner, 26 Court st, Brooklyn, have been selected to prepare the plans for the alteration of two 2½-sty framed dwellings at Richmond Hill for the Kamark Realty Co., 468 Freedom av, owner and builder. Owner will be ready for bids on subs and materials about March 1, 1919.

WOODHAVEN, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for five 2-sty frame dwellings, 16x40 ft, in the east side of Ferry st, 270 ft south of Sterling st, for the Gascoyne Realty Co., Manor av, Woodhaven, L. I., and builder. Total cost, \$12,500.

WOODHAVEN, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for five 2-sty frame dwellings, 16x40 ft, in the north side of Bailey Court, 170 ft east of Bigelow av, for the Gascoyne Realty Co., Manir av, Woodhaven, L. I., owner and builder. Total cost, \$12,500.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, N. Y.—Wright Seabury, Pawtucket, R. I., has prepared plans for a 3-sty brick silk mill, 73x183 ft, to be erected at the northwest corner of William st and Freeman av, for Aaron Cohen, 215 5th av, Manhattan, owner. Cost, approximately \$60,000.

#### STABLES AND GARAGES.

COLLEGE POINT, L. I.—Wm. McGuire, College Point, has completed plans for a 1-sty brick garage, 22x100 ft, in the east side of 17th st, southeast corner of 3d av, for J. Farrington, 3d av and 17th st, College Point, owner and builder. Cost, \$5,000.

#### THEATRES.

FAR ROCKAWAY, L. I.—Thomas W. Lamb, 644 Eighth av, Manhattan, is preparing the preliminary plans for a 1-sty brick theatre, 103x150 ft, on the south side of the Boulevard, 125 ft west of Nameoke av, for the Lenith Amusement Co., R. Levy, president, 1579 Broadway, Manhattan, owner. Cost, about \$100,000.

#### New Jersey.

#### DWELLINGS.

EAST ORANGE, N. J.—Herman Fitz, News Building, Passaic, N. J., has completed plans for six 2½-sty frame and stucco dwellings, 22x31 ft, in Crescent and Edgewood roads, for the Penn Build-

ing Co., R. Trivett, president, 330 Glenwood rd, Bloomfield, N. J., owner and builder. Total cost, \$24,000.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, has plans in progress for a 2½-sty frame dwelling, 28x46 ft, with 1-sty tile and stucco garage, 24x34 ft, to be erected at Paterson, for owner to be announced later.

#### FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—Plans have been prepared privately for a 1-sty concrete block factory, 64x500 ft, at Westfield, N. J., adjoining the railroad, for the Kling Furniture Co., A. J. Kling, president, Mayville, N. Y., owner. Cost, \$30,000. General contractor will be announced shortly.

JERSEY CITY, N. J.—Plans have been prepared privately for a 1-sty brick and steel factory addition, 50x100 ft, in Hudson st, for the Vulcan Iron Works, Essex st, Jersey City, owner and builder. Cost, \$8,000.

NEWARK, N. J.—The Edison Lamp Works of the General Electric Co., Sussex st, Harrison, N. J., has bought property at Frelinghuysen av and Evergreen av, Newark, and contemplates the erection of a factory building at some future time. No definite details of this project yet decided upon.

#### SCHOOLS AND COLLEGES.

ENGLEWOOD CLIFFS, N. J.—Ernest Sibley, Palisades, N. J., has prepared plans for a 1-sty frame grammar school to be erected at Englewood Cliffs for the Board of Education of Englewood Cliffs, owner. Cost, about \$18,000. Bids will probably be called for early next January.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, Paterson, has finished plans for a 3-sty brick and stone school, 200x200 ft, containing 42 classrooms, auditorium, manual training and domestic science rooms, on Broadway, between Graham av and 18th st, for the Board of Education of Paterson, Frank I. Adams, president, City Hall, Paterson, owner. Cost, approximately \$375,000. Project will be advertised early next spring.

#### Other Cities.

#### MUNICIPAL.

BUFFALO, N. Y.—Esenwein & Johnson, Ellicott sq, Buffalo, have started the preliminary sketches for the 9-sty brick and stone municipal office building to be

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erected at Franklin and Church sts for the City of Buffalo, City Hall, owner. Cost, approximately \$700,000. Details will not be available for some time, as the City Council is now considering the advisability of this project.

#### SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Edwin S. Gordon, Sibley Building, Rochester, has started plans for a 2-sty brick and limestone junior high school, 260x375 ft, to be erected at Rochester, for the Board of Education, J. S. Mullen, secretary, Municipal Building, Rochester. Cost, about \$500,000. Details will be announced later. Project will not be ready for estimates until early next years.

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### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### DWELLINGS.

MANHATTAN—George A. Fuller Co., 949 Broadway, has the general contract for extensive interior alterations and additions to the 4-sty brick and stone residence at 933 Fifth av, for C. E. Mitchell, 55 Wall st, owner, from plans by Walker & Gillette, 128 East 37th st, architects.

OSSINING, N. Y.—Michael Delphino, Ossining, N. Y., has the general contract for alterations and additions to the 2½-sty frame dwelling, 30x50 ft, at Ossining, for Mrs. C. H. Herbert, owner, from plans by Frank A. Newman, 1123 Broadway, Manhattan, architect.

#### FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—A. J. Staknevich, 85 Bay av, Bloomfield, has the general contract for the construction of a 1-sty truck-loading platform with an area of about 2,600 sq ft, on Watsessing av, for Scott & Bowne, Orange st, Bloomfield, owner. Plans were prepared by John E. Nitchie, World Building, Manhattan, architect. Cost, \$6,000.

LONG ISLAND CITY, L. I.—Walter J. Bond, 12 Hallett st, L. I. City, has the general contract for a 2-sty brick extension to the factory and office in the north side of Barn st, 150 ft south of Jackson av, for the West Disinfecting Co., owner, on premises, from plans prepared by J. M. Baker, 9 Jackson av, architect. Cost, about \$25,000.

BROOKLYN, N. Y.—Willard E. Tunison, 262 Grand av, Brooklyn, has the general contract for a 2-sty brick factory extension, including interior alterations, on the south side of Lexington av, 200 ft west of Classon av, for the Dial Manufacturing Co., 40 Lexington av, owner, from plans by Willard Parker Co., 463 Tompkins av, architect. Cost, \$8,000.

#### STABLES AND GARGES.

AVON, N. J.—H. D. Best Co., 949 Broadway, Manhattan, has the general contract for a 1-sty brick garage, 83x46 ft, at Avon, N. J., for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Work is to be started at once.

#### THEATRES.

MANHATTAN—Jacob Schlesinger, Inc., 259 West 30th st, has the general contract for alterations to the 3-sty brick theatre, 100x175 ft, at 443 3d av, for Wm. Yost, 455 West 47th st, owner, from plans prepared by J. M. Felson, 1133 Broadway, architect. Cost, about \$5,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1919. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NEW YORK LUMBER TRADE ASSOCIATION will hold a banquet at the Wal-

dorf-Astoria Monday evening January 27. The proposition to hold a dinner this season originated before the signing of the armistice, and at the annual meeting on November 13 the secretary reported, as a result of the canvass taken a week previous, that the sentiment was strong for resuming the annual banquet, which for so long has been a feature of the lumber trade in New York. The committee having the matter in charge is composed of Russell J. Perrine, who is chairman; Everett L. Barnard, Henry Cape and J. C. Turner. Every effort will be made to make the affair a memorable one in the history of the association.

### STANDARDS AND APPEALS CALENDAR.

#### HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 a. m.  
Board of Appeals, Tuesdays, at 1:30 p. m.  
Call of Calendar, Tuesdays, at 3 p. m.  
Special meetings as announced in the Calendar.  
All hearings are held in Room 919, Municipal Building, Manhattan.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, December 17, 1918, at 10 a. m.

#### Petitions for Variations.

1563-18-S—450 Sixth av, Manhattan.  
1570-18-S—34 West 22d st, Manhattan.  
1669-18-S—124 West 34th st, Manhattan.  
602-18-S—80 Columbia st, Manhattan.  
2606-17-S—Pidgeon and Front sts, Long Island City.  
2607-17-S—31 East 21st st, Manhattan.  
2608-17-S—47 Great Jones st, Manhattan.  
2612-17-S—62 West av, Long Island City.  
2613-17-S—228 West Broadway, Manhattan.  
2614-17-S—114 East 61st st, Manhattan.  
1652-18-S—171-189 Wallabout st, Brooklyn.  
1653-18-S—Southwest corner North 9th st and Wythe av, Brooklyn.  
1655-18-S—463 Greenwich st, Manhattan.  
1661-18-S—300 Water st, Manhattan.  
1664-18-S—133-135 Middleton st, Brooklyn.  
1666-18-S—153 Green st, 58 West Houston st, Manhattan.  
1684-18-S—100 West 24th st, Manhattan.  
612-18-S—138-140 Centre st, Manhattan.  
1522-18-S—736 Lexington av, Manhattan.  
1530-18-S—104-110 West 29th st, Manhattan.  
527-18-S—28-30 West Houston st, Manhattan.  
607-18-S—49 West 29th st, Manhattan.  
709-18-S—204-206 West Houston st, Manhattan.  
646-18-S—117-119 Mercer st, Manhattan.  
728-18-S—42 East 9th st, Manhattan.  
1615-18-S—958-964 University av, The Bronx.  
1702-18-S—29 West 8th st, Manhattan.  
2020-17-S—48 East 28th st and 400-402 Fourth av, Manhattan.  
1434-17-S—607-609 Bergen av, The Bronx.  
1566-18-S—66-70 East 125th st, Manhattan.  
2570-17-S—236 Lafayette st, Manhattan.  
543-18-S—63 Barclay st, Manhattan.

#### BOARD OF APPEALS.

Tuesday, December 17, 1918, at 1:30 p. m.

#### Appeals from Administrative Orders.

1550-18-A—71 Jamaica av, Brooklyn.  
1553-18-A—49-51 Wall st, Manhattan.  
1554-18-A—74 Broadway, Manhattan.  
1572-18-A—48-54 West 14th st, Manhattan.  
1519-18-A—953-965 Southern Boulevard, The Bronx.  
1588-18-A—435 Fulton st, Brooklyn.  
1708-18-A—South side East 149th st, Girard and Walton avs, The Bronx.  
1562-18-A—396-398 Broadway and 71-77 Walker st, Manhattan.  
1569-18-A—204 West 23d st, Manhattan.  
1514-18-A—Northwest corner Broadway and West 181st st, Manhattan.  
1518-18-A—Piers 22 & 25, on South st, between James slip & Oliver st, Manhattan.  
1526-18-A—Pier 83, North River, Manhattan.  
1527-18-A—Pier 83, North River, Manhattan.  
1490-18-A—Pier 65, North River, foot of West 25th st, Manhattan.  
1670-18-A—Pier 2, North River, Manhattan.  
1671-18-A—Pier 8, North River, Manhattan.  
1672-18-A—Pier 34, North River, Manhattan.  
1673-18-A—Pier 66, North River, Manhattan.  
1674-18-A—Pier 44, East River, Manhattan.  
1675-18-A—Pier 5, Wallabout Basin, Brooklyn.  
1688-18-A—Pier 35, North River, Manhattan.  
1680-18-A—2930-2934 West 32d st, Brooklyn.  
1689-18-A—2042-2048 Amsterdam av, Manhattan.  
1690-18-A—34 Park pl, Manhattan.  
1691-18-A—315-323 Lexington av, Brooklyn.  
1537-18-A—211-229 West 50th st and 1639-49 Broadway, Manhattan.  
1538-18-A—647-649 Fulton st, Brooklyn.  
1557-18-A—12 Harrison st, Manhattan.  
1558-18-A—54 Harrison st, Manhattan.  
1703-18-A—416 Broome st, Manhattan.  
Under Building Zone Resolution.  
400-16-BZ—117-119 West 46th st, Manhattan.  
1568-18-BZ—North side Jerome av, Cromwell to Boscobel avs, The Bronx.  
BOARD OF STANDARDS AND APPEALS.  
Thursday, December 19, 1918, at 10 a. m.  
1556-18-A—Revolving Doors.  
1693-18-S—Preliminary discussion of suggested amendment to Interior Fire Alarm Rules.  
Discussion of Suggested Amendments to Various Rules.

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## United Action Demanded at Tax Conference

### Real Estate Organizations Asked to Back Up City Administration In Effort to Secure Relief from Legislature

SEVERAL proposals for the relief of real estate were made at the public hearing of the Mayor's Committee on Taxation at the City Hall on Wednesday and Thursday. The meeting was called by Nathan Hirsch, chairman of the Mayor's Committee for the purpose of bringing together all the different factions of those interested in real estate in the attempt to secure coordination of effort before the legislature this winter.

No action was taken as a result of the two days of speech making but it was stated that Chairman Hirsch will now appoint a committee representing all of the real estate organizations to act with the city administration in framing a bill for presentation to the legislature and in pushing it to a vote.

The most promising feature of the hearing was the suggestion of Laurence McGuire, President of the U. S. Realty and Investment Company and for four years President of the Real Estate Board, that all realty interests should get together back of any measure proposed by the city administration, a proposal that received hearty support by a large number of those in attendance at the hearing. This suggestion followed the statement by Comptroller Craig as to the attitude of the administration, which coincides in many particulars with that adopted by the Real Estate Board.

The Comptroller favors a personal property tax of three-quarters of one per cent., with a listing system for personal property and strong penalties for evasion of the law. This tax is to be collected before the tax rate on real estate is fixed, by which arrangement the city would be assured of the funds necessary to meet its obligations. The Real Estate Board has not taken any definite action on the plan for the compulsory listing of personal property other than that such listing would follow as a matter of course the passing by the legislature of the bill for the limitation of the tax on realty and the fixing of a personal property tax of one quarter of one per cent. that was the program of the Board last year. It is reasonable to suppose as the differences between the Comptroller's plan and the program of the Real Estate Board are so slight that it will not be an insurmountable difficulty for them to unite on a bill that will bring about the desired result if the legislature passes it.

The advocates of a state income tax instead of a personal property tax have not as yet expressed themselves on the question of united action that involves giving up their belief that a personal property tax is unworkable and that the only sure method of reducing the burden of real estate is by providing for a state income tax similar to the provisions of the Federal Income Tax law.

Mayor Hylan presided at the hearing.

The Comptroller said:

"Real estate interests must take this situation as

you find it and provide enough money for the mandatory requirements of the City Government plus interest and amortization and redemption requirements. I say to you that when you go to the legislature in an endeavor to limit your tax rate on real estate to 2 per cent. or  $1\frac{3}{4}$  per cent. or  $\frac{3}{4}$  of one per cent. you must decide on one of two things: limitation of the City's debt or abolishment of its necessary work. As a matter of fact, I do not believe there is any man in this room or in the City of New York, for that matter, who believes in doing that sort of thing. But that will be the consequence of such an attempt, if successful.

"The objections to imposing an income tax are insurmountable, in my judgment. In the first place, the Federal imposition of income tax burden for war purposes and for redemption purposes for bonds now outstanding is using the income tax to the very limit; in other words, it is now imposed to the limit of endurance and it is the last tax that Congress is ever going to let up on. In my judgment, all taxes, all imposts levied by Congress by reason of the war and by reason of the necessities of the National Government will go before the income tax. I do not believe you would have any chance before the legislature in 1919 in any attempt to pass a State or City Income Tax Law or any other Income Tax Law that conflicts in the slightest degree with the operation of the Federal Government's Income Tax Law. It is a well understood principle of taxation, wherever you have a Federal form of government, that the wider fields of taxation are resorted to by wisely framed Federal taxation methods. They are for the defense of the realm."

The Comptroller called attention to the finding of the Mills Committee, which proposed a State Income Tax, and added:

"If you observe the provisions of that bill you will find that it does not include a tax upon incomes of residents of New York. The reason for the omission of this provision was due to serious difficulties in enforcing a tax on incomes in the State of New York derived from sources outside of the State. It is claimed that there is a Constitutional question involved. I have not examined that Constitutional question and I express no opinion regarding it. But the practical operation of such a measure would be this. If a man, a bona fide resident of the City of New York, had an income of \$10,000 a year \$9,000 of which he derived from mines in Utah or Arizona and \$500 of which he derived from a factory in New Jersey, you could collect a tax on his income only on the basis of \$500 a year; but a real estate man who had a \$10,000 a year income derived from real estate in the City of New York would get it both ways—he would pay a tax on his real estate and pay a tax on his income as well. Therefore I think it is just as well to look this gift horse in the face from the real

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# Say 1919 Taxes Will Not Exceed Those for 1918

## Comptroller Craig's Promise of No Advance Confirmed by President Cantor of the Department of Taxes

CONSIDERABLE interest was shown among real estate men in the statement that the tax rate for 1919 would not exceed that for 1918, made by Comptroller Craig at the hearing of the Mayor's Committee on taxation this week.

Comptroller Craig's statement is as follows:

"I want to correct one mis-statement that, for some reason or other, is being repeatedly made and continuously circulated among property owners, and that is that the 1919 tax rate is going to be greatly in excess of the tax rate for 1918. I have heard it stated and I have seen figures in cold type to the effect that the increase of the 1919 tax rate over the tax rate for 1918 will be all the way from 25 points to 60 points. I want to assure you that there is not a particle of foundation for such statements. The tax rate for 1919 will not exceed the tax rate for 1918, assertions to the contrary notwithstanding."

The Record and Guide tried to obtain an explanation from the Comptroller's office of how this conclusion had been reached in view of the increased budget, but no explanation was forthcoming.

President Jacob A. Cantor made the following statement with reference to the new tax rate:

"I do not know what the Comptroller based his state-

ment upon, because the Department of Taxes and Assessments has made no report as yet to the Mayor, either upon real estate or personalty. If Mr. Craig was considering, when he made the statement, the promise made by me that we would increase personalty assessments \$100,000,000 and realty assessments \$100,000,000, he will be justified in what he said.

"The records of the Tax Department now show for 1919 a greater personal assessment than ever before in its history. After more examinations made by us than ever before, and with the commissioners and deputies exercising unusual care in extracting from those assessed correct information as to the character and value of their personal property, the estimate made by me several months ago has been verified by results.

"There will be an increase in the assessed valuation of real and personal property of \$200,000,000. This will offset the increase in the budget, so that I can safely assert, on the basis of our work here, that the 1919 tax rate will be the same as that of 1918.

"To this great increase in the personalty assessments, additions will be made as the result of the increased taxation of personal property owned by corporations not paying a tax now under the Emerson Law and also through increases in the bank tax to a considerable amount."

## United Action Demanded at Tax Conference

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estate man's point of view before you rush into it.

"I am firmly convinced that if you impose a properly devised personal property tax you will have the same experience, if it is properly followed up, that the Federal Government has had with the income tax. In other words, after you cast aside the theoretical objections made to the income tax and put it into practice, as the Federal Income Tax has been put into practice, you will find that it has become one of the greatest sources of revenue that the Government has derived from taxation.

"I make a suggestion to the real estate men that the steps looking toward a proper personal property tax to be taken were to be these: first, compulsory return by everybody subject to taxation within the City of New York having property of a value of over \$5,000, a return that carries with it a good stiff penalty. To impose a penalty of \$10 a day or \$100 a day for delay in filing a personal property return is a mere invitation not to file it; but if you put in a provision similar to that in force by the Federal Government in the Tax Law of 50 per cent. for default in filing a return you will have, in my belief, a line a dozen blocks long up to midnight of the last night to file returns, instead of as now after the time to file the return you have a line four blocks long to swear off.

"Let us say that you start out requiring a personal return by everybody by the 1st of July. Then fix a date for the closing of the personal property tax books so that the personal tax will be made payable by the middle of January. There are many reasons for that. The tax rate on real estate is not fixed until the first week of March, so if you close the personal tax books and require the payments to be made by the middle of January, you have the money actually in hand and you know with substantial accuracy how much can be realized on that personal tax before the Board of Aldermen fixes

the rate on real estate. The rate to be fixed on real estate in that case will be only the deficiency required to meet the budget after the deduction of the general fund and the personal property tax. That would avoid, moreover, the scandal that has been connected with personal taxes in New York City of writing off at the end of the year millions of dollars of uncollectible taxes. When at the end of the year you write off the uncollectible taxes you merely throw that burden forward into next year's real estate tax. As a consequence of collecting your money in advance in that way you will know where you are exactly and there will be no deficiency at the end of the year, and then the subsequent accruals in the general fund will result in a reduction of your tax rate for the following year."

The Comptroller declared himself in favor of a personal property tax of three quarters of one per cent.

Robert E. Dowling said:

"I was in Albany with Mr. Craig last winter when he appeared at the hearings on a bill that was presented before the Legislature that carried with it a proposition to tax personal property at the rate of one-quarter of one per cent. per annum and take away the present exemption for debt. At the very beginning of what I have to say, I wish to state emphatically that the statement by the Comptroller, from his recollection, that real estate men last winter at Albany said that the amount of personal property subject to taxation in the City of New York was so great that after taking out 99 per cent. and all those various percentages he spoke of there would be no tax left on real estate was not made by anybody representing the Real Estate Board. In fact, I did not hear anybody make such a statement as that. The only way you can find out how much personal property is owned in the City of New York today, in

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# Building Awaits Settlement of Wage Scale

## If Labor Continues to Demand Advances in the Face of Existing Conditions, No Work Will Be Done

**B**EFORE there is any possibility that building activity, particularly in the Metropolitan district, can be resumed upon a large scale, the difficulties brought about by the labor situation will have to be disposed of. At the present moment the situation is critical and is a potent factor in holding up work that under any other circumstances might have been commenced. Plans have been completed for new buildings, financial affairs have been arranged and the material market is in a position to supply building commodities to any needed amount. Yet the owners are unwilling to start their projects while there is unrest in building labor circles and there is a possibility that after starting operations their progress would be delayed by strikes and lockouts.

At the present time the carpenters are locked out as the result of recent strikes for additional wages in direct violation of their agreement with the Building Trade Employers' Association. Carpenters have demanded \$1 a day in addition to their agreement of \$5.50 per day. This agreement expires December 31, and the employers have been willing all along to renew for the regular term upon the same basis but the carpenters would not agree. The final result has been a lockout by the boss carpenters who are members of the association and a consequent stoppage of work upon a number of active projects, including the Hotels Commodore and Pennsylvania. The number of carpenters actually out of work as the result of the demand for \$1 increase is placed all the way from 600 to 2,000.

The dock builders have also struck for an increase in the wage scale despite their agreement which does not expire until December 31 and the glaziers are also on strike. The agreement of the latter trade has to December 31 to run and both these strikes are in violation of their stipulated terms with the employers.

Dissatisfaction in labor circles identified with the building industry is spreading and there are rumors of

slight disturbances in other trades beside those previously mentioned. In almost every instance the matter of increased wages is the bone of contention, workmen demanding or agitating increases above the present high scales and the employers making every effort to keep their workmen satisfied at the existing rates. There has been little said on the part of employers about a reduced scale of wages to mechanics in the building trades although it has been thought that the men have been getting actually more than the traffic would stand but it was willingly paid because during the past year the bulk of the work was under direct contracts from Federal departments and the urgency of the demand made anything seem almost reasonable as long as it was possible to obtain workmen for any specific operation. Now that the urgency of the Government demand has passed and the building industry is making a determined effort to re-establish itself upon a normal pre-war basis, the employers take the attitude that labor is unreasonable in making its forcible demand for higher wages, at a time when the entire industry is in process of reorganization and while the economic position of the country is undergoing a serious change as well.

The feeling is quite general now that there will be a gradual recession from the high price levels that have steadily mounted since the commencement of the world war. There is every reason to suppose and anticipate that living costs will be reduced considerably in the near future and that the value of the dollar will be much greater than it has been during recent years and than it is today. In the face of these changes that have to come ultimately employers are unwilling to allow a further increase in wage scales but are almost united in their willingness to renew the expiring agreements at the present scale. This, they claim, would be tantamount to an increase of wages greater than ever made in past history through a threat of strike.

## Propose Increased Depth for Tenement Houses

**P**ROPERTY owners, builders and architects attended a meeting on Wednesday in the office of Tenement House Commissioner Frank Mann, in order to further consider proposed amendments to the law affecting three and four-story dwellings. At a hearing held some weeks ago Commissioner Mann submitted a program of proposed amendments which he declared would provide substantial relief for owners of one-family houses no longer available for such use by permitting them to alter the houses into three and four-family tenements, such remedial legislation yet being conservative enough to meet the approval of the legislators and the tenement reform organizations, who were responsible for the law as it stands.

The meeting Wednesday was called for the purpose of discussing in greater detail the commissioner's plan, complete details of which were published in the Record and Guide of November 30.

The Real Estate Board of New York was represented by H. H. Murdock, who offered some amendments. The principal change was the increasing of the depth of the buildings to sixty feet for both the three and four-story houses, instead of fifty for the former and

fifty-five for the latter. Mr. Murdock also took exception to the proposed fireproof passage connecting the yard with the street, in the taller structures, substituting in its place a gate in the yard, so that egress could be obtained to the neighboring property.

Captain John P. Leo, chairman of the Board of Standards and Appeals, also favored the depth of sixty feet.

"I believe that were a lateral, party wall fire escape adopted, instead of the present dangerous ladder arrangement, a step, and a big one, in the right direction would be taken. It is a dangerous procedure for any one on a cold winter night to attempt to climb down one of the ladder fire escapes. The party wall arrangement is practical and, I believe, should be adopted," he declared.

Commissioner Mann drew attention to the difficulty experienced by the department in keeping this form of fire escape free from encumbrances, but was willing to abide by the ruling of the majority.

L. De Muth, representing the West Side Taxpayers' Association, stated that his organization favored the proposed bill.



# Central Mercantile District Leads in Traffic

## Broadway and Fourteenth Street Equals Grand Central Station in Ticket Sales—Many Lines of Transportation

**T**HE Central Mercantile Association has compiled the following information:

The central mercantile district is now the world's traffic center. The passenger traffic report of the Public Service Commission recently issued concerning subway and "L" travel and report received from the Hudson & Manhattan Tube Company demonstrates this fact beyond question.

A study of the figures in these reports shows that over 106,000,000 persons, annually, use subway and elevated trains in the central mercantile section.

Likewise, Fourteenth street is proven the greatest traffic artery in the world—as over 44,000,000 passengers yearly purchase tickets at subway and elevated stations on this thoroughfare.

In the report of the Public Service Commission, the Interborough Rapid Transit Company heads the list in volume of traffic with 418,337,000 passengers carried during the year, although its rate of increase was only about 1 per cent.; the aggregate increase being 4,143,000, while the elevated lines of the same system with a total traffic of 352,660,000 had a percentage of gain of less than 1 per cent., viz.:—3,280,000.

The Brooklyn Rapid Transit system with its new lines opened showed a much larger increase; the elevated and subway traffic being 257,961,000, an increase for the year of 31,445,000 or 13.88 per cent.

The lines of the Hudson & Manhattan Tube Company likewise showed a high rate of increase, jumping from 68,556,000 in 1917 to 76,348,000 in 1918, an increase of 7,792,000, or 11.37 per cent.

The Public Service Commission and railroad officials account for the low rate of increase in travel on Manhattan elevated and subway lines by the fact that the rate of increase for 1916-1917 was abnormally high, due to the trolley strikes of 1916, which tended to divert large numbers of passengers to the rapid transit lines. An analysis of the ticket sales on the Interborough-Fourth avenue subway line, although showing a loss on the entire line of over 11,000,000 fares during the year, which includes a loss at Eighteenth and Twenty-third streets in our district, yet it shows an increase of about 400,000 at the Fourteenth street station.

The Grand Central station with its new lines opens with Fourteenth street and Broadway as being the greatest traffic point in the world, each with ticket sales of about 28,000,000 per year. Atlantic avenue, in Brooklyn, is second, with a ticket sale of 21,516,000; Brooklyn Bridge third, with 21,222,000, and Times Square fourth, with 15,843,000. These three last-mentioned stations all show a loss over the year 1917; Times Square decrease being 420,000.

The traffic on the elevated lines in the central mercantile section showed marked increase. The Second avenue line, with a total increase of 5,094,000, carried an increase in our section of over 273,000. The Third avenue line was the only elevated line in the city showing a total decrease for the year, amounting to 2,535,000. However, notwithstanding this fact, the stations on the Third avenue line in the central mercantile territory had a combined increase of over 121,000, demonstrating the remarkably healthy industrial and commercial growth throughout our area.

The traffic on the entire Sixth avenue line increased only about 135,000, although the ticket sales at the stations in the central mercantile district showed the remarkable increase of over 145,000, despite the fact that the traffic on this line in our section was thought to be somewhat reduced owing to the closing of the Greenhut department store at Eighteenth street.

The Ninth avenue line showed a total ticket increase of 585,000. The increase sales at the stations in our district amounted to 168,000.

A recapitulation of the ticket sales on the elevated lines shows a total increase of 3,280,000; and the total increase of these lines at stations in the central mercantile district is over 708,000, being 21.6 per cent. of total elevated traffic increase. The increase on the Hud-

son and Manhattan tubes in our district is 323,416. Likewise, the ticket sales on the new Seventh avenue line in our section from its opening on July 1 last, up to and including November 30, 1918, amounts to 11,361,000. These figures exceed expectations on this line.

This great traffic increase in the C. M. section is, of course, due to the large number of wholesale, manufacturing and jobbing firms which have moved into the territory centering mainly between Fourteenth and Twenty-third streets. This fact is well demonstrated by some of the figures taken from the commission's report. For instance, on the Sixth avenue line in our section, the Fourteenth-Twenty-third streets section, as above stated, shows a ticket sale increase of over 145,000, while the report shows a combined loss at Twenty-eighth and Twenty-third streets, of over 510,000.

Likewise, on the Ninth avenue line, the district between Christopher and Twenty-third streets in our section shows an increase traffic of over 349,362, while the loss at Thirtieth and Thirty-fourth streets for the past year amounts to over 180,000, demonstrating forcibly that the great industrial development in the C. M. district is in the Fourteenth-Twenty-third street area.

The commercial development of the Fourteenth-Twenty-third street section on the East Side is likewise well illustrated in the traffic on the Third avenue line. It shows an increase of 121,424 over last year, while the three stations immediately south, viz.:—Grand, Houston and Ninth streets, each show a loss amounting in the total to 388,000; likewise, the three stations immediately north, viz.:—Twenty-eighth, Thirty-fourth and Thirty-fourth street ferry, each show a loss, totaling 286,000, additional proof that the Fourteenth-Twenty-third street area is enjoying splendid industrial advancement on both side of Manhattan.

President Clarkson Cowl, in commenting on the remarkable rapid transit traffic throughout the central mercantile section, said that he was not greatly surprised as he has been impressed from day to day with the splendid increased commercial and industrial growth and advancement of this section of Manhattan.

## Samuel Gompers on Labor Question

**S**AMUEL GOMPERS, President of the American Federation of Labor, at the dinner of the Academy of Political Science held recently, outlined the position of labor during the readjustment period.

After sounding a warning that there could be no return to the old industrial conditions he declared that there were five points necessary to labor. They were: A living wage, an eight-hour day, no child labor, equal pay for women and a living wage for unskilled labor. He said:

"This is no time to rock the industrial boat!"

Mr. Gompers said the old methods of "power of wealth and coercion" to force "justice" upon the workman had passed, and that in the future capital would have to meet labor on a higher plane of justice and humanity, which, he believed, had been one of the lessons learned from the war.

"The sons of the laboring people and of the employers have made the supreme sacrifice together in the cause of justice and humanity," said Mr. Gompers. "It is not going to be easy to thrust the laboring people back and down in the sphere of industry. Each must recognize the principle that we were united in this great world struggle, and now, that peace has come, the working out of the industrial future must be done in the same spirit of co-operation and co-ordination.

"We will never go back to the old conditions. Organized labor is strongly opposed to any destructive methods. We want to grow, to construct, to make living conditions better, to make to-day a better day than yesterday and all the to-morrows better than the days that have gone before."



# Architects Busy on Many Building Projects

## Plans for New Construction Run from Alterations in Houses, Apartment Buildings and Country Homes

ARCHITECTS of New York City are busily engaged upon the preparation of plans for building projects that are planned as an essential part of the reconstruction period following the establishment of peace. Many of these plans are now completed and unless circumstances arise which make further progress hazardous or impossible there is every likelihood of a large percentage of this work being started in a relatively short time.

The action of the United States Treasury Department in announcing that it would immediately resume activity on its program of construction interrupted by the war has led to similar moves on the part of other Federal departments. According to the present outlook there was to be a considerable amount of Government work undertaken during the coming year in addition to those projects that even now are being planned as protective measures and which are necessitated by a considerably increased permanent military establishment.

The State of Pennsylvania also has announced that it will start operations upon all structural projects that come under its jurisdiction and for which appropriations have been made and plans prepared. There is quite a large volume of State work projected and an early start would add materially to the confidence of the building industry.

Within the Metropolitan district the past two or three weeks have been progressive ones from the viewpoint of newly planned projects and already a number of contracts have been awarded that indicate a tendency to start the work of building notwithstanding high construction costs and other deterrents.

One of the important phases of the building situation today is the great amount of alteration work already actually underway or being planned for an early start. In this form of construction the alteration of private dwellings in the Fifth avenue section has assumed a prominent place. There have been a number of operations of this character recently announced and according to the activity of the real estate market in which dwellings figure prominently is sure to be much additional work of this type.

Apartment house construction will undoubtedly be another important phase of construction during the coming year. The Fred. T. Ley Company has the contract for alterations costing upward of half a million dollars to the twelve-story apartment house at the southwest corner of Central Park West and 65th street. This building is owned by Walter Russell and Penrhyn Stanlaws, who also are interested in the structure at the corner of Central Park West and 67th street. The plans for this project are being prepared by Starrett & Van Vleck, 8 West 40th street.

In Brooklyn plans are underway for a number of high class apartment house projects which will be started early in 1919 and which will materially help in solving the housing difficulties of that borough. Cohn Brothers, architects, are revising their plans for the four-story apartment to accommodate twenty families that Oscar Palmleaf will erect at the corner of Ridge boulevard and 82d street, in the Bay Ridge section. This structure will consist of four and five room suites and will cost approximately \$100,000. Work will probably be started soon after January 1.

Slee & Bryson, architects, are making plans for a modern apartment to accommodate thirty-eight families on Eastern Parkway west of Franklin avenue. This project will be four stories in height with ground dimensions of 79x109 feet and will cost more than \$125,000. The Hampton Building Company, Wm. B. Greenman, president, is the owner and builder.

In the Brownsville section of Brooklyn there is anticipation of considerable apartment house construction during the coming year. Barnett Baltowsky, owner, has started excavations for three four-story tenement houses, 60x89 feet, in the east side of Powell street south of Riverdale avenue, from plans prepared by Cohn Brothers, architects. This operation will call

for the expenditure of about \$150,000 for construction.

At Elmhurst, L. I., a large apartment house project is planned by the Queensboro Investing Company. This project will consist of five five-story apartments, with ground dimensions of approximately 62x89 feet, to be located on Polk avenue, Filmore avenue and 22d street. The buildings will be erected from plans by George H. Wells, 21 East 40th street, Manhattan, and will cost in the neighborhood of \$300,000. It is expected that work will be commenced about February 1.

Fortunes made during the war will naturally find an outlet in the construction of large country homes and estates. Plans for quite a large amount of extremely high class suburban and country home construction are on the boards and more of this form of work will follow. Prosperous times are always followed by a period of home construction in which structures costing upward of \$50,000 each are well represented. At the present time plans are being prepared by Tooker & Marsh for a large country residence to be located at Bayville, L. I., for Edwin Tannhauser, president of the Tannhauser Film Corporation. Although the details of construction have not yet been worked out this building will be a large one and it is expected that work will be started early next spring.

According to the reports there will be considerable house building activity in Great Neck, L. I., and the adjacent territory during the coming year. Miller & Mallory, Ithaca, N. Y., are preparing sketches for a large dwelling of the Italian villa type at Great Neck for J. H. Ballantine of 50 East 42d street, Manhattan. Another house is being planned for Mr. Ingersol and there is likely to be considerable speculative work of a high class produced during the coming season, as there has been a strong demand for dwellings of the better sort and costing upward of \$12,000.

In addition to the contemplated program of school building now being worked out by the New York City Board of Education there will in all likelihood be a large amount of money expended for educational buildings in nearby suburban localities. Newark has plans under way for three or four large school projects including a manual training high school for boys that will cost more than \$500,000. New Brunswick, N. J., through its Board of Education has commissioned Alexander Merchant to prepare the plans for two grammar school additions costing \$35,000 and \$45,000, respectively, and a junior high school to cost approximately \$400,000. Paterson, Passaic, Bayonne and other New Jersey cities all have important school building programs under advisement and a part of this work will undoubtedly be undertaken during the coming building season.

Henry Bacon has been retained by the Monmouth County Historical Society to prepare the plans and specifications for the \$150,000 historical museum it contemplates erecting upon the High School campus at Red Bank, N. J. This operation will be started next spring.

At further distance from New York but still within the sphere of influence of the building industry of this city some large and important construction work is in contemplation. One of the largest operations of this character is the projected office building to be erected by the City of Albany at the corner of Eagle and Beaver streets and which will cost more than \$1,000,000. The plans for this structure are being developed by Walter H. Van Guysling, architect, and Arnold W. Brunner, advisory architect.

In line with the maintenance of a larger and more efficient military establishment than the United States has ever before attempted is the proposed building program that will considerably increase the facilities for military education at West Point, N. Y. Congress has been asked for an appropriation totaling several million dollars for additional buildings required at this post and although the bill has not yet been passed there is little question but that the money for buildings will be forthcoming.



# Production of Granite Shows Large Decrease

## Figures Compiled by United States Geological Survey—First Complete Report of This Important Industry

THE granite sold in the United States in 1917, as shown by figures compiled by G. F. Loughlin, of the United States Geological Survey, Department of the Interior, from reports submitted by producers, amounted to 5,564,200 short tons, valued at \$15,-544,957, about 7 per cent. of the quantity and 19 per cent. of the value of the entire output of stone during the year. The figures show a decrease of 40 per cent. in quantity and 11 per cent. in value from 1916 and were the lowest recorded in any year since 1901. The same adverse conditions were reported by the quarrymen for 1917 as for 1918—high wages, shortage of cars and boats for transportation, lack of labor, and high cost of all supplies, as well as substitution of cheaper material. Prices were advanced but, according to many producers, not enough to cover the increased cost of production.

This is the first year for which complete figures showing the quantity of granite produced have been recorded, and in order to compare the production with that of 1916 the output in that year has now been determined largely from actual reports and partly from estimates. The quantities are given according to the usual unit of measurement, but in order to get the total the units have been reduced to short tons.

The following States are the principal producers of monumental granite. In 1917 their output represented 86 per cent of the quantity and 90 per cent. of the value of monumental granite.

Monumental granite produced in certain States in 1917.

State.	Quantity. (cubic feet).	Value.
Vermont .....	1,620,464	\$2,200,509
Minnesota .....	264,194	803,370
Wisconsin .....	115,255	538,370
Massachusetts .....	366,738	480,568
North Carolina .....	190,737	393,021
New Hampshire .....	156,378	252,522
Rhode Island a .....	105,323	158,702
Connecticut .....	55,199	114,786
Colorado .....	44,030	104,241

a Rough only.

The price per cubic foot, as shown above, differs greatly, depending on the form in which the stone is sold as well as on the grade of the stone. More than 90 per cent. of the output of both Vermont and Massachusetts is sold rough, whereas most of the stone produced in Minnesota, Wisconsin, and North Carolina is sold dressed. The output of North Carolina, chiefly stone for mausoleum work, heretofore classified as building stone, has been transferred to monumental stone, the class in which it more properly belongs.

The only product whose output increased in value in 1917 was monumental stone (7.8 per cent.), although the quantity produced decreased 6.6 per cent.

Building stone decreased 3,462,721 cubic feet (49 per cent.) in quantity in 1917 and \$803,129, or 20 per cent. in value.

Granite paving blocks decreased 12 per cent. in quantity in 1917 and 0.5 per cent. in value, the average price per thousand being \$57.67, an increase of \$6.94 over 1916. A production of 19,004 tons of "Durax" blocks, valued at \$115,717, was also reported.

Granite used for rubble decreased 85,288 short tons (34 per cent.) in quantity and \$54,363 (21 per cent) in value, and granite for riprap 1,188,458 short tons (54 per cent.) in quantity and \$409,379 (40 per cent.) in value. This class of stone varies greatly in production from year to year, depending on the amount of river and harbor work done by the State and Federal Governments. In 1916 California, Connecticut, Delaware, North Carolina, and Virginia were the States showing greatest production for this purpose. In 1917 California decreased over 50 per cent., North Carolina about 30 per cent., and Virginia and Connecticut reported practically no output of rubble; Massachusetts showed a greatly increased production, and Arizona, Delaware, New York, and Texas were important producers although operations were confined to not more than two localities in each State.

Curbing decreased 600,817 linear feet (30 per cent.)

in quantity and \$129,317 (15 per cent.) in value in 1917 as compared with 1916, following an increase of 19 per cent. in value in 1916 over 1915. Georgia, the leading State in 1916, decreased in value \$110,427 (49 per cent.), and ranked third in 1917, being exceeded by Massachusetts, which showed an increase of \$7,194 (4 per cent.), and North Carolina, which showed an increase of \$35,-818 (28 per cent.).

Crushed granite represented 17 per cent. of the value of the total granite output in 1917, and 20 per cent. in 1916. There was a decrease of 1,658,279 short tons (35 per cent.) in quantity and \$842,796 (23 per cent.) in value in 1917. According to uses the crushed granite sold for road metal amounted to 1,176,557 short tons, valued at \$1,001,076; 478,667 short tons valued at \$269,-218 for railroad ballast, and 1,409,902 short tons valued at \$1,430,326 for concrete. There was a decrease for each product in 1917 in both quantity and value, but railroad ballast showed the greatest decrease, 59 per cent. in quantity and 54 per cent. in value. All the States that reported production for this purpose in 1917 decreased in output except Virginia. The total average value of crushed granite in 1917 was 88 cents a ton, which was 13 cents more than in 1916.

The number of operators decreased from 598 to 483 in 1917, and several of those that operated reported their quarries closed during part of the working year.

### Must Furnish Heat to Tenants

THE Board of Health has issued a report of the effort made by the department to compel owners of apartment houses and office buildings to furnish heat to their tenants as provided in the leases made with them. The report follows:

"Immediately after the enactment of the ordinance requiring landlords to maintain the temperature of all occupied apartments, where leases had been made requiring them to do so, at 68 degrees (F.) the Department of Health received a number of complaints of failure on the part of these landlords to obey the ordinance.

"The procedure in each instance was to have a representative of the Department investigate and ascertain the facts and endeavor by personal effort to obtain compliance with the requirements of the Sanitary Code; if unsuccessful, prosecute to secure compliance.

"The following table (with Richmond eliminated because no complaints were received there) shows the number of complaints investigated by the Sanitary Bureau during October, 1918, relative to such lack of heat in apartments.

	Manhat- tan.	Brook- lyn.	Bronx.	Q'ns.	Ttl.
Complaints received.....	426	1620	323	26	2405
On investigation no cause for action was found.....	396	171	132	10	709
Abated by personal effort.....	39	1448	100	16	1603
Returned for court action.....	1	1	..	..	2
Total valid complaints.....	40	1449	100	16	1605
Pending .....	..	..	91	..	91

"An examination of the above table indicates that the vast majority of complaints were abated through the personal efforts of the agents of the Department and it was not necessary to appeal to the courts to force compliance with the terms of the ordinance.

"In the first case submitted to the courts it developed during the trial that the defendant had from the time of the adoption of the ordinance by the Board of Health used every effort to make repairs to a defective heating plant, and after the evidence submitted to the court clearly established this fact the Department withdrew the complaint.

"In the other case, a corporation owning an office and loft building wilfully failed and neglected to furnish heat in accordance with a lease entered into with the various occupants of the building, and the court imposed a fine of \$100."



# Great Demand in Canada for Building Supplies

Construction Work on Large Scale Planned in All Parts of Country—Materials Must Be Bought Here

By D. H. MAPES,

General Superintendent of Construction, Canadian Pacific Railroad Company.

**O**WING to the extremely prominent part taken by Canada in the World War, the normal activities of pre-war times were halted in favor of giving preference to military needs. Structural progress in the Dominion has been practically dormant for more than four years and only such buildings were erected as were required by the war program. There can be no doubt as to the single mindedness of Canada to do its part to win the war, as every effort was concerted toward this goal and domestic economic problems were made secondary. Now, with peace actually within the grasp of the world, the building interests of Canada are again turning their attention to the formulation of plans for supplying the demands that have accumulated during the lengthy period of relative inactivity.

Large sums of money are immediately available in Canada for investment and it is only reasonable to suppose that a large percentage will find its outlet in the construction of buildings for which there is a crying need. For a while it seemed as if the large financial interests of the Dominion were about to follow a policy of extreme conservatism in the investment of these funds and would hold them tightly until the economic revival was completed. But it now appears that there is great willingness on the part of the monied interests to release their surplus for the erection of structures so badly needed for housing, industrial and commercial progress.

From all accounts the expenditure for development and construction work will be greater during the coming year than was ever even imagined in the past. The work will have to be done on an imposing scale in order to meet not only the new demands of a thoroughly awakened nation from an economic standpoint, but also in order to supply the demand that has accumulated by reason of four years of comparative idleness on the part of builders.

Building interests in the United States are certain to experience beneficent effects from the boom that is imminent all through Canada during the coming months. The Canadian markets will be in no position to supply the intense demand for materials and supplies entering into the construction of the contemplated projects and

the United States will be called upon to fill material orders in large numbers. The amount of structural essentials that Canada will purchase from its nearest neighbor cannot as yet be gauged, but it will be tremendous and involve millions of dollars. Aside from certain raw products entering into construction, notably lumber and mineral ores, Canada produces a relatively small part of its building materials. The majority of the finished products and a large percentage of the higher grade of specialties are imported, and for the bulk of these Canada is dependent upon the United States.

This great mass of construction work that will shortly be thrown on the market will exert a marked influence upon the material price situation, and the volume and intensity of the demand for supplies will have a strong tendency to maintain the existing high price levels for a long time to come. While the demand for structural materials continues there is no great possibility of a recession from the high construction costs of today. It is true that the present prices cannot be permanent and that a gradual weakening will occur, but this will not be until the most urgent needs of the hour are satisfied, until the nations of the world have caught up with the demand for buildings and the industry again resumes its normal character of pre-war times.

On the other hand, wages will probably be the last factor in the building situation to move downward from its existing high plane. Wages may possibly even increase in some instances before a recession can occur. Demobilization of the great armies of the recent combatants will not materially affect the labor situation as applied to building. There will be sufficient work for all. The building industry in Canada and the United States, through its affiliated trades and interests, will be fully able to absorb and give almost immediate employment to all of the returned soldiers who formerly worked in these lines. At that there will be in all probability a shortage of skilled and unskilled labor for building purposes that will act as an incentive to maintaining the high wage schedules of today and might also be responsible for a slight premium.

## Plan for Conversion of One-Family Houses

By WILLIAM E. BLOODGOOD.

**T**HE plan of Commissioner Mann for converting old three and four-story dwelling houses into three and four-family tenement houses, is very interesting, and of course is a great improvement on the former three-family law which did not prove of any value. The proposed plan, however, does not give quite the relief desired, because of its limitation regarding the depth of the buildings.

To place the limit at fifty or fifty-five feet would absolutely bar many desirable buildings from alteration, as many of them are deeper than those limits.

In allowing three families in a building, there are no more persons housed on the lot, whether the building is fifty, sixty or even seventy feet deep. No greater congestion or fire risk.

Why not remove existing extensions and allow the buildings up to a depth of seventy per cent. of the lot depth to be converted? Why should a building fifty feet deep be allowed to be converted, and an adjoining building fifty-one feet deep be barred. Of course I understand that any law must place a limit, but the limit ought to be more favorable to the old buildings than is proposed.

If it would be allowable in a building sixty feet deep, to set the rear wall back to the fifty or fifty-five foot limit, then a little help might be obtained, but I am afraid the Bureau of Buildings would be obliged to de-

cide that the building to be altered was beyond the lawful limit.

A plan which I have not seen mentioned or advocated, and which seems to offer a real relief, is to allow the conversion of old four-story and basement dwellings into three, and only three, family houses by the following method:

In such a building, the cellar would of course remain for heating apparatus, storage, etc.

The front part of the basement would be separate entrances for tenants and tradespeople.

The rear part of the basement and all of the first floor would be the first apartment.

The second story and the rear part of the third story would be the second apartment.

The front part of the third story and all of the fourth story would be the third apartment.

A fireproof entrance hall and stairs to roof should be required, but the balance of the building should remain as it is, non-fireproof, including the small private stairs in the duplex apartments.

All the kitchens would, of course, be in the rear, where the dumb waiters would be placed.

This plan would conserve building materials, change much dead property into active, cost less than new buildings, would quickly increase the number of apartments, without increasing fire hazard or congestion.



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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

A Common-Sense Arrangement

Business men will be gratified by the announcement of the Federal Government, that it is the intention to so market the enormous supplies accumulated for war purposes which still remain unused as to interfere as little as possible with normal business and that officers have been appointed to confer with committees representing the various industries as to how this may be accomplished in the most satisfactory manner.

This is one of the results of the action taken at the Atlantic City Reconstruction Convention of War Industries Committees, when these committees were continued for peace work along the lines now announced by the Government.

This proposal is of great importance to building industries because the Government has on hand approximately 500,000,000 feet of lumber, and large stocks of other building materials. If these supplies were dumped on the market without any steadying influence the entire building industry would be demoralized and it might take a long time for the market to become stabilized so that building operations could be undertaken without fear.

Indicative of the general business situation throughout the country and of what may be expected as the immediate result of the announcement of the Government's program was the attitude of buyers at the great sale of woolen goods held this week in this city. The number of buyers from all over the nation was unusually representative and the amount of goods disposed of was large. Sales the first day were at recessions in prices of about 25 per cent. from the regular

opening prices announced by the sellers. The second day's sales were at prices only 12½ to 18 per cent. less than opening prices and the opinion was widely expressed that, instead of the demoralization that had been expected, the market for piece goods and for all woolen manufactures had been brought to a condition where manufacturing on a peace basis could be confidently resumed.

The Government's holdings of wool are to be auctioned off in lots and at such times as to afford ready absorption of the immense stocks on hand.

With the Government and business co-ordinated in the work of readjustment as dictated by common sense the future takes on a happier appearance.

Wages and the Cost of Living

Figures compiled by the New York State Department of Labor of the average weekly earnings of employes show that in September a new high level was made, the average being \$22.31, an increase of \$1.08 over the proceeding month, and the largest gain in any month since 1914, when the department first began gathering such statistics.

Comparing the average weekly earnings for the year ending September 30 last with retail food prices compiled by the United States Bureau of Labor statistics for the same period it is shown that while food prices increased 16 per cent. wages rose 30 per cent. In the two years ending September 30 food prices had risen 51 per cent. and earnings 50 per cent., while in the four years from September, 1914, to 1918, food prices advanced 67 per cent. and wages 80 per cent.

The last figures are significant as showing that while wage earners have had variable luck in pushing their claims for increases in pay based on the increasing cost of living they are now well ahead of the game, taking food prices as indicative of the entire cost of living, including rents, clothing and other items.

This being so it is evident that organized labor has no valid ground for further advances in wage scales. The best it can reasonably expect is to retain the relative advantage gained during the four years, and accept reductions in wages that are equal to the lessening cost of living. When normal conditions are reached wage earners will be on a much better basis than four years ago, although their incomes may not be so great as at the present time.

All men have not been so fortunate as organized labor in getting increased pay during the war period. A great many business men have suffered severe financial losses during the war, and a large number of salaried employes have had to get along without many of the comforts, not to speak of the pleasures, they were formerly accustomed to because business did not justify higher salaries to meet their increased expenses. These facts, as well as the relative advantage secured by organized labor must fairly be taken into consideration in the readjustment of business. That labor is not in serious danger of unemployment is indicated by reports that while about 10,000 men have been dismissed from Connecticut and Massachusetts manufactories of war materials, the United States Employment Service has received an order for 4,500 skilled workmen and 4,000 laborers from the Pennsylvania Railroad. It is probable that other railroads are in like need of workmen. The New York subway system is ready to hire a large number.

The situation is the reverse of that when men were drawn from their regular employment to the munition factories and shipyards. If the changed conditions are



met by employers and employees in the spirit that is characteristic of the time—the idea of interdependence and helpfulness one to the other—there need be no fear of any serious disturbance of business.

## United Action Demanded at Tax Conference

(Continued from page 712)

order to assess it and tax it, is by compelling the owners of that personal property to come forward and swear to what they have. It is true that they do it today to some extent but they immediately state they have debts against it or that they hold exempt property.

"Behind the direct payment of taxes there is another handicap upon real estate that I wish to touch upon. It is not only the amount of money we pay out each year in taxes, but the evil effect of paying out that additional one per cent., let us say, or \$100,000 is illustrated in this way. Take a piece of property worth \$100,000. If we add one per cent. to the tax rate we add one point to the tax levy and unless the net income from the property can be increased by taxing a tenant for it we have reduced the value of that property from a selling standpoint \$20,000 or 5 per cent. capitalized value for \$100,000. That is a most difficult proposition and one that bears most heavily upon real estate in this town. It has resulted not only to the detriment of real estate owners in this town, but it has also resulted detrimentally to the City of New York, and it has deterred people from lending money for improvements, for lenders will never lend on a falling market. It is not financially sound for them to do so and naturally they do not. They say there must be a reason for the falling market. They argue that the demand for space has fallen off or that the demand for rental properties or residence properties has fallen off. As a result of that we are driving from the city capital that ought to be in use here and indirectly those who ought to be residents of the city utilizing that capital. In other words, by reason of the falling market, business which should come to New York City is not coming here but is going elsewhere. That is a fundamental thing as we all know."

Mr. Dowling referred to the action of the Real Estate Board in protesting against the expenditure of large sums of money by the city for the new court house site and other purposes. He said that while the estimated expense of the new court house had been put at \$10,000,000 that it was probable the final cost would be \$40,000,000.

Albert G. Milbank, representing the Advisory Council of Real Estate Interests, said:

"We agree with Mr. Dowling that the needed relief to real estate should come by a statutory limitation on the tax rate. We are thoroughly in sympathy with his objective, but we feel that perhaps it would be a more reasonable, logical and philosophical plan to accomplish substantially the same thing if there was a limitation placed on the ratio of the tax burden on real estate due to the total tax burden, and that that ratio need not be absolutely fixed at a minimum or maximum range, but a minimum and maximum range could be established by statute.

"For example, so far as cities of the first class are concerned, the minimum and maximum range should be 60 to 70 per cent. of the tax levy. That, if worked out at some figure between those ratios, would come substantially to Mr. Dowling's figure of 2 per cent.

"The ratios for rural communities could be accordingly higher, for the reason that in rural communities real estate is practically the only form of taxable property.

"And then again as to the question, how to reach personality, there is a difference of opinion. We have felt

that the experience of the past has demonstrated that all attempts to tax personality under general tax laws has been abortive, either because it has failed to reach the greater part of the personality by reason of failing to reach the so-called personal tax shirkers and has only reached that portion of personality owners who might be termed the widow and orphan class of trust funds and thereby defeated its own purpose, or else it has failed because of a more or less frank failure to enforce the law.

"The Comptroller admits that for 800 years there has been efforts to reach personality without success but that at last he has found a way to reach it. That way, however, has a very objectionable feature, one that has always been resented by Legislatures and people of this State, that is the listing of personal property. There is comparatively little objection to the listing of incomes if it does not disclose further facts than necessary to impose the tax. As a matter of fact it does not disclose details of a man's personal affairs to list his income, but the listing system in personal property does and is open to that serious objection that it discloses a man's personal affairs.

"The ability to pay any tax is the accepted criterion in a just system of taxation, and I know of no more accurate measure of anybody's ability to pay a tax than his income. Therefore our Committee favors reaching personality—the same objective these gentlemen have in mind but attempted by another road—through a moderate rate of income tax.

"So far as my study of the subject is concerned, I am not prepared to agree with the Comptroller that income derived by a resident of the State from sources without the State cannot be reached by the State. My conclusion is quite the contrary."

Professor Charles F. Chandler of Columbia University, Henry A. Meyer, Deputy Dock Commissioner, Hugh Gordon Miller, Stewart Browne, Lawrence A. Tanzor of the Citizens' Union, and State Comptroller Travis were among the other speakers. Comptroller Travis explained his proposition for an annual mortgage tax, the details of which have been printed in *The Record and Guide*.

The building zone system has now been in operation in this city a little more than two years. Its preparation took four years. That it was a practical piece of work is proved by the fact that every city in the country that has adopted or is preparing to adopt a zoning plan uses the two voluminous reports of the New York City Building Heights Commission and the New York City Districting Commission as the basis of their work.

The three subjects of restriction (first adopted in this city), viz., height, area and use, are now quite generally accepted as the standard. St. Louis has prepared and adopted a zoning system with maps covering the above three subjects, and in general following the methods of New York City.

Philadelphia has nearly completed a zoning plan similar to that of New York but it has not yet been perfected and adopted. Cleveland has appointed a commission to zone the city and has employed Robert H. Whitten, who helped prepare the New York zoning, to oversee the work there.



## RANDOM NOTES IN THE REALTY FIELD

Total of \$54,975 for Bronx Lots—Brokers  
Active in War Work—New Trust Company Planned

**B**UILDERS, speculators and investors figured as buyers in the auction sale of 85 Bronx lots, conducted on Tuesday by J. Clarence Davies, as a result of which \$54,975 was realized by the Dash estate, owner of the property. The lots were in the Riverside and Spuyten Duyvil section, and brought an average of \$646 a lot. The prices ranged from \$250 to \$1,875 for individual lots. Bryan L. Kennelly did the actual selling.

The first lot offered was the corner of Dash place and Waldo avenue, 25 by 106x irregular, with a building loan if desired. It was purchased by B. Horowitz for \$1,025. Adjoining lots in Dash place brought from \$700 to \$775 each. These also carried building loans.

The one-story and attic frame residence in Waldo avenue, having varying depths of from 188 to 201 feet, together with an interior lot, 75 by 75, was purchased by James V. Hayes for \$6,750. The northeast corner of Waldo avenue and 238th street, 25 by 100, was bought by Jacob Sommer, for \$1,875. He also took the adjoining lot, in 238th street, for \$750. Other adjacent lots in this street went for from \$725 to \$800.

The largest purchaser was Mrs. Alice M. Jones, who bought twenty-six lots variously located, including four in Spuyten Duyvil road near 238th street, for \$475 each. Several shallow lots fur-

ther north in this street were sold for \$250 each.

After the sale Mr. Davies said: "Any one who is familiar with real estate values in New York city, any one who is conversant with past history and development of the metropolis, knows that the prices obtained at the Dash estate sale yesterday were ridiculously low. Many of the purchasers were speculative builders. They certainly should make money as the result of the hour spent Wednesday in the salesroom."

"I thought and stated in print, that bargains would prevail, but I did not think that centrally located property possibly could bring such low prices."

#### To Organize Trust Company.

A meeting of the stockholders of the New York Title and Mortgage Company has been called for December 26 to consider the action of the Board of Directors and Executive Committee relative to the organization of a \$1,000,000 Trust Company.

One of the company's officers stated that for some time the directors and officers of the New York Title and Mortgage Company have been considering broadening the scope of its operations to embrace a general banking and trust business in order to meet the requirements of its ever-increasing clientele. They decided that their clients

were entitled to such additional service, and only the conditions brought on by the war deterred them from sooner taking action. They now feel that the times warrant their proceeding with the plan, and are organizing a Trust Company which will also offer banking facilities, to be known as the "American Trust Company," with a cash capital of \$1,000,000, and a paid-in surplus of \$200,000. By so doing they are providing for their customers and connections in the title and mortgage business, the additional service to which they are entitled, and for which the demand has long seemed to exist.

Among the incorporators of the new company are: Harry A. Kahler, president of New York Title and Mortgage Company; George T. Mortimer, president of Equitable Office Building Corporation; George Zabriskie, of the firm of Zabriskie, Sage, Kerr & Gray; William E. Harmon, Wood, Harmon & Company; Walter H. Bennett, vice-president of American Exchange National Bank; Edward M. Burghard; Orion H. Cheney, president of Pacific Bank; Charles J. Obermayer, president of Greater New York Savings Bank; Hon. Morgan J. O'Brien, and ex-Senator James A. O'Gorman.

#### Device to Collect Phone Tolls.

Hotel managers and stewards and owners and managers of apartment house properties, where telephone service is rendered to tenants under the terms of the lease, were greatly interested in the unique machine, designed

(Continued on page 734.)

## An Investment— Sans Excitement

Some people like continual excitement.

They want to see their investments up to-day even if they see them down to-morrow.

The guaranteed mortgage and mortgage certificates that we sell you will not cause you any excitement. The Bond & Mortgage Guarantee Company guarantees that you will receive your interest on the day it is due until your principal (also guaranteed) is repaid to you.

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# Real Estate Review for the Current Week

## In Spite of Lessened Volume of Business, Market Continues to Progress Along Encouraging Lines

**S**MALL properties continued to hold the attention of investment capital this week, conditions reflecting, although in somewhat lesser measure, the improved status of the market which has been steadily maintaining its upward trend. Although business did not equal the splendid record of last week, nevertheless it continued along substantially the same lines, the particularly encouraging feature remaining the cash demand for small houses of residential character.

Properties in Water, Front streets, and the downtown section also figured prominently, the buyers being merchants who have been occupying buildings under lease. The total business of the week in spite of its comparatively limited volume may be regarded as decidedly encouraging because it showed that the improved conditions were being maintained and that the market has been losing its "spotty" character.

There were several important developments in the general real estate situation during the week which may be regarded with much optimism by real estate owners. The announcement by Comptroller Craig on Wednesday at the hearings upon the tax situation which were conducted by the Mayor's Committee on Taxation that the tax rate on realty for 1919 would not be higher than that of 1918 was received with much enthusiasm, because it answered reports which have been existing to the effect that there would be a big increase in the tax rate, thereby resulting in the placement of additional burdens upon real estate ownership. The ever rising tax rate within recent years has been watched with growing apprehension by the owners of New York City real estate and those who are familiar with conditions have repeatedly asserted that of all the burdens which have been imposed upon this form of investment, none has been more detrimental to its interests than the steadily mounting tax rate which has so materially increased the overhead carrying charges of

realty. Moreover, the hearing also developed the fact that there was an excellent possibility this year of a union between all the real estate interests of New York and the city administration for the purpose of obtaining unified support of legislation at Albany for tax relief to New York City. Real estate men who in former years have seen bill after bill rejected are beginning to feel that this year there will at last be a united front which will have for its purpose the presentation of remedial bills having the support of the entire city, commanding as a result both the respect and recognition of the State Legislature.

Another interesting development of the week which may lead to improved conditions with regard to old dwellings centered upon the conference presided over by Tenement House Commissioner Mann, at which various real estate and building interests met to support the commissioner's proposed amendment to the 3-family house law which will enable property owners to profitably remodel old dwellings into three and four family tenements.

The first large auction offering of unimproved holdings since the signing of the armistice resulted in the disposition of 85 Bronx lots for a total of \$54,975 at prices which were considered low. All the lots were sold to buyers who were chiefly speculators and builders, many of whom were attracted by the announcement that the owners would give back building loans on a number of the plots up to 80 per cent. of the amount paid and would provide plans for dwellings to be erected on the property. The sale was well attended but bidding lacked spirit and the disposal of the lots was a rather slow process characterized by lagging bids. Nevertheless, the fact that the lots were sold tends to refute to some extent the assertion which is being made in so many quarters that there is absolutely no existing demand for vacant property.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 50, as against 43 last week and 34 a year ago.

The number of sales south of 59th street was 16, as compared with 18 last week and 14 a year ago.

The number of sales north of 59th street was 23, as compared with 32 last week and 20 a year ago.

From the Bronx, 10 sales at private contract were reported, as against 14 last week and 23 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 726 of this issue.

#### Artists Buy the Prasada.

Walter Russell and Penrhyn Stanlans have purchased from the Republic of Panama the Prasada, a twelve-story apartment house at 50 Central Park West, south corner of 65th street, on a plot fronting 100 feet on Central Park West and 125 feet on Sixty-fifth street. The building is to be reconstructed, embodying the new type of apartment house, which is practically a combination club, hotel and apartment, which Hotel des Artistes, in West 67th street, evolved some time since to meet the demand for small suites. The Republic of Panama acquired the Prasada four years ago in foreclosure proceedings against the Apartment Holding Company and others on a bid equaling \$711,000. The city assessed it at \$850,000.

#### Purchase by Tobacco Firm.

H. Duys & Company, for many years at 170 Water street, have purchased from Leonard H. Cohen the five-story and basement building on lot 25 by 103, at 142 Water street, between Maiden lane and Pine street. The purchaser paid all cash. The building is considered one of the best in the tobacco dis-

trict. The property purchased by H. Duys & Co. is under lease to the American Sumatra Tobacco Company. When possession is secured, this firm will remodel the building along the lines of those occupied by the East Indian tobacco importers in Amsterdam, Holland, the architecture of which is similar to the original buildings of New Amsterdam built by the old Dutch East Indian Company. The Charles F. Noyes Company negotiated the sale.

#### Arras Inn in Re-Sale.

Byrne & Bowman in conjunction with Frederic Allen, of Frederic Zittel & Sons, have resold for Gross & Herbener the Arras Inn property at the southeast corner of Broadway and 207th street, consisting of a two-story business building on a plot 100 by 100. It is leased for a long term of years to Arras Bros. on a net rental basis, and was held at \$125,000. The new owner is J. Mayer, who will hold it as an investment. In part payment Gross & Herbener took the four-story and basement dwelling at 120 West 71st street, on a lot 21 by 100. The 207th street property is one of twelve parcels taken in exchange by Gross & Herbener last July for the business property on the east side of Broadway, between 157th and 158th streets.

#### Composer in Realty Deals.

Gustav A. Kerker, composer of the "Belle of New York," "Flora Dora," the "Billionaire" and other musical comedies, has purchased through Charles S. Kohler the six-story apartment house at the southeast corner of Creston avenue and 188th street, in the West Bronx. The structure occupies a plot 51x95x65x95, and contains twenty-five apartments and six stores. It was held at \$115,000 and has an annual rent roll of over \$14,000. It is fully tenanted. The Knap & Wasson Company was associated as broker. The building is of attractive design and two years ago, when it was completed by William Picken, the structure was

awarded a prize by the Architectural Society. The new owner, Mr. Kerker, also figured in another realty deal, having sold through Charles S. Kohler, the Knap & Wasson Company and O'Reilly & Dahn, as brokers, the five-story, cold-water tenement at 321 East 74th street, near First avenue, which rents for over \$2,200 annually and was held at \$16,000. The buyer is James H. Cruikshank.

#### Operator Buys on Heights.

Frederick Brown has bought the five-story apartment house, on plot 75 by 100, at 50 Northern avenue, northwest corner of 179th street, from the Terraine Realty Company, Edward Hart president. The house has accommodations for thirty families and a rent roll of over \$15,000. Mr. Brown gave in part payment seventeen lots on Eightieth street and Seventy-seventh street, near Twelfth avenue, Dyker Heights, Brooklyn. The M. Morgenthau, Jr., Company was the broker. Mr. Brown previously owned 60 Northern avenue, southwest corner of 180th street, a similar house, adjoining the one just purchased.

#### \$225,000 Bronx Deal.

Max J. Kramer sold the three five-story apartment houses at 1545 to 1557 Hoe avenue, occupying a frontage of 225 feet and being 100 feet in depth. The property was sold for a reported price of \$225,000 to an investor, a client of Jacob Brand. The houses rent for \$33,000 annually and were built by Mr. Kramer a few years ago. They are arranged for thirty families to a house and are fully tenanted.

#### New Veterinary College.

The New York University veterinary college has bought the southwest corner of First avenue and Twenty-seventh street, 74.1x95, from the Estelle F. Taylor estate. The present four-story building will be razed and replaced with a four-story structure for the use of



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the college. On the main floor will be offices, study departments and operating rooms. The classroom and the lecture hall will occupy the second floor. The Liataud library will be on the third floor. On the top story are to be anatomical laboratories and the museum. In the basement will be the department for the study of horseshoeing as related to veterinary science. Cady & Gregory are the architects for the new building.

## Plan Social Service School.

The Children's Aid Society, William C. Osborn president, has purchased from Rosalie Iocco the property at 2225 First avenue, about 50 feet north of 114th street, a three-story structure, on a lot 25x100. A school building, to be known as the Verdi School, will be erected by popular subscription. It is announced that more than \$27,500 has already been obtained toward the improvement. Diagonally opposite the property purchased for the school site is the principal recreation centre for children of Harlem, Jefferson Park.

## Re-Sales on Heights.

Nehring Brothers sold for Abraham Kuth to Fredericka Brown, 538 West 179th street, a five-story new law house, 38x100, adjoining the southwest corner of St. Nicholas avenue, held at \$50,000. It has a reported rent roll of \$6,000. This completes the sale of three houses, the others being 530 and 534, which were erected some time ago by Mr. Kuth. Mr. Brown re-sold the property, through Nehring Brothers and Sawson Hobbs, to a buyer who gave in part payment 395 Manhattan avenue, a three story dwelling, 18x83, between 110th and 117th streets, held at \$12,000, a title to which is held by Wilhelmine Walther.

## Big Brooklyn Deal.

The F. W. Woolworth Company has purchased the building at 532 to 540 Fulton street, which it occupies under a lease with two years to run. The property is assessed for taxation at \$850,000 and the price paid by the Woolworth Company is understood to be \$849,000. The property was owned by the Realty Associates, which bought it eight years ago and erected the building which was later leased by the 5 and 10 cent store company. The property will be remembered by real estate men as the one whose tax valuation was upheld by a deputy tax assessor who found a buyer for the property at the city's valuation when the Realty Associates protested against it as being far above market value. The Associates refused to sell at the assessed valuation.

## Sale in Degnon Terminal.

The White Company, manufacturers of automobiles, purchased for improvement an entire block square in Long Island City from the Degnon Realty and Terminal Company. The property is located in the heart of the terminal property and measures 200 feet on Thomson and Nott avenues and 600 feet in School and Mount streets. The property involved contains 129,000 square feet of ground area. The purchasing company will erect on the site a service station. It will be served by the Degnon terminal railroad, which has direct connection with all the trunk lines in the country. Douglas L. Elliman & Co. were the brokers. This is the fourth square block sold by the Degnon company during the past year.

## Broker in Broadway Deal.

Harold L. Lewis was the broker in the sale last week of 198 Broadway by Isaac H. Clothier to Bing & Bing. The property was held at \$500,000.

## Sale of Brooklyn Houses.

The Realty Associates have sold to the Parkside Avenue Holding Company the nine three-story brick houses at 63 to 81 Grattan street, the twelve smaller houses at 90 to 112 Harrison place and the four-story houses at 120, 122, 128, 130, 134, 140, 142 and 144 Grattan street. The broker was I. Weinbach.

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**Manhattan.****South of 59th Street.**

**BARCLAY ST.**—The Cruikshank Co. sold 121 Barclay st, a 5-sty cold storage and store building, 22.3x100.5, between Washington and West sts, for Helen C. Irving to Jeannette Jaeburg.

**BEEKMAN ST.**—Charles F. Noyes Co. resold for cash for the Baltic Realty Corporation to E. C. Mears Kemp 20 Beekman st, a 5-sty basement and sub-cellar building, with elevator, covering lot 24x85, and located between William and Nassau sts. The property was valued at \$75,000, and is now being extensively altered. In announcing the deal the brokers state that Mr. Kemp has purchased the property as an investment and the buildings will probably be occupied in connection with the business of Lanman & Kemp, which, however, will remain at 135-139 Water st, where it has been established for many years.

**FRONT ST.**—Charles A. O'Donohue, as trustee, is reported to have sold 88 Front st, a 4-sty store and loft building, on a lot 22.1x86.7.

**GRAND ST.**—F. J. Guilfoyle & Co., Inc., sold for the Samuel Ostrander estate 8 Grand st, a 3-sty building, 22.8x83, between Varick and Sullivan sts, to the Boxboard and Lining Co., which owns and occupies adjoining 10 and 14, thus controlling a frontage of 52.2 ft.

**PINE ST.**—S. B. O'Sullivan sold for James Brennan 97 Pine st, a 5-sty building, on lot 20.3x11.9.

**WATER ST.**—The Cruikshank Co. sold in conjunction with Cammann, Voorhees & Floyd for the Almy Realty Corporation, representing the Gallatin family, the 5-sty business building at 46 and 48 Water st, on a plot 54.7x68.2x irreg. The property, which had been in the possession of the selling family for many years, is located just north of Coenties slip. The new owner is an investor, who takes the property in the name of the 210 West Fifty-sixth Street Co.

**18TH ST.**—The 3-sty dwelling at 318 West 18th st, on lot 21.11x92, was resold at private sale for a price said to be \$10,000, after it had been offered in foreclosure proceedings at the stand of Henry Brady. The plaintiff bought it in a total bid of \$7,675. The auction is understood to have been held for the perfecting of the title.

**24TH ST.**—H. Nelson Flanagan sold 310 East 24th st, a 3-sty tenement, 18.9x98.9, for the estate of H. Phillips. It had been in the possession of the selling family for 53 years.

**27TH ST.**—Norman S. Riesenfeld resold 143 East 27th st, a 3-sty brick and stone business building, on a lot 20x98.9, assessed for \$20,000, which he bought on August 28.

**34TH ST.**—Pease & Elliman sold for the estate of A. B. Randolph to Frederick J. Sterner 107 East 34th st, a 5-sty American basement dwelling, 20.6x98.9, in the Murray Hill section. The property adjoins the residence of Robert Bacon, one-time Ambassador to France, at the northeast corner of Park av.

**49TH ST.**—The 4-sty residence, on lot 20x 100.8, at 21 West 49th st, Columbia College leasehold, is reported to have been resold by Julia S. Walberg, who acquired it last week from Langdon B. Valentine through Douglas L. Elliman & Co. The new owner plans to alter it into small apartments.

**50TH ST.**—Douglas L. Elliman & Co. sold for Mrs. J. V. S. Eagan the 4-sty residence at 49 West 50th st, on a lot 15x100.5, between 5th and 6th avs, a Columbia College Leasehold. The buyer, Marks E. Harby, of Huntington, L. I., will occupy the house.

**LEXINGTON AV.**—Harry Sugarman sold for the Wilmore Realty Co. the 3-sty dwelling, with basement store, at 190 Lexington av, on a lot 22x80, near 32d st, assessed at \$24,000.

**NEW CHAMBERS ST.**—A. Guariglia bought from Nicholas F. Walsh the 4 and 3-sty buildings at 86 New Chambers st, running through to 66 Cherry st, on a lot fronting 22.6 ft. on New Chambers st and 17 ft. on Cherry st, the westerly and easterly lines measuring 97.6 and 79.9 ft. respectively, and being located 70 ft. west of James slip.

**North of 59th Street.**

**ARDEN ST.**—Nehring Brothers sold to Frederick Brown 20-22 Arden st, a 5-sty apartment house, on plot, 40.6x130. The rent roll is \$8,300. The house was held at \$60,000.

**71ST ST.**—Gross & Herbener resold 120 West 71st st, a 4-sty dwelling, partly burned, 21x 100, which they took recently in trade. The buyer will renovate.

**72D ST.**—Beatrice Mora sold 407 East 72d st, a 4-sty flat, 25x100, which she acquired on Oct. 27, 1900.

**73D ST.**—Ernest N. Adler sold for Morris Rosenfeld 507, 509 and 511-13 East 73d st, three 6-sty new-law tenements, on plot 37.6x102.2 each. The seller acquired title to these properties eighteen months ago from the State Banking Department, which sold them for the account of the Union Bank in Brooklyn.

**73D ST.**—Ogden & Clarkson Corporation resold for Ennis & Sinnott 273 West 73d st, a 4-sty dwelling, 18x102.2, to Julia B. Merrill, who gave in part payment 1902 Marmion av, a 3-sty 2-fam. dwelling, adjoining the northeast corner of Fairmount pl.

**80TH ST.**—The 5-sty tenement at 501 East 80th st, on a lot 25x51, has been reported sold.

**95TH ST, ETC.**—Charles Wynne, operator, has bought from Dr. Philip L. Bereamo the 5-sty flat 7 West 95th st, 20x100; also from the same owner, 325 East 77th st, a 4-sty flat, 25x100.

**96TH ST.**—The 4-sty dwelling, 20x100, at 9 West 96th st, 50 ft. west of the First Church of Christ Scientist, has been sold. Title is held by Jennie O. Clenighen.

**113TH ST.**—Harry Sugarman sold for the Lawyers Title and Insurance Co. 81 East 113th st, a 5-sty double flat, with four stores, on lot 25x100, between Madison and Park avs. It is

assessed at \$18,500 and has been bought by an operator.

**119TH ST.**—Herman Arns Co. and Freidus & Co. sold to Millie Rosenberg 313 West 119th st, a 5-sty flat, on lot 25x100.11.

**120TH ST.**—Ralph Russo sold to Pietro A. Magnani 505 East 120th st, a 4-sty flat, 20x 100.

**120TH ST.**—The 4-sty dwelling at 25 West 120th st, on lot 20x100.11, adjoining the northeast corner of Lenox av, is reported to have been sold.

**125TH ST.**—The Broadway Savings Institution sold the 6-sty tenement, with stores, at 332 East 125th st, on a plot 25.6x150x irreg., between 1st and 2d avs.

**130TH ST.**—Richard Collins and Shaw & Co. sold for James L. Van Sant 5 East 130th st, a 4-sty dwelling, 18.9x99.11, to the New York Colored Mission, which owns No. 7, a similar property, and thus controls a plot 37.6x99.11. The Mission was for many years on West 30th st.

**145TH ST.**—Du Bois & Taylor sold to Ennis & Sinnott for the Daniel Lawson estate and Walter G. Chrystie two 5-sty flats, 506 and 508 West 145th st, on plot 58x100.

**179TH ST.**—Frederick Brown has purchased from Abraham Ruth, through Nehring Brothers, 538 West 179th st, a 5-sty new-law apartment house, on plot 38x100, adjoining the corner of

St. Nicholas av. The house was held at \$50,000 and has a rent roll of \$6,080. This completes the sale of a row of three houses built by Mr. Ruth in this block. Mr. Brown sold 530 and 534 a short time ago through the same brokers.

**LENOX AV.**—The Newat Realty Co. sold to J. L. Van Sant 245 Lenox av, a 4-sty brown-stone dwelling, on lot 19x80, near 122d st. F. R. Haughten and Morris Kahn were the brokers. The selling company recently acquired the property in an exchange.

**MANHATTAN AV.**—Wilhelmina Waters sold the 3-sty dwelling, 18x83.4, at 395 Manhattan av, near 116th st.

**7TH AV.**—The Koch Realty Co. sold to a client of J. B. Wood 2195 7th av, a 5-sty tenement, on lot 18.9x75.

**Bronx.**

**FERRIS PL.**—Kurz & Uren sold for Robert Neuman 1429 Ferris pl, a dwelling, on lot 43x 137, in the Westchester section of the East Bronx.

**233D ST.**—Kurz & Uren, Inc., sold for a Miss Holland two 3-sty dwelling and store buildings at the northwest corner of 233d st and Katonah av, on plot 39x100.

**CLASSON POINT RD.**—Kurz & Uren sold for Michael Pfeiffer a plot, 30x300, on the south side Classon Point rd, 165 ft. west of Public pl,

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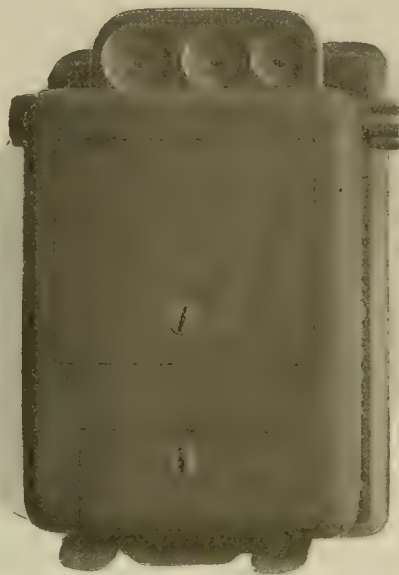
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and For Rent section of the Record and Guide.

### PROPOSAL

**TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C.,** December 16, 1918.—Sealed proposals will be opened in this office at 3 p. m., January 10, 1919, for alterations in south lobby and east corridor of the United States Post Office building at New York, N. Y. Drawings and specifications may be obtained from the Supervising Chief Engineer, 731 Custom House, New York, N. Y., or at this office, in the discretion of the Supervising Architect. **JAS. A. WETMORE, Acting Supervising Architect.**

### SITUATIONS WANTED

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having a frontage on the river of 300 ft. The property was held at \$50,000.

**HARRISON AV.**—Fine, London & Rosenblatt sold to Morgenstern Brothers 2109 Harrison av., adjoining the northwest corner of 180th st, a 5-sty flat, for Goebel & Schultz.

**TINTON AV.**—George C. Martin has sold the 3-sty dwelling at 1221 Tinton av., on a lot 20x100.

**UNIVERSITY AV.**—William H. Moore Holding Co. sold 2512 University av., a 5-sty new-law house, 50x126x irreg., to John Binzer.

**VALENTINE AV.**—Valhalla Realty Corporation sold the 5-sty apartment house, 40x100, at 2678 Valentine av., near 194th st, to a client of Kurz & Uren.

**3D AV.**—Cahn & Pittman sold to Annuccio Santini the 1-sty brick taxpayer at 3060 3d av., southeast corner of 157th st, 25x87.

### Brooklyn.

**BAINBRIDGE ST, ETC.**—Richard Goodwin sold the 4-sty dwelling at 113 Bainbridge st for Mrs. Francis Hale to Luke Finn, of Manhattan, who will occupy. The same broker sold for Mrs. Grabrecht the 2-sty frame and brick 2-fam. dwelling 1107 Jefferson av.

**BRISTOL ST, ETC.**—Realty Associates sold 4-sty apartment houses at 598 Union st to Antonetta Acquarello, through A. Gallo; also 314 29th st to Antonio Sorio; 342 29th st to Rocco Fazo, through R. Chinese, and 338 29th st to Pasquale and Mechelina Gentile, through J. J. Astarita; also 3-sty store and apartment buildings to Samuel Ruberman for Herman Renken, and at 308 Bristol st to Isidore Cohen, through Louis Smolowitz, and 418, 422 and 424 Bay Ridge av to Antonio Perpetua, through A. Gallo; also the 2-sty dwelling at 9823 4th av to Norman Anderson, the 4-sty building at 730-792 Bedford av to Kalman Lewis through H. I. Bennard.

**MONTGOMERY PL.**—A. Peace & Son sold the Audley Clarke property at 1 Montgomery pl, a 4-sty Colonial house, on a plot 40x112. The purchaser will occupy.

**50TH ST.**—I. Salzberg sold for Mary Journeay to A. R. Olson the four 2-fam. dwellings, 20x100 each, at 982, 978, 976 and 972 50th st.

**78TH ST.**—Frank H. Malone and Frank A. Seaver & Co. have sold the 1-fam. stucco cottage, on a plot 60x100, at 223 78th st, near Ridge blvd, for Catherine McCormack to Thomas McNamara.

**BEDFORD AV.**—The McInerney-Klinck Realty Co. sold the 4-sty brick and limestone apartment house on the west side of Bedford av, 146.10 ft. north of Newkirk av, on a lot 22.6x100, for Henrietta Scheffer.

**FRANKLIN AV, ETC.**—Realty Associates sold the 3-sty building at 319-321 Franklin av, on plot 50x55, through Jonathan Hall; also the northwest corner of 8th av and 61st st, through I. Weinbach, to Waldemar, Herman and Gustav Wylder.

**MYRTLE AV.**—Wm. A. White & Sons sold for Mrs. Washington Wilson the property at 1158-1160 Myrtle av, having a frontage of 90 ft. The buyer is the tenant, Peter Wagner.

### RECENT LEASES.

#### Important Fifth Avenue Lease.

The importance of the Fifth avenue and 42d street section as a financial center is further evidenced by a lease consummated by Douglas L. Elliman & Company for the Guaranty Trust Company of New York, which has found it necessary to extend its present quarters in 511 Fifth avenue, S. E. corner 43d street, by leasing the second floor of the building adjoining at 509 Fifth avenue, the rapid growth of the Guaranty Trust Company's business having necessitated this expansion. The additional space which has been taken is approximately 4,000 square feet, and the lease is for a long term at an aggregate rental of nearly \$200,000.

#### DIVIDEND NOTICE.

**FULTON TRUST COMPANY OF NEW YORK,**  
149 Broadway, New York City,  
December 19, 1918.

53rd Consecutive Semi-Annual Dividend and 10th Extra Dividend.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of Five Per Cent., and an Extra Dividend of Two Per Cent., is payable on January 2, 1919, to stockholders of record at the close of business, 3 P. M., December 23rd, 1918.

**ARTHUR J. MORRIS, Secretary.**

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**Red Cross in O'Neill Building.**

Spear & Company rented to the American Red Cross, Atlantic Division, the O'Neill Building at 6th avenue, 21st and 22d streets. This building was rented by Henry Sonneborn & Company of Baltimore, Md., from the U. S. Realty & Improvement Company for the making of overcoats for the U. S. Army. The Henry Sonneborn Company spent over \$100,000 on repairs on the building to equip it for governmental purposes. The American Red Cross has now rented the building for the balance of the unexpired term of the Sonneborn lease and plans to combine under one roof the warehouses at 141-145 West 17th street, 5-7 Union Square and 10-14 East 15th street.

**Clark & Gibby on 43d Street.**

The large store and basement of the Transit Annex Building at 6 East 43d street has been leased by Cushman & Wakefield, Inc., for a long term to Clark & Gibby, Inc., office furniture, for their uptown showrooms. They will take immediate possession and will continue to operate their store at 110 West 40th street until May 1 next. Homer Foot, Jr., represented the Milbank Estate, the owner of the building.

**Lease of Yorkville Hotel.**

Duff & Conger, Inc., leased the Hotel Astoria property at the southeast corner of Third avenue and 86th street for a long term to H. Singer and associates, who intend to make extensive alterations.

**Plan Harlem Garage.**

Shaw & Company leased for Harry N. Hemstead the plot 50 by 100 feet on the south side of West 144th street, 310 feet east of Lenox avenue, to the Practical Garage Company for a term of twenty-five years. The tenant will immediately improve the property with a garage.

**Miss De Lamar Rents Large Suite.**

Miss Alice A. De Lamar, who recently inherited a trust fund of \$10,000,000 under the will of her father, the late Captain Joseph R. De Lamar, has rented a twenty-room apartment in the Paterno apartment house at 270 Park avenue. Douglas L. Ellman & Company were the brokers in the lease.

**Manhattan.**

BASTINE & CO., as agents, leased apartments at 839 West End av to L. D. Steward, Sophie L. Eriker, Ray Batt, Daniel Brinsmade, Melville Feynman, Max Marks, Jean Turnbull and Whidden Graham, and also rented 10th floor at 34 East 12th st to the Colonial Cloak & Suit Co.; and the 7th floor at 27 East 10th st to Adolph Schneider.

THE BRETT & GOODE CO. leased for Kerkow, Inc., its fully equipped offices in 2-6 West 47th st to the MacManus Corp.; also in 7-11 West 45th st offices to Benjamin W. Levitan, and the entire 2d floor in 6-8 West 48th st to the Duplex Lighting Works of the General Electric Co.

OSCAR D. & HERBERT V. DIKE leased space in the Candler Building to Beinhauer Bros. Candy Co. for executive offices; also space to The New France, Inc.

DUFF & CONGER leased the garage at 108 East 83d st for the Belmont Garage Co. to L. Rochlitz; also rented the 3-sty dwelling at 138 East 91st st for Mrs. C. W. Slade to A. C. Del Plato. Duff & Conger also leased apartments at 120 East 85th st to Mrs. Baynie Prescott; 58 East 94th st to M. J. Hischma; 1133 Madison av to Miss M. Mathews; 1261 Madison av to Maurice Muser; 65 East 90th st to Miss Doris Duffee; and 1326 Madison av to Dr. James Hoyt Kerley and Rev. Elias L. Solomon.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 863 Park av to Thomas Hunt; at 116 East 58th st an apartment for Mrs. Ellis M. Treat to A. J. Outerbridge of the Quebec Steamship Co., furnished, for the season; and an apartment in 150 East 72d st to Grenville Parker, of Emanuel Parker & Co., bankers.

DOUGLAS L. ELLIMAN & CO. leased for Col. E. M. House, his apartment in 115 East 53d st, to H. L. Wardwell, furnished for the season; an apartment in 150 East 72d st to Grenville Parker; in 40 East 51 St for D. L. Carley to Miss Maria Lawrence-Wetherill, furnished for the season; in 20 East 48th st for the Advocate Realty Co. to E. Douglas Bingham.

J. ARTHUR FISCHER leased to the Laundry-Ette Sales Co. the store and basement 34 West 37th st; also to I. Bleiweis, furrier, a loft in 42 West 29th st; and to John Smith, bird fancier, the store at 160 9th av.

GOODWIN & GOODWIN rented for William and Joanna Kelly to Anna Rosnagel the 3-sty private dwelling at 151 West 122d st.

(Continued on page 734)

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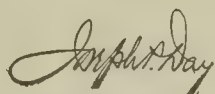
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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

#### MANHATTAN.

##### Conveyances.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
Total No.....	122	116
Assessed Value.....	\$5,853,800	\$5,129,100
No. with consideration.....	16	25
Consideration.....	\$415,725	\$535,475
Assessed Value.....	\$470,000	\$658,300

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
Total No.....	5,746	7,205
Assessed Value.....	\$329,737,980	\$489,564,823
No. with consideration.....	873	1,003
Consideration.....	\$35,079,587	\$42,291,693
Assessed Value.....	\$38,787,900	\$52,800,256

##### Mortgages.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
Total No.....	39	51
Amount.....	\$590,325	\$2,018,350
To Banks & Ins. Cos..	6	15
Amount.....	\$294,000	\$1,196,100
No. at 6%.....	21	22
Amount.....	\$162,825	\$697,350
No. at 5½%.....	2	5
Amount.....	\$14,000	\$153,000
No. at 5%.....	9	14
Amount.....	\$140,500	\$537,000
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	1
Amount.....	.....	\$1,000
Interest not given.....	7	9
Amount.....	\$273,000	\$630,000

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
Total No.....	2,315	3,148
Amount.....	\$52,786,859	\$119,909,010
To Banks & Ins. Cos..	382	619
Amount.....	\$23,390,280	\$65,359,440

##### Mortgage Extensions.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
Total No.....	9	21
Amount.....	\$1,610,275	\$546,250
To Banks & Ins. Cos..	4	6
Amount.....	\$1,525,000	\$226,000

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
Total No.....	1,148	1,742
Amount.....	\$74,302,572	\$118,922,375
To Banks & Ins. Cos..	512	848
Amount.....	\$47,099,057	\$92,178,900

##### Building Permits.

	1918 Dec. 14 to 20	1917 Dec. 15 to 21
New Buildings.....	5	2
Cost.....	\$270,400	\$35,000
Alterations.....	\$93,195	\$167,175

	Jan. 1 to Dec. 20	Jan. 1 to Dec. 21
New Buildings.....	172	29
Cost.....	\$8,501,700	\$29,035,200
Alterations.....	\$8,858,509	\$13,025,230

#### BRONX.

##### Conveyances.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
Total No.....	88	70
No. with consideration.....	10	13
Consideration.....	\$250,483	\$66,300

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
Total No.....	4,310	5,636
No. with consideration.....	487	974
Consideration.....	\$4,832,559	\$7,516,794

##### Mortgages.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
Total No.....	39	28
Amount.....	\$599,518	\$142,240
To Banks & Ins. Cos..	3	.....
Amount.....	\$20,500	.....
No. at 6%.....	22	17
Amount.....	\$379,868	\$48,650
No. at 5½%.....	8	4
Amount.....	\$158,000	\$67,500
No. at 5%.....	4	.....
Amount.....	\$18,250	.....
No. at 4½%.....	2	.....
Amount.....	\$10,500	.....
Unusual Rates.....	.....	2
Amount.....	.....	\$2,090
Interest not given.....	3	5
Amount.....	\$32,900	\$24,000

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
Total No.....	1,781	2,664
Amount.....	\$11,524,186	\$16,473,363
To Banks & Ins. Cos..	102	169
Amount.....	\$1,522,042	\$2,606,115

#### Mortgage Extensions.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
Total No.....	6	5
Amount.....	\$68,500	\$213,000
To Banks & Ins. Cos..	2	1
Amount.....	\$34,500	\$70,000

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
Total No.....	127	603
Amount.....	\$6,285,807	\$11,681,874
To Banks & Ins. Cos..	82	156
Amount.....	\$2,143,200	\$4,151,500

#### Building Permits.

	1918 Dec. 13 to 19	1917 Dec. 14 to 20
New Buildings.....	.....	6
Cost.....	.....	\$147,900
Alterations.....	\$7,900	\$12,800

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
New Building.....	406	600
Cost.....	\$7,166,875	\$8,481,675
Alterations.....	\$1,302,250	\$1,182,575

#### BROOKLYN.

##### Conveyances.

	1918 Dec. 12 to 18	1917 Dec. 13 to 19
Total No.....	397	334
No. with consideration.....	18	32
Consideration.....	\$115,911	\$402,160

	Jan. 1 to Dec. 18	Jan. 1 to Dec. 19
Total No.....	22,873	21,767
No. with consideration.....	1,530	1,809
Consideration.....	\$12,919,394	\$17,842,407

##### Mortgages.

	1918 Dec. 12 to 18	1917 Dec. 13 to 19
Total No.....	249	170
Amount.....	\$852,545	\$685,369
To Banks & Ins. Cos..	20	22
Amount.....	\$99,600	\$135,950
No. at 6%.....	184	93
Amount.....	\$494,745	\$309,119
No. at 5½%.....	42	41
Amount.....	\$225,850	\$240,900
No. at 5%.....	12	14
Amount.....	\$37,774	\$40,850
Unusual rates.....	2	1
Amount.....	\$6,500	\$2,000
Interest not given.....	9	21
Amount.....	\$87,676	\$92,500

	Jan. 1 to Dec. 18	Jan. 1 to Dec. 19
Total No.....	13,314	13,560
Amount.....	\$43,968,707	\$55,695,382
To Banks & Ins. Cos..	1,249	2,320
Amount.....	\$7,133,722	\$18,980,986

##### Building Permits.

	1918 Dec. 12 to 18	1917 Dec. 14 to 20
New Buildings.....	63	42
Cost.....	\$224,950	\$219,000
Alterations.....	\$64,335	\$540,976

	Jan. 1 to Dec. 18	Jan. 1 to Dec. 20
New Buildings.....	2,845	2,872
Cost.....	\$16,885,621	\$25,508,315
Alterations.....	\$3,911,028	\$5,211,283

#### QUEENS.

##### Building Permits.

	1918 Dec. 12 to 19	1917 Dec. 14 to 20
New Buildings.....	29	28
Cost.....	\$42,175	\$158,920
Alterations.....	\$10,598	\$18,172

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
New Buildings.....	2,106	3,370
Cost.....	\$7,162,764	\$11,095,969
Alterations.....	\$1,463,892	\$1,574,828

#### RICHMOND.

##### Building Permits.

	1918 Dec. 12 to 19	1917 Dec. 14 to 20
New Buildings.....	11	3
Cost.....	\$30,110	\$6,050
Alterations.....	\$76,225	\$75

	Jan. 1 to Dec. 19	Jan. 1 to Dec. 20
New Buildings.....	708	604
Cost.....	\$1,830,927	\$1,888,422
Alterations.....	\$440,901	\$306,254

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# Building Material Demand Will Be Heavy

## Anticipated Building Movement Will Involve Tremendous Expenditures for Labor and Supplies

WITH the great rapidity in which the period of readjustment is formulating, it would seem that we are about to enter an epoch of unprecedented demand for lumber and building materials. A computation of the probable amount of new building construction is being made and figures at hand indicate that there may be twice as much building construction in project in this country today as in the best previous year ever reported. If this estimate is accurate our producing capacity of lumber and building material during the coming year will be taxed to the utmost.

Our normal growth of construction, which has been curtailed to a serious extent due to restrictions, regulations and embargoes, is incomparable with the drastic conditions in France, Belgium and England. The problem centers chiefly in the question of building material demand and the capacity of American manufacturers to meet the unprecedented domestic call for construction material, and to take care of the requirements of other parts of the world.

The stringent condition of European construction is emphasized by a statement by Wm. C. Redfield, Secretary of Commerce, who said in part: "Great Britain is short in construction some 500,000 houses. Belgium and France together are in immediate need of some 500,000 more, so that one million new houses will be presently built, taking large quantities of lumber, cement, and hardware."

With regard to foreign construction a considerable part may be of a comparatively simple character. A certain amount of reconstruction will be immediately imperative, especially in the areas directly devastated by war. This reconstruction will probably be of an elementary character. It is a mistake to estimate the value of the buildings and bridges destroyed and then to jump to the conclusion that reconstruction means that everything is to be restored just as it existed before the war. The most important and most pressing needs will be met. But the buildings now constructed will not be of the substantial character of the destroyed. In place of the brick house, we may look for something like an American three-decker made of scantlings and stucco. Where formerly stood a steel and concrete bridge, there will be imperative need of a temporary and cheap means of crossing the river.

If this view is correct, there will be a strong demand for building materials of the sort that enters into the cheaper grade of construction. This work will probably not offer much opportunity for American contracting firms. Materials will be wanted, but the work will be done by the European peoples themselves. Furthermore, the buying of materials will be close. Syndicates are already formed to purchase such materials as is needed in large quantity and arrange for its economic distribution on the other side. It is not unlikely that through the advantage of large scale buying these syndicates will be able to secure materials here and elsewhere at a less cost than the American builder will have to pay for the same goods.

For some years before the beginning of the war, the United States received an annual accession of 700,000 to 1,000,000 immigrants. Practically all of these came to recruit the unskilled labor class and were used extensively on all construction projects. This flow of immigration has been, in the past, an important factor in the labor situation, and now that we are returning to a peace basis it is pertinent to inquire what part immigration may be expected to play in the future.

It is evident that the flow and ebb of immigration depends upon the relative opportunities offered by America or the homeland. If business is active here, and plenty of employment is to be had at wages better than can be obtained at home; the flow of immigration will set in strong. But when

business in this country is in a state of depression, and employment difficult to obtain, the arrivals are fewer and the departures more numerous.

Prior to 1875 we received many immigrants from Germany, but the industrial expansion and prosperity of that country from 1875 down to the outbreak of the war, provided employment for German labor at home at wages good enough to check the immigration. It is impossible to say at the present time what conditions in Germany will be from the labor standpoint. Germans coming to this country must also reckon with the hostile sentiments they will be likely to meet, and this may prevent an extended resumption of immigration from this source.

The conditions of the working classes in Italy, except farmers, has been greatly improved during the last ten years, on account of socialistic measures carried through the legislature and various city governments by respectable socialist bodies. If the Italian government can weather the process of readjustment to peace, these improved conditions will make Italy more attractive to Italian laborers, and we shall get fewer of them in the future.

Lloyd George's program, coupled with the reconstruction program laid out by the reconstruction committees in England will vastly improve the conditions of the working classes in England. This does not mean that the wages and standards of living of English workmen will be comparable to those enjoyed by the American working men, but considering the standard of living and the segregation of English working men into a class by themselves, the wages received in England will enable the English working man to meet his necessities, relatively speaking, very much more easily than he was able to before the war. A systematic campaign is being carried on by the government in England to warn would-be emigrants of the inducements held out by America and to inform them of real opportunities at home with a view to keeping them there. Great progress in opening up land for settlement may be expected in England. England will endeavor to come nearer supporting herself than she has ever come before.

It seems probable that the only source from which any considerable immigration would be likely to come in the next few years is the near-east, Greece, Macedonia, Serbia, Bulgaria, Roumania, South Russia and Asia Minor. Since most of the immigrants from these countries are illiterates, the literacy test will tend to shut them out also. American employers should prepare to supply their labor needs without relying on the plentiful supply of so cheap foreign labor which could be so easily obtained in former days.

## Road Builders to Meet in New York

AT the invitation of Mayor Hylan, the Merchants' Association and other organizations, the American Road Builders' Association will hold its sixteenth annual convention in New York City. This is the first time in the long history of the organization that an annual convention has been held in the City of New York, and every effort is being made to make the meeting an event in keeping with the municipality in which it is to be held.

After careful consideration of the facilities and the location of the meeting places available, the executive committee, in which the active direction of the association's activities is vested, has chosen the Hotel McAlpin, the convention to begin on Tuesday, February 25, and ending on Friday, February 28. The program which is being prepared, will include technical sessions every forenoon and afternoon, a dinner on one evening, an exhibition by material and machinery dealers and manufacturers, and a number of entertainments. The exhibition will be held in the roof garden and will comprise displays of models, photographs, sample of materials, and the like.

The American Road Builders' Association, as its name implies, is a national organization of the men who are actively engaged in various capacities in the construction and maintenance of highways—both country roads and city streets. It includes in its membership almost all of the men prominent in this field, among whom are many of national and international reputation.



# CURRENT BUILDING OPERATIONS

**R**EPORTS of many new projects being planned by New York architects and a number of contracts awarded during the past week have given considerable color to the building situation in the Metropolitan district. From the sections adjacent to New York reports of newly contemplated building operations are favorable and indicate busy times in 1919. In general the industry is confident that a large volume of construction will be started early next year but is somewhat divided as to the building prospects during the coming winter months. The outlook, however, is bright, and there is no doubt but that the reconstruction period will be a notable epoch in the history of the building trades.

The labor situation is a factor of almost dominating influence upon the future of building at the present moment. There is considerable unrest in labor circles identified with the building industry. In some instances it would seem as though labor is making an effort to force an issue that certainly will not be of permanent benefit to their craft. Some trades already have taken action to enforce their demands upon the employers and others have similar moves in contemplation. All of this has created an atmosphere of doubt as to what the next few months will bring forth in the field of building labor.

Building material markets are quiet and, although inquiries have improved considerably in volume, they are not expected to develop into tangible orders until early next spring. Current buying is somewhat heavier than it has been during the past few months but the actual orders are not in sufficient volume to indicate that a resumption of building construction on a large scale has already commenced.

Prices are firm in practically all lines, and there is a strong tendency to stabilize the present levels. From the tone of the market there is little likelihood of a drop in building material price quotations during the winter and the prices for spring and summer delivery will be largely predicated on the supply and the demand. No weakening from the current high levels is indicated, however, owing to the impossibility of reducing production costs upon which the selling prices are based. While labor retains its existing high scale of wages, operating costs will be heavy and the prices to the consumer will be relatively high.

**Common Brick.**—The wholesale market for Hudson River common brick is without feature of particular interest. The arrival of brick from up-river has been in somewhat heavier volume than in the past few weeks and a number of barges are being covered against the demand of the winter months and while the river is closed to navigation. The sales of the week have been relatively light as compared to the number of barges arrived, and at the present time there is quite a large amount of brick on hand in the wholesale market. Prices are firm at \$15 a thousand to dealers in cargo lots, alongside dock and there are prospects that this quotation may be advanced at almost any time. There has been no change in the Raritan situation and no brick from this district is likely to be sold in the New York market until next spring.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, December 20, 1918. Condition of market: Demand fair; prices steady. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 5. Distribution: Manhattan, 2; Brooklyn, 1; New Jersey points, 2.

**Structural Steel.**—New demand for structural steel is light and will be until the building industry settles some of its problems and the way opens for building activity without hindrance from financial, labor and transportation difficulties. There have been a number of important structural operations recently planned, but there is little chance of their being started while construction costs remain at the existing prohibitive levels. There is yet a considerable amount of Government construction to be undertaken, mainly for the improvement of what will be in future permanent military bases required by the demands of a greatly increased standing army. According to the records of the Bridge Building and Structural Society it is shown that during the month of November, 1918, twenty-seven per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This is a material falling off from the figure of one month ago and indicates that the steel situation is working around to a point where the fabrication of structural shapes for

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$15.00@ —  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)...2.00@ —  
Crushed limestone, 1½ in.....1.80@ \$1.85  
Crushed limestone, ¾ in.....1.90@ 2.00

**Building Stone.**  
Indiana limestone, per cu. ft.....\$1.23  
Kentucky limestone per cu. ft.....1.50  
Brier Hill sandstone, per cu. ft.....1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft.....1.50  
Buff Mountain, per cu. ft.....1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft.....1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft.....2.25  
White Vermont marble (sawed), New York, per cu. ft.....3.00

**Linseed Oil.**  
City brands, oiled, 5 bbl. lots...\$1.58@ —  
Less than 5 bbls.....1.59@ —

**Tarrentine:**  
Spot in yard, N. Y., per gal....\$0.70@ —

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905, f. o. b. N. Y.):  
3x4 to 5x12, 10 to 20 ft....\$48.00@ \$52.00  
6x12 to 14x14.....51.00@ 56.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —  
Hemlock, W. Va., base price  
per M.....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered)... 38.00@ 42.00

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Record and Guide



MATERIALS AND SUPPLIES

building purposes may proceed without further difficulty, and in volume to supply all ordinary demands.

**Lumber.**—Seasonable dullness is apparent in both wholesale and retail departments of the lumber market, but inquiries for delivery during the spring and summer of next year are indications of a large volume of future business. There are excellent prospects of a heavy suburban building season and as a large percentage of this character of work is of wood construction the outlook for the lumber interests is most promising. Lumber prices at wholesale are firm and in view of the reports that are coming in from manufacturing sources as to current and future lumber production the retail dealers who are in possession of well filled stocks are not likely to make concessions in their prices even during the relatively inactive winter months. Supplies of lumber are not at the present time up to the normal, and the scarcity of labor at production points will operate to prevent a normal lumber output for some time in the future. This condition will

no doubt have a tendency to maintain the current high price levels and if the demand from building sources increases suddenly increases in price may be anticipated.

**Face Brick.**—Manufacturers are hopeful for the future as the result of the increasing number of inquiries for face brick desired for large structural projects in the Metropolitan district. Although there is little probability that any great part of this work will be started before next spring, the fact that the jobs will be figured and possibly contracts let is having its effect upon the dealers and manufacturers. Prices are firm and there is no anticipated reduction from the existing levels.

**Portland Cement.**—A most interesting recent feature in the minds of the cement industry was the annual meeting of the Portland Cement Association held at the Hotel Biltmore. The tone of the whole meeting was one of extreme optimism for the future of the industry. At the present time buying interest is light owing to the fact the Government requirements have been

greatly reduced since the signing of the armistice and civil construction has not as yet been commenced to take its place. Prices are firm and without change.

**Cast Iron Pipe.**—There are prospects that the prices of cast iron pipe will be revised January 1 if the price of pig iron is reduced as anticipated. Buying is light and consumers are no doubt holding off with their orders for any concession in price they may be able to obtain after the first of the year. There are plans in progress for quite a large amount of municipal and county work and the outlook for a steady volume of business during the coming year is excellent. At the present writing quotations are unchanged.

**Window Glass.**—The market situation is almost without feature with glass producers still undecided regarding the resumption of manufacturing operations for the coming season. Some manufacturers anticipate starting their blasts about the middle of January provided the matter of wage scale is adjusted without further delay. There has been but slight improvement in buying activity and no material increase in the volume of business is looked for until the spring. Prices are unchanged and firm.

**Wire Products.**—Owing to the high cost of producing wire products and the relatively small profits that the manufacturers have been able to make as the result of the Governmental price schedule it is quite probable that no material reduction in the selling prices of these products will be made for some time to come. Prices will not be lowered until manufacturing costs have been materially decreased. There has been a fair demand for both wire and wire nails from private sources.

**Builders' Hardware.**—The trade outlook is considered bright, and business during the spring and summer of 1919 is expected to be heavy. There is a great volume of contemplated building that will undoubtedly be started just as soon as weather conditions and the supply of materials permit and this will result in an active buying market. Prices are firm.

**Linseed Oil.**—This is usually the dull season of the year in the linseed oil market and 1918 is no exception. Buying interest is exceptionally light and the prospects for improvement are not bright. Prices are unchanged.

IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in.	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime	8.50@ —
Quartered oak	\$100.00@ \$105.00
Plain oak	@ 80.00
Flooring:	
White oak, quartered, select.	@ \$67.00
Red oak, quartered, select.	@ 67.00
Maple No. 1.	\$56.50@ —
Yellow pine, No. 1, common	
flat	43.00@ —
N. C. Pine, flooring, Norfolk.	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale.	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price	\$2.70@ —
Eastern finishing, wholesale	
price	2.90@ —
Hydrated common (per ton)	16.00@ —
Hydrated finishing (per ton)	18.16@ —
Rebate for returned bags	\$4.00 per ton.
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	77%
Double strength, A quality.	79%
Double strength, B quality.	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton.	14.05@ —
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	12 1/2
Boards, 3/4 in. x 8 ft.	16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.07@ —
Beams & channels over 14 in.	3.07@ —
Angles, 3x2 up to 6x8.	3.07@ —
Zees and tees.	3.07@ —
Steel bars, half extras.	3.07@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—
10x12x12 in., per 1,000.	—
12x12x12 in., per 1,000.	—
Interior—	
3x12x12 in., per 1,000.	—
4x12x12 in., per 1,000.	—
6x12x12 in., per 1,000.	—
8x12x12 in., per 1,000.	—



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THE RECORD AND GUIDE

# PLUMBING RULES TO BE REVISED

Board of Standards and Appeals Will  
Conduct Hearing on Proposed Changes

IN accordance with the practice of the U. S. Government and of the greatest health resort on the Atlantic coast, as well as of other cities, the Board of Standards and Appeals has proposed a revision of the plumbing rules so as to permit the use of a simplified, less expensive and more effective system of plumbing and drainage.

The text of the proposed changes in the rules has been advertised in the Bulletin of the Board of Standards and Appeals, with notice that a public hearing will be held thereon on Friday, December 27, at 10 a. m., in Room 919, Municipal Building.

The text of the proposed changes is as follows:

(Note that matter to be omitted is placed in brackets [ ] and that new matter is in *italics*.)

Proposed Amendment to Plumbing Rules.

RESOLVED, That rules 91, 95, 98, 99, 111, 113, 114 and 116 of the Rules and Regulations for Plumbing and Drainage, Water Supply, Gas Piping and Ventilation of Buildings, adopted by the Superintendent of Buildings of the City of New York, effective April 23, 1912, be and they hereby are amended to read as follows:

### Vent Pipes.

Rule 91. All traps, *except approved anti-siphon traps connected to main waste or soil stacks by branch piping not over seven (7) feet in length, must be protected from siphonage and back-pressure [and the drainage system ventilated] by special lines of vent pipes [.]*, *provided that where approved deep-seal water closet fixtures are installed with branch piping not over five (5) feet in length from fixture to main soil stack, such vent pipe may be omitted in buildings not over eight (8) stories in height, and where the main soil stack is made one inch larger in diameter than required by these rules, such vent pipe may also be omitted in buildings over eight (8) stories in height.*

Rule 95. *Except where "yoke type" ventilation is installed, [V] vent connections for water-closets and slop sinks must be made from the branch soil or waste-pipe just below the trap of the fixture, and this branch vent pipe must be so connected as to prevent obstruction and no waste-pipe connected between it and the fixture[s]. Earthenware traps must have no vent horns.*

*"Yoke type" ventilation shall be taken to mean a cross connection, by means of a horizontal branch soil or waste-pipe, between the main soil or waste stack and the vent stack, and in which the connection between the branch pipe and the vent stack is made at least six (6) inches above the line of fixtures discharging into such branch pipe.*

Rule 98. When the plumbing fixtures installed in any building are arranged in groups or batteries, "yoke type" ventilation may be installed, *provided that for batteries of water closets each fixture shall be set not more than two (2) feet distant from the horizontal branch soil pipe into which it discharges, and for batteries of fixtures other than water closets each fixture shall be so located that its trap will be not more than two (2) feet distant from the horizontal branch waste line into which it discharges. When the ordinary type of venting is installed and the number of branch or back vents from the traps of fixtures connecting to any main branch vent exceeds the number and size given in the following table, a 3-inch main branch vent must be provided for the additional vent connections.*

2-1½ inch branches on a 1½ inch main branch.
4-2 inch branches on a 2 inch main branch.
7-1½ inch branches on a 2 inch main branch.
2-2 ½ inch branches on a 2 inch main branch.
4-1½ inch branches on a 2 inch main branch.
1-2 ½ inch branches on a 2 inch main branch.
5-1½ inch branches on a 2 inch main branch.

### Traps.

Rule 99. No form of trap will be permitted to be used unless it has been approved by the Superintendent of Buildings [.] or the Board of Standards and Appeals.

Rule 111. Every [P] plunge bath[s] shall be provided with a trap at

least four inches in diameter, the waste from trap to bath to be reduced two diameters and this waste to be controlled by a gate valve. Overflow pipes, if provided, must be connected on inlet side of trap. *Except where an approved anti-siphon trap is installed in the manner specified in Rule 91, such [T] trap[s] must be ventilated by a separate vent line extended above the roof[.]*, of [Vent lines shall be] the same size as trap and water connection.

Rule 113. Every [D] dental cuspidor[s] must be separately trapped by a trap of at least one and one-half (1½) inches in diameter, *which shall be [properly] vented, except where an approved anti-siphon trap is installed in the manner specified in Rule 91, and placed as close to the fixture[s] as possible. The connection between trap and cuspidor may be three-quarters (¾) of an inch in diameter.*

Rule 114. No plumbing fixtures, except bar sinks, soda fountains or drinking fountains, shall be installed with an indirect waste connection to the plumbing and drainage system. The waste of every bar [-] sink, soda [-] fountain and drinking [-] fountain if not directly connected, must discharge over a properly water-supplied, trapped [and vented] sink[.], *with trap vented, unless an approved anti-siphon trap is installed in the manner specified in Rule 91. The main waste lines shall be two (2) inches in diameter, and the branches to fixtures at least one and one-half (1½) inches in diameter. Drinking fountains must be trapped and the waste line extended through the roof. No vent connections need be provided.*

Rule 116. Safe and refrigerator waste-pipe shall not be trapped. They must discharge over a properly water-supplied, trapped [and vented] sink, *with trap vented, unless an approved anti-siphon trap is installed in the manner specified in Rule 91, such sink to be publicly placed, and not more than 4 feet above the floor. In no case shall any refrigerator or safe waste-pipe discharge over a sink located in a room used for living purposes.*

At the meeting of the Building Code and Building Standards Committee of the Real Estate Board of New York, held Monday, December 16, the proposed rule relative to plumbing and drainage was approved and a report of the same will be made at the hearing of the Board of Standards and Appeals on December 27.

The following letter has been sent to Hon. John P. Leo, chairman of the Board of Standards and Appeals:

Dear Sir:

At a regular meeting of the Building Code and Building Standards Committee of the Real Estate Board of New York, held today, the following resolution was unanimously adopted:

RESOLVED, That the Board of Standards and Appeals be requested to adopt an additional rule in relation to fire escapes, as follows:

Where a fire-escape does not extend to the roof, the windows or other openings on the top story leading to such fire-escape need not be fire-proof.

On regular motion, duly seconded and carried, the following resolution was adopted:

WHEREAS, It appears in connection with Section 775a of the Greater New York Chapter that the Fire Commissioner is not delivering to the Superintendents of Buildings copies of every order which involves the alteration of any building or structure, and

WHEREAS, It also appears that the Superintendents of Buildings are not notifying the Fire Commissioner when plans are filed to comply with any order of the Fire Commissioner and also fails to follow the general rules of the Board of Standards and Appeals as to the approval of the plans so to apply,

RESOLVED, That the Superintendents of Buildings and the Fire Commissioner be respectfully urged to follow the statutory requirements as above outlined.



### PERSONAL AND TRADE NOTES.

**E. E. Seelye**, 101 Park avenue, has been retained as the structural engineer for the new school to be erected at Cohoes, N. Y., from plans by Tooker & Marsh, architects.

**Professional Division of the United States Employment Service**, with headquarters at 16 East 42d street, is making an effort to place thoroughly competent and equipped officers and men of the Army and Navy in civil positions for which they are best fitted. University graduates in mechanical, electrical and civil engineering and in chemistry, and other technical men with several years of practical experience, are now registered with the Professional Division. The record of each man is carefully investigated before registration is permitted. Employers seeking such men are asked to inform the office of the precise nature of the positions available. Only men well qualified for the positions are sent to employers.

### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

#### PUBLIC WORK.

**LONG ISLAND CITY, L. I.**—James A. Wetmore, Acting Supervising Architect, U. S. Treasury Department, Washington, D. C., is taking bids on general contract to close 3 p. m., January 15, for the construction of a 1-sty brick, stone and terra cotta post office building, 36x102 ft, on the west side of Van Alst av, between 9th and 10th sts. Cost, approximately \$200,000.

#### HOSPITALS AND ASYLUMS.

**BROOKLYN, N. Y.**—Carlson & Wiseman, 226 Henry st, architects, are taking bids on general contract, no date set for closing, for the 4-sty brick and limestone hospital to be erected at the northeast corner of Bushwick av and Cedar st, for the Bushwick Maternity Hospital, Dr. A. M. Duckman, president, 761 Bushwick av. Cost, \$70,000. This project will probably not be started until next spring.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**61ST ST.**—James E. Casale, 569 Fifth av, has prepared plans for alterations to the 5-sty brick dwelling, 19x66 ft, at 50 East 61st st, into bachelor apartments, for W. P. Middleton, 11 East 65th st, owner. Involves removal of high stoop, and installation of new partitions, bath rooms, electric wiring, plumbing and heating. Cost, \$3,000.

**73D ST.**—A. J. Stever, Jr., 55 Broadway, has started plans for alterations to the two 5-sty brick tenements at 227-228 East 73d st, for Elias Rosenbaum, 407 East 77th st, owner. Cost, about \$10,000.

**45TH ST.**—George M. McCabe, 96 Fifth av, has completed plans for alterations to the 4-sty brick tenement, with stores, including new front, stairs and general interior alterations, at 146-148 West 45th st, for Edward I. Smith, 18 East 60th st, owner and builder. Cost, about \$5,000.

#### BANKS.

**MADISON AV.**—Trowbridge & Livingston, 527 Fifth av, will prepare the plans for alterations to the brick and stone store building at the northwest corner of Madison av and 40th st, into banking quarters for the Franklin Trust Co., lessee, 46 Wall st. Details will not be available for some time.

#### CHURCHES.

**57TH ST.**—Ferdinand Savignano, 6005 14th av, Brooklyn, has completed plans for alterations to the 4-sty brick mission building, 52x37 ft, at 328-330 East 57th st, for the Japanese Christian Institute, Inc., 328 East 57th st, owner. Cost, about \$25,000. Architect will be ready for bids on general contract about January 1.

#### DWELLINGS.

**5TH AV.**—C. P. H. Gilbert, 1123 Broadway, has prepared plans for alterations to the 5-sty brick and stone residence, 32x100 ft, at the southeast corner of Fifth av and 79th st, for Henry F. Sinclair, 120 Broadway, owner.

**WEST END AV.**—George E. Marshall, 331 Madison av, has completed plans for

alterations to the 5-sty brick dwelling, 30x40 ft, at 503 West End av, for Henry C. Wilcox, 503 West End av, owner. Cost, about \$13,000. Architect will soon be ready for bids on general contract.

**64TH ST.**—James E. Casale, 569 Fifth av, has been selected to prepare plans for alterations to the 5-sty brick and stone residence, on lot 25x100 ft, at 121 East 64th st, for J. T. Munds, 33 New st, owner. Plans will be ready for bids on general contract about December 24. Project includes general interior alterations and a 1-sty brick addition.

**87TH ST.**—George M. McCabe, 96 Fifth av, has finished plans for alterations to the brick and stone residence at 277 West 87th st, for Martha Wittmayer, care of G. A. Derschuch, 150 Broadway. Cost, about \$15,000. Architect will soon call for bids on construction.

**PARK AV.**—Thomas A. Howell, 129 Front st, has purchased the 4-sty brick dwelling at the northeast corner of Park av and 64th st, and contemplates extensive alterations. The house will be for his own occupancy. Name of architect and details will be available later. Cost, about

\$25,000. General contract awarded without competition to the J. W. Bishop Co., 101 Park av.

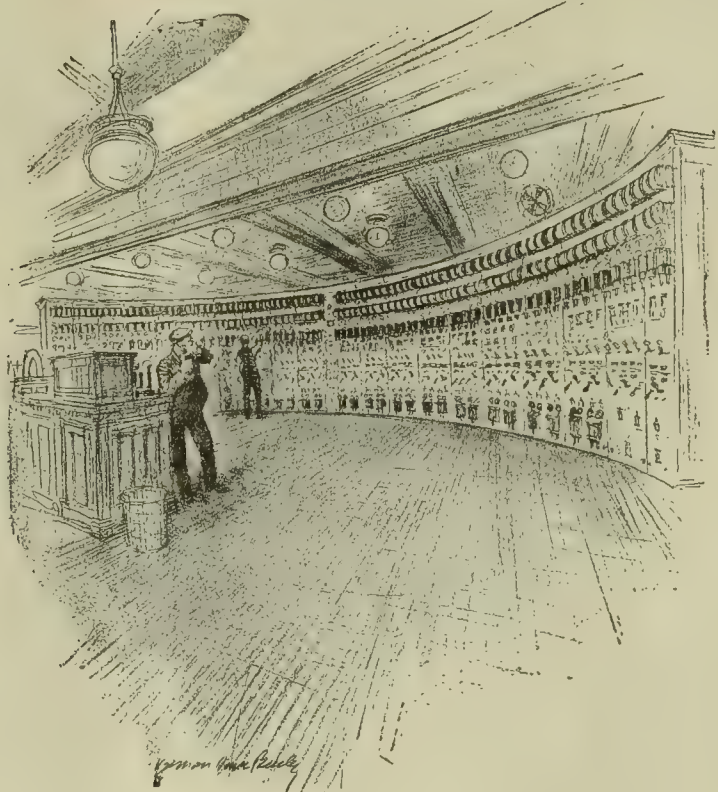
#### STABLES AND GARAGES.

**HORATIO ST.**—Albert Lucius, 38 Park Row, is preparing plans for a 2-sty reinforced concrete garage, 109x125 ft, at 509-517 West st and 114-118 Horatio st, for Albert C. Merkel Co., care of J. J. Buckley, 233 Broadway. Details will be available later.

**141ST ST.**—De Rose & Cavalieri, 306 East 116th st, has completed plans for a 1-sty brick and stone garage, 50x99 ft, at 46 West 141st, for John J. Mahon, 1320 Fulton av, owner. Cost, about \$10,000.

**130TH ST.**—Charles B. Meyers, 1 Union sq, has plans in progress for a 1-sty brick garage, 50x90 ft, at 73-75 East 130th st, for the Benson Realty Co, Isadore Jackson, president, 31 Nassau st, owner. Cost, about \$15,000.

**104TH ST.**—Otto L. Spannhake, 13 Park Row, will prepare plans for alterations to the 2-sty brick stable, 129x100 ft, into a garage, at 419-433 East 104th st, for Frank De Rose, 423 East 104th st, owner and builder. Cost, about \$20,000.



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## STORES, OFFICES AND LOFTS.

BROAD ST.—Dodge & Morrison, 135 Front st, have completed plans for alterations to the 16-sty brick and stone office building, 88x150 ft, at 30-36 Broad st, for Emily DeForest, care Francis J. Male, 30 Broad st, owner. Project consists of outside fireproof stairways and fireproof doors and windows. Cost, about \$12,000.

WASHINGTON ST.—C. A. Jackson, 692 Washington st, has finished plans for alterations to the 4-sty brick store and office building, 21x42 ft, at 691 Washington st, for the Fleischman Co., owner, on premises. Cost, about \$10,000.

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## Bronx.

## STABLES AND GARAGES.

THIRD AV.—Lucian Pisciotto, 3011 Barnes av, has completed plans for a 1-sty brick and stone garage, 75x100 ft, to be erected on Third av, north of 182d st, for Saverio Scalzo, 3011 Barnes av, owner and builder. Cost, \$7,000.

MARMION AV.—Irving Margon, 355 East 149th st, has plans in progress for alterations and additions to the 2-sty brick and frame dwelling and a 1-sty brick garage at the northeast corner of Marmion av and Crotona av, for owner to be announced later. Cost, about \$6,000. Architect will soon take bids on general contract.

## FACTORIES AND WAREHOUSES.

PURDY ST.—Frederick A. Phelps, 920 Union Building, Newark, N. J., has completed plans for a 4-sty brick and reinforced concrete silk mill and power house, 52x213 and 46x40 ft, at 1563-89 Purdy st and 1562-84 O'Dell st, for Ernest and Herman Levy, Fourth av and 19th st, owners. Cost, about \$75,000. Project will not be ready for estimates until next spring.

## Brooklyn.

## DWELLINGS.

W. 27TH ST.—Shampan & Shampan, 772 Broadway, have plans in progress for eighteen 1-sty brick dwellings, 20x25 ft, at 27th, 28th sts and Surf av, for the Manhattan Realty Co., owner and builder, care of architects. Cost, \$3,500 each.

SURF AV.—Shampan & Shampan, 772 Broadway, have plans in progress for nine 1-sty brick dwellings, 13x70 ft, with stores, on Surf av, 27th to 28th sts, for the Manhattan Realty Co., owner and builder, care of architects. Total cost, \$36,000.

GREAT NECK ESTATES, L. I.—George J. Hardway, 22 East 33d st, Manhattan, has been selected as architect for the 2½-sty residence to be erected on a plot 150x200 ft at Great Neck Estates, for Wm. Ingersoll, owner, care of architect. Details will be available later.

MANHATTAN BEACH, L. I.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco dwelling, 24x35 ft, at Manhattan Beach, for owner to be announced later. Cost, about \$8,000.

EAST 26TH ST.—Slee & Bryson, 154 Montague st, have completed plans for six 2-sty frame dwellings, 18x50 ft, in the east side of East 26th st, 100 ft south of Av J, for John Reis, 805 Flatbush av, owner and builder. Total cost, \$52,000.

DOVER ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco dwelling, in the east side of Dover st, 220 ft south of Oriental Boulevard, for A. B. Dietrich, 574 East 13th st, owner and builder. Cost, \$6,000.

DOVER ST.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame and stucco dwelling, 25x31 ft, in the east side of Dover st, 260 ft south of Oriental Boulevard, for A. B. Dietrich, 574 East 13th st, owner and builder. Cost, about \$6,000.

MERMAID AV.—George H. Suess, 2920 Railroad av, has completed plans for five 3-sty brick dwellings, 19x65 ft, with stores at the northeast corner of Mermaid av and West 25th st, for Guydon Carquila, 11 Mermaid av, owner and builder. Total cost, \$30,000.

DELAMERE PL.—A. W. Pierce, 26 Court st, has completed plans for two 2-sty frame dwellings, 20x40 ft, in the west side of Delamere pl, 180 ft and 340 ft north of Av J, for George M. Cragin Co., 637 Mansfield pl, owner and builder. Total cost, \$13,000.

MERMAID AV.—George H. Suess, 2920 Railroad av, has prepared plans for five 2-sty brick dwellings with stores at the northeast corner of Mermaid av and West 25th st, for Guydon Carquila, 11 Mermaid av, owner and builder. Cost, \$6,000 each.

## FACTORIES AND WAREHOUSES.

JOHNSON AV.—Buchman & Kahn, 56 West 45th st, Manhattan, have been selected as architects for the 2-sty brick factory addition, 200x200 ft, on the block bounded by Johnson, Stuart and Varick avs and the L. I. R. R. tracks, for the Englander Spring Bed Co., 88 35th st, Brooklyn. Architects will take bids on general contract.

## SCHOOLS AND COLLEGES.

DUMONT AV.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 5-sty brick and limestone school, 92x193 ft, with extension 60x71 ft, at Dumont av, Wyona and Vermont sts, for Public School No. 182, Board of Education of the City of New York, Arthur S. Somers, 500 Park av, Manhattan, owner. Cost, approximately \$550,000.

## STABLES AND GARAGES.

BAY 19TH ST.—Ferd. Savignano, 6005 14th av, has completed plans for a 1-sty brick garage, 100x115 ft, in the west side of Bay 19th st, 248 ft north of Bay av, for John A. Voorhees, 1655 Cropsey av, owner and builder. Cost, about \$25,000. Project will go ahead about January 1.

ST. MARKS AV.—E. M. Adelson, 1776 Pitkin av, has plans about completed for a 1-sty brick garage, 150x175 ft, on the south side of St. Marks av, 300 ft west of Franklin av, for the Cranford Co., 52 9th st, owner and builder. Cost, \$50,000.

PARK PL.—Cohn Brothers, 361 Stone av, have finished plans for a 1-sty brick garage, 27x22 ft, in the south side of Park pl, 175 ft west of Saratoga av, for David Marcus, 1802 Park pl, owner and builder. Cost, \$2,000.

WYONA ST.—E. M. Adelson, 1776 Pitkin av, has prepared plans for a 1-sty brick garage, 82x80 ft, at 146 Wyona st, for the Liberty Wyona Co., Davis Bershadsky, president, owner and builder, on premises. Cost, about \$12,000.

## STORES, OFFICES AND LOFTS.

BELMONT AV.—A. Farber, 1746 Pitkin av, has completed plans for a 3-sty brick store and office building, 35x30 ft, at the southeast corner of Belmont av and Pennsylvania av, for Belle Daufman, 293 Pennsylvania av, owner and builder. Cost, \$3,500.

CLARK ST.—Plans have been prepared privately for a 1-sty brick store and sub-

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1	18"	I "	55	23' 3"	"	3	10"	I "	25	14'10"	"
1	18"	I "	55	18' 7"	"	3	10"	I "	25	13' 8"	"
1	18"	I "	55	17' 7"	"	2	9"	I "	21	13' 8"	"
1	18"	I "	55	14' 9"	"	2	8"	I "	18	14'10"	"
3	18"	I "	55	14' 6"	"	1	8"	I "	18	14' 1"	"
3	18"	I "	55	13' 5"	"	1	8"	I "	18	13'10"	"
2	18"	I "	55	13' 1"	"	1	8"	I "	18	10' 5"	"
2	15"	I "	42	17' 8"	"	1	7"	I "	15	15' 8"	"
1	15"	I "	42	17' 1"	"	6	12"	I "	31½	46'11"	"
1	15"	I "	42	16' 8"	"	1	20"	I "	65	42' 0"	"
1	15"	I "	42	15' 5"	"	1	20"	I "	65	39' 4"	"
1	15"	I "	42	14'10"	"	1	20"	I "	65	34' 8"	"
1	15"	I "	42	14' 7"	"	1	12"	I "	31½	30' 0"	"

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way approach with arcade stores, 114x75 ft, at the northwest corner of Clark and Henry sts, for the Trumbridge Realty Co., 51 Clark st, owner. Cost, about \$30,000.

#### THEATRES.

**BROOKLYN.**—A. Brook, 215 Montague st, has plans in progress for a 1-sty brick moving picture theatre extension, to cost approximately \$15,000. Exact location and name of owner will be available later.

**FULTON ST.**—Montrose Morris Sons, 533 Nostrand av, have plans in progress for a 1½-sty brick moving picture theatre, 120x171 ft, to seat about 2,100, at the northeast corner of Fulton st and Howard av, for Herman Weingarten, 1901 Broadway, Brooklyn, owner. Cost, about \$70,000.

#### Queens.

##### DWELLINGS.

**RIDGEWOOD, L. I.**—Charles Gastmeyer, 1652 Myrtle av, has completed plans for alterations and additions to the brick dwelling at 300 Fairmount st, for Frank Becker, 198 Hamburg av, owner, who is taking bids on general contract. Cost, \$3,000.

**HOWARD BEACH, L. I.**—W. T. Kennedy Co., Beach 82d st, Rockaway Beach, L. I., has completed plans for a 2½-sty frame dwelling, 32x30 ft, at Howard Beach, for Herman C. Estey, Broadway and 58th st, Manhattan, owner. Cost, \$6,000.

**RICHMOND HILL, L. I.**—Chester A. Haff, 8558 Cedar av, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 16x37 ft, in the east side of Chestnut st, 206 ft north of Brandon av, for the Classic Construction Co., 8558 Cedar av, owner and builder. Cost, about \$4,000.

**EDGEWARE, L. I.**—Morris Rothstein, 197 Snediker av, Brooklyn, has completed plans for three 2-sty frame dwellings, 20x43 ft, on the west side of Hudson av, 220 ft north of Edgemere av, for Max Lehrer, 13 East 84th st, Manhattan, owner and builder. Total cost, \$25,000.

**CORONA, L. I.**—Charles L. Varrone, 166 Corona av, has prepared plans for a 2-sty frame dwelling, 19x29 ft, on the north side of South av, 240 ft east of Orentes st, for John Ingrassi, 14 South av, owner and builder. Cost, \$2,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, N. Y.**—The Latham Litho & Printing Co., Bush Terminal, Brooklyn, contemplates the erection of a factory building at the southeast corner of Dickson st and Barrett av, for which name of architect and details of construction will be announced later.

**NEAR JAMAICA, L. I.**—The Edward Langer Printing Co., 470 West Broadway, Manhattan, contemplates the erection of a factory building on Fulton st, between Jamaica and Hollis, for which details and name of architect will be announced later.

#### THEATRES.

**FAR ROCKAWAY, L. I.**—Thomas W. Lamb, 644 Eighth av, Manhattan, has completed plans for a 1-sty brick theatre, 103x150 ft, on the south side of the Boulevard, 125 ft west of Namecke av, for the Zenith Amusement Co., R. Levy, president, 1579 Broadway, Manhattan, owner. Cost, about \$100,000.

#### Nassau.

##### DWELLINGS.

**BAYVILLE, L. I.**—Tooker & Marsh, 101 Park av, Manhattan, will prepare the plans for a 2½-sty private residence at Bayville, L. I., for Edwin Tannhauser, 46 Main st, New Rochelle, L. I., owner. Details will not be available for some time.

**GREAT NECK, L. I.**—Miller & Mallory, Sage Block, Ithaca, N. Y., have started plans for a 2½-sty hollow tile and stucco residence, 46x112 ft, at Great Neck, L. I., for J. H. Ballantine, 50 East 42d st, owner. Cost about \$60,000. Details will be announced later. Architects will take estimates on general contract.

#### FACTORIES AND WAREHOUSES.

**FREEPORT, L. I.**—C. E. Kern, 55 East av, Freeport, will prepare the plans for a 1-sty brick and concrete factory building, 50x100 ft, in the north side of Merrick rd, near Main st, for the Tes-Tite Piston Ring Co., Freeport, L. I., and 47 West 34th st, Manhattan, owner. Cost, about \$20,000.

#### Richmond.

##### DWELLINGS.

**GREAT KILLS, S. I.**—Plans have been prepared privately for four 1½-sty frame dwellings, 24x30 ft, on the north side of Dewey av, 650 ft west of Giffords lane, for Julius DeRoche, Great Kills, S. I., owner and builder. Total cost, \$6,000.

#### STORES, OFFICES AND LOFTS.

**ARLINGTON, S. I.**—Plans have been prepared privately for a 2-sty frame office building, 24x158 ft, in the west side

of Richmond Terrace, 642 ft west of Holland av, for the Downey Ship Building Co., Arlington, S. I., owner and builder. Cost, \$15,000.

#### Westchester.

##### FACTORIES AND WAREHOUSES.

**MAMARONECK, N. Y.**—Wilfred Burr, 410 Hancock st, Brooklyn, has completed plans for a 1-sty brick factory, 55x100 ft, at Mamaroneck, for the New York Mackintosh Co., H. Price, in charge for owner, on premises. Cost, \$10,000. Owner builds.

#### New Jersey.

##### STORES, OFFICES AND LOFTS.

**BOGOTA, N. J.**—Ballinger & Perrot, 1328 Broadway, Manhattan, have prepared plans for a 1-sty brick office building at Bogota for the Federal Paper Board Co., owner, on premises. Cost, about \$25,000.

##### DWELLINGS.

**EAST ORANGE, N. J.**—Wm. Garabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 28x41 ft, in Whittier st, for P. Crowther, Sanford st, owner and builder. Cost, \$4,000.

**MONTCLAIR, N. J.**—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame dwelling, 30x40 ft, for Lars Anderson, 41 Macopin av, Upper Montclair, owner and builder. Cost, \$10,000.

**UPPER MONTCLAIR, N. J.**—Wm. Garabrants, 343 Main st, Montclair, has completed plans for a 2½-sty frame dwelling, 30x29 ft, at 11 Princeton pl, for B. Widmark, 305 Orange road, owner and builder. Cost, about \$7,000.

**NEWARK, N. J.**—Wm. E. Lehman, 738 Broad st, has completed plans for two 2½-sty frame dwellings, 19x36 ft, at 13-17 Emerson pl, for the Actna Realty Co., 738 Broad st, owner and builder. Cost, \$4,000 each.

#### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—The Goodyear Tire & Rubber Co., 123 Washington st, Newark, N. J., contemplates the erection of a 6-sty brick or reinforced concrete factory building, 100x250 ft, at Newark. Name of architect, exact location and details of construction will be announced later. Indefinite when work will be started.

#### SCHOOLS AND COLLEGES.

**IRVINGTON, N. J.**—Joseph H. Allen, 1091 Sanford av, Irvington, has been selected to prepare plans for a four-room high school addition on Madison av, for the Board of Education of Irvington, N. J., Charles H. Stewart, president. Cost, about \$40,000.

**BOONTON, N. J.**—Wilson Potter, 1 Union sq, Manhattan, has plans in progress for a 2-sty brick and stone high school building containing fourteen class rooms, auditorium and laboratory on Old Boonton road and Lathrop av, for the Board of Education of Boonton, J. C. Carter, president. This project may not go ahead for some time.

#### STABLES AND GARAGES.

**NEWARK, N. J.**—J. B. Acocella, Union Building, Newark, has completed plans for a 1-sty brick garage, 30x30 ft, at 153-155 Oliver st, for Luigi Falcone, 149 Oliver st, owner and builder. Cost, \$2,500.

**NEWARK, N. J.**—M. B. Silberstein, 123 Springfield av, Newark, has completed plans for a 1-sty brick garage, 27x36 ft, at 471-473 Orange st, for Ralph Bloom, 451 Orange st, owner. Cost, about \$3,000.

#### MISCELLANEOUS.

**RED BANK, N. J.**—Henry Bacon, 101 Park av, Manhattan, has been retained to prepare the plans for the historical museum to be erected on the High School campus, Red Bank, N. J., for the Monmouth County Historical Association, W. A. Patterson, 1 Madison av, Manhattan, president. Cost, about \$150,000. Details of construction will not be available for some time.

#### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### DWELLINGS.

**MANHATTAN.**—S. A. Whisten, 900 Sixth av, has the general contract for alterations to the brick dwelling at 118 Washington pl, for Clara Sulzer, owner, from plans by W. Wiegand, 45 West 34th st, architect. Cost, \$8,000. Project includes removal of old high stoop, interior partitions and repairs.

**MANHATTAN.**—J. McCallum, 323 East 22d st, has the general contract for alterations to the 4-sty brick dwelling, 25x56 ft, at 51 West 52d st, for Mrs. Louise C. Mohlman, Brielle, N. J., owner, from plans by Buchman & Kahn, architects, 56 West 45th st. Cost, \$1,500.

**MT. VERNON, N. Y.**—Albert Delz, 540 South Fulton av, Mt. Vernon, has the general contract, and Ralph Francis, Mt. Vernon, the mason work for the 2½-sty frame dwelling to be erected at 536 South Fulton av, for John Hackett, Mt. Vernon, owner, from privately prepared plans. Cost, about \$5,000.

**BROOKLYN, N. Y.**—Isadore Polivinick, 571 Powell st, has the general contract for the 2-sty brick dwelling, 26x56 ft, and 1-sty brick garage on the east side of Howard av, 200 ft north of Dumont av, for owner, care of E. M. Adelsohn, 1776 Pitkin av, architect. Cost, \$8,000.

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## TRADE AND TECHNICAL SOCIETY EVENTS.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS.** Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

**NEW YORK LUMBER TRADE ASSOCIATION** will hold a banquet at the Waldorf-Astoria Monday evening, January 27. The proposition to hold a dinner this season originated before the signing of the armistice, and at the annual meeting on November 13 the secretary reported, as a result of the canvass taken a week previous, that the sentiment was strong for resuming the annual banquet, which for so long has been a feature of the lumber trade in New York. The committee having the matter in charge is composed of Russell J. Perrine, who is chairman; Everett L. Barnard, Henry Cape and J. C. Turner. Every effort will be made to make the affair a memorable one in the history of the association.



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## (Random Notes Continued).

to collect telephone tolls at the time the call is made and which was exhibited and demonstrated at the Third Annual Hotel Men's Exhibition at Madison Square Garden this week by the Coin Device and Signal Co., 409 Eighth avenue, New York.

This device is claimed to be the only method by which an owner or building manager can avoid telephone disputes with tenants and shortages in collection. By installing this equipment payment for the call is made by the user and this payment is registered with the operator at the switchboard located in some other part of the building.

The system is electrically operated and is under the control of the apartment houses switchboard operator, but in no way connects with the telephone, working entirely independent. Each apartment is equipped with a coin collecting device that is connected with the recording device under control of the apartment house operator.

## Brokers Selling War Stamps.

The Realty War Savings Committee, in order to create new interest in its war work and to stimulate the sale of Thrift and War Savings Stamps, has introduced a new plan to simplify the problems of Christmas giving. Those who have gifts to make can relieve themselves of much trouble and at the same time help a good cause by preparing a list of names and addresses of recipients with the amounts allotted and forwarding it, with remittance covering the total amount, to the Realty War Savings Committee, 217 Broadway. On Christmas eve the committee will send Thrift or War Stamps to the persons designated with a message telling them whose gift it is and explaining the necessity of continuing the War Savings habit. Real estate men who give presents to janitors, elevator men, firemen, switchboard operators, etc., are advised to take advantage of this new method.

## Realty Division for Red Cross.

"Everybody in when the whistle blows" is the slogan of the real estate division in the Red Cross Drive, which is represented by the following members of the Real Estate Board of New York: E. A. Tredwell, chairman; vice-chairman, F. G. Guerrlich, F. S. Bancroft, F. D. Kalley, E. Ashley, A. C. Mitchell and R. R. Rainey. The committee is out for a 100 per cent. representation in the American Red Cross of all interested in realty. Checks may be sent to the order of the American Red Cross to 217 Broadway, care of Real Estate Board of New York.

## 1919 Diary Ready.

The 1919 Diary of the Real Estate Board, more interesting and comprehensive than ever, is ready for distribution. It is larger and contains more information than any previous number, having, among other things, important facts about the zone law, with a new map showing the height, area and use districts, reports from city departments, information of interest to the taxpayer on labor laws, workmen's compensation laws, tenement house law, rules for valuing real estate, new rates of commissions, and a handy list of the leading real estate firms of the city.

## (Leases Continued)

A. A. HAGEMAN has leased for Adam Ruths estate the store 406 6th av to Hoch & Fishback; the 1st loft to Kasol Dress Co.; the 2d loft to Philip Padra, and the 3d loft to Louis Heffler, which completes the leasing of the entire building. Mr. Hageman has also completed the leasing of the 14 apartments in the Olga Court, 42-44 West 120th st.

M. & L. HESS (INC.) leased the 2d floor at 28-32 West 36th st to J. Engle Hat Co., and the 2d floor at 13-15 West 20th st to Fred W. L. Fullerton, Inc.

M. & L. HESS, INC., leased the 3d floor at 24 East 22d st to J. Glickman, and the 4th floor at 16 East 17th st to Rubin & Harrison, and the 7th floor to Ginsburg & Hurowitz.

THE HOUGHTON CO. leased to Mrs. M. Burger the 3-sty dwelling 311 West 70th st for I. Randolph Jacobs & Co.

THE HOUGHTON CO. has leased for Rebecca Strauss the 4-sty dwelling, 23 West 87th st, to Mary Elizabeth Yost.

J. EDGAR LEAYCRAFT & CO. leased the 4-sty dwelling 321 2d av to Ida Epstein; also for a term of years a loft at 12 East 32d st to Albert & Weiss; an apartment at 220 West 59th st to Miss Helen Rouzee, of Roanoke, Va.; a loft at 21 East 17th st to Langson & Pace; a store in 105 5th av to Del Bene & Redavid; and an apartment at 936 West End av to A. E. Karelson.

CHARLES F. NOYES & CO. has leased for Loton H. Slawson & Co., agents, the entire 5th floor and a portion of the 6th floor of the new Lanborn Building, 132-134 Front st, corner of Pine, to Innes & Co., Inc., for a long term of years at an aggregate rental of about \$35,000. The tenants are now located at 10 Hubert st.

OGDEN & CLARKSON CORPORATION rented the store at the southeast corner of 5th av and 29th st to Kenshi Takiguchi, Japanese goods; also office space in 366 5th av to Victor Pakas, in conjunction with Albert S. Ashforth & Co.; and a floor in 28-32 West 36th st, with M. L. Hess, to John H. Rubenstein, ostrich feathers.

PEASE & ELLIMAN have leased, furnished, for Austen Gray, of Wanamaker's, his 5-sty dwelling at 43 East 50th st, between Park and Madison avs, to the Club Operating Co.

PEASE & ELLIMAN leased for Miss Annie Parker to Frank Bincek the 4-sty dwelling at 5 West 84th st; the store in 82 East 92d st to Anton Ellenbogen; and apartments in 24 West 59th st to Mrs. Olive Tilton; in 103 West 76th st to Miss Marie Doerr; in 333 Madison av to Mrs. Charles H. Cahen, Jr.; and in 219 West 81st st for Mrs. E. W. Huggins to Luigi Montesanto.

PEASE & ELLIMAN leased for the Chesapeake and Ohio Railway Co. to A. L. Gosselin a large suite of offices on the 14th floor of 299 Broadway for a long term of years. Only a short time ago the same firm leased for Mr. Gosselin the entire 50th floor of the Woolworth Building at an aggregate rental of about \$60,000.

PEASE & ELLIMAN leased for Mrs. A. Molyneux to G. T. Brantiff the 3-sty dwelling at 327 West 101st st; also a loft in 4 West 37th st to Harry Solomon; for Julius Tishman & Sons a loft in 15-17 West 36th st to the Misses Briganti; furnished apartments as follows: in 140 West 58th st for Mrs. C. P. Langdon to Miss L. Adele Prindle; in 344 West 72d st for Mrs. Louise Finkel to Rufus W. Bowden; in 1 West 70th st for Mrs. S. E. Gardner-Magill to Isaac Weill; and in 150 West 80th st for Mrs. Claire Zabel to Mrs. V. J. Caldwell; Pease & Elliman also leased apartments in 24 West 59th st to Dr. John A. Harris; in 48 East 61st st for Duff & Conger, as agents, to Miss Betty Randolph; in 125 East 72d st for Julius Tishman & Sons to Mrs. Gordon Ferguson; in 11 East 41st st to W. W. Jefferson; in 115 East 56th st to Mrs. Nathan F. Porter, Jr.; in 116 West 59th st to Stanley K. Harris; and in 202 West 81st st to Mrs. M. Slate.

GEO. R. READ & CO. leased floors in 11 East 30th st, with Butler & Baldwin, to Boris Dressler; in 9 East 35th st to Eugene Rothstein; space in 17 Madison av to the Import Sign Co.; in 111 5th av to Maurice Rosenstein; in 1170 Broadway to Abraham Schnitzler; in 392 5th av to the C. D. Heller Co.; apartments in the Belnord with L. J. Philips & Co. to M. J. Adams; in 52 West 56th st to a Mrs. Levitus, a Mrs. Kingsland.

LOUIS SCHRAG leased for the estate of Wm. H. Brigham the top loft in the building 54 West 22d st to Rosenbeck & Green; for the estate of Charles Connor the 1st loft in 120 West 20th st to Barnett Pincus; for the Scholle estate the top loft in 106 West 26th st to Bernardino Petrucci.

UNITED STATES RAILROAD ADMINISTRATION rented the Lehigh Valley Railroad store at 94 Broadway to the Brooklyn Trust Co. for a long term of years.

WILLIAM R. WARE leased for Dr. William E. Cuff 237 West 100th st to Mary Alice MacCord; for Judge Joseph F. Mulqueen 149 West 91st st to Frances Ritter; and for Francis S. Gray 64 West 92d st to Martha North.

WM. A. WHITE & SONS leased to Theodore A. Peyser and Newton Ehrmann apartments in 7 East 54th st; to Edmund B. Giroux an apartment in 5 East 54th st, and in 581 West 161st st an apartment to Colonel Fred V. S. Chamberlain.

WM. A. WHITE & SONS leased at 245-251 7th av a loft to Isidore Helitzer; at 78 Greene a loft to O. S. Waist Co.; at 325-331 Lafayette st to Salvatore Chiarhiaro and Abraham Goldberg, and in conjunction with Spear & Co. at 186-188 Wooster st to the Novelty Traveling Bag Co., and with L. Tanenbaum, Strauss & Co. at 620 Broadway to Harry Feil and Martz Rauner.

## REAL ESTATE NOTES.

FRANK D. VEILLER, just mustered out as a captain in the Ordnance Department, has reopened his real estate office at 10 East 47th st.

WILLIAM J. VAN PELT, of Geo. R. Read & Co., negotiated the resale of the Mortimer Building at 11 Wall st for Robert E. Dowling to Walter P. Bliss, said to be representing the New York Stock Exchange.

L. J. PHILLIPS & CO. were the brokers in the recent sale of the dwelling at 8 West 76th st. Title to the property passed to Dorothy F. Livermore, bride of Jesse Livermore, who purchased the house as a wedding gift for his wife.

SLAWSON & HOBBS have been appointed agents for the two buildings 120-125 Riverside dr, northeast corner of 84th st; also for the Greyton Court, at the southeast corner of 141st st and Riverside dr.

GABRIEL DE ARANA, from Mexico City, is the buyer of the 4-sty dwelling at 332 West 72d st, 22x100, sold recently by Pease & Elliman for the United States Trust Co. The new owner will occupy.



## Greater Tax Returns From Personal Property

President Jacob A. Cantor Explains Working of Present Law and  
Suggests Several Plans for Making It More Effective

JACOB A. CANTOR, president of the Board of Taxes and Assessments, who pointed out last week in the Record and Guide the reasons why the 1919 tax rate would not exceed the rate for 1918, declared this situation was brought about through the increased return from the personal property tax. Further discussing the new policy of his department with relation to increased personal taxes and the general taxation situation, Mr. Cantor said to a Record and Guide representative:

"Aside from the tax on real estate this department concerns itself with three principal sources of revenue, namely, the bank tax, the tax of personalty of corporation not included in the corporation Tax Law of the State, and the assessment of personal property. The assessed valuation of personal property last year amounted to \$251,000,000. I have no doubt but that when the 1919 assessment has been completed it will show an increase of \$100,000,000 more and that this, plus the increased assessment on real estate which can be held at \$100,000,000 will, as I said last week, be sufficient to offset increases in the budget and prevent the tax rate from advancing above the 1918 figure.

"We have examined altogether more than 25,000 taxpayers, or more than double the number that have ever been examined heretofore, and we have been successful in a large number of these cases through appeals to their civic pride. As a result of the protection afforded to personal property under our laws, a large percentage of consents were obtained even though there was no liability on the part of the person assessed. It is my belief that if the bills which we had introduced last year in the Legislature had become laws the personal property assessments would have been three or four times greater at the present time.

"One of the chief difficulties has been the secured debt law which takes from the city personal property locally assessable. The State tax is \$2 per thousand and we find that in the enforcement of the personal tax law as it now stands, many millions of dollars are taken from the city and we have only a small per cent. returned under this form of State taxation.

"Another difficulty has been the fact that only a nominal indebtedness was deductible but the actual indebtedness was not. To illustrate: A note on a bank accompanied by collateral security was deductible on its face value although the collateral was more than enough to pay all the note. As a rule these loans were obtained upon non-taxable securities so that these securities could not figure as an asset.

"There is a popular notion that persons can evade the payment of personal taxes by removing intangible property out of the state and I have heard some of the well-informed men on the subject make this declaration. The fact is that securities follow the residence of the

taxpayer and we can assess here a resident no matter where his personal property is located.

"Another difficulty in the way is the one existing relative to the bond and mortgage where one can deduct the amount of the bond notwithstanding the fact that the real estate is amply sufficient to pay the indebtedness, so that we find personal property in a great number of cases wiped out by these bonds and mortgages. In fact, it has been stated to me and to others that an individual will refuse to pay off a mortgage, using it as the means of avoiding payment of personal taxes. It is true, of course, that while the present method of assessing personal property is unscientific and unequitable it is the best means we have at our command of levying it.

"If an income tax could be adopted (although from what I have learned from talks with members of the Legislature that seems an impossibility at this time) it would provide the only equitable means of levying taxes, but we would be up against the same objection from up State interests to an income tax that there was last year to the adoption of the listing system. In these states where an income tax has taken the place of personal tax it has worked out very advantageously and the result has been substantial increases in tax returns. Nevertheless, it is difficult for any man to suggest what rates on incomes should be made in order to realize sufficient funds to assist in meeting expenses especially in a municipality of such tremendous size as New York City.

"But I can say this in favor of the income tax: that figures from states where this law is now in operation indicate that it requires for its collection no more than 3 per cent. of the total levy. Analysis of the existing situation leads me to believe that new sources of revenue may be obtained either from the State income tax or through the strengthening of the present personal tax law which may be revised by the enactment of the law calling for a small tax of not less than one per cent. and providing also for the elimination of many of the exemptions which practically nullify the law at it now stands,

"Real estate owners will recall that during the last session of the Legislature we had prepared and introduced these bills, which in our judgment would have added greatly to revenues collected from the personal tax law, but the Legislature failed notwithstanding our effort to enact them into law."

The following is a summary of bills introduced:

1. To amend the Tax Law in relation to taxation of capital stock of corporations.

Such amendment is to eliminate from Section 12 of the Tax Law the provision exempting surplus profits or reserve funds of a corporation "exceeding ten per

(Continued on page 747)



# State Income Tax Favored by Some Realty Men

## Report of Committee on Tax Investigation, Advisory Council of Real Estate Interests, Says Billions of Personalty Escapes Taxation

BY ALBERT G. MILBANK,

Chairman, Committee on Tax Investigation, Advisory  
Council of Real Estate Interests

**T**HE time has long since passed when substantial changes should have been made in the tax system of New York. This verdict must result from any careful study of the known facts. The changes needed are not primarily in the interest of real estate owners as such and certainly not in the interest of professional dealers and managers—landlords and tenants, borrowers and lenders, investors and laborers, employers and employes—it is unfortunate that all such are not conscious of the fact that each is affected directly and vitally.

Certain principles have guided our deliberations.

Taxation is to be used for raising public revenues—not for punishing this interest or that interest, or to favor this class of property or that class of property.

The distribution of tax burdens is inequitable. The need for equity is admitted by all fair-minded persons.

All previous investigations agree as to the situation. Ten or twelve such studies have been made beginning with the Wells' Commission in 1871. We have sought to have competent authorities bring their researches and recommendations up to date. This work has not yet been completed but some of the vital facts are of interest.

Ninety-five per cent. of the total tax levy is now placed upon real property in New York City.

The actual market value of real property is probably so much less than the present total of assessments thereof that the constitutional debt limit of the city has been exceeded.

Additional revenue is required by the city to cover loss of the excise taxes and the cost of city administration as now organized.

Millions of dollars in personal property located in New York are admittedly not bearing a proper share of the tax burden. Yet they receive all the benefits of government.

More billions are earned in New York by non-residents who pay nothing toward the expenses of the government under which they prosper.

Equity in taxation assumes in terms that those who receive the benefits of government will pay therefor in proportion to their prosperity. Taxable ability is known to be the only fair and adequate measure for the distribution of tax burdens.

Realty holdings are not a measure of the taxable ability of any citizen. Therefore, the tax burden must be measured not only by realty holdings but by personalty holdings and otherwise. Personalty has never been reached to any fair extent under the general property tax. The result of levies at classified lower rates has not been successful in practice in any state.

Furthermore, the system of tax exemptions for personalty which has been foisted upon New York State has made exempt the great bulk or practically all of intangible property such as stocks, bonds and mortgages. Even the personal property of mercantile and manufacturing corporations is exempt from local taxation upon a payment of a net income tax of only three per cent. After eight hundred years of unsuccessful effort to tax personalty, we find that levies upon personalty will effect but a short step toward equity in taxation.

Personal incomes appear to be the only source of revenue which will be adequate, equitable and less costly to taxpayers. This was the conclusion of the recent joint legislative committee. It is the verdict of the best posted economists. The fact that the United States levies an income tax does not make that system the less desirable for state and local revenues, it being an axiom that all taxes are paid from the income fund rather than from capital investment if confiscation is to be avoided.

## Great Building Revival Expected.

BY NOBLE FOSTER HOGGSON,

President, Hoggson Brothers, Builders.

**D**ESPITE the unusual and varied factors affecting construction work at this time, indications point to the greatest building revival during 1919 which this country has ever experienced.

First of all, in the larger cities, apartment houses and dwellings will lead the way, but closely following will be office buildings, lofts and industrial structures. Then there will be a tremendous amount of bank building.

In the industrial as well as in the domestic and commercial fields, building should see a large and healthy increase in volume. New factories must be built; plant extensions are an economic necessity; war plants, instead of being scrapped or abandoned, will in many instances be altered for peace work.

Housing for employees, which received such an impetus during the past two years, will be carried out on a vaster scale than we had ever thought possible. Employers have recognized the actual money-value return of providing good housing accommodations for their employees. It is fatuous to believe that the employers have not profited by the lessons of the war. They have learned that contented workmen are the best possible

asset, that high labor turn over is wrong and expensive, and that proper housing is one of the greatest, if not the greatest factor in reducing labor turn-over and keeping employees happy on the job.

The immense amount of reconstruction work to be done in France and Belgium is going to affect building conditions in this country more than is generally realized. This is true particularly in regard to prices for materials. The excessive demand for certain materials for use abroad is most likely to keep prices in this country up to the present high level.

Building must cease being a gambling proposition, the owner taking a long chance on getting his structure erected for a sum of money which he sets aside in the beginning. In the future, there must be a closer and fairer relationship between the owner and the builder. The builder must gain the confidence of the owner, and, in turn, the owner owes certain duties to the builder. Under the usual building procedure, the builder is a gambler, too; taking a job on a low competitive bid, and hoping by some hook or crook to make money on it.



# Federal Restrictions on Buildings Removed

Government Will Also Promote Construction Work by Inaugurating a Country-wide Campaign for Public Improvements

**W**ASHINGTON, December 25.—All restrictions of every kind on building operations are removed by the following order, signed by Bernard M. Baruch, Chairman of the Priorities Division of the War Industries Board:

"Effective Jan. 1, the rules, regulations and directions of every nature whatsoever issued by the Priorities Division of the War Industries Board are hereby cancelled, and all pledges heretofore made on the suggestion or request of the said Priorities Division are hereby revoked."

The final step in preparation for the resumption of building throughout the country has been taken by the promulgation of an order of the Priorities Division of the War Industries Board cancelling all regulations restrictive of the free production, sale and use in construction work of building materials.

In addition to the removal of embargoes essential during the war period the Federal Government is inaugurating a campaign to have States, counties and municipalities begin all possible construction work at once, in order to furnish work for returned soldiers and sailors, as the United States Employment Service and labor representatives in the War Industries Board ex-

pect a surplus of labor and a shortage of jobs during the late winter.

Newton D. Baker, Secretary of War and Chairman of the Council of National Defense, has wired all State Defense Councils to use their influence to advance all public improvements in order to absorb labor.

Washington officials will do everything possible to have Legislatures of the various States provide funds for immediate public improvements, and to get private construction work under way.

A division for the conservation of building operation has been created by the Labor Department, and will be in operation soon after Jan. 1.

Civic and trade associations have been flooding Washington with suggestions, and it is believed the campaign to be launched will prove one of the greatest readjustment factors initiated by the Administration.

Officials are unanimous that the Nation's prosperity is best reflected by building operations, and since the armistice was signed, economists have been anxiously studying the financial situation in an effort to determine the extent to which the country can resume the building program halted by the war.

It is understood that every trade association of the country will join in a gigantic advertising campaign to start the era of prosperity now in prospect.

## Money for Harbor Improvements.

**A**PPROPRIATIONS of \$4,300,000 for the East River and New York Harbor are recommended by the Committee on Rivers and Harbors in the bill making appropriations for the fiscal year ending June 30, 1920.

The Chesapeake and Delaware waterway gets a total of \$3,000,000. A large part of the work in developing this waterway will be across New Jersey.

Other appropriations recommended in New York are Newton Creek, \$205,000; Ogdensburg Harbor, \$54,000; Oswego Harbor, \$38,000; Buffalo Harbor, \$178,400. An appropriation of \$250,000 is recommended for the Raritan River and \$100,000 for the Shrewsbury River.

The total carried by the bill as reported by the House Committee is \$26,936,344.

"The Rivers and Harbors appropriation bill as reported to the House," said Commissioner Murray Hulbert, "provides \$4,000,000 to continue the Diamond Reef and Hell Gate dredging and assures the removal of Shell Reef at least north of East Fifteenth street. At the same time \$300,000 is added to the available appropriation for the maintenance and extension of Ambrose Channel, assuring a forty foot fairway 2,000 feet wide which now, off Tompkinsville and Robbins Reef, is less than 400 feet wide. An appropriation of \$205,000 also is requested for the improvement of Newtown Creek, which carries a commerce greater than that of the Mississippi River.

"The measure as reported to the House also authorizes a survey of the proposed Red Hook Shoal Island and Coney Island Ship Canal project to determine their commercial advisability and cost.

"In all these projects full co-operation by State and municipal authorities is essential, and it is with a view to obtaining this that the measure will be introduced in the Legislature."

## State Tax Conference.

**T**HE Eighth Conference on Taxation and the 1918 meeting of all assessors in New York State, is announced for January 22, 23 and 24 in Albany under the joint auspices of the State Tax Commission and of the State Tax Association.

The first session will be on the evening of Wednesday, January 22. Addresses of welcome will be delivered by Governor Alfred E. Smith and Mayor James R. Watt of Albany. The annual address will then be delivered by Prof. Edwin R. A. Seligman, vice-president of the State Tax Association and former president of the National Tax Association. A discussion of recent tax legislation will conclude the evening session.

Thursday forenoon will bring a discussion of the costs and needs of the State municipalities, also a discussion of how the State budget is made.

Thursday afternoon will be given to constructive proposals for meeting Government costs and needs. Addresses will be delivered by representatives of the State Conference of Mayors, the Tax Investigating Committee of the Advisory Council of Real Estate Interests, the Citizens' Union and the Real Estate Board of New York. The discussion to follow will be led by State tax commissioners and others.

Friday, January 24, will be devoted to local problems in the forenoon, under the chairmanship of State commissioner Ralph W. Thomas. That afternoon will be held the Corporation Session, and the topics will deal with New York taxes on capital stock, incomes and special franchises. Members of the State Tax Commission include Messrs. Walter H. Knapp, Ralph W. Thomas and John J. Merrill.

The officers of the State Tax Association are: President Ogden L. Mills; vice-presidents, E. R. A. Seligman, Walter H. Knapp, Lawson Purdy, H. J. Cookinham, Jr.; secretary-treasurer, Charles J. Tobin, Albany.



# Expect Great Real Estate Activity in Bronx

President Eugene H. Rosenquest Reviews the Present Conditions and Outlines the Reasons for Remarkable Growth in Future

BY EUGENE H. ROSENQUEST,  
President, the Bronx Board of Trade.

THE Bronx is only awaiting the spur of prospective early transit improvements to be the scene of the greatest building boom that the city of New York has ever known.

According to the opinions expressed by prominent realty operators there never was a time in the history of the city's fastest-growing borough so propitious to building—never so great a demand for living accommodations here as exists today—and now that the restrictions on building are rapidly being removed, which will be followed, undoubtedly, by a more nearly normal supply and money market, nothing else is needed to spur building activity beyond the betterment of transit conditions, especially in the West Bronx and Southern Boulevard-Hunts Point sections, where this building activity will be most marked.

So far as the West Bronx is concerned, better transit will be afforded that section commencing the morning of January 2, when the West Side "L" trains, 6th and 9th avenue, will, during the morning and evening "rush hours," be operated from Kingsbridge Road on a three-minute headway, and from Woodlawn Road on a nine-minute headway.

This will do away with the shuttle train entirely during the commission hours, and make for an immediate betterment of the rapid transit service along the whole Jerome Avenue subway extension, which taps the West Bronx section.

An additional improvement will come later in the year, with the betterment of train inspection facilities, when the Lexington avenue subway trains will be operated further north on Jerome avenue than 167th street, which is their present terminal.

Only when the subway trains and West Side "L" trains jointly run to Woodlawn Road, in accord with the planned use of the Jerome avenue extension, will the West Bronx get the service ideal.

However, the immediately prospective betterment of service is acceptable to all concerned, and already are builders preparing to start activities in the West Bronx during the spring of 1919.

Commencing midnight of January 7th the trains of the Lexington avenue subway route will be operated across 138th street and north on the Southern boulevard to Hunts Point, thus giving to that fast-developing section a transit increment for which it has waited long and patiently.

At the present time the Hunts Point section has but one rapid transit artery to the lower city, the Westchester avenue extension of the old subway. As this line originates at East 180th street—where it receives transferencees from the New York, Westchester and Boston railway, as well as transferencees from the White Plains avenue subway extension, to say naught of the added patronage brought by the Mount Vernon and New Rochelle trolley lines—the trains are often full before leaving that northern end of the line, so that, after passing through the West Farms, 174th street, and Freeman street stations, there is little, if any, room left into which Hunts Point residents can squeeze, making their trips to the downtown business areas a most uncomfortable one.

When the Hunts Point station opens there is no doubt but that the transferencees from the New York, Westchester and Boston railway, and the New York, New Haven and Hartford railroad, will find it to their advantage to change at the new subway terminus at Hunts Point. Moreover, the throngs that now use the Simpson street, Intervale avenue, Prospect avenue and Jackson avenue stations of the Westchester avenue extension will at last be halved, for the Longwood avenue, 149th street and 143d street stations, along the Southern boulevard, will accommodate nearly all those living east

of Westchester avenue, and provide them with a more comfortable ride, besides cutting down congestion.

The new line will also prove a benefit to the manufacturing area along the Southern boulevard.

While it is true that the expected transit facilities for the Hunts Point section have already been largely discounted by realty operators in that area, I expect to see great building activity there this coming spring.

Along White Plains avenue, also, I expect to see considerable building activity during the coming year, especially if the Bronx Board of Trade is successful in having the subway service bettered. While it may not be possible to have all the trains run through from East 180th street to 238th street or 242d street, it does seem possible that the shuttle service there can be eliminated by running every third or fourth train through, and it is along this line that the Board is now working with the Public Service Commission and the Interborough.

A residential area for the most part, the East Bronx, will also feel the effects of the resumption of building activity.

While through an unfortunate series of circumstances this section has not as yet received the transit relief to which it is entitled, some of the steel for the subway extension through the Pelham Bay Park has arrived, and more will be coming along in the late spring, making it a possibility that trains will be operating out there in the late fall of 1919 or the spring of 1920.

These factors will doubtless give heart to those who have heretofore been hesitating to build in the East Bronx.

Besides the Westchester avenue extension there remains but one other part of the dual subway system to be completed in the Bronx. That is the extension of the Third avenue "L" along Webster avenue, from Fordham square to Gun Hill road, and across Gun Hill road, connecting up with the White Plains avenue extension of the old subway.

The necessary steel to complete this line will soon be forthcoming, with the prospect of trains operating in the fall of 1919. This should cause quite a bit of building activity in the Webster avenue area.

From the foregoing, however, it should not be assumed that there was no building activity in the Bronx in 1918. According to the records of the Bronx Building Bureau there were plans filed for 203 new buildings between January 1 and December 1, the estimates of cost totalling \$3,956,900; while in the same period there were filed 1,600 plans for alterations to existing buildings, at estimated costs totalling \$1,204,112.

These figures compare favorably with those for the year 1917, when there were 629 plans for new buildings, at costs aggregating \$8,410,475, and 2,309 alterations plans, at costs aggregating \$1,506,612.

The estimated costs on plans for new buildings filed in 1916 were \$16,123,782; and in 1915, the Bronx's best year, the total estimated costs were \$25,897,950.

Considering the fact that the Government's restrictions on building, in addition to a high materials and labor market, and a tight money market, were reflected in a building slump throughout the country, and throughout the City of New York in particular, the Bronx is proud of the fact that the falling off here in 1918 was no greater than the falling off in any of the four other boroughs of the Greater City.

It is noteworthy, though, that the plans filed in the Bronx in 1918 were primarily for industrial plants, garages, and general business structures, whereas the building to be done in 1919 will be principally dwellings, to accommodate the many thousands who want to live here, and who at the present time cannot be taken care of in existing dwellings. Apartment house construction will be pre-eminent in 1919 building activities.

General business conditions in the Bronx during 1918 were unusually good, despite the war factor, and that

(Continued on page 743.)



# Action To Relieve Ash Removal Situation

## Street Cleaning Commissioner MacStay Hopes for Material Improvement Within Ten Days—Reviews Difficulties

**A**RNOLD B. MAC STAY, Commissioner of Street Cleaning, hopes to provide refuse disposal in connection with the New York refuse disposal situation, within the next ten days, according to a statement which he made yesterday to a representative of the Record and Guide.

A serious condition of affairs has been confronting owners and managers of buildings using coal for heating and for other purposes on account of the inability to have ashes properly removed. This applies to apartment and private houses taken care of by the city, and particularly to business buildings, which have to depend on private cartmen. For several months, the city has not been able to provide proper facilities to permit ashes to be dumped, and it has, therefore, become necessary for the cartmen to make long hauls to outlying parts of the city, or else use private dumps when they are available, and pay excessive high prices. These conditions make it practically impossible for the cartmen to do business. Whatever they can do is at an increase in price to those using their service of from 300 to 400 per cent., as compared with two or three years ago. With the colder weather coming on, conditions have been growing steadily worse.

The status of the trade waste and rubbish removal situation is practically the same and this, along with the steady accumulation, is beginning to assume an unusually serious aspect, especially in view of the fact that a heavy snow-storm, now daily expected, will tend to even further aggravate conditions. The general situation has, in fact, become serious enough to engage the earnest consideration of a special committee of the Building Managers' Association.

Commissioner MacStay, in reviewing the series of unavoidable difficulties which he has encountered in connection with the removal of ashes and garbage, pointed out the steps which he had initiated to provide the necessary relief.

He said:

"On January 1, 1918, when I took office, the ash disposal situation had begun to look serious. The contract was originally let in 1913, and covered the period from January 2, 1914, to January 1, 1917, with the privilege to the city to renew on the same terms and conditions for an additional period of two years, of which privilege the city availed itself. The prices were low, being fixed before the beginning of the war in Europe. On January 1, 1918, the contractors, Dailey & Ivins, were already in difficulties, owing to the increased cost of labor and materials, due to war conditions. Added to this, everyone no doubt recalls that the winter of 1917-1918 was unusually severe. The slips were filled with ice, and scows were frozen in at their mooring places along the North and East Rivers, and at the unloading points at Riker's Island and Hunt's Point, Bronx, and Port Ivory, Staten Island.

"On March 2, 1918, Dailey & Ivins abandoned their contract. At that time there were moored at the various dumps and at the unloading points about two hundred loaded scows. In addition, ashes were piled along the marginal streets, where the city had been obliged to dump them as a result of the lack of light scows.

"It has been impossible to secure a bid at a reasonable price for the completion of the abandoned contract, notwithstanding that the Commissioner has advertised for bids five separate times, and the city has been compelled since March 2, 1918, to carry on, with its own force and such plant and equipment as could be obtained, the work of finally disposing of ashes, street sweepings and rubbish. The plant of the contractors at the unloading points was taken over and was found to be in a dilapidated condition, necessitating the expenditure of a considerable sum of money to put it in operating condition. It is far from being in a satisfactory condition at the present time, and is not adequate to dispose of the winter output of ashes and rubbish from the Boroughs of Manhattan and the Bronx, necessitating sending a considerable portion of the material to sea. It was

not, however, deemed advisable to spend a large sum of money on this plant, only to lose it on the expiration of the contract January 1, 1919.

"One of the duties to be performed by Dailey & Ivins under their contract was the dredging of the slips at the city owned dumps and at the unloading points. It was discovered soon after the Department took over this work that the contractors had been negligent in this respect, and considerable delays have been caused by scows going aground in the slips. The Department immediately made a canvass of all the dredging concerns in and about the Harbor, in the effort to have this very necessary work performed, but at that time, and up to a very recent date, it was impossible to secure a dredge, as they were all in the Government service. The Department has lately been able to secure the services of a dredge, and is now proceeding with the work of deepening the water at the various dumps and unloading places. In this connection another difficulty has arisen to delay the dredging work, and that is the scarcity of sea-going bottom dumpers to take the dredged material to sea. The city owns seven bottom dumpers, purchased at public auction from Dailey & Ivins, but these can hardly be spared from the work of ash and garbage disposal. However, a couple of bottom dumpers have been secured and I have hopes that the work will now proceed without interruption until it is completed and until the water in the slips and at the unloading points is restored to its normal depth. I am very hopeful that within ten days conditions along the waterfront will be normal.

"On October 2, 1918, the Metropolitan By-Products Company, which held the contract for garbage disposal, closed its plant on State Island, and abandoned its contract, thus further complicating final disposition matters for the Department. Efforts have been made to relet this contract, but without success. It has been necessary to use the city's dumpers for the reception of the garbage and to tow it far out to sea where it is dumped. This method is archaic and wasteful, and cannot be carried on in severe weather. During the past week, owing to weather conditions, fog, etc., no tugs or scows were able to venture to sea for a period of five days. Arrangements have been made to take care of the garbage for a short time at the old reduction plant on Barren Island, and efforts will be renewed to let the abandoned contract for the remainder of the term."

## Real Estate Activity in the Bronx

(Continued from page 742.)

the populace of the Bronx enjoyed a prosperous year cannot be gainsaid, in the face of the wonderful subscriptions to the Third and Fourth Liberty Loans, and the generous responses to the Red Cross, War Fund, and other war activity fund appeals, not to speak of the fine results of the Red Cross Membership Enrollment campaign just ended.

As to the population increase in the Bronx during 1918, I have good reason to believe that the average annual increment of 50,000 has been realized, despite the inroads of the influenza epidemic, and the deaths in the cause of world democracy, giving us a population at the present day of approximately 800,000. With this fine result, the opening during 1918 of the Jerome avenue subway line and the opening of the West Side "L" extension over the Harlem River and across 162d street to the Jerome avenue line had much to do.

As to the industrial aspects of 1918, investigations made by the Bronx Board of Trade would seem to indicate that, while the number of male factory employes fell off, due to the war, the number of female employes was increased in proportion, keeping the total laboring population at approximately 74,000, the figures for 1917.

The payrolls in the 2,250 industrial establishments, however, showed a decided increase for 1918, totalling approximately \$81,000,000, as against \$45,000,000 in 1917.



# Asks That Federal Cost Finding Be Continued

Many Measures Adopted During War Are Helpful to Business  
and Result in Reduction in Cost of Living

BY WILLIAM B. COLVER.

Chairman, Federal Trade Commission.

**D**URING the nineteen months—April, 1917, to November, 1918—during which the United States was a belligerent in the world war, American industry and finance passed through an ordeal that brought both strength and weakness into sharp relief. Before this nation could strike its full stride things were reduced to rather elemental and primitive terms. Much of mystery and of pretense was swept away.

Out of it all must come to those in varied pursuits and walks of life, a charity and understanding, one with the other, based on fuller knowledge.

During these nineteen months the Federal Trade Commission had a peculiar opportunity to sense what was going on, especially in the industrial world. It has been the cost finding agency of the Government; the expert accountant to the War Industries Board and its Price Fixing Committee, to the Army, the Navy, the Food Administration, the Fuel Administration, the Railroad Administration, the Shipping Board, the Post Office and other agencies.

It is estimated that, in its work for various Government agencies, the Federal Trade Commission obtained cost and production figures of upwards of 10,000 companies in scores of important industries and many minor ones, which had an approximate aggregate investment of twenty billion dollars, and the commodities directly affected by the such cost-findings represented annual sale values of at least 30 billions of dollars—not far from twice the amount of the First, Second and Fourth Liberty Loans taken together.

These cost studies by the Commission demonstrated frequent and great deficiencies in the accounting methods employed by mining and manufacturing concerns and especially in cost accounting methods.

In some of the oldest and greatest industries there was not even an attempt at that determination of unit costs and profits by products which is essential, generally, to the safe conduct of industry.

It is evident that where such cost accounting is not established it should be introduced and where it is defective it should be reformed. Inventories should be carefully kept; labor and material used should be accounted for as used; indirect and overhead charges should be fairly allocated and proper allowance made for depletion and depreciation of resources and plants.

On the other hand, capital charges for construction should not be mingled with operating or production expense nor should there be introduced items of actual or imputed outgo such as income and profit taxes, depletion of appreciation of plant investments, or interest on capital owned.

However, where complete records are kept, it is relatively easy to correct bad principles, reject improper items or introduce omitted ones.

Inventories and records of expense and sales by products are necessary to compute profit and loss by products.

In the immediate future the question of costs will be especially critical for the nation's business in arriving safely at post-war readjustments. The matter is important to the individual producer, to his banker and to the industry and the public at large.

The cost and profit findings of the Commission developed many facts of interest but was done under such pressure that there has been little time as yet to analyze or interpret the results. Two facts, however, which are generally known, may be mentioned.

First, the average cost during the war period was much higher than before the war. Such increases were frequently as much as 100 per cent.

Second, the variation in costs between different companies, often considerable in normal time, was enormously exaggerated under war conditions.

The great increase in average cost was due in part to increase in cost of the instruments of production and

material and supplies; to increased cost of labor partly through increase in wages but more through violent and frequent shifting of labor and a consequent loss of the efficiency that springs from organization, habit of work and special skill; to wastes caused by effort for increased production and, of course, to the general depreciation of money in terms of goods or services. The cost of living continued to mount rapidly and with its wages and labor cost.

Fundamental to the cost increases, however, was the writing up of values of natural resources. This tended to bring about the production of raw materials from relatively barren or inaccessible sources with a consequent diversion of labor, capital and transportation to uneconomic operations. It is doubtful whether high prices did really stimulate production to the degree that has generally been believed.

Where there were successive stages of production in an industry (sometimes integrated and sometimes independently operated) the costs were increased by the taking of high profits between the successive stages of production. High costs or high profits, or both, in one stage had a cumulative effect on costs in all succeeding stages—a sort of pyramiding of costs. Price-fixing, arriving too late to get at the source of the trouble in the short space of the war, was useful in checking its unlimited extension.

The abnormal variation in costs came largely from the bringing in of uneconomic supplies of raw materials and the writing up in value of advantages by integrated concerns and those controlling natural resources. Congested transportation and dislocations of labor with the consequent irregularity of industrial operations also made for wide cost variations.

In considering such variations, however, it should be borne in mind that the lower cost company may not be more profitable than the higher cost producer even when both sell at the same price. Often the lower cost is the result not of greater economies or natural advantages but of investment in more stages of production or in more extensive mechanical equipment and the larger unit profit resulting from the lower cost is absorbed in providing the proper return on the greater unit investment.

Not the least benefit of cost-finding, incident to price-fixing, was the bringing together, with Government officers, of the representatives of the industries for full and frank discussion of costs, methods and products.

This, with the assembling of such a body of current data as was never before had in this country, demonstrated the value of such meetings and of the preparation and exchange of such proper and useful information.

It would seem that the Commission might well continue, at least as to certain industries, this assembling and distribution, currently, of basic and reliable information and that, well within the law, industry, meeting with Government officers might continue to exchange helpful experiences and information without the danger of being suspected of price-fixing or other restraints of trade.

If certain laws, enacted to deal severely with admitted abuses, are fully observed in their spirit, in this manner, it would seem that the public interest would be fully served. In such case, a peace-time adaptation of the war-time meetings between individuals and Government for frank discussion, would be as helpful as it would be innocent of wrong intent or harmful effect. Such open conferences might be expected to serve all the good and necessary ends which are among those sometimes sought by clandestine meetings. Pursued in the generous American business spirit of fair play such conferences might be extremely useful by ascertaining the facts and clearing away doubts and suspicions.

(Continued on page 745.)



# Real Estate Men Hold Conference on Tax Bill

Representatives of Principal Realty Organizations Lay Foundation for Effective Work at Coming Legislative Session

**S**UBSTANTIAL progress was recorded this week in the movement seeking the co-ordination of legislative effort toward tax relief for real estate owners. An important meeting held on Monday night at the call of Nathan Hirsch, Chairman of the Mayor's Committee on Taxation, was attended by representatives of the most influential real estate organizations of the City. This meeting coming so closely after the large public hearings at City Hall on Wednesday and Thursday of last week marked the second step in the plan of the Mayor's Committee to crystalize the best prevailing opinion relative to the tax situation, and to embody such opinion into a bill or bills upon which all interests may unite at the coming sessions of the State Legislature.

The most significant development at Monday night's meeting was the cordial and conciliatory spirit which dominated the discussion, reflecting a manifest willingness on the part of everyone to reach an agreement upon measures which will relieve the admittedly serious situation. As the discussion progressed it became apparent that there may be accomplished the subordination of differences into one great centralized objective, seeking to present to the Legislature a bill which will not alone represent the product of the best minds and experience in New York real estate affairs, but which will have the united support of the city administration and all the real estate and tax-paying organizations.

Present at the conference were Nathan Hirsch, Chairman of the Mayor's Committee on Taxation, who presided; Stephen H. Tyng and Robert E. Dowling for the Real Estate Board of New York; Professor H. A. E. Chandler and L. D. Woodworth for the Advisory Council of Real Estate Interests; Stewart Browne and Adolph Bloch for the United Real Estate Owners' Association; Assistant Corporation Counsel William H. King; Bryan L. Kennelly and Henry Bloch of the Mayor's Committee; J. P. Lohman, Secretary of the Committee, and Joseph Heffernan, Statistician of the Committee.

The meeting, which was the first of a series of informal conferences which will be held until the introduction of the necessary bills, concerned itself chiefly with a free discussion of the plans of each of the three large organizations, the Real Estate Board, the Advisory Council of Real Estate Interests and the United Real Estate Owners' Association.

There was a unanimity of opinion regarding certain fundamental elements in the situation. It was agreed that the limit had been reached in the New York City tax rate, which as Mr. Dowling pointed out had already passed its constitutional limit. It was also agreed that new sources of revenue were imperative in order to equalize the tax burden and that such sources must be reasonably enough assured to maintain the soundness of the City's credit.

Then discussion centered upon the advisability of the State Income Tax and a Business Tax, advocated by the Advisory Council; the tax limitation plan fixing the rate on real estate to 2 and the rate of personality at  $\frac{1}{4}$  of 1%, eliminating deductions for debt, sponsored by the Real Estate Board; and the plan of the United Real Estate Owners' Association, providing for the deferment of a fixed tax rate on real estate until one year after the adoption of the Personal Tax Law, which would enable the City to ascertain how much could be collected from personal taxes before the tax limitation on real estate would become operative.

Advocates of each of these three plans presented them for consideration, with the result that, after interesting discussion, the salient features of each plan, its advantages and disadvantages became clearly established. Out of the great mass of discussion emerged the principles which may form the basis of a new tax bill embodying the best elements in each of the three plans and eliminating the objectionable features.

Nathan Hirsch, Chairman of the Mayor's Committee on Taxation, in discussing the meeting said: "The splen-

did spirit of conciliation and willingness to co-operate which actuated everyone at the conference was unusually gratifying. I feel confident that in spite of the prevailing differences of opinion we shall encounter no insurmountable difficulties in getting everyone together.

"We could not expect at this meeting to discover the panacea for all tax iniquities; we could not expect to adjust all the differences of opinion held by men who have devoted years of study to the subject, and whose position is based upon mature judgment and practical experience. We did not hope within so limited a time to reconstruct the entire Tax System.

"What we do hope to accomplish, and the future is now imbued with tremendous possibilities for success, is to unify and co-ordinate the best existing opinion and to agree upon fundamental principles which can be used as the foundation for a bill, to be enacted into law next year, which will meet all requirements for producing adequate, new revenue and which will reduce the tax rate on real estate without injuring the City's credit. We must always bear in mind that the high credit now being enjoyed by the City must be maintained under any and all circumstances.

"I am confident that in this aim we can be assured of the hearty support of every public official and every citizen of New York City, whether he is a property owner or not. With their support and the solid front at Albany, which it makes possible, real estate must and will obtain the necessary relief."

Another informal conference will be held next Monday night, December 30th, to which the Mayor, Comptroller and President Cantor of the Tax Board have been invited, and an opportunity will be afforded to these city officials who are charged with the enforcement and administration of the tax laws to get in closer touch with the representatives of the Real Estate Interests.

## Wants Cost Finding Continued.

(Continued from page 744.)

From the experience of cost-finding, we believe we may argue for:

Standardized accounting systems, suited to the various industries.

Cost and profit accounting for individual products.

Reasonable standardization of products and elimination of excessive costs due to unnecessary multiplication of styles and types.

Compilation and issue of current, basic trade information.

Conferences between industries and Government for the exchange of proper and useful views and information.

As for the outlook there need be foresight but no fear. A period of readjustment must be met with the new and broader view. The same co-operation of industry, of labor, of capital and of Government that armed the nation for war will make it still greater in peace.

As a nation we organized lines of supply and communication from Chile and Australia and Alaska and from every state and every farm and factory, and through these lines across oceans and continents to the battle front of France. As a nation we arrived at a power to dispatch a ship loaded with men and food and supplies, on the average, of every ten minutes night and day, Sundays and holidays.

As a nation we launched ships at the rate of 490,000 gross tons a month—or about 700 tons every hour, on the average. As a nation we armed and sent across the sea, our young men, true crusaders of democracy, at the rate of 10,000 a day. As a nation we threw upon liberty's altar billions and billions of dollars in loans—about \$500 at every tick of the clock, day and night, Sundays and holidays.

Such a nation, as a nation, may turn with confidence to the solution of whatever problems of industry or finance which the future may hold in store.



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### SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.
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## Basically Sound.

There is not much doubt that during the coming year money will be available for building operations. Only a financial panic can prevent the return to investment channels of the huge amounts of cash that was hoarded during the war. There is no indication that the Federal Reserve Banking System is not adequate to any call upon it even if one should develop and in the six weeks since the armistice so unexpectedly switched the whole business fabric from a war to a peace footing there has appeared no sign of fundamental weakness in financial or commercial circles.

Readjustment is slowly being carried out without bringing about conditions that cannot be met by those whose interests are greatest and whose leadership is unassailable. There is no word of fear for the future, nor a sign that trouble is impending. Caution is suggested, but inactivity is not called for, and the purpose of the warning to use care in the readjustment of business to present-day conditions is so that a permanent and productive business structure may be built upon the new bases rather than that there is need for more than ordinary diligence in safeguarding commerce as it exists today.

Those who are fearful that money is lacking for legitimate business should look at the figures made public by John Skelton Williams, Controller of the Currency, as the summary of the resources of the national banks on November 1, 1918, eleven days before peace was declared. The important phase of his report is that while the total resources amount to \$19,821,404,000, exceeding by \$1,268,207,000 the best previous record, these resources have increased during the last five years more than in the preceding twenty-five years and that they now exceed the aggregate resources of the national banks of England, Canada, France, Italy, the Nether-

lands, Norway, Sweden, Denmark, Japan and Germany combined.

In this prosperous condition the national banks of New York City lead, with a gain in resources of \$507,000,000, while the New York State National banks have gained \$68,000,000.

That money is already seeking investment is shown by the way in which bond and note issues are eagerly and quickly snapped up on Wall Street. The New York City real estate field will certainly come again into its own as the premier investment. The very facts which have given the New York City national banks their enormous increase in resources prove that New York City is still, and will continue to be, the undisputed business capital of the country, and because it is its real estate is the best and most conservative investment that is to be found anywhere.

In the swift turn of events attention may be momentarily directed to other matters but in due course of time the attractiveness of owning a bit of the most valuable property anywhere is bound to reassert itself. Then will come enviable times for those who have the courage to take advantage of the opportunity of the present to get in on the ground floor.

## Government and Business.

There is a marked difference between federal, state or municipal ownership and governmental encouragement or assistance of private enterprise. There existed for many years extreme diffidence on the part of most merchants, manufacturers and even farmers to any suggestion of Governmental interest in their business—it was looked upon as interference with private prerogatives, and it is not to be denied that in the early days of investigation of business by Governmental agents and in the provisions which resulted from their activities there was more of restraint of individual initiative than of helpfulness to industry, which, to be entirely successful, needs every kind of equipment that can be secured from all sources.

There was equally little encouragement of co-operation in business. Jealousy was more pronounced than co-ordination, except in certain lines where the "trust" idea has taken root to the detriment of the small business man. But it is now recognized that there are many ways in which the national, state and municipal administrations can be of service to business men.

The war has brought about a great change in the attitude of business men generally towards Governmental activities. It has been demonstrated that all Governmental supervision is not destructive of individual effort. One is broad and general and fundamental, while the other is specific and incisive.

One of the manifestations of the growing friendliness between the merchant and the Government officials was the cordial reception by the delegates to the recent Reconstruction Congress at Atlantic City of Secretary Redfield's invitation to the business men of the country to make use of the organization of the Department of Commerce, both of its scientific bureaus and its foreign attaches, to assist them in making their own enterprises more successful.

President Wilson was the first one to voice the attitude of the Government towards the building industry. In his speech to Congress on December 2nd, he said:

"What the country chiefly needs is that all its means of transportation should be developed—its railways, its waterways, its highways, and its countryside roads."

And further along he declared:

"It seems to me important, therefore, that the de-



velopment of public works of every sort should be promptly resumed."

Secretary Houston of the Department of Agriculture proposes the immediate resumption of highway building, because they are needed and so that men needing employment may be given work. During the next year \$75,000,000 will be available for the purpose, and the Department and the State Highway Commissions have the machinery to go ahead with the work.

Now the Department of Labor is engaged in formulating a great program of propaganda to increase the amount of building in every section of the country.

All of these Government agencies depend for success on co-ordinating private business, not in the removal of individual initiative, not in restricting competition nor

scaling profits. What is aimed at is the augmentation of the amount of business to be done so that those who depend on it for livelihood may be encouraged to go ahead because of suitable returns for their enterprise.

It would be unreasonable shortsightedness for business men to neglect co-operation with the Government and with one another in any proposition which has the avowed purpose of stimulating industry.

It is reasonable to believe that with the Government pushing instead of burdening the construction industries, a nation-wide building movement may be inaugurated which will take years to complete and which will stabilize cost of materials and wages for a long period so that local operations can be entered upon with assurance.

## GREATER TAX RETURNS FROM PERSONAL PROPERTY.

(Continued from page 739.)

centum of its capital;" also to eliminate the provisions of the section excluding from assessment "all shares of stock in other corporations actually owned by such company, which are taxable upon their capital stock under the laws of this State." The effect of the amendment would thus be to permit the inclusion in the assessment of all the surplus profits or reserve funds of a corporation, and also to provide that a corporation owning shares of stock in another corporation would be assessable thereon even though such other corporation were taxable on its capital.

2. To amend the Tax Law by repealing the exemption of stock in an incorporated company owned or held by an individual.

Such amendment is to repeal subdivision 6 of Section 4 of the Tax Law, which grants exemption as follows: "The owner or holder of stock in an incorporated company liable to taxation on its capital, shall not be taxed as an individual."

3. To amend the Tax Law in relation to place of taxation of property of residents.

Such amendment is to insert in Section 8 of the Tax Law after the provision therein that every person shall be taxed in the tax district where he resides when the assessment for taxation is made for all personal property owned by him or under his control as agent, trustee, guardian, executor or administrator, the following provision: "But the owner or holder of tangible personal property shall be assessed for such property in the tax district where such property is located and such owner or holder shall, for the purpose of taxation thereof, be deemed to be a resident of such tax district and assessable therein for such property."

By such amendment there would be jurisdiction to assess a resident of the State for tangible personal property in every tax district where owned or held by him, as if he were a resident of such tax district.

4. To amend the Tax Law in relation to place of taxation of property of corporations.

Such amendment is to insert in Section 11 of the Tax Law, after the provision therein to the effect that all personal estate of every incorporated company liable to taxation on its capital shall be assessed in the tax district where its principal office or place of transacting the financial concerns of the company shall be, or if it has no such principal office or place, then in the tax district where the operations of such company are carried on, the following provision: "But the tangible personal property of every such incorporated company shall be assessed against such company in the tax district in which such property is located."

By such amendment there would be jurisdiction to

assess a domestic corporation for tangible property in every tax district where located, whether or not the principal office or place for transacting the financial concerns of the company is in such tax district.

5. To amend the Greater New York Charter in relation to furnishing statements to the Department of Taxes and Assessments by individuals and corporations of personal property for purposes of taxation and fixing the taxable status date of assessing personal property, as of July 1, in each year.

Such amendment is to insert in the Charter a new section, to be numbered Section 889-b, requiring the filing with the department by individuals and corporations of statements of personal property owned or held on July 1 in each year, and to amend Section 892 of the charter as to the title of the assessment books, and to provide that the taxable status date of personal property be fixed for each year on July 1 of the preceding year.

Such new Section 889-b requires that the statement be filed where personal property is \$5,000 or more; that it be under oath and be filed during month of July, and that it set forth the personal property and any debts or other deductions. It provides for such statements as to personal property of residents, agents, etc., corporations and non-resident individuals and corporations taxable on personal property in the City of New York. It permits the department to prepare blanks for such purpose, and provides for penalty, for failure to file statements, of \$100, with \$10, for each day such failure continues and for no review by certiorari where there is such failure. It further provides that the commissioners may require persons furnishing such statements to appear for examination with respect thereto, and states that for failure to appear there shall be no review by certiorari of any assessment for such year.

The amendment of Section 892 eliminates the provision that the books are to be called "The Annual Record of the Assessed Valuation of Real and Personal Estate," and in place thereof inserts that such books are to be called the annual record in which the assessed valuations of real and personal estate are entered; and it changes the taxable status date of personal property from October 1 in each year for the succeeding year to July 1 in each year for the succeeding year.

6. To amend the Greater New York Charter by repealing Section 889-a, which provides that certain buildings in course of construction shall not be assessed.

By such amendment buildings in course of construction would be assessable as they were prior to the enactment of the section in 1913.

It is the intention of this department to have introduced similar bills in the Legislature of 1919.



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## RANDOM NOTES IN THE REALTY FIELD

### Register Webster of Kings Will Install New Department to Search Titles Taxpayers Elect Officers

**R**ICHARDSON WEBSTER, Register of Kings County, announces an important change in his office, to take effect with the new year, which promises to be of great interest to real estate men and lawyers doing business in Brooklyn and to the public of that borough generally. It involves the installation of a complete searching department which will hereafter make all the official searches without outside assistance.

When Register Webster took office he found that it had been the custom to turn over all applications for searches to a title company which had a contract for this work. This frequently compelled the applicant to wait many days for a search that should have been made in a very short time. He has now organized a complete and separate searching department, devoted entirely to the public needs, and has assigned to it his most experienced title searchers. The title company has been notified of the cancellation of the contract at the close of the year. The innovation will make it possible in most cases for applicants to obtain their searches on the day on which they make application and all the delay of the old system will be avoided.

The new searching department will make searches of all the records in the Register's Office, including chattel mortgages. A small fee will be charged for this service. In addition, the searching department is prepared to give free of charge to any person making application the name and address of the last owner of record of any parcel of land within the confines of Kings County. Register Webster invites the public to use this department for any information concerning the records of his office.

### Henry Bloch Re-elected.

Henry Bloch of A. & H. Bloch, was re-elected president of the Real Estate Owners' Association of the Twelfth and Nineteenth Wards at its meeting last week. Charles W. Eidt was elected first vice-president; Samuel Wollheim, second vice-president; G. H. Heddeshimer, treasurer; George H. Beck, Jr., financial secretary, and Charles Sayer, recording secretary. The executive committee will consist of George H. Beck, Sr., Adolph Bloch, John Polz, Edward Engel, Henry Hersh, Rudolph Troest, Henry F. Schadt, Benjamin H. Strauss and Charles Jost and the finance committee of William C. F. Frankle, John Lucker and Ernest Wolkwitz.

### Bronx Owners Meet.

William D. Carroll was elected president of the Claremont Heights Property Owners' Association, at its recent meeting. Other officers elected were: Louis S. Lotsch, vice-pres.; Charles R. Brown, treas.; Charles J. Campbell, secy. Directors: Thomas F. Cavanagh, chairman; John J. Healy, Benjamin Hoffman, Thompson and Waldron.

Mr. Cavanagh reported on the Taxpayers Alliance meeting and the endorsement of the petition of the Claremont Heights Property Owners' Association now before the local Board of Aldermen, changing the name of the Grand Boulevard and Concourse to Wilson Parkway.

### Important Realty Consolidation.

The announcement is made of the consolidation of Goodale, Perry & Dwight, Inc., and William H. Archibald, as of January 1, 1919.

The business of Goodale, Perry & Dwight, Inc., was started by the late S. B. Goodale, in 1866, in the old Fifth Avenue Hotel. In 1912 Henry R. Dwight, formerly in the real estate business at 253 Broadway, became a member of the firm, the name of which was changed to Goodale, Perry & Dwight, Inc.

William H. Archibald was formerly

a member of the firm of Joseph Corbit & Co., which was started in 1856, at Ninth avenue and 25th street by Joseph Corbit, who subsequently located at Ninth avenue and 23rd street. For several years past, Mr. Archibald has been conducting his own office at 316 West 23rd street, having succeeded to the larger part of the business of Joseph Corbit & Co. The new concern will be known as Dwight, Archibald & Perry, Inc., with a main office at 137 West 23rd street and a branch office at 2705 Broadway. The officers will be Henry R. Dwight, president; William H. Archibald, vice-president; John B. Perry, vice-president, and Henry Voorhis, secretary and treasurer.

### C. S. Kohler Incorporates Business.

Charles S. Kohler's business has grown so rapidly that he has decided to incorporate it as of January 1, 1919; the firm will be known as Charles S. Kohler, Inc. The officers are Charles S. Kohler, president and treasurer; Harold L. Kohler, vice-president, and Harold M. Silverman, secretary.

Mr. Kohler began his career in the real estate and insurance world in 1887, when he opened an office at 96th street and Amsterdam avenue, then known as Tenth avenue. About four years later he entered the employ of Walter Lawrence and Company (of which firm Mr. Robert E. Dowling was a member) as manager of the rental department. After two years he reestablished his own business at 906 Columbus avenue, which location proved so successful that he was obliged to double his office space, and greatly increase his working force. After having been in this location for some nineteen years, in the latter part of 1912 he moved his office to the north-east corner of 104th street and Columbus avenue, the present location of the main office. On November 27, 1915, he opened a branch office at 1428 St. Nicholas avenue, near 181st street.

### Nassau Street Subway.

The Downtown League directs attention to the necessity for prompt measures preparatory to the building of the proposed Nassau Street Subway. Before definite plans are adopted by the Public Service Commission, the league declares it is vital that the interests of business houses, property owners or individuals doing business on this narrow, busy thoroughfare should be taken into consideration.

A committee of one hundred is to be named by this league to look after Nassau street. The Public Service Commission, under date of December 16, 1918, states:

"The plans for this route are within three or four months of completion, but the Board of Estimate has not yet indicated when the contract for construction will be let."

It is to be presumed that the Nassau street work will go ahead within a reasonable period of time, if the Board of Estimate sees fit to authorize the necessary funds. This line, will convert the Municipal Building from a terminal station to a through station on a loop line operating in connection with the Centre Street Subway, the Manhattan Bridge, and also the Whitehall-Montague Street Tunnel line.

### New Trust Company Formed.

At a special meeting of the stockholders of the New York Title & Mortgage Company, this week, it was voted unanimously to authorize the officers to proceed with the organization of the American Trust Company. Details regarding the new company, and the names of the incorporators, were announced in last week's Record and Guide.



# Real Estate Review for the Current Week

Activity Well Maintained, Despite Holiday Period, Thereby Upsetting Traditional Seasonal Quietude

**C**LOSING days of the year brought no slackening of real estate activity, the business of the week being characterized by continued expansion of business along well-defined lines. The Christmas holiday week has been, traditionally, one of the quietest of the year in the real estate market, but somehow this week the interest of the traders was not diminished and the business, both from the standpoint of volume of business and range of demand, may compare favorably with that of the previous weeks which have reflected such substantial improvement in practically all phases of the market.

The sale of a tall office building on William and Pine streets to the Bank of America was one of the important transactions of the week, indicating as it does the steady expansion of business in the financial district and the manifest policy of many of the leading institutions of the city to anticipate the demands of increased business. Recent sales of the Mortimer Building to the New York Stock Exchange and the property at 50 Wall street to the National City Co. further typify the strong buying demand for downtown properties. Further north the sale of a business building in Frankfort street to local merchants for occupancy was also in line with the well-defined buying movement which has been directed for some months past toward the acquisition of business buildings in the section known as the "Swamp."

Apartment houses were also prominently identified with the business of the week, important sales involving the transfer of valuable holdings on upper Broadway, West 81st street, Edgecomb avenue and several valuable Bronx investment parcels.

The most encouraging element in the business of the last month has been the elimination of the "spotty" market. Three weeks have elapsed with little diminution of business, trading having continued to develop along improved lines, with the demand centering upon properties of practically every description in many parts of the city. The continued presence of the small buyer in the market also tends to accentuate improved market conditions, and both brokers and owners are beginning to regard the outlook with steadily growing optimism. It is a long time since the market has so consistently maintained its stride, and while business does not begin to

approximate old time proportions, nevertheless the weekly improvement as compared with any corresponding period during the last two years is so marked that it must be regarded with unmistakable favor.

The feeling is growing that the only deterrent to the big and long anticipated real estate revival is the mortgage situation, which, while showing some improvement, remains substantially unchanged. The resumption of building activity, which depends largely upon the question of financing, also bears a direct relation to the real estate outlook, and the two movements will probably come together.

Nevertheless, the mortgage situation is not entirely pervaded with gloom because practically all of the large loaning institutions have begun to adopt the amortization policy which calls for the payment of small amounts each year toward the reduction of the principal on the loan. Very few of the large loaning institutions have called loans where interest and taxes have been paid and where the property has been kept in good condition, and the great bulk of buyers have encountered little or no difficulty in the renewing or extension of their loan if they have agreed to incorporate the amortization clause in the new loan. In view of the large sums released in the four great Liberty Loans and in view of the fact that many financial institutions anticipate the placement of investments in another loan, it is not surprising that they have adopted the conservative policy with regard to the new financing of mortgages. The fact that they have, however, desisted from the calling of loans on real estate, and the fact that they have almost universally agreed to exercise forbearance and leniency with regard to renewals where owners have agreed to pay off small amounts on the principal, reflects the continued confidence which they have in this form of investment and leads most market observers to the belief that after the flotation of the next Liberty Loan and the further stabilization of business conditions generally, there will be tremendous sums available for release into real estate and mortgages. Until such time comes property owners must mark time and take courage in the steadily increasing volume of small deals which indicate the confidence of the investor, even with limited capital, in the future imbued with such potential possibilities.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 38, as against 43 last week and 20 a year ago.

The number of sales south of 59th street was 12, as compared with 16 last week and 7 a year ago.

The number of sales north of 59th street was 26, as compared with 27 last week and 13 a year ago.

From the Bronx, 17 sales at private contract were reported, as against 10 last week and 6 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 754 of this issue.

### Bank in \$1,000,000 Purchase.

The Bank of America has purchased from the Liverpool & London & Globe Insurance Company, through the Charles F. Noyes Company and the Douglas Robinson, Charles S. Brown Company, the ten-story office building at 45-49 William street and 41-43 Pine street, covering plot of about 6,600 square feet with frontages of 68 feet on William street and 38 feet on Pine street. The property for many years was valued by the sellers at \$1,000,000. The property immediately adjoins the present Bank of America building at the northwest corner of Wall and William streets. William H. Perkins, president of the Bank of America, in commenting on the purchase just made, stated: "We have no plans for the immediate improvement of the property, but this purchase will

enable the bank at some future date to enlarge its premises or erect, if desired, a large structure at the corner of Wall and William streets, with an outlet into Pine street." The Bank of America by this recent purchase now controls a plot of over 12,500 square feet of ground, with frontages of about 70 feet on Wall street, 150 feet on William street and 38 feet on Pine street. The sale is the third large transaction recently closed in the financial district. A few days ago Robert E. Dowling purchased the Mortimer Building and resold it to the New York Stock Exchange and the National City Company purchased from the Mechanics & Metals Bank, 50 Wall street, and will occupy it as their home. The sale of 45-49 William street and 41-43 Pine street was the direct result of the Liverpool & London & Globe Insurance Company moving to 80-82 William street, corner of Maiden lane. During the past ten years practically all insurance companies have been forced out of the Wall, Pine and Cedar streets section and have located on William street and contiguous streets from Maiden lane to Fulton street. The space that they have given up has been rapidly absorbed by banking and financial interests.

### Mid-Town Lofts Sold.

The Mutual Life Insurance Company sold to Charles Hensle, builder, the 11-story and loft building at 15 West 17th street, on a lot 28 by 92, near Fifth avenue. Forbes & Co. were the brokers in the deal, which was for cash. The property was held at \$125,000. Title is to be taken in the name of the 15 West Seventeenth Street Company, incorporated at Albany on Saturday. The adjoining

11-story structure at 17-19 West 17th street was recently acquired by I. Randolph Jacobs and Everett Jacobs, the property being knocked down to them at a foreclosure sale conducted by Henry Brady, on a bid of \$167,500.

### Frankfort Street Deal.

The Charles F. Noyes Company resold for Joseph F. Cullman for all cash to Berth Levi & Co., 35-37 Frankfort street, a plot of 6,000 square feet, located close to William street. The purchasers for many years were located at 80½ and 82 Pearl street, which building was sold last summer for occupancy. After the sale the firm secured temporary offices through the Noyes Company in 42 Broadway, and the property just purchased will be improved by the purchasers and a modern building erected for their business. The property just purchased is assessed at \$65,000. The operation including the new building will probably involve upwards of \$150,000.

### \$1,000,000 Apartment Purchase.

The Letchwood and the Hampstead, the two ten-story apartment houses on the west side of Broadway from 160th to 161st street, were sold by the Herbert Dongan Construction Company, which erected them six years ago. They are among the largest and finest apartment structures in the Washington Heights section. The houses cover a plot 100 by 125 each. In part payment was given a plot of about 100 lots in the vicinity of Brogow street, and Queens boulevard, Long Island City. The apartment houses were held at more than \$1,000,000. The brokers in the deal were Joseph P. Day and the Roman-Callman Company.



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# Morgan Buys Carpentier House.

J. P. Morgan has purchased the home of the late Gen. Horace W. Carpentier, the dwelling at 108 East 37th street. The purchase was made in the name of the Flintlock Realty Company, which was formed years ago by the late J. P. Morgan for the purpose of acquiring property on Murray Hill to preserve the residential character of the section. Gen. Carpentier occupying the dwelling for many years. It is four stories high, 25 feet wide and 100 feet deep, on the south side of the street, about 155 feet east of Park avenue. The Morgan home is at the west end of the block to the west.

The Douglas Robinson, Charles S. Brown Company negotiated the transaction. The Flintlock Realty Company will take title to the property in due time and rent it to people in sympathy with the aims of Murray Hill folk, the preservation of the section.

# Adds to Hotel Holdings.

Henry G. Smith, president of the Woodstock Hotel Company, purchased from the Kineo Realty Company three properties to the west of his hotel on 43d street. The properties are 141, 143 and 145 West 43d street, three old dwellings covering a plot of 60 by 100 feet, about 185 feet east of Broadway. The parcel has been bought by Mr. Smith for the purpose of enlarging the Woodstock at some future time. His hotel is a twelve-story building and has a frontage of 144 feet. With the additional 60 feet it will be among the largest in the Time Square section. M. Morgenthau, Jr., Company negotiated the deal.

# Johnson Estate Sells.

Frederick Johnson and the Central Trust Company, as executors of the late George F. Johnson, sold to Paul M. Herzog and Frederick Brown eight five-story apartment houses, in Longwood avenue, Hewitt place and Dawson street. Frederick Brown secured three corners, the northwest corner of Longwood avenue and Hewitt place, 69x102x irregular; the northeast corner of the same thoroughfare, 57.6 on Hewitt place, 50.7 on Longwood avenue by 107.4 feet deep, and the northwest corner of Longwood avenue and Dawson street, 41x107.4, known as 887, 911 and 921 Longwood avenue. Mr. Herzog bought the interior buildings at 879, 883, 913 and 917 Longwood avenue and 814 Hewitt place, each 39x100. The property involved is assessed for \$360,000. Jacob Leitner & Co. were the brokers.

# Buyer for the "Barrington."

The Barrington, the nine-story elevator apartment house at 203 to 209 West 81st street, was bought by the B. Winter Realty Company. The house covers a plot 112.6 by 102.2, adjoining the northeast corner of Broadway. William F. Kenny, the seller, acquired it in 1916 in exchange for several properties along the Shore road, Brooklyn. The Barrington was erected by the Barkin Construction Company. B. Moskowitz negotiated the present transaction.

# Operator Returns to Field.

Daniel B. Freedman, operator, has signalized his return into the real estate market by purchasing one of the finest corners on West End avenue, the prop-

erty known as 301, forming the northwest corner of 74th street. The property was sold by L. J. Phillips & Company for Ernest R. Smellie, of England, who has owned the corner for a great many years and valued it at \$125,000. The property, which measures 23 by 100, is favored by the flanking row of restricted dwellings and the gardens of Charles M. Schwab, assuring permanent light and unobstructed views. On the avenue side one house removed are four dwellings purchased a few years ago by Dr. Charles V. Paterno as protection for the big apartment he erected on the opposite northeast corner of West End avenue and 74th street.

# Life Insurance Company Sells.

The Guardian Life Insurance Company sold, through A. Blumenthal, to the Grand Concourse Realty Company, Michael Kaufman, president, the two five-story apartment houses at 78 to 86 and 90 to 96 Edgecomb avenue. The south house measures 90 by 85, and the other 72.11 by 88. The property was acquired at foreclosure last January and was held at \$230,000.

# Profits for Dash Estate Lots.

J. S. O. Pederson, president of the Valhalla Building Corporation, has bought lots 14, 15, 16, 17 and 18 of the Louisa Dash Estate, located on the east side of Waldo avenue, north of 238th street, from William Brill, who bought them at the Dash sale. Mr. Brill paid at the sale from \$800 to \$900 apiece for the lots, or a total of \$4,325, and resold them for over \$5,000. The purchasers plan to erect two high-class apartment houses on the plot. J. Clarence Davies negotiated the sale.

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**Washington Square Alteration.**

Another Washington Square dwelling alteration is to be started shortly as the result of a sale just consummated. George A. Plimpton, of the publishing firm of Ginn & Co., is said to be the purchaser of the four-story and basement dwelling at 17 West 12th street, on lot 25 by 123x irregular, which has been sold by the estate of Charles F. Stone. It is located 200 feet west of Fifth avenue and is to be altered into small suites in a similar manner to the two adjoining houses at 13 and 15 West 12th street, which are owned and were modernized by Mr. Plimpton.

**Buyers on Cooper Square.**

Browning, King & Co. bought from Frances A. Sands the three-story building at 28 Cooper square, adjoining their seven-story store on the north. The parcel measures 27.9x95x irregular, and gives the buyers control of a frontage of 151.9 feet in Cooper square, opposite Fifth street.

**Big Bronx Deal.**

Daniel H. Jackson bought from the Intervale Holding Company, Patrick J. Reville, president, the Seville apartment house, a six-story elevator structure, 125 by 95, at 941 to 947 Intervale avenue, southwest corner of 163d street, held at \$125,000. The annual rentals are reported to aggregate \$25,000. The house was erected a few years ago by Mr. Reville, who is now Superintendent of Buildings, Borough of Bronx, and has forty-three apartments, ranging from three to five rooms and bath. Burton Thompson & Co. were the brokers. This is the third purchase by Mr. Jackson in this section within the last two weeks.

**Bronx Re-Sale.**

Frederick Brown resold to W. F. Oesting the two five-story apartment houses at the northeast corner of the Grand concourse and 198th street, on a plot fronting 146.6 feet on the concourse and 89.1 feet on 198th street. Each house is arranged for twenty families and the property shows an annual return of \$22,000. The houses were held at \$170,000. In part payment Mr. Brown took the garage and vacant plot at the southwest corner of Boston road and Jefferson place, a site measuring 103.6 by 148x irregular. F. J. Wood was the broker in the deal.

**Plan Richmond Development.**

An important Staten Island transaction has just been closed by Cornelius G. Kolff and Lawrence A. Seaver. The property sold consists of 24 acres, and is located on Crescent avenue, near the Richmond road between Dongan Hills and Emerson Hill. The purchaser, Joseph Pilette, of Brooklyn, contemplates a subdivision of the property and erection of small houses for laboring men. Walter H. Crittenden of Manhattan was the seller. This is the first acreage parcel sold since the end of the war and present indications point to an active acreage market on Staten Island for next year.

**Manhattan.****South of 59th Street.**

**HENRY ST.**—Mordecai Talmud School purchased from James Fitzgerald 134 Henry st, a 4-sty house, 23.10x100.

**SOUTH ST.**—The estate of William F. Milton sold the property at 9. South st, 18' 6"x69' 10", to John A. Lopez, the tenant. The Douglas Robinson, Charles S. Brown Company negotiated the transaction.

**6TH ST.**—Daniel O'Leary, owner of 811 6th st, purchased from Louis M. Jones the "L" shaped plot at 813 6th st and 201 Lewis st, having a frontage of 22.11 ft. in Lewis st and 78 ft. in 6th st. Through the purchase the buyer increases his 6th st frontage to 125.7 ft.

**EAST BROADWAY.**—The Union Trust Co. sold 248 East Broadway, a 3-sty business building, on lot 23x63.4.

**North of 59th Street.**

**ARDEN ST.**—Paul M. Gomberg sold to a client for Frederick Brown the 5-sty apartment house at 20 Arden st, on plot 40.6x130.

**WEST ST.**—Jacob Goldman sold for a client of Otterbourg, Steindler & Houston the 2-sty restaurant building at 221-2 West st, on plot 40x36. The buyer, Frederick Winters, will improve the property.

**63D ST.**—Nason Realty Co., Max N. Natanson, purchased from John Mehlan 151, 153 and 155 West 63d st, three 5-sty cold water tenements, on plot 60x100.5. Byrne & Bauman were the brokers.

**73D ST.**—Ennis & Sinnott have resold the 4-sty dwelling at 73 West 73d st, on lot 18x100, through Ogden & Clarkston to Julia B. Mirrill. She gave in part payment the 3-sty dwelling at the northeast corner of Marmion av and Fairmount pl, Bronx.

**74TH ST.**—Ernest N. Adler sold in conjunction with O'Reilly & Dahn for James H. Cruikshank to Sigmund G. Schwabach 321 East 74th st, a 5-sty tenement, on plot 25x102.2. The seller only a few days ago contracted for the purchase of this property from the composer, Gustav A. Kerker.

**118TH ST.**—Cornelia H. Hughes has sold the 6-sty tenement, covering almost the entire lot, 25x100.11, at 344 East 118th st, 125 ft. west of 1st av. The buyer will hold it for investment.

**125TH ST.**—Porter & Co. sold for Sophia and Fanny Goodman to an investor the 5-sty flat, with store, located at 543 West 125th st.

**125TH ST.**—Nason Realty Co., Max N. Natanson, resold to an investor 61½ and 63 East 125th st, two 4-sty buildings, with stores, 33x100, through I. Portman. The houses were recently taken in exchange for the apartment house at 1605 University av.

**129TH ST.**—Barnett & Co. sold for the Citizens Savings Bank 23 East 129th st, a 3-sty dwelling, 16.8x99.11. The bank acquired the property in foreclosure proceedings Dec. 23, 1915.

**178TH ST.**—Nehring Brothers sold for Edwin Carragher to the H. & M. Building Corporation, James Murray, president, the Minerva apartment house, a 5½-sty 20-fam. building, 56.7x100, at 709 and 711 West 178th st, held at \$80,000. The annual rent roll is about \$10,000.

**178TH ST.**—Nehring Company, Jules Nehring, president, sold for Sarah Altman the 5-sty apartment at 586 West 178th st, on plot 75x100, held at \$115,000, and accommodating thirty families.

**180TH ST.**—The H. & M. Building Corporation, James Murray, president, bought the Thornleigh, a 5½-sty apartment house, 50x110, at 707 and 709 West 180th st, held at \$85,000, from the Ernwail Realty Corporation, Ernest B. Latham, president, through Nehring Bros.

**AUDUBON AV.**—Charles Wynne has resold the 5-sty apartment house known as the Gertrude at 185 and 187 Audubon av, northeast corner of 174th st, on a plot fronting 63 ft. on the av and 100 ft. on the st. It is arranged for thirty families, and was acquired by Mr. Wynne in October from Winfield W. Scott, who had been holding it at \$110,000.

**BROADWAY.**—The Nason Realty Company (Max N. Natanson) has purchased from the

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CENTRAL PARK WEST.—James H. Cruikshank purchased from John Furlong the 5-sty single flat at 464 Central Park West, between 106th and 107th sts, on lot 18x100; assessed by the city at \$23,000. Leon S. Altmayer was the broker.

MANHATTAN AV.—Nehring Brothers sold the 3-sty dwelling at 395 Manhattan av, on plot 18x 83.4, for Frederick Brown.

RIVERSIDE DR.—Alexander Walker, president of the Colonial Bank, has sold his residence at 414 Riverside dr to a client of A. H. Levy, who plans to remodel it into suits of two rooms and bath, with two apartments on a floor. It is a five-story dwelling, on lot 25.10x118.4, located between 113th and 114th sts, and has been held at \$50,000.

3D AV.—Nason Realty Company, Max N. Natanson, sold 1883 3d av, northeast corner of 104th st, a 5-sty tenement, on lot 20x100. The property was taken in exchange by the selling company in August for the Northdale, at 179th st and Northern av. Byrne & Bowman were the brokers.

7TH AV.—Byrne & Bowman sold for the estate of Sigmund Rochfeldt to S. Schwartz the southwest corner of 7th av and 119th st, a 5-sty apartment with store, 26x100.

7TH AV.—J. B. Wood and Samuel A. Sugarman resold the 5-sty tenement, 18.9x75, at 2195 Seventh av. The seller bought the property last week from the Koch Realty Co.

### Bronx.

LYMAN PL.—Benenson Realty Co. bought from Martha Mulligan the 5-sty apartment house at 1357 and 1359 Lyman pl, 50x90x112x53, near 169th st. A. G. Bechman was the broker.

137TH ST.—James Montgomery & Son sold to an investor a plot, 100x100, north side of 137th st, 100 ft. west of Alexander av.

181ST ST.—David Cohen bought from Francis Lippner 747 East 181st st, a 5-sty apartment house, 50x100, 100 ft. west of Prospect av. The property is taken subject to a mortgage for \$38,000, and the contract price is \$43,000.

222D ST.—John Miller sold, through Hugo Wabst, the 2-family dwelling on the south side of 222d st, 250 ft. east of Barnes av, covering a plot with a frontage of 50 ft.

BELMONT AV.—Angelo L. Frumento sold the 3-sty house on lot 24.6x167.8, at 2146 Belmont av, near 181st st, to Lucy Giouni.

JACKSON AV.—Cahn & Pittman sold to Kiesler Realty Co., Inc., a plot, 50x104, with frame building, east side of Jackson av, 97 ft. south of 152d st.

TINTON AV.—Frederick Brown has resold to J. Cohen the 5-sty apartment house at 1117 Tinton av, on plot 40x137, near 166th st. Harris Meltzer was the broker in the deal. Mr. Brown acquired the house two months ago from Bessie Reiss, and has been holding it at \$48,000.

TOWNSEND AV.—The Benenson Realty Co. sold to Martha Mulligan the plot 50x100 on the west side of Townsend av, 100 ft. south of 174th st. The property was given in part payment for the apartment at 1357 and 1359 Lyman pl. A. G. Bechmann was the broker.

WESTCHESTER AV.—The Nason Realty Co. (Max N. Natanson) has sold 985-989½ Westchester av, running through to 960-968 East 165th st, a 1-sty taxpayer containing fourteen stores, on plot fronting 102 ft. on Westchester av and 109 ft. on 165th st by irregular in the rear. The property was held at \$110,000 and was sold to an investor. It was purchased by the selling company in October from the McCreely Realty Corporation.

### Brooklyn.

PINE ST.—Meister Builders, Inc., sold 485 Pine st, a 2½-sty dwelling, on plot 20x100.

7TH ST.—Charles E. Rickerson sold for the A. & L. Holding Co. to J. McManus the 2½-sty dwelling at 448 7th st.

48TH ST.—I. Salzberg sold for Jennie Shaw to Morris Katz a plot, 40x100, on the north side of 48th st, 140 ft. east of 15th av, on which he will erect a 1-fam. house for his own residence.

53D ST.—I. Salzberg sold for Annie Leblang to Jennie Goodman the 2-sty brick house, on a lot 23.6x100, known as 1004 53d st.

FLATBUSH AV.—The McInerney-Klenck Realty Co. sold for Albert and Elizabeth Goesser the 3-sty business and apartment house, 22.4x 108, on the west side of Flatbush av, 267.3 ft. south of Cortelyou rd.

SHORE RD.—J. Moskowitz sold the northeast corner of Shore road and 99th st, Brooklyn, 100x 159, for Frederick Brown, who took in trade a dwelling at Ramsey, N. J.

STUYVESANT AV.—The Park Realty Company, Maximilian Morgenthau, president, purchased from William V. Lawrence the 4-sty apartment house at the northeast corner of Stuyvesant av and Decatur st, on a plot 100x103. The building is assessed at \$82,000. It is understood that the Park Realty Company acquired the property in connection with the sale of the Leonori Hotel, Madison av and 63d st, reported recently. Fish & Marvin were the brokers representing Mr. Lawrence, and Varick D. Martin acted for the Park Realty Company.

WILLOUGHBY AV.—Bulkeley & Horton Co. sold the 4-sty dwelling at 116 Willoughby av, between Clinton and Waverly avs, for N. E. Drake.

### Queens.

FAR ROCKAWAY.—The Lewis H. May Co. resold for the Lawyers Title Insurance and Trust Co. the Mulhearn property on the east side of Neilson st, Far Rockaway, L. I., consisting of a Colonial house, on a plot 50x175, to a client, who will remodel the premises for his own occupancy.

### Richmond.

MARINERS HARBOR.—A site for a large shipbuilding and ship repairing plant between Port Richmond and Mariners Harbor, with a water frontage of nearly 600 ft. on the Kill van Kull and extending back to Richmond terrace, has been acquired by the Kill van Kull Realty Corporation, formed at Albany with a capital of \$250,000 and composed of interests represented by Gilbert & Gilbert. The site comprises the Nolan, Croak, Simonson and New York Bridge and Dock Co. properties.

STAPLETON.—Moffatt & Schwab, in conjunction with William Allen Fair, sold for the Farmers Loan & Trust Co., trustee for the Ward estate, the plot of ground, 75x100, on the corner of Pommer and Catlin avs to Mrs. Helen H. Johnson, who will build a residence for her own occupancy.

### RECENT LEASES.

#### Downtown Banking Leases.

The Douglas Robinson, Charles S. Brown Company and Horace S. Ely & Co. leased the main floor and vaults, formerly occupied by the British Bank of North America, in 52 Wall street, to the New Discount Corporation of New York. The same brokers also leased for ten years the store floor and basement in 35 Broadway for ten years to the Philippine National Bank.

#### For Overseas Workers.

The Duross Company leased to the Salvation Army the two old Chelsea mansions, 333-335 West 22d street, belonging to the estate of Douglas Taylor, and 337-339 West 22d street, belonging to the E. Holbrook Cushman estate. These unusually large three-story high-stoop houses, which stand on a plot of ground 75 by 100 feet, contain about 24 rooms each and have been leased for a term of 3½ years. They are now undergoing alterations and improvements to the extent of \$5,000 to change them for the accommodation of overseas workers of the Salvation Army.

#### Sixth Avenue Hotel Lessee.

Spear & Company have rented for Michael P. Rich the two entire buildings at 394-396 Sixth avenue on the

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### PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 16, 1918.—Sealed proposals will be opened in this office at 3 p. m., January 10, 1919, for alterations in south lobby and east corridor of the United States Post Office building at New York, N. Y. Drawings and specifications may be obtained from the Supervising Chief Engineer, 731 Custom House, New York, N. Y., or at this office, in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

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northwest corner of 24th street, for many years occupied as a hotel and known as the Worth House. This entire building will be extensively altered for business purposes and the lessee, William L. Miller, will occupy the store and basement for his own purposes and sublet the upper floors.

#### Lease of Uniform Makers Cancelled.

The lease of Abraham Bauman, government uniform contractor, in 62-70 West 14th street, southeast corner of Sixth avenue, has been canceled by the Chisholm Estate and the premises leased to David E. Kennedy, Inc., manufacturers of cork and composition flooring. The Brett & Goode Company, Spear & Co., and the M. Rosenthal Co., represented the various principals.

#### Rockaway Hotel Leases.

The Lewis H. May Co. leased for A. S. Iserson the Palace Hotel on the west side of Beach 30th street, running from Lewmay road to the Atlantic ocean, also for A. Gussow the Shelbourne Hotel, located on the east side of Beach 30th street, fronting on Lewmay road, and the Atlantic ocean, Edgemere, L. I., to Louis H. Saltzman. Mr. Saltzman is the head of a syndicate of hotel operators, who contemplate a chain of seashore hotels and have selected these two houses for their first operation. This is one of the largest individual leases made in the history of the Rockaways and is for a term of five years at a total rental of \$120,000.

#### Manhattan.

THE BRETT & GOODE CO. leased the entire building at 276 6th av for G. L. Morgenthau to Martin Weil for a millinery establishment.

THE BRETT & GOODE CO. leased for Henry Eggers the 6-sty warehouse at 455-57 West 14th st to the Oxford Paper Co. for a term of years at a total rental of nearly \$50,000.

DUROSS COMPANY sub-leased for B. T. Babbitt at 124 West 18th st the 3d and 4th lofts to Nathan Berkowitz and Hyman Padwa, respectively; the store at 223 7th av, southeast corner of 23d st, for the U. S. Realty Corporation to Louis Massella; and the store at 805 Washington st to Nathan Vertun.

DUROSS CO. leased the 3d loft at 193 6th av to Nathaniel Bloom.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment in 270 Park av to W. W. Mountain, of Flint, Mich.; an apartment in 45 East 62d st to Dr. Herbert C. Chase; and in 50 East 61st st to Dr. Brainerd H. Whitbeck for a long term of years.

J. ARTHUR FISCHER leased for the F. M. B. Realty Co. the 3-sty building 257 West 35th st to Lenox & Sogron for a term of years, at a total rental of \$39,000.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment in 876 Park av, southwest corner 78th st, for Miss Edith Koblsaat to L. J. Francke, furnished, for the season; an apartment in 125 East 72d st for Lucius Pond Ordway to Mrs. Sumner T. McKnight, furnished, for the season; in 157 West 57th st for Mrs. Lorena B. Davis to Mrs. Edward H. Wardwell, furnished, for the season; and a store in the new building at 270 Park av for the Vanderbilt Avenue Realty Co. to S. E. Munzer, of Chicago, who will open a lace shop.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the new building at 270 Park av for the Vanderbilt Avenue Realty Corporation to Peter Cooper Bryce; at 471 Park av an apartment for Mrs. Mabelle Densmore to Mrs. Ethel L. Chapman; at 122 East 76th st to Harold W. Kingsland, of the Standard Oil Co. of New Jersey; and in 414 Madison av for Mrs. Anna F. Holch to Mrs. Grace B. Boyle.

JOSEPH F. FEIST & CO. leased for Joseph Ratzer, of Los Angeles, Cal., the 4-sty building 609 and 611 West 46th st, on plot 50x100, to the Indian Head Auto Truck Co. for the term of ten years.

J. ARTHUR FISCHER has leased to Maison Louis (Louis Bernstein) the 5-sty building 691 6th av, to be used for the cloak and suit business.

J. ARTHUR FISCHER leased to Joseph J. Deer the 1st loft 203 West 41st st; also to Emil Pollak the 3d loft 817 6th av.

A. A. HAGEMAN leased for the United States Railroad Administration the store 1245 Broadway to Otto Kuehn, and for the Manerica Realty Corporation the house 365 West 117th st; he has also completed the leasing of the 8-sty apartment, "Marlborough Arms," 57 West 10th st.

HERBERT HECHT & CO. leased for the Publicity Leasing Co. (Walter J. Salmon) the store at 1576 Broadway, under the Pekin, to Schaffer & Hogan, photographers. Between Herald sq and Times sq, the photographic business is now paying an aggregate rental of \$100,000 per annum, according to the brokerage reports.

HEIL & STERN, in conjunction with Chas. F. Noyes & Co., leased in the Masonic Hall Building, 6th av, and 23d st, two floors, containing 30,000 sq. ft. of space. The lessees are Louis Groenbergh & Bro. and H. Zaidenberg Co., Inc.

HEIL & STERN leased in 6-8 West 18th st the 9th floor to Press & Kuh; also in 36-8 West

(Continued on page 762)

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## REAL ESTATE STATISTICS

The following table is a résumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
Total No.	81	56
Assessed Value.	\$4,038,700	\$2,942,000
No. with consideration.	23	8
Consideration.	\$677,600	\$153,250
Assessed Value.	\$778,200	\$190,500

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
Total No.	6,827	7,261
Assessed Value.	\$333,776,680	\$492,513,823
No. with consideration	896	1,011
Consideration.	\$35,757,187	\$42,444,945
Assessed Value.	\$39,566,500	\$52,990,766

#### Mortgages.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
Total No.	32	31
Amount.	\$352,200	\$579,342
To Banks & Ins. Cos.	8	4
Amount.	\$105,500	\$296,000
No. at 6%.	12	18
Amount.	\$121,900	\$290,842
No. at 5½%.	8	2
Amount.	\$119,500	\$12,500
No. at 5%.	5	5
Amount.	\$32,500	\$145,500
No. at 4½%.	4	.....
Amount.	.....	.....
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual Rates.	1	.....
Amount.	\$800	.....
Interest not given.	5	6
Amount.	\$77,500	\$130,500

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
Total No.	2,347	3,179
Amount.	\$53,139,059	\$120,488,352
To Banks & Ins. Cos.	390	623
Amount.	\$23,495,780	\$65,655,440

#### Mortgage Extensions.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
Total No.	8	13
Amount.	\$294,760	\$407,500
To Banks & Ins. Cos.	3	4
Amount.	\$227,500	\$184,000

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
Total No.	1,156	1,755
Amount.	\$74,597,322	\$119,329,875
To Banks & Ins. Cos.	515	852
Amount.	\$47,326,557	\$92,362,900

#### Building Permits.

	1918 Dec. 21 to 27	1917 Dec. 22 to 28
New Buildings.	2	2
Cost.	\$10,500	\$295,000
Alterations.	\$22,500	\$109,130

	Jan. 1 to Dec. 27	Jan. 1 to Dec. 28
New Buildings.	174	231
Cost.	\$8,512,200	\$29,330,200
Alterations.	\$8,881,009	\$13,131,360

### BRONX.

#### Conveyances.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
Total No.	57	74
No. with consideration	3	11
Consideration.	\$7,625	\$222,800

	Jan. 1 to Dec. 20	Jan. 1 to Dec. 27
Total No.	4,367	5,710
No. with consideration	490	985
Consideration.	\$4,840,184	\$7,739,594

#### Mortgages.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
Total No.	23	23
Amount.	\$127,463	\$152,269
To Banks & Ins. Cos.	1	3
Amount.	\$25,000	\$102,000
No. at 6%.	9	10
Amount.	\$52,000	\$34,137
No. at 5½%.	.....	3
Amount.	\$53,338	\$6,000
No. at 5%.	8	6
Amount.	\$12,100	\$102,582
No. at 4½%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	.....
Amount.	.....	.....
Interest not given.	3	4
Amount.	\$10,025	\$9,550

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
Total No.	1,804	2,687
Amount.	\$11,651,649	\$16,625,632
To Banks & Ins. Cos.	103	172
Amount.	\$1,547,042	\$3,708,115

### Mortgage Extensions.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
Total No.	8	5
Amount.	\$122,500	\$125,000
To Banks & Ins. Cos.	1	2
Amount.	\$8,000	\$60,000

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
Total No.	135	608
Amount.	\$6,408,307	\$11,806,874
To Banks & Ins. Cos.	83	158
Amount.	\$2,151,200	\$4,211,500

### Building Permits.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
New Buildings.	2	8
Cost.	\$31,000	\$78,000
Alterations.	\$5,400	\$52,800

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
New Building	408	603
Cost	\$7,197,875	\$8,559,875
Alterations.	\$1,307,650	\$1,235,375

### BROOKLYN.

#### Conveyances.

	1918 Dec. 19 to 24	1917 Dec. 20 to 26
Total No.	304	273
No. with consideration	31	23
Consideration.	\$214,725	\$146,237

	Jan. 1 to Dec. 24	Jan. 1 to Dec. 26
Total No.	23,177	22,010
No. with consideration	1,561	1,832
Consideration.	\$13,134,119	\$17,988,644

#### Mortgages.

	1918 Dec. 19 to 24	1917 Dec. 20 to 26
Total No.	193	128
Amount.	\$594,757	\$576,906
To Banks & Ins. Cos.	23	4
Amount.	\$84,950	\$11,500
No. at 6%.	137	77
Amount.	\$369,685	\$356,256
No. at 5½%.	28	26
Amount.	\$112,672	\$118,450
No. at 5%.	11	11
Amount.	\$56,500	\$29,200
Unusual rates.	1	.....
Amount.	\$2,000	.....
Interest not given.	16	16
Amount.	\$53,900	\$73,005

	Jan. 1 to Dec. 24	Jan. 1 to Dec. 26
Total No.	13,507	13,688
Amount.	\$44,563,464	\$56,272,288
To Banks & Ins. Cos.	1,272	2,324
Amount.	\$7,218,672	\$18,992,486

#### Building Permits.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
New Buildings.	21	37
Cost.	\$631,500	\$186,700
Alterations.	\$13,850	\$46,800

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
New Buildings.	2,866	2,909
Cost.	\$17,517,121	\$25,695,015
Alterations.	\$3,954,878	\$5,258,083

### QUEENS.

#### Building Permits.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
New Buildings.	19	11
Cost.	\$41,300	\$104,950
Alterations.	\$9,200	\$50,530

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
New Buildings.	2,125	3,381
Cost.	\$7,201,064	\$11,200,119
Alterations.	\$1,473,092	\$1,625,358

### RICHMOND.

#### Building Permits.

	1918 Dec. 20 to 26	1917 Dec. 21 to 27
New Buildings.	11	5
Cost.	\$7,275	\$14,600
Alterations.	\$5,875	70

	Jan. 1 to Dec. 26	Jan. 1 to Dec. 27
New Buildings.	719	609
Cost.	\$1,838,202	\$1,903,022
Alterations.	\$446,776	\$306,324

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# War Cities of the United States are Models

## Bulletin Issued by the American Civic Association Points Out Excellence of New Housing Standards

THE United States Government lately accomplished many things that it never did before. It has done some things extremely well. In a special bulletin recently issued by the American Civic Association the vital standards set by the new war suburbs and war cities are commented upon with much enthusiasm.

The report points out that "by appropriating \$150,000,000 for housing the Federal Government has accepted the responsibility for setting the standard for the living conditions of the working people of the United States. Whatever it does, whether good, indifferent or bad, will be accepted as good enough by real estate operators and by the mass of the people. The towns it constructs will be of enduring importance not only for their inhabitants but for the citizens of the United States generally."

An example of the best of the towns the bulletin reproduces the plans of the new suburb of Portsmouth, N. H., called Atlantic Heights; of the new suburb of Wilmington, Del., of Yorkship Village, a community for shipbuilders located between Camden and Gloucester, N. J., and of Hilton, a town built for the Newport News Dry Dock Company.

Among the vital standards set by the Government and quoted by the American Civic Association, of which J. Horace McFarland, of Harrisburg, is president, is one at Portsmouth, N. H., where there are to be only ten houses to the net acre. In this the bulletin says the Government of the United States establishes a vital standard.

Instead of the miserably little three-foot space between houses, so prevalent throughout the United States, spaces that quickly become gloomy 'catch basins for rubbish and stagnant air, the Federal Government has provided for a minimum distance of sixteen feet between houses or the ends of neighboring groups of houses.

The report says: "Housing means the entire environment of the occupant and the occupant's family. Men and women are to such a great extent the product of their environment, and especially of the environment of their childhood; so many men and women live in such a confined area and move in such ruts that housing is a determining factor in their lives.

"Proper housing includes not only fresh air within the house, but fresh air without the house. You cannot hope for the former unless you have the latter. You cannot have the latter in cities unless you consciously provide for it. The open spaces of the city are to the city as a whole what the windows of the house are to the house as a whole."

The association draws its illustrations not only from the American towns being built, but from the towns already built by England for munition workers at Wellhall, England, and Gretna, Scotland.

"In a year and a quarter we in the United States have made an extraordinary advance in this matter," the report continues. "We have no background of municipal or State or Federal action. Yet in fifteen months the barriers of ancient custom, the obstacles of entrenched prejudice, the difficulties of undertaking the unaccustomed have been overcome. The public, the Administration and finally the Congress have been educated, and \$150,000,000 have been appropriated."

The bulletin, which is written by Andrew Wright Crawford, of Philadelphia, the recently appointed field secretary of the association, thus comments on the Wilmington suburb:

"The whole area is planned as a community, with a school, a playground, a community building; with setback restrictions, insuring front yards or gardens; with, indeed, careful attention to all the amenities. The architectural appearance of entire blocks has been appreciated. There are no alleys.

"A very excellent provision in Yorkship village, and one that we ask each member of the American Civic Association to get adopted in his town or city—not merely to try to get it adopted, but to succeed—is that back and side yards shall have only wire or iron fences. Board fences produce (1) a fire risk, affording easy lines of communication for fire; (2) a disease risk, affording opportunities for accumulation of undetected filth, or at least unremoved filth; (3) a heat condenser, because they prevent the circulation of air; (4) an uglification risk, an uglification certainty, because they deny opportunity for flower and plant growth and invite squalor. On the other hand iron fences are (1) obviously not a fire risk; (2) they repel disease, because they expose filth to publicity, the deadly antidote of

filth; (3) they offer no obstacles to air currents; (4) they invite flower and back yard gardens; (5) they spur competition in cleanliness, neatness and attractiveness."

As to the pamphlet on housing issued by the Department of Labor the association says:

"In this pamphlet the United States Government outlaws the bunk house and sets its face against tenements; we wish it had outlawed them too. It is to be noted that board fences will not be accepted, but hedges or open metal fences will be; that allotment gardens are to be provided; the rear yard depth is to be not less than the height of the building, and in no case less than twenty feet; the minimum distance between the backs of houses is to be fifty feet; front yards or setbacks are desirable where practicable; privies and outdoor water closets will not be accepted; every room shall have at least one window opening directly to the outer air; every bathroom shall have a window of not less than six square feet in area opening directly to the outer air."

The report concludes with the statement:

"It will thus be seen that the United States is furnishing the good, the bad and the indifferent as precedents. But altogether the cause of a better America is being advanced more than we could have hoped for in a generation without the war. The adoption of adequate town plans, the passing of the gridiron with its rigidity, the insistence upon side yards and back yards of adequate size, the creation of one agency composed of engineer, architect and town planner, all these are advances. It is the duty of every public spirited citizen of America to see to it that his city does not get a result one whit less good than Portsmouth is securing. Let us make the standard of Portsmouth the minimum standard and let us admit no maximum."

## Labor Scarcity Will Be Relieved

DURING the past week or so the policy of readjustment has been more pronounced than ever, especially as it regards the Government control over industry. The turn of the year will in all probability mark the termination of all restriction and regulation imposed upon industry. Tin and wheat, however, seem at the present time to be the only exceptions, and it is generally thought that the terms of the agreement with the tin interests will be materially modified. After all of the many problems involved in the readjustment are justly weighed and considered it is easily seen that a reaction is inevitable. In other words compensation of some character must be forthcoming in order to offset the great inflation of the past four years.

To what extent a reaction will affect the building industry through the production of structural materials during the coming year is problematical and much uncertainty involves the manufacturer. The cost of basic raw materials, wages of labor, transportation, etc., are all matters of prime importance in determining the selling prices of building materials and before a reduction from the existing high levels of material prices is possible there must be some readjustment of the factors that enter into the production of building commodities. There is now no doubt as to the attitude of the building interests in regard to the outlook for the industry. All branches of the industry are ready and anxious to resume their operations on the scale of the pre-war period, but whether this will be possible depends altogether upon the building material situation early in 1918.

The supply of labor that will undoubtedly be available by the early spring months presents to State, county and municipal authorities not only a magnificent opportunity but with a duty that cannot be overlooked. To relieve suffering and to safeguard the social welfare of the community is undoubtedly the duty of the civil authorities, and there is no better way in which this duty can be performed than by taking occasion to initiate the construction of street and road work, sewers, and all other needed public improvements and the erection of schools and public buildings of whatever character is required for the welfare of the community. Owing to the necessary curtailment of non-essential construction activity to the end that labor and materials might be conserved and devoted to winning the war, normal street and municipal building construction during the past year or more has fallen heavily in arrears.



# CURRENT BUILDING OPERATIONS

**P**REPARATION for the Christmas holidays somewhat slowed down activity in building circles during the past week, but the period was not without interesting, if not outstanding, features. Planning ahead for the reconstruction period that is developing is going ahead in a manner wholly satisfactory and each day brings forth new evidences of a remarkable volume of building work to be started after the opening of the 1919 spring season. The present time is usually the dull part of the year for the building interests and even in normal times projects conceived late in the autumn would not be started until the following spring.

There is quite a fair amount of small construction at present underway consisting chiefly of moderate priced dwelling projects, stores, garages, and a considerable amount of alteration and repair work. Prospects for a continuation of construction of this character throughout the winter months are bright, and it is largely the projects of great size and cost that will be delayed in starting until next year. The material situation is gradually shaping up to the point where the local markets will be in a position to fill all demands without delay and it will be only in instances where materials in excessively large amounts, for big operations, are required that some time will be needed for their delivery.

At the present time the labor situation continues as one of the principal deterrents to a resumption of building activity on a large scale and until some of the problems entering into the labor situation are adjusted or solved there will most likely be a disposition to hold off contemplated work.

Building material markets are for the most part quiet, but the condition is a seasonable one, and not due to a lack of opportunity. The demand for materials of all kinds has improved considerably during the past few weeks since all restrictions to construction have been removed, and it is certain that with the opening of next spring great activity will be manifest.

During the week material prices have undergone but little change. The common brick market is firm and prices are steady, with a tendency to strengthening. Other materials are fairly stabilized as to price and from all accounts there is no great change in quotations

anticipated throughout the winter months, but no predictions are possible as to the tendency of prices for spring buying. The situation then will depend to a great extent upon the volume of the demand and the availability of the supply.

**Common Brick.**—The past two weeks have been exceedingly dull in the market for Hudson River common brick. The demand at wholesale has fallen off to some extent from the rate of the past month or so and inquiries for early deliveries are light, although prospects are steadily brightening for spring activity. Prices are firm at \$15 a thousand, to dealers and there is a marked tendency toward further advances. There is no doubt but that before the winter is over brick prices will be somewhat higher than they are today as the carrying charges for those boats now covered at the docks will have to be figured into the selling price of brick. It is felt that before the spring sets in that wholesale prices of common brick will advance from \$1 to \$2 a thousand, and if the demand increases materially the in-

crease is likely to be even greater. Up-river the situation is quiet and without outstanding feature. Manufacturers are now getting sufficient fuel for their requirements and generally are burning the brick moulded during the summer months. Plants along the Raritan River are working to some extent, but the output of these yards is being shipped to New Jersey points and no Raritan brick is available for delivery to New York by water.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, December 27, 1918. Condition of market: Demand light; prices firm. Quotations: Hudson River, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 5; sales, 3. Distribution: Manhattan, 1; New Jersey points, 2.

**Lumber.**—An important recent incident in the lumber situation was the initial order from Italy for 7,250,000 feet of Douglas fir and while the order in itself is insignificant as to size in relation to the production, it may nevertheless be looked upon as the forerunner of a tremendous demand for lumber products from foreign nations and especially those who were participants in

## BUILDING COMMODITY PRICES

**C**URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

Note.—Price changes are indicated by black-face type.

**Brick** (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$15.00@ —  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers, —@ —  
wood or duck bags .....@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)... 2.00@ —  
Crushed limestone, 1½ in..... 1.80@ \$1.85  
Crushed limestone, ¾ in..... 1.90@ 2.00

**Building Stone.**  
Indiana limestone, per cu. ft.....\$1.23  
Kentucky limestone per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft.... 1.50  
Gray Canyon sandstone, per cu. ft.... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Lined Oil.**  
City brands, oiled, 5 bbl. lots..\$1.58@ —  
Less than 5 bbls..... 1.59@ —

**Turpentines.**  
Spot in yard, N. Y., per gal....\$0.70@ —

**Lumber** (wholesale prices, N. Y.):  
Yellow pine (merchantable 1905 f o b N Y):  
3x4 to 5x12, 10 to 20 ft....\$48.00@ \$52.00  
6x12 to 14x14..... 51.00@ 56.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —  
Hemlock, W. Va., base price  
per M.....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

## The Year 1919

brings new responsibilities—the responsibilities of reconstruction presenting new and stupendous tasks ahead. The new year will be rich in possibilities.

In the Metropolitan District there will be millions spent upon construction, equipment and maintenance. Important manufacturing and contracting concerns realize this. These millions will be planned for and spent by the closely affiliated Real Estate and Building interests.

The RECORD AND GUIDE is the recognized authority of these interests. Its readers will specify or buy the materials required for reconstruction in the Metropolitan field.

Its advertising columns offer an opportunity through which to reach a tremendous buying power. Put your problem of getting your share of new business during the year directly up to us. We can solve it. If the solution does not warrant the use of the RECORD AND GUIDE we will frankly tell you so.



# MATERIALS AND SUPPLIES

the war. In the Metropolitan district both wholesale and retail departments of lumber trade have improved in activity and orders are coming through in better volume than they have for some time past. There has been considerable activity in the construction of small dwellings throughout the local territory, and as lumber is a principal factor in buildings of this character the effect upon the market has been good. Dealers are well supplied, however, as the peace orders do not bulk nearly so large as those due to the war and there is now sufficient lumber in the hands of the dealers to supply any ordinary demand. Prices are well sustained, but there is a feeling that slight reductions from the current levels will come with the opening of spring.

**Structural Steel.**—The situation is exceptionally quiet and as concerns the domestic building requirements there will be little activity until there is some assurance as to future prices for fabricated steel. Builders and prospective builders are not willing to proceed with their contemplated structures

at the prevailing high prices for fabricated steel. Should there be a substantial reduction in steel prices there is no doubt but that the effect on the building situation would be most gratifying, and it would not be local by any means but extended in scope throughout the entire country. There is still a considerable amount of Government building underway, and this is taking fabricated steel in large tonnage, but the demand for private construction is light and will not improve until there has been a marked change in the price situation.

**Cast Iron Pipe.**—Up to the present writing no action has been taken by the manufacturers in regard to a revision of price schedules and as a consequence business is practically at a standstill. There is a large amount of business in sight and engineers are at work on plans for a great volume of municipal and county work, but it is not anticipated that these projects will be brought out for estimates until the matter of prices has been settled. Private buying is light and no improve-

ment from this source is looked for during the next three or four months. Government prices continue to dominate all quotations and are as follows: 6 in., 8 in., and heavier, \$67.70; 4 in., \$70.70; and 3 in., \$77.70 with \$1 additional for gas pipe.

**Linseed Oil.**—There has been no material change in the situation during the past week. The demand is not heavy owing to the general depression in structural activity, and the supply is adequate for immediate needs. The gratifying Northwestern flaxseed crop will do much to relieve the stringency of the linseed oil situation when the demand for the product improves. The statement has been made that the Canadian crop is also in excellent condition, and seed from Argentine is available in better volume than it has been for some months past. In all the market situation as it applies to linseed oil is optimistic, and better times are surely in store for the industry.

**Face Brick.**—Producers and dealers are looking forward with much confidence to the spring of 1918, as a strong revival of structural activity is promised that will carry with it a tremendous demand for face brick. Many important projects are now being planned in which face and decorative brick will be extensively used and a large majority of these operations are scheduled for a start early next year. Producers are now able to obtain all of their fuel requirements and the labor situation has lost much of its acuteness owing to the cessation of activity in the munition plants, which were the chief competitors with the face brick makers for needed labor. Prices are firm and no important change in quotations is anticipated for the next month or two.

**Portland Cement.**—The situation as applied to the cement market remains substantially unchanged, with a fair demand from private building sources, but a slackening in the volume of governmental requirements. Manufacturers and dealers are for the most part marking time and perfecting their plans for the great volume of business that is to come when reconstruction activity obtains a good start. At the present time Portland cement prices are unchanged and seem fairly stabilized. No material change is anticipated under existing conditions, but it is not known how a sudden building revival would affect the market.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes .....	52.00@ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.	
Lath (Eastern spruce f. o. b. N. Y.):	
Standard slab .....	\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):	
First and seconds, 1-in. ....	\$70.00@ —
Cypress shingles, 6x18, No. 1	
Hearts .....	10.00@ —
Cypress shingles, 6x18, No. 1	
Prime .....	8.50@ —
Quartered oak .....	\$100.00@ \$105.00
Plain oak .....	@ 80.00
Flooring:	
White oak, quartered, select. ....	@ \$67.00
Red oak, quartered, select. ....	@ 67.00
Maple No. 1. ....	\$56.50@ —
Yellow pine, No. 1, common	
flat .....	43.00@ —
N. C. Pine, flooring, Norfolk. .	43.00@ —
Sand—	
Screened and washed Cow Bay.	
500 cu. yds. lots, wholesale. .	\$1.25@ —
Lime (standard 300-lb. bbls.):	
Eastern common, wholesale	
price .....	\$2.70@ —
Eastern finishing, wholesale	
price .....	2.90@ —
Hydrated common (per ton) .	16.00@ —
Hydrated finishing (per ton) .	18.16@ —
Rebate for returned bags \$4.00 per ton.	
Window Glass. Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets .....	77%

B grade, single strength, first three brackets .....	77%
Grades A and B, larger than the first three brackets, single thick. ....	77%
Double strength, A quality. ....	79%
Double strength, B quality. ....	81%
Plaster—(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton. ....	\$23.00@ —
Dry Mortar, in bags, returnable at 30c. each per ton. .	
Block, 2 in. (solid), per sq. ft. ....	\$0.11
Block, 3 in. (hollow), per sq. ft. ....	0.11
Boards, 1/4 in. x 8 ft. ....	.12 1/2
Boards, 3/4 in. x 8 ft. ....	.16 1/2
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in. ....	3.07@ —
Beams & channels over 14 in. ....	3.07@ —
Angles, 3x2 up to 6x8. ....	3.07@ —
Zees and tees. ....	3.07@ —
Steel bars, half extras. ....	3.07@ —
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior—	
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
8x12x12 in., per 1,000. ....	—
10x12x12 in., per 1,000. ....	—
12x12x12 in., per 1,000. ....	—
Interior—	
3x12x12 in., per 1,000. ....	—
4x12x12 in., per 1,000. ....	—
6x12x12 in., per 1,000. ....	—
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### No Awards for 1918.

For the first time since establishing the custom of giving tangible recognition to outstanding construction and architectural design, the Fifth Avenue Association, which inaugurated the practice in order to stimulate good work among builders and owners, announces that there will be no medals or certificates awarded this year.

No distinctions are to be made because the Association's committee on architectural harmony had no subjects to consider, thus pointedly reflecting the effect war restrictions have had upon general building.

H. Van Buren Magonigle, Thomas Hastings, and Egerton Swartwout, technical members of the committee, after considering all buildings presented by the Fifth Avenue Association for judgment, reported that it was the unanimous opinion "that no work, either new or alteration, done during the year is in a class which should make it worthy of the distinction of having medals of honor awarded to it."

The lay members, Walter Stabler, Ensign Douglas L. Elliman, and Michael Dreicer, concurred in the findings of the professional members of the committee.

### Registration of Architects.

There will be two opportunities during 1919 for architects to be admitted to practice in New York State by examination. Examinations held in various cities will be open to candidates who shall have previously qualified on January 29—February 1, and on June 1-3. Candidates should write at once for information to the Examination Division, Education Building, Albany, New York. Those who wish to take the examinations will be required by the Regents to qualify under the law which specifies that the applicant shall have "satisfactorily completed the course in high school approved by the Regents of the University or the equivalent thereof and subsequent thereto of having satisfactorily completed such courses in mathematics, history and one modern language, as are included in the first two years in an institution approved by the Regents, conferring the degree of bachelor of arts. Such candidates shall in addition submit satisfactory evidence of at least five years' practical experience in the office or offices of a reputable architect or architects, commencing after the completion of the high school course.

Candidates may obtain copies of the Registration Law and an outline of the examination by addressing Dr. A. S. Downing, Assistant Commissioner for Higher Education, Education Building, Albany, N. Y.

Architects who have graduated from certain schools of architecture and those who have practiced ten years in other states may secure certificates of registration without examination. It is illegal for any one to use the title "architect" in this state without registration unless he actually practiced architecture in New York previous to April 28, 1915.

### PERSONAL AND TRADE NOTES.

**Benjamin W. Levitan**, architect, formerly at 10 East 38th street, recently moved his offices to 7 West 45th street.

**Hess Steel Corporation**, of Baltimore, has established a branch office at 50 Church street, New York. Daniel V. Foster, who is now representing the corporation in that district, will be in charge.

**Chicago Pneumatic Tool Co.** announces the appointment of L. C. Sprague as assistant secretary of the company with headquarters at 52 Vanderbilt avenue.

**National Brick Manufacturers' Association** will hold its regular annual meeting at the William Penn Hotel, Pittsburgh, Pa., during the week beginning February 2. If the custom of the past years is followed, sessions will begin on Wednesday, February 5, and extend to Friday, February 7.

**The New York Society of Architects** has just issued its yearbook for 1917 and 1918. It was compiled by a committee headed by Harry Malcolm Devoe, with Adam E. Fischer as vice chairman and Louis E. Jallade secretary. The book contains varied information of value to real estate men, including special articles on important subjects under discussion during the last year.

**American Enameled Brick & Tile Co.**, New York, has been operating its plant at South River, N. J., during the war period for the production of fire brick, being one of the many enameled brick plants to turn to the manufacture of this product to meet the war demands. The company is now turning again to the production of enameled brick and is in position to handle orders under reasonable period of delivery.

**The Federal Board for Vocational Education** is distributing two series of pamphlets designed to promote the restoration of soldiers and sailors, both sound and disabled, to gainful occupations in civil life. There are separate pamphlets addressed to the men, to their families and to American employers of labor. Some of the pamphlets tell of a plan of Federal vocational education. Those wishing information should address the board mentioned above, at Washington, D. C.

**Gibbons Company**, 318 Columbia street, Brooklyn, will shortly celebrate its golden jubilee. This firm has specialized in construction work in Brooklyn for the past half century and has grown with Brooklyn into an institution. Shortly after the Civil War the Gibbons Company took part in the reconstruction and building of that period, and since then the company has kept steady pace with the industrial growth of the city, and afterwards borough, and has built some of its buildings, many of which are now landmarks. At the time of the Spanish-American War the Government called the company into its service, and much of the war work of that time was done by the Gibbons concern. In the present great war, the Quartermaster's Department, having the records of the company in the Spanish-American War before it, immediately sought out the Gibbons Company, and the greatest part of the construction of barracks for both the Army and Navy in and about the Port of New York was done by this company.

### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

### HOSPITALS AND ASYLUMS.

**VERONA, N. J.**—The Board of Managers of Essex County Tuberculosis Hospital, W. G. Pennington, pres., Court House, Newark, N. J., is taking estimates on general contract, to close 2 p. m., Dec. 30, for a group of 1-sty frame and stucco hospital bldgs at the Essex County Hospital, from plans by Jordan Green, Essex Bldg., Newark, N. J. Cost, about \$120,000.

### MUNICIPAL.

**LONG ISLAND CITY.**—The U. S. Treasury Dept. is taking estimates on general contract, to close 3 p. m., Jan. 15, for a 1-sty brick and terra cotta post office bldg, 36x102 ft, in L. I. City, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Dept., Wash., D. C. Cost, \$200,000.

**COHOES, N. Y.**—The U. S. Treasury Dept. is taking estimates on general contract, to close 3 p. m., Jan. 17, for a 1-sty brick and stone post office building, 59x96 ft, at Cohoes, N. Y., from plans by James A. Wetmore, Acting Supervising Architect, Washington, D. C. Cost, \$140,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### SCHOOLS AND COLLEGES.

**1ST AV.**—Cady & Gregory, 40 West 32d st., are preparing sketches for a 4-sty brick school building, 74x95 ft, at the southwest corner of 1st av and 27th st, for the N. Y. State Veterinary College, Dr. W. Horace Hoskins, dean, 338 East 26th st. owner.



Details will be available later. This project not likely to go ahead for some time.

#### STORES, OFFICES AND LOFTS.

**BROADWAY**—Ernest Flagg, 109 Broad st, has finished plans for alterations to the 14 and 41-sty brick office building at 149-163 Broadway, for the Singer Mfg. Co., 149 Broadway, owner. Cost, about \$7,500.

**WATER ST.**—H. Duys & Co., 170 Water st, contemplates extensive improvements to the 5-sty brick loft building, 25x103 ft, recently bought, at 142 Water st. Name of architect and details of construction will be announced later.

**MOTT ST.**—Henry Riegelmann, 153 7th av, has plans in progress for alterations to the two 7-sty brick loft buildings, 75x100 ft each, at 128-132 and 134-136 Mott st, for Aug. Mietz Corp., 130 Mott st, owner. Cost, about \$5,000.

#### Brooklyn.

**APARTMENTS, FLATS & TENEMENTS.**  
**BROOKLYN, N. Y.**—Frank Richards, 160 Jamaica av, contemplates the erection of four 5-sty brick apartments to be located in the Arlington section of Brooklyn, and for which definite details are not yet available.

#### DWELLINGS.

**79TH ST.**—C. A. Olsen, 1649 69th st, has completed plans for twelve 2-sty brick dwellings, 19x52 ft, in the south side of 79th st, 59 ft west of New Utrecht av, for the Morgan Co., 1665 76th st, owner and builder. Total cost, \$48,000.

**WEST 3D ST.**—Frank Schultz, 258 Kings Highway, has prepared plans for two 1-sty brick dwellings, 16x72 ft, with stores, in the west side of West 3d st, 231 ft north of Sea Breeze av, for Samuel Quasso, 2972 West 3d st, owner and builder. Cost, \$4,000.

**DELEMERE PL.**—Plans have been prepared privately for a 2½-sty frame dwelling, 24x40 ft, at 972 Delemere pl, for George M. Craigin, 637 Mansfield pl, owner and builder. Cost, about \$7,000.

**WEST 33D ST.**—George H. Suess, 2920 Railroad av, has completed plans for a 2-sty brick dwelling, 24x60 ft, with stores, at the northeast cor of West 33d st and Mermaid av, for Emil F. Hornberger, 3005 Surf av, owner and builder. Cost, \$6,500.

**FRANKLIN ST.**—F. P. Imperato, 237 Union st, has finished plans for a 2-sty brick dwelling, 30x75 ft, in the west side of Franklin st, 325 ft south of Broadway, for Dominick Caslagliola, 238 Columbia st, owner and builder. Cost, \$8,000.

**HOWARD AV.**—Cohn Brothers, 361 Stone av, have prepared plans for four 2-sty brick dwellings, 20x55 ft, on the west side of Howard av, 125 ft south of Sutter av, for the Kalman Construction Co., 173 Pitkin av, owner and builder. Total cost, \$24,000.

**MERMAID AV.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for three brick 3-sty dwellings, 20x60 and 20x56 ft, with stores, on the south side of Mermaid av, 20 ft east of West 33d st, for Jos. Desposito & Co., 2861 West 31st st, owner and builder. Total cost, \$20,000.

**WEST 32D ST.**—J. J. Galiza, 2845 West 23d st, has finished plans for a 1-sty frame dwelling, 17x34 ft, in the west side of West 32d st, 170 ft north of Mermaid av, for Giroloma Martesem, 338 Melrose st, owner and builder. Cost, about \$3,000.

**SCHENECTADY AV.**—Henry J. Nurick, 957 Broadway, has prepared plans for alterations to the brick residence on the east side of Schenectady av, 20 ft south of St. Johns pl, for Adolph Schultz, 237 Schenectady av, owner. Cost, about \$6,000.

**50TH ST.**—S. Gardstein, 4820 14th av, has completed plans for an extension to the 2½-sty brick dwelling in the north side of 50th st, 100 ft west of 14th av, for M. Hirshfield, 1663 50th st, owner. Cost, about \$5,000.

**EAST 35TH ST.**—Plans have been prepared privately for three 2-sty frame dwellings, 16x43 ft, in the west side of East 35th st, 135 ft south of Av J, for Jasper F. Dunham, 1663 East 13th st, owner and builder. Total cost, \$10,500.

#### FACTORIES AND WAREHOUSES.

**JOHNSON AV.**—Buchman & Kahn, 56 West 45th st, Manhattan, have started plans for a 2-sty brick and reinforced concrete factory, 200x105 ft, and 1-sty brick factory, 20x85 ft, on the block bounded by Johnson, Stuart and Varick aves and the L. I. R. R., for the Englander Spring Bed Co., 88 35th st, Brooklyn, owner. Architects will soon be ready for estimates on general contract.

**ADELPHI ST.**—Julius Eckman, 154 Nassau st, Manhattan, has completed plans for interior alterations to the 7-sty brick fac-

tory and storage building at southwest corner of Adelphi and Fulton sts, for F. G. Smith Co., 450 5th av, Manhattan, owner. Inter City Warehouse Co, 744 Fulton st, Brooklyn, lessee. Cost, about \$10,000.

**13TH AV.**—Albert Hecht, 154 West Randolph st, Chicago, has completed plans for a 6-sty reinforced concrete factory building, 500x200x240 ft, on 13th av, between 38th and 39th sts, for the H. W. Cotton Co., Inc., 34th st, Brooklyn, owner. Project will not go ahead until spring.

**NOSTRAND AV.**—C. D. Cooley & Co., 41 Park Row, Manhattan, have plans in progress for a 3-sty brick and reinforced concrete bakery, 45x60 ft, at 772 Nostrand av, for the B. A. Cushman Co., 772 Nostrand av, owner. Cost, about \$50,000.

#### SCHOOLS AND COLLEGES.

**WEST 1ST ST.**—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 4-sty brick and terra cotta public school, 200x200 ft, in the west side of West 1st st, 405 ft south of Sheephead Bay rd, for the Board of Education of the City of New York, Arthur S. Somers, pres., 500 Park av, Manhattan. Cost, \$200,000. Owners will

soon advertise for estimates on general contract.

#### STABLES AND GARAGES.

**LEONARD ST.**—Chris Bauer, Jr., 788 Manhattan av, has plans in progress for a 1-sty brick garage, 36x60 ft, at 350 Leonard st, for Thomas Simonetti, 348 Leonard st, owner and builder. Cost, about \$4,000.

**LAKE ST.**—E. M. Edelson, 1776 Pitkin av, has finished plans for a 1-sty frame stable, 20x24 ft, in the east side of Lake st, near First pl, for Michael Farino, 1419 Lake st, owner and builder. Cost, \$1,500.

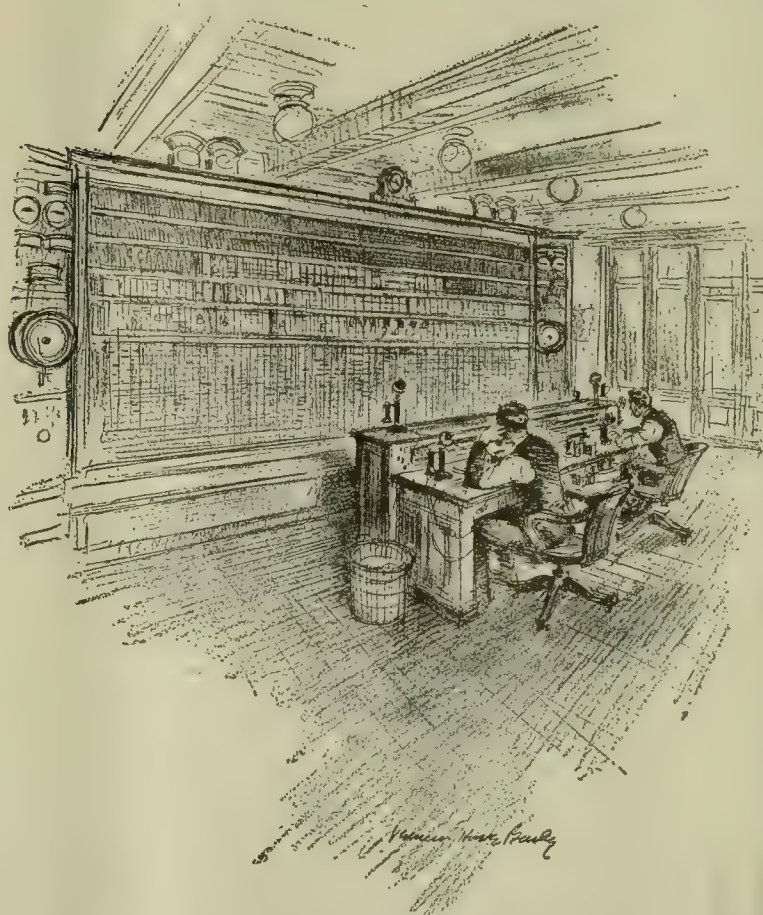
#### STORES, OFFICES AND LOFTS.

**ST. JOHNS PL.**—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick storage building, 100x100 ft, at the southeast corner of St. Johns pl and Ralph av, for David Serota, 1357 Eastern Parkway, owner and builder. Cost, \$20,000.

#### Queens.

#### CHURCHES.

**MASPETH, L. I.**—The Polish Catholic Church, Rev. Father A. M. Milukas, pastor, contemplates rebuilding the church recently destroyed by fire at Jay av and



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THE RECORD AND GUIDE



Remsen pl, for which details of construction have not yet been decided.

**JAMAICA, L. I.**—H. Spinken, 1 Fulton st, Jamaica, has completed plans for five 2½-sty fr dwellings, 16x38 ft, on the east side of Shelton av, 211 ft east of Campian av, for A. Brezinski, Shelton av, owner and builder. Total cost, \$14,000.

**WOODHAVEN, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for four 2½-sty frame dwellings, 16 x37 ft, in the east side of Ferry st, 270 ft south of Ridgewood av, for Edward Layton, 817 Thrall av, Woodhaven, L. I., owner and builder. Total cost, \$16,000.

**QUEENS, L. I.**—Plans have been prepared privately for four 2½-sty frame dwellings, 16x32 ft, at the northwest cor of Jackson av and Spruce st, for Thomas H. Thompson, Dunton, L. I., owner and builder. Total cost, \$18,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—The Watson Engineering Co., 1101 Hipp Bldg., Cleveland, O., has started plans for a 1½-sty reinforced concrete service station containing approximately 120,000 sq. ft. of floor space, in the plot bounded by Thompson and Nott avs and Mount and School sts, for the White Co., Park av and 57th st, Manhattan, owner. Details will be available later.

#### Richmond.

##### DWELLINGS.

**PORT RICHMOND, S. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 20x46 ft, on Herberton av, for O. O. Odegaard, 210 Faber st, Port Richmond, owner and builder. Cost, about \$3,500.

#### Nassau.

##### DWELLINGS.

**GREAT NECK ESTATES, L. I.**—George J. Hardway, 22 East 33d st, Manhattan, has started plans for a 1½-sty frame dwelling, 40x50 ft, at the corner of Siegel Drive and Myrtle av, for Wm. Ingersoll, Hudson Theatre Building, 139 West 44th st, Manhattan, owner. Owner will soon take bids on general contract.

#### HALLS AND CLUBS.

**LONG BEACH, L. I.**—J. H. Phillips, 681 5th av, Manhattan, has completed plans for a 2-sty hollow tile and concrete yacht club, Long Beach blvd, containing lounge, dining rooms, locker room and 12 bedrooms, with private baths, for the Long Beach Yacht Club, owner. Cost, about \$30,000. Architect will soon take bids from a collected list.

#### New Jersey.

##### DWELLINGS.

**PATERSON, N. J.**—Charles E. Sleight & Son, Romaine Bldg., Paterson, have finished plans for a 1½-sty dwelling, 30x37 ft, at 435 East 24th st, for Samuel Taylor, owner, care of architect. Cost, \$3,500.

**NEWARK, N. J.**—Strombach & Mertens, 1091 Clinton av, Irvington, N. J., have plans in progress for two 2½-sty frame dwellings, 28x50 ft, at Newark, N. J., for Zwigard & Schwoerer, 139 Schley st, owners and builders. Cost, \$6,000 each.

**MAPLEWOOD, N. J.**—Strombach & Mertens, 1091 Clinton av, Irvington, have plans in progress for a 2½-sty frame dwelling, 32x33 ft, at Maplewood, N. J., for C. E. Lindsley, 886 Clinton av, Irvington, N. J., owner. Cost, about \$7,000.

#### FACTORIES AND WAREHOUSES.

**JERSEY CITY, N. J.**—The Continental Can Co., 1016 East Water st, Syracuse, N. Y., contemplates the erection of a brick or reinforced concrete factory building, cost approximately \$200,000, in Jersey City. Name of architect, exact location, and the details will be available later.

#### SCHOOLS AND COLLEGES.

**NEW BRUNSWICK, N. J.**—Alex Merchant, 363 George st, is preparing plans for a 2-sty brick and reinforced concrete addition to the Washington School, containing 6 classrooms, for the Board of Education of New Brunswick, Morris Bauer, clerk. Cost, \$35,000.

**NEW BRUNSWICK, N. J.**—Alex Merchant, 363 George st, is preparing plans for a 2-sty brick and concrete addition to the Nathan Hale School for the Board of Education of New Brunswick, Morris Bauer, clerk. Cost, \$45,000.

**NEW BRUNSWICK, N. J.**—Alex Merchant, 363 George st, has about finished plans for a 3-sty brick and limestone junior high school bldg, 175x175 ft, containing 47 class rooms, on Livingston av, for the Board of Education of the City of New Brunswick, Morris Bauer, clerk. Cost, \$400,000.

**WOODBIDGE, N. J.**—Frank Pirrone, Jr., 104 Midland av, Garfield, N. J., is pre-

paring plans for a 1½-sty brick dwelling, 20x37 ft, at Woodbridge, N. J., for Santo Genovese, owner, care of architect. Cost, \$4,000.

#### STABLES AND GARAGES.

**LODI, N. J.**—Frank Pirrone, Jr., 104 Midland av, Garfield, has plans in progress for a 1-sty cement block garage, 28x65 ft, at 13-15 Liberty av, for A. Saltenstein, Lodi, N. J., owner and builder. Cost, \$4,000.

#### STORES, OFFICES AND LOFTS.

**BOUND BROOK, N. J.**—Plans will be prepared privately for alterations and fire repairs to the 2-sty brick store building at Bound Brook for George Effinger, 425 East Main st, owner. Second floor will be used for meeting rooms.

**BOUND BROOK, N. J.**—Plans are being prepared for fire repairs and additions to the 2-sty brick store building at 429 East Main st, for Max Michelson, owner, on premises. Work will soon be started.

#### Other Cities.

#### FACTORIES AND WAREHOUSES.

**POUGHKEEPSIE, N. Y.**—Plans will be prepared privately for a 4-sty brick factory addition, 75x125 ft, in North Cherry st, for the Poughkeepsie Cutlery Works, owner. Cost, approximately \$50,000. Further details will be available later.

#### SCHOOLS AND COLLEGES.

**COHOES, N. Y.**—Tucker & Marsh, 103 Park av, Manhattan, are preparing plans for a 2-sty brick and stone high school, including auditorium, gymnasium and library at Cohoes, N. Y., for the Board of Education. B. E. Seelye, 101 Park av, Manhattan, structural engineer.

### CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### DWELLINGS.

**TARRYTOWN, N. Y.**—Kaimowitz & Goldberg, 76 College av, Tarrytown, have the general contract for interior alterations to the 2½-sty brick and frame residence at Tarrytown, N. Y., for Arthur Curtiss James, 99 John st, Manhattan, owner, from plans by Aterbury & Phelps, 20 West 43d st, Manhattan, architects. Cost, \$10,000.

#### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—John W. Vliet, 87 Academy st, Newark, has the general contract for alterations to the 7-sty brick building, 33x72 ft, in Front st, for P. Vallantine & Sons, 58 Freeman st, owners, from privately prepared plans. Cost, \$15,000.

**MANHATTAN**—Ledy & Moore, 105 West 40th st, have the general contract for alterations and additions to the department store building at 8-16 West 38th st, for Franklin Simon & Co., 414 Fifth av, owner, from plans by Edward Necarsulmer, 507 Fifth av, architect.

**ELIZABETH, N. J.**—Daniel Dippel, 533 Franklin st, Elizabeth, N. J., has the general contract for a 1-sty brick addition to dwelling, 18x25 ft, at 253 2d st, for Herman Witt, owner, on premises, from plans prepared privately. Cost, about \$4,000.

#### HOSPITALS AND ASYLUMS.

**MANHATTAN**—The Lincoln Square Contracting Co., 1931 Broadway, has the general contract for alterations to the 6-sty brick residence, 20x160 ft, at 125 West 72d st, into a diagnostic hospital, for the Inwood Realty Co., Benjamin Weiss, pres., 271 Broadway, owner. Academy of Diagnosis, Dr. M. J. Mandelbaum, 332 West 145th st, lessee. Plans were prepared by Samuel Cohen, architect, 32 Union sq.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN**—John Carl, 511 First av, has the general contract for a 2-sty brick post office sub-station, 60x49 ft, at 143 East 126th st, for the Buckhout Realty Co., 409 East 30th st, owner, from plans by John T. Dunn, architect. Cost, \$30,000.

**MANHATTAN**—Walter T. Murphy Co., 41 Union sq, has the general contract for alterations to the 7-sty brick office and loft building, 25x90 ft, at 127 Madison av, for Woodbury Langdon, care of H. L. Moxley, 320 Broadway, from plans by Theodore V. Viccher, 299 Madison av, architect.

**MANHATTAN**—Charles Hermann Construction Co., 52 Vanderbilt av, has the contract for alterations, including new metal store fronts, to the 2 store bldgs. at 294-6 Sixth av, for the Solomon Rich Estate, 32 West 88th st, owner, from plans by Joseph Putzel, 29 West 34th st, architect. Cost, \$8,000.

**MANHATTAN**—L. Barth & Son, 32 Cooper sq, has the general contract for alterations to the store at 42 West 34th st, for Louise N. Pollock, 1 East 88th st, owner,

Alpine Restaurant Co., 817 Broadway, lessee. Cost, about \$30,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS.** Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

**TECHNICAL LEAGUE OF AMERICA** holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

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(Continued from page 753)

25th st to the 5th floor to Schachner & Day; in 8-10 West 13th st to the 7th floor to Jacob Belsky; in 122-30 West 27th st to the 2d floor to Hirsch Bros.; in 143 Madison av to the 5th floor to Louis Blau, Inc.; in 20 West 17th st to the 9th floor to H. & B. Waist Co.

M. & L. HESS (INC.) leased the 2d floor at 135 5th av to Samuels-Marcus Co., and in conjunction with E. M. Goodman the 2d floor at 12-14 West 32d st to M. Schiff & Bro.

M. & L. HESS, INC., leased the 15th floor at 432 4th av, northwest corner of 29th st, containing 8,000 sq. ft., to T. B. M. Gates, direct mill representative, now located at 315 4th av. Mr. Gates, in addition to the domestic staple lines now carried, will take over among numerous foreign accounts the famous old English concern of Kirby-Beard Co of Birmingham, England, who for years were controlled in this country by Dieckerhoff-Raffoler & Co. A number of other lines controlled by the latter concern have also been taken over by Mr. Gates. The lease is for a term of years at an aggregate rental of \$40,000.

THE HOUGHTON COMPANY leased for the Farmers' Loan & Trust Co. the 4-sty American basement dwelling 111 West 88th st to Dr. James L. Zemsky.

THE HOUGHTON COMPANY leased for the estate of James M. Tappen the 4-sty dwelling 263 West 73d st to Sara J. Hart.

HUBERTH & HUBERTH rented for George Ehret the greater portion of the 2d floor in the Ehret Building, running from 58th to 59th sts, Broadway and Columbus Circle, between 11,000 and 12,000 sq. ft., to the King Features Syndicate, Inc., Newspaper Feature Service and the International News Feature Service.

A. KANE CO. rented for John L. Garvey the 3-sty dwelling 367 West 123d st to St. Joseph Council, No. 443, Knights of Columbus.

SAMUEL H. MARTIN subleased for the Graham Brothers Sales Co. the store 1893 Broadway to the Snow Whitcomb Co.

JAMES C. MILLER leased for the H. B. Barnes Real Estate Corporation the 4-sty building at 11 West 49th st to the Estey Organ Co.

JAMES C. MILLER rented for J. E. Sterrett his apartment at 350 West 88th st to P. Grimaldo del Solar; the apartment at 789 West End av to O. C. Bevin; for John H. Reniger his apartment at 600 West 115th st to H. S. De Rees; for Mrs. Anna B. Steiglitz at 504 West 111th st to John C. Kuhns; and for Mrs. Martha S. Turner at 524 Riverside dr to Larry L. Powers.

J. K. MOORS has rented apartments at the "Kenmore," 353 West 57th st to Mrs. Emma Roderick, J. Kendrick, Col. Finley, R. F. Clarke, Henry Isaac, and studio apartments at 327 West 57th st to V. Britton and C. Gantvoort.

CHARLES F. NOYES CO. leased for the U. S. Realty & Improvement Co. the entire 5th floor of 67 Wall st to Gano-Moore & Co., Inc., a floor in 25 Pine st to Angelo B. Lagueruela, and a floor at 118 Prince st to Jacob Grossman.

CHARLES F. NOYES CO. leased for the Coledonian Insurance Co. the ground floor and 2d floor of its 12-sty building at 50-52 Pine st from May 1 next, to Case, Pomeroy & Co., now located at 60 Wall st. Walter S. Case, Theodore Pomeroy and Frederick A. Judson are members of this investing firm, and the National City Bank is taking over the space that they will relinquish. Extensive improvements will be made to the premises. The rental paid under the lease aggregated approximately \$75,000.

CHARLES F. NOYES CO. leased for the Jacob Ruppert Realty Corporation a portion of the 20th floor in the Madison Square Building to Theo. Taitelbaum, and a portion of the 8th floor of 170 Broadway for the Broadway-Maiden Lane Corporation to Frank W. Child.

CHARLES F. NOYES CO. leased the westerly store in 102-104 Fulton st to Louis Werner for five years at an aggregate rental of about \$25,000. After extensive improvements are completed Mr. Werner will occupy the premises for one of the chain of several restaurants that he is opening in the downtown section.

PEASE & ELLIMAN leased for the estate of Jonathan Petrie to the Association to Promote Housing for Girls the 3-sty dwellings, on a plot 60x100, at 107-9-11 East 30th st, adjoining the northeast corner of 4th av; also leased, furnished, for J. Fred Peirson, Jr., to Rudolph Kissel, of Morristown, the 4-sty dwelling at 17 West 49th st; subleased for the Cosmopolitan Wall Paper Co. to Harvey A. Willis a loft in 471 5th av; sublet, furnished, for General

George W. Goethals his apartment in 1155 Park av to E. W. Mason, Jr., of Washington; furnished, the apartment of George Wilson in 876 Park av to B. Arai; for Mrs. M. L. Gaston a furnished apartment in 5 West 58th st to Mrs. A. G. Stillman; for Frederick Remington his apartment in 125 East 72d st to Louis J. Horowitz, president of the Thompson-Starrett Co.; for Chester A. Arthur a duplex furnished apartment in 31 East 48th st to Alfred T. Laurel; and for Leon Godchaux his apartment, furnished, in 124 West 72d st to M. Watanebe.

PEASE & ELLIMAN have subleased for Charles M. Connelt to Hamilton Hadden the 3-sty dwelling at 119 East 81st st; subleased for the Hooven Automatic Typewriter Co. a loft in 387-91 4th av to the Venus Undegarment Co.; leased apartments in 24 West 59th st to Sidney W. Hughes; in 25 Park av to R. E. Robinson; in 1215 Madison av to Samuel I. Posen; in 100 West 59th st to Clyde E. McDannold, M. D.; in 19 East 57th st for E. K. Van Winkle, as agent, to Sterling File; in 103 West 76th st to Miss Kathryn Trodden; in 246 West 73d st for S. B. Eisendrath to J. Hamilton Love; in 454 Riverside dr for Charles Fausner to Mrs. E. Fae Furness; in 345 West 70th st for W. F. Taliaferro to James W. Thornton; and in 344 West 72d st for Raymond W. Bayliss to Henry Riesenbergs.

PEASE & ELLIMAN leased, furnished, for Mrs. J. D. Macy to Mrs. M. H. Steinman, of Tuxedo Park, the 4-sty dwelling at 123 East 74th st; a loft in 30 West 39th st to the Talking Book Corporation; a store in 20 West 41th st to A. Cascioli; and, furnished, for W. H. Holbrook his apartment in 550 Park av, the southwest corner of 62d st, to Mrs. J. E. Cunningham. The same brokers have also let furnished apartments in 10 East 58th st for Tracy Lyon to Mrs. C. T. Schlesinger; in 29 Waverly pl for Miss Frances Hoppin to Hugh Weir; in 309 West 95th st for Mrs. Ida Northrup to Mark P. Foster; and in 260 Riverside dr for Norman E. Oliver to William L. Brann.

PEPE & BROTHER leased studios in 108 Waverly pl to Mrs. J. B. Force; in 121 Washington pl to Bayard Boyesen; apartments in 124 Waverly pl to H. A. Conklin; in 18 Jones st to Lucile Cazier, Sabrah Dunn, Beatrice Schiviers Forrester, Mrs. Elaine Hill, Pauline Arnold, Elizabeth Brice, Merrill Rogers, Mrs. J. S. McVrea; in 17 West 8th st to F. Devece.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment in 375 Park av to John Henry Towne.

WILLIAM J. ROOME & CO., INC., leased for Frank T. Dodge his furnished house at 157 East 62d st to James J. Higginson. Mr. Higginson has just returned to America from France, where he has been working with the Red Cross.

THE ROWANTREE-SCHLEY CO., in conjunction with Henry L. Dinell, sub-let for Lazarus Cohen & Co. the 3d loft at 6-10 East 32d st through to 5-9 East 31st st to the J. C. Stratton Co., manufacturers of cloaks, etc., who for the past ten years have been located at 13-15 West 27th st. They have also obtained a long-time renewal of the lease from the owners of the property, the receivers of the American Real Estate Co., at an increased rental of about 30 per cent. above the present rental. The same brokers also leased for the Marconi Realty Co. the 4th loft at 31-33 East 25th st to the Schwarcz-Woolf Co., Inc., who were formerly connected with Max M. Schwarcz & Co., cloak and suit manufacturers.

ANNA D. TROWBRIDGE and Elizabeth T. Durham leased their 6-sty apartment house, on plot 50x80, at 521-23 West 182d st to the Goelst Leasing Co., Inc., for a term of years at a net rental aggregating about \$25,000. The Brett & Goode Co. represented the owners and Heil & Stern the tenant in the transaction.

WM. A. WHITE & SONS leased 43-49 Exchange pl, an office, to Alfred R. Whitman, and, in conjunction with Geo. R. Reed & Co., to Reubin I. Cameron; also at 100 Hudson st to Daniel L. Sterling.

WM. A. WHITE & SONS leased at 7 East 54th st to Chandler W. Ireland and Allen H. Hinckley an apartment, and in conjunction with Harris & Vaughan, an apartment to Helen G. Barnes; at 5 East 54th st an apartment to Alfred Eckstein, and at 77 Irving pl studio to Peter A. Schwarzenbach.

WM. A. WHITE & SONS leased to Irving Jacobowitz, David Becker and Joseph Ritter space at 48 West 27th st; at 130 Bleecker st a loft to Tony Plai, and in conjunction with Frederick Fox & Co., a loft to Joseph Langenauer; at 298 Broadway space to The Brown Typewriter Co.; at 90-92 University pl to Jacob Klein, and at 110 Bleecker st a loft to Abraham N. May; at 77 Irving pl a store to Philip Lumer; at 325-331 Lafayette st a loft to Erennio Martella, and at 245-251 7th av a loft to Abraham Hahn.

## REAL ESTATE NOTES.

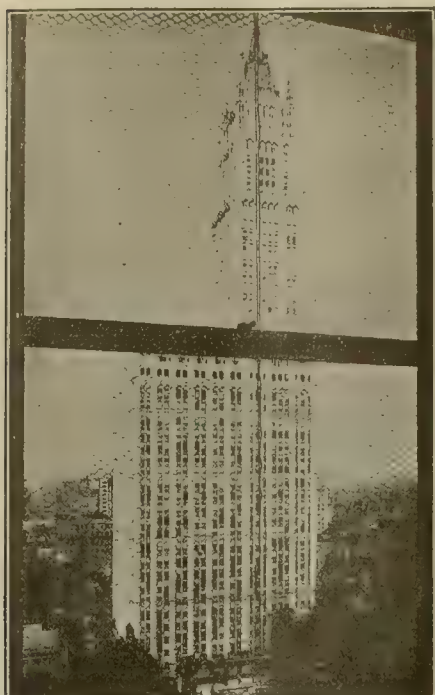
PEASE & ELLIMAN have been appointed agents for 1126 Union av, Bronx, by G. B. Lambert.

DUROSS CO. has been appointed agent by the Greenwich Village Realty Co. for the 6-sty apartment house at 241-3 West 13th st.

SLAWSON & HOBBS have been appointed agents for the apartment house 107-115 Manhattan st, owned by the Albany Savings Bank, and for the apartment house at 222 Riverside dr.

PETER AXELRAD, for a great many years identified with the real estate business in the upper part of the city, is now connected with the office of the Nehring Co., at 615 West 181st st.

A. J. SWENSON, who since 1915 has been in charge of the industrial department of William D. Bloodgood & Co., Inc., 542 5th av, and the Queens Plaza Court, Long Island City, has been elected secretary of that corporation.



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